

## SHERIFF'S SALES

*By virtue of various writs issued out of the Court of Common Pleas of Montgomery County, Pa. to me directed will be sold at public sale on December 4, 2019 at 1:00 o'clock P.M. prevailing time, in Court Room "A", Court House, Swede and Airy Streets, in the Borough of Norristown, said County, the following described Real Estate.*

### To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on January 29, 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

08-23496

ALL THAT CERTAIN lot or piece of ground, situate in **Horsham Township**, Montgomery County, Pennsylvania, being Lot No. 15 on Plan of property known as "Idle Dell Acres" surveyed August 7, 1951 by Edward A. Cardwell, Registered Surveyor of Hatboro, Pennsylvania, bounded and described, as follows:

BEGINNING at a point in the center line of Norristown Road (as originally laid out 33 feet wide, but since widened to 45 1/2 feet by the addition of 13 1/2 feet on the Easterly side thereof) at a distance of one thousand four hundred seventy-one and fifty one-hundredths feet Northeast of the intersection thereof of the center line of Whitmer Road (as originally laid out 33 feet wide, but since widened to 41 1/2 feet by the addition of 8 1/2 feet on the Northerly side thereof) and extending thence still by the said center line of Norristown Road, North seventy-six degrees fifty-five minutes East, one hundred five and fifty-five one-hundredths feet to a corner in line of Lot No. 16; thence extending by the same, South thirteen degrees five minutes West, four hundred sixteen and no one-hundredths feet to a corner in line of remaining land of Rebecca Harlan; thence extending by the same, South seventy-six degrees fifty-five minutes East, 105.55 feet to a corner in line of Lot No. 14; thence extending by the same, North thirteen degrees five minutes West, four hundred sixteen and no one-hundredths feet to a point of beginning.

BEING known as Lot No. 15.

BEING THE SAME PREMISES which Juta Ramins, by Deed dated November 15, 1996, and recorded in the Office of Recorder of Deeds of Montgomery County on December 10, 1996, in Deed Book Volume 5170, Page 783, granted and conveyed unto Jeannine V. Pike.

Parcel Number: 36-00-09127-00-8.

Location of property: 513 Norristown Road, Horsham, PA 19044-1109.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jeannine V. Pike** at the suit of Goshen Mortgage, LLC, as Separate Trustee for GDBT I Trust 2011-1. Debt: \$314,297.37.

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

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

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

12-23521

ALL THAT CERTAIN message and lot of land, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania.

BEGINNING at a point in the middle of a public road leading from the Turnpike at Sanatoga Inn to Sanatoga Station and at a corner of land conveyed to Stanley S. Swinehart; thence along said land South 49 degrees 20 minutes East, one hundred and forty-four feet four inches (144' 4") to a stake in line of lands of the Pottstown Passenger Railway Co.; thence along said land South 38 degrees 10 minutes West, one hundred and ten feet three inches (110' 3") to a corner of land conveyed to Mat Marion; thence along said land North 44 degrees 45 minutes West, one hundred and twenty-five feet, seven inches (125' 7") to a stake in said public road; thence along said public road and land of Harry Brant North 44 degrees 7 minutes East seventy-seven feet, eleven inches (77' 11") to a stake, distant nine feet, six inches (9' 6") from a stone dwelling; thence continuing along said public road North 28 degrees 45 minutes East, twenty-one feet (21') to the place of beginning.

Parcel Number: 42-00-04321-00-2.

Location of property: 294 S. Sanatoga Road, Lower Pottsgrove, Pennsylvania.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Michael J. Leck and Geri L. Leck** at the suit of Pottsgrove School District. Debt: \$21,059.08.

**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.

13-12639

ALL THAT CERTAIN lot or piece of ground, with buildings and improvements to be thereon erected, situate in **Horsham Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan of Subdivision Parcel 1 (Pod 1) of Talamore at Oak Terrace Phase 3, prepared for RHI-Oak Terrace, L.P., made by Stout, Tacconelli & Associates, Inc., Civil Engineers and Land Surveying, dated October 31, 1994, last revised March 20, 1995, said Plan recorded in the Office of Recorder of Deeds at Norristown, Montgomery County, Pennsylvania, in Plan Book A-55, Page 330, as follows, to wit:

BEGINNING at a point of curve on the southwesterly side of Glendevon Drive (50 feet wide) said point of beginning being a point a corner of Lot No. 705 as shown on the above mentioned plan; thence extending from said point of beginning along the aforesaid Lot South 80 degrees 50 minutes 01 seconds West and crossing a certain 20 feet wide building set back line from Golf Course, as per agreement dated 10/19/1993 between Realen Homes, Inc. and Talamore Oak Terrace, Inc., a distance of 141.19 feet to a point; thence extending from said point North 29 degrees 26 minutes 00 seconds West 23.56 feet to a point of curve a corner of Tee 17 as shown on the above mentioned plan; thence extending from said point of curve on the arc of circle curving to the left having a radius of 75.00 feet in the arc distance of 116.03 feet to a point a corner of Lot No. 703 as shown on the above mentioned plan; thence extending along the aforesaid Lot North 89 degrees 10 minutes 03 seconds East re-crossing the aforementioned set back line the distance of 102.21 feet to a point on the Southwesterly side of Glendevon Drive; thence extending along the same the two following courses and distances: (1) South 00 degrees 49 minutes 57 seconds East 54.54 feet to a point of curve on the same and (2) on the arc of circle curving to the left having a radius of 275.00 feet an arc distance of 40.00 feet to the first mentioned point of curve and place of beginning.

CONTAINING an area 11,864 square feet.

BEING Lot No. 704 as shown on the above-mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Nancy Getz and Andrew R. Meyer, by Deed from Kathleen A. Maloney by her Agent In Fact Maureen A. Chappell, dated 10/04/2007, recorded 10/12/2007, in Book 5668, Page 1045.

Parcel Number: 36-00-04694-51-7.

Location of property: 1016 Glendevon Drive, Ambler, PA 19002-1859.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Nancy Getz and Andrew R. Meyer** at the suit of LSF9 Master Participation Trust. Debt: \$634,470.93.

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

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

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

15-23340

ALL THAT CERTAIN lot or place of ground, with the buildings and improvements erected thereon, situate in **Cheltenham Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as Section Number 1 Plan of Lots Max Chipin and Sons by Damon and Foster, Civil Engineers and Surveyors dated May 25, 1961 and last revised August 15, 1962, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Parkview Road (50 feet wide) said point being the five following courses and distances from a point of curve on the Southwesterly side of Bell Road (50 feet wide): (1) leaving Bell Road on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 39.27 feet to a point of compound curve on the Northwesterly side of Parkview Road; (2) Southwestwardly along the Northwesterly side of Parkview Road on the arc of a circle curving to the right having a radius of 121.78 feet the arc distance of 45.13 feet to a point of tangent on the same; (3) South 59 degrees, 44 minutes, 30 seconds West along the Northwesterly side of Parkview Road 255.10 feet to a point of curve on the same; (4) Southwestwardly still along the Northwesterly side of Parkview Road on the arc of a circle curving to the left having a radius of 225.00 feet the arc distance of 118.96 feet to a point of tangent on the same; and (5) South 29 degrees, 27 minutes West still along the Northwesterly side of Parkview Road 56.55 feet to the point of beginning.

THENCE extending from said point of beginning along the Northwesterly side of Parkview Road the two following courses and distances: (1) South 29 degrees, 27 minutes West, 75.14 feet to a point of curve on the same; and (2) Southwestwardly on the arc of a circle curving to the left having a radius of 234.93 feet the arc distance of 9.46 feet to a point; thence extending North 60 degrees, 33 minutes West, 130.18 feet to a point; thence extending North 29 degrees, 27 minutes East, 85.00 feet to a point; thence extending South 60 degrees, 33 minutes East, 130.00 feet to the first mentioned point and place of beginning.

BEING the same property conveyed to Robert M. Greenbaum and Amy Blum Greenbaum, his wife who acquired title, as tenants by the entirety, by virtue of a deed from Amy Beth Blum, dated October 31, 1991, recorded November 25, 1991, at Official Records Volume 4992, Page 1114, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 31-00-22105-00-4.

Location of property: 206 Parkview Road, Cheltenham, PA 19012.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Robert M. Greenbaum and Amy B. Greenbaum a/k/a Amy Blum Greenbaum and The United States of America, Department of Treasury, Internal Revenue Service** at the suit of PNC Bank, National Association. Debt: \$70,199.22.

**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.

15-25451

ALL THAT CERTAIN lot or piece of land, situate in **New Hanover Township**, Montgomery County, Pennsylvania, bounded and described according to a plan made by F. Richard Urwiler, August 18, 1962, as follows, to wit:

BEGINNING at an iron pin in the center line of Middle Creek Road, a corner of land now or late of George Freyer; thence along the center line of said Middle Creek Road North 42 degrees, 30 minutes East, 128.50 feet to an iron pin,

a corner in the center line of said road; thence leaving said road by land now or late of LeRoy and Lizzie Mutter, the two following courses and distances: South 44 degrees, 30 minutes East, 200 feet to an iron pin, a corner, and South 42 degrees, 30 minutes West, 128.50 feet to an old iron pin, a corner of land now or late of George Freyer; thence along the same North 44 degrees, 30 minutes West, 200 feet to the first mentioned point and place of beginning.

CONTAINING .59 of an acre of land.

BEING the same premises which Richard K. Petschelt and Stacey K. Weller (now by marriage Stacey K. Petschelt), by Indenture dated January 16, 2003, and recorded January 28, 2003, at Norristown in the Office for the Recording of Deeds, in and for the County of Montgomery, Pennsylvania, in Deed Book 5444, Page 474, granted and conveyed unto Scott A. Thomas and Tabitha L. Knause, in fee.

Parcel Number: 47-00-04972-00-3.

Location of property: 3152 Middle Creek Road, Gilbertsville, PA 19525.

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

Seized and taken in execution as the property of **Tabitha L. Knause and Scott A. Thomas** at the suit of Wilmington Savings Fund Society, FSB, Doing Business as Christiana Trust, Not in its Individual Capacity, but Solely as Trustee for BCAT 2014-10TT. Debt: \$299,660.05.

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

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

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

16-13608

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 Subdivision "Oak Hill Farms" Sections 1, 2 and 3 made for Sohda Corporation by Russell S. Lyman, Registered Professional Engineer, dated June 7, 1962 and last revised August 2, 1967 as follows, to wit:

BEGINNING at a point on the Southeasterly side of Gerstley Road (50 feet wide), said point being the six following courses and distances from a point of curve on Northeasterly side of Moonflower Road (formerly known as Mimosa Lane) (50 feet wide) (1) leaving Moonflower Road on the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 31.42 feet to a point of tangent on the Southeasterly side of Gerstley Road (2) North 43 degrees 00 minutes East along the Southeasterly side of Gerstley Road 85.63 feet to a point on curve (3) Northeastwardly along the Southeasterly side of Gerstley Road on the arc of a circle curving to the left having a radius of 400.00 feet the arc distance of 115.19 feet to a point of tangent (4) North 26 degrees 30 minutes East still along the Southeasterly side of Gerstley Road 243.71 feet to a point of curve on the same (5) Northeastwardly still along the Southeasterly side of Gerstley Road on the arc of a circle curving to the right having a radius of 275.00 feet the arc distance of 73.59 feet to a point of tangent and (6) North 41 degrees 50 minutes East still along the Southeasterly side of Gerstley Road 524 feet to the point of beginning.

CONTAINING in front or breadth Northeastwardly along the Southeasterly side of Gerstley Road 80.00 feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to Gerstley Road 175.00 feet.

BEING Lot Number 168 Section Number 3 as shown on the above-mentioned plan.

BEING the same property conveyed to William H. Randel who acquired title by virtue of a deed from Linda M. Hell Shawaker, dated July 19, 2005, recorded September 28, 2005, at Deed Book 5572, Page 1569, Montgomery County, Pennsylvania records.

Parcel Number: 36-00-04642-00-2.

Location of property: 105 Gerstley Road, Hatboro, PA 19040.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **William H. Randel and Linda M. Hell a/k/a Linda Hell a/k/a Linda M. Showaker a/k/a Linda Showaker** at the suit of U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust. Debt: \$264,623.74.

**Manley Deas Kochalski LLC**, Attorneys.

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

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

16-25255

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

BEGINNING at a point on the Southwesterly side of Ace Circle, said point of beginning is being at a point a corner of Lot No. 149 as shown on said plan; thence extending from said point of beginning and extending along the line of said Lot No. 140, South 45 degrees 42 minutes 33 seconds West 120.00 feet to a point in line of Open Space Area as shown on said plan; thence extending along the line of said Open Space Area the two following courses and distances, viz: (1) North 44 degrees 17 minutes 27 seconds West 122.46 feet to a point; and (2) North 24 degrees 09 minutes 55 seconds East 122.46 feet to a corner of Lot No. 151 as shown on said plan; thence extending along the line of said Lot No. 151, South 65 degrees 50 minutes 05 seconds East 120.00 feet to a point on the Northwesterly side of Ace Circle; thence extending along the said Northwesterly side of Ace Circle of which turns to the Southwesterly side of Ace Circle and measuring in a Southerly direction along the arc of a circle curving to the left having a radius of 60.00 feet the arc distance of 71.69 feet to a point a corner of Lot No. 149, aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 150 on said Plan.

TITLE TO SAID PREMISES IS VESTED IN Cecil S. James and Robin A. James, by Deed from Heritage-Lower Salford, LP, a PA Limited Partnership, dated 01/31/2007, recorded 02/06/2007, in Book 5634, Page 1448.  
Parcel Number: 50-00-00021-03-7.

Location of property: 414 Ace Circle, Harleysville, PA 19438-2175.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Cecil S. James and Robin A. James** at the suit of HSBC Bank USA, National Association, as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2007-AR3. Debt: \$872,779.12.

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

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

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

17-04877

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **East Norriton Township**, Montgomery County, Pennsylvania, described in accordance with a map made for Whiply Corp., by Yerkes Engineering Co., Bryn Mawr, Pa., dated December 5, 1966 and last revised September 20, 1971 as follows, to wit:

BEGINNING at a point on the Southeast side of Brambling Lane, fifty feet wide, measured the two following courses and distances along the side of Brambling Lane from a point of tangent of a curve on the Southwest side of Kinglet Drive, sixty feet wide (1) Northwestwardly and Southwestwardly on the arc of a circle curving to the left having a radius of twenty five feet, the arc distance of forty and one one-hundredths feet (2) South forty two degrees, twelve minutes, thirty seconds West nine hundred twenty nine and seventy seven one-hundredths feet; thence from said point of beginning along Lot No. 48, South forty seven degrees, forty seven minutes, thirty seconds East two hundred feet to a point in line of Lot No. 1; thence along Lot No. 1, South forty two degrees, twelve minutes, thirty seconds West forty and fifty one-hundredths feet to a point; thence North fifty degrees, seventeen minutes, thirty seconds West two and ninety seven one-hundredths feet to an iron pin; thence South fifty degrees, forty six minutes West fifty eight and ninety eight one-hundredths feet to an iron pin; thence North forty nine degrees, fifty nine minutes, thirty seconds West one hundred eighty eight and thirty nine one-hundredths feet to a point on the Southeast side of Brambling Lane; thence along the Southeast side thereof North forty two degrees, twelve minutes, thirty seconds East one hundred six and eighteen one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 49 on said map.

TITLE TO SAID PREMISES IS VESTED IN Arthur W. Jones and Laetitia M. Jones, his wife, by Deed from Norristown Broadway Realty Corporation, dated 03/31/1973, recorded 04/04/1973, in Book 3884, Page 58.

LAETITIA M. JONES a/k/a Laetitia Jones was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Laetitia M. Jones a/k/a Laetitia Jones's death on or about 01/14/2009, her ownership interest was automatically vested in the surviving tenant by the entirety.

MORTGAGOR Arthur W. Jones a/k/a Arthur Jones died on 09/10/2016, and Stephanie Jones and Arthur W. Jones, Jr. a/k/a A.J. Jones, Jr. was appointed Administrator/trix of his estate. Letters of Administration were granted to them on 06/13/2017 by the Register of Wills of Montgomery County, No. 46-2017-x2195. Decedent's surviving heirs at law and next-of-kin are Stephanie Jones, Arthur W. Jones, Jr., and Erica Jones.

Parcel Number: 33-00-00752-00-7.

Location of property: 3000 Brambling Lane, Norristown, PA 19403-3804.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Stephanie Jones, in Her Capacity as Co-Administrator and Heir of Arthur W. Jones a/k/a Arthur Jones, Deceased, Arthur W. Jones, Jr. a/k/a A.J. Jones, Jr., in His Capacity as Co-Administrator and Heir of Arthur W. Jones a/k/a Arthur Jones, Deceased, Erica Jones, in Her Capacity as Heir of Arthur W. Jones a/k/a Arthur Jones, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Arthur W. Jones a/k/a Arthur Jones, Deceased** at the suit of Nationstar Mortgage LLC d/b/a Champion Mortgage Company. Debt: \$271,406.82.

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

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

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

17-08514

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Upper Merion Township**, Montgomery County, Pennsylvania, bounded and described according to a map of property of Anthony Volpi, made by MR and JB Yerkes, Civil Engineers and Surveyors, Bryn Mawr, Pennsylvania, dated July 14, 1953 as follows, to wit:

BEGINNING at a point on the southwesterly side of Tyler Road (50 feet wide) at the distance of one thousand three hundred twenty six feet and fifteen one hundredths feet measured southwestwardly and southeastwardly along the northwesterly, westerly and southwesterly side of Tyler Road from a point of curve which point of curve is at the distance of twenty four feet and sixty one one-hundredths feet measured along the arc of a circle curving to the right having a radius of 15 feet from a point on the southwesterly side of Henderson Road which point is at the distance of twenty five feet measured southwestwardly at right angles from a point in the original middle line of Henderson Road (33 feet wide).

CONTAINING in front or breadth along the southwesterly side of Tyler Road, south 23 degrees 13 minutes east eighty feet and extending of that width in length or depth between parallel lines at right angles to said Tyler Road, south 66 degrees 47 minutes west one hundred twenty five feet.

BEING Lot No. 4 on the above-mentioned plan.

BEING THE SAME PREMISES which Tony Ledbetter and Sara Ledbetter, former husband and wife, by Deed dated March 6, 2015 and recorded March 12, 2015 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5946, Page 01529, granted and conveyed unto Tony Ledbetter, unmarried.

Parcel Number: 58-00-19162-00-4.

Location of property: 217 Tyler Road, King Of Prussia, PA 19406.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Tony Ledbetter** at the suit of Pennymac Loan Services, LLC. Debt: \$246,263.60.

**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.

17-16228

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, situate in **West Norriton Township**, Montgomery County, Pennsylvania, described according to a Record Plan of Norriton Knoll- Phase I, as recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-42, Page 14, and re-recorded in Plan Book A-46, Page 68, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Dragon Circle (50 feet wide), a corner of this and Lot No. 67 as shown on said Plan, which point is measured the 2 following courses and distances from a point of curve on the Southeasterly side of Fieldcrest Avenue (50 feet wide): (1) leaving Fieldcrest Avenue on the arc of a curve, curving to the left, having a radius of 15 feet, the arc distance of 23.56 feet to a point of tangent on the Northeasterly side of Dragon Circle, and (2) South 29 degrees 07 minutes 30 seconds East along said side thereof, 60 feet to the point of beginning; thence extending from said point of beginning North 60 degrees 52 minutes 30 seconds East along line of Lot No. 67, 118.84 feet to a point a corner in line of Open Space Area; thence extending South 39 degrees 37 minutes 00 seconds East along line of said Open Space Area, 20.34 feet to a point a corner of Lot No. 69, as shown on said Plan; thence extending South 60 degrees 52 minutes 30 seconds West along line of Lot No. 69, 122.59 feet to a point a corner on the Northeasterly side of Dragon Circle, aforesaid; thence extending North 29 degrees 07 minutes 30 seconds West along line of Dragon Circle, 20 feet to the first mentioned point and place of beginning.

BEING Lot No. 68 as shown on said Plan.

Parcel Number: 63-00-01914-30-9.

Location of property: 2491 Dragon Circle, West Norriton, Pennsylvania.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Brian Lyons** at the suit of West Norriton. Debt: \$1,853.51.

**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.

17-17444

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Lower Salford Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan of Subdivision prepared for Clover Diversified Investments Corporation by F. Richard Urwiler, Registered Engineers, Urwiler & Walter, Inc. of Summerytown, PA, dated April 26, 1978 and recorded in Plan Book A 35, Page 38, bounded and described as follows, to wit:

BEGINNING at a point of curve on the Northeasterly side of Pamela Circle (50 feet wide) said point being measured by three (3) following courses and distances from the Northwesterly side of Shirley Drive (50 feet wide), thence (1) leaving one aforesaid Shirley Drive on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 33.41 feet to a point of tangent on the aforesaid Pamela Circle, thence (2) extending along the same, North 65 degrees 08 minutes West 65.01 feet to a point of curve on same, thence (3) extending along the same on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 3.91 feet to the point of beginning, thence extending from said point of beginning along the aforesaid Pamela circle on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 35 56 feet to a point a corner of Lot Number 42 as shown on the above mentioned plan, thence extending along Lot Number 42 and passing through a partition wall as shown on the above mentioned plan, North 06 degrees 56 minutes 44 seconds East, 139.51 feet to a point a corner of Lot Number 34 as shown on the above mentioned plan; thence extending along Lots Numbers 34 and 35 and along part of the Lot Number 36 as shown on the above mentioned plan South 65 degrees 30 minutes 58 seconds East, 75.28 feet to a point a corner of Lot Number 40 as shown on the above mentioned Plan, South 23 degrees 35 minutes 12 seconds West, 128 83 feet to the Northeasterly side of the aforesaid Pamela Circle to the first mentioned point and place of beginning.

BEING known and designated as Lot Number 41 as shown on the above-mentioned plan.

CONTAINING 7,251 square feet of land more or less.

BEING the same premises which Ralph T. Weber and Pauline G. Weber, husband and wife by Deed dated June 6, 1995 and recorded in the Office of Recorder of Deeds of Montgomery County on June 21, 1995 at Book 5115, Page 1705 granted and conveyed unto William Weber.

Parcel Number: 50-00-03174-04-3.

Location of property: 265 Pamela Circle, Harleysville, PA 19438.

The improvements thereon are: Residential real estate

Seized and taken in execution as the property of **Joyce Weber a/k/a Joyce A. Weber, William Weber, by Deed dated 06/06/1995, recorded 06/21/1995 in the Montgomery County Recorder of Deeds in Deed Book 5115, Page 1705 and The United States of America c/o U.S. District Attorneys' Office** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-J14, Mortgage Pass-Through Certificates, Series 2005-J14. Debt: \$245,324.18.

**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.

17-17844

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, Pennsylvania, described according to a Plan of Property made for Thomas J. Wasekanes and James McFadden, prepared by Charles E. Shoemaker, Inc., dated January 8, 1992, last revised August 13, 1992 and recorded in Plan Book A-53, Page 484, as follows to wit:

BEGINNING at a point on the Northeasterly side of Mt. Carmel Avenue (50 feet wide), a common corner of Lots 1 and 2 as shown on said plan; thence extending along the Northeasterly side of Mt. Carmel Avenue North 26 degrees, 56 minutes, 5 seconds West 59.50 feet to a point of curve; thence extending on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 25.78 feet to a point on the Southeasterly side of Cricket Avenue (50 feet wide); thence extending along same North 36 degrees, 55 minutes, 56 seconds East 73.47 feet to a point, a corner of lands now or late of Razzi; thence extending along same South 53 degrees, 4 minutes, 4 seconds East 103.19 feet to a point, a corner of Lot 2 as shown on said Plan, thence extending along same South 53 degrees, 3 minutes, 55 seconds West 113.69 feet to the first mentioned point and place of beginning.

BEING Lot 1 as shown on the above-mentioned Plan.

BEING the same premises which Thomas J. Wasekanes and Ann C. Wasekanes, husband and wife by Deed dated April 2, 1996 and recorded in the Office of Recorder of Deeds of Montgomery County on April 10, 1996 at Book DB5144, Page 1638 granted and conveyed unto Edward J. Pickett and Marianne E. Pickett, husband and wife, as tenants by the entireties.

Parcel Number: 30-00-45796-00-2.

Location of property: 2829 Mount Carmel Avenue, Glenside, PA 19038.

The improvements thereon are: Duplex.

Seized and taken in execution as the property of **Edward J. Pickett and Marianne E. Pickett a/k/a Marianne Pickett, by Deed from Thomas J. Wasekanes and Ann C. Wasekanes, husband and wife, dated 04/02/1996, recorded 04/10/1996 in the Montgomery County Recorder of Deeds in Deed Book 5144, Page 1638** at the suit of Deutsche Bank National Trust Company, as Trustee for Equifirst Mortgage Loan Trust 2004-1 Asset-Backed Certificates, Series 2004-1. Debt: \$369,918.35.

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

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

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

17-22681

ALL THAT CERTAIN lot or piece bed of ground, situate in **Salford Township**, Montgomery County, Pennsylvania, described according to a Plan of Arped Subdivision, made for Philip and Ruth Carlin, by Albert G. Newbold, Registered Surveyor, dated 10/7/1977, recorded at Norristown, Pennsylvania in Plan Book B-34, Page 1, and bounded and described as follows, to wit:

BEGINNING at a point in the bed of King Road (of undetermined width) said point being a corner of Tract No. 1 on the above mentioned plan, thence extending from said beginning point along Tract No. 1 the next two following courses and distances to wit: (1) South 44° 17' 50" West, 287.80 feet to an angle point; (2) South 52° 13' 40" West, 510.04 feet to a point a corner of lands now or late of Walter H. Place; thence extending along the same and along line of lands now or late of Anne Reppert and Andrew R. Fertich North 46° 15' 50" West, 868.66 feet to a point a corner; thence extending North 44° 25' East, 525.49 feet to a point a corner of lands now or late of Alphonso Morriconi; thence extending along the same the next three following courses and distances to wit: (1) South 45° 31' 20" East, 857.77 feet to a point a corner; (2) North 44° 17' 50" East, 260.11 feet to an angle point; (3) South 84° 59' East, 44.43 feet to a point a corner on the Southwest side of King Road; thence extending along the same thru the bed of King Road South 44° 50' 40" East, 45.62 feet to the first mentioned point and place of beginning.

BEING Tract #2 on the above-mentioned plan.

CONTAINING 11.196 acres of land more or less.

TITLE TO SAID PREMISES IS VESTED IN Wayne G. Cherry, Sr. by Deed from Wayne G. Cherry, Sr. and Joan L. Cherry, Dated 9/28/2007, Recorded 10/2/2007 in Book 5667, Page 120.

Parcel Number: 44-00-00973-00-9.

Location of property: 44 King Road, Green Lane, PA 18054.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Wayne G. Cherry a/k/a Wayne G. Cherry, Sr.** at the suit of Citizens Bank of Pennsylvania. Debt: \$319,062.36.

**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.

17-22936

ALL THAT CERTAIN Unit designated as Unit No. 55, being a unit in the Wickerton Heights Condominium, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act of Pennsylvania 68 PA C.S.A. 3101 et seq., as designated in the Declaration of Condominium of Wickerton Heights Condominium dated May 25, 1989 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania on May 26, 1989, together with Plats and Plans for Condominium dated May 25, 1989 attached thereto and made part thereof as Exhibit "C" in Deed Book 4912, Page 624 &c.; as amended by Amended Declaration of Wickerton Heights Condominium dated October 4, 1989 and recorded in the office aforesaid on October 6, 1989 in Deed Book 4925, Page 1660 &c; as amended by Second Amended Declaration of Wickerton Heights Condominium dated June 21, 1990 and recorded in the office aforesaid on June 22, 1990 in Deed Book 4949, Page 1726 &c.

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

BEING THE SAME PREMISES which Gambone Bros. Development Co., a Pennsylvania Corporation acting herein by and through its Attorney-In-Fact William B. Murdoch, duly constituted and appointed by Power of Attorney as recorded in the Office of the Recorder of Deeds of Montgomery County in Letter of Attorney Book 157, Page 562 by Deed dated 8/30/1994 and recorded 8/31/1994 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5089 at Page 1460, granted and conveyed unto Patricia A. Jenksi.

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

Location of property: 620 Manatawny Street, Unit 55, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Patricia A. Jenksi a/k/a Patricia A. Leflar** at the suit of Keybank, N.A. Successor by Merger to First Niagara Bank. Debt: \$21,759.74.

**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.

17-24929

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 in the centerline of Station Avenue (40 feet wide) measured North 41 degrees 5 minutes East the distance of 391.24 feet from a point formed by the Intersection of the center line of Church Road (40 feet wide) and the center line of Station Avenue; thence extending North 41 degrees 5 minutes East the distance of 119.24 feet; thence extending South 48 degrees 55 minutes East 260.86 feet; thence extending South 28 degrees 28 minutes West 11.09 feet; thence extending South 15 degrees 26 minutes West 95.45 feet; thence extending North 53 degrees 7 minutes 20 seconds West 305.38 feet to the place of beginning.

BEING the same premises which Sydella Hodge, by deed dated 07/07/09 and recorded 07/09/09 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5736, at Page 01021; conveyed unto Sydella Hodge (as to a 50% interest) and Eric Hodge & Nichole Hodge, his wife (as Tenants by the Entirety as to a 50% interest) as joint Tenants with the Right of Survivorship as to the whole.

Parcel Number: 52-00-16468-00-4.

Location of property: 606 Station Avenue, Glenside, PA 19038.

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

Seized and taken in execution as the property of **Sydella Hodge** at the suit of Reverse Mortgage Solutions, Inc. Debt: \$474,071.64.

**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.

18-05997

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Hatfield Township**, Montgomery County, Pennsylvania, bounded and described according to a plan made for Peter Roberts Enterprises, Inc., by Meixner, Civil Engineers and Surveyors, dated 7/10/1969, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Cowpath Road (to be 60.00 feet wide) a corner of lands now or late of Peter Roberts; thence extending from said point of beginning South 48 degrees 55 minutes East along the Southwesterly side of Cowpath Road 100.04 feet to a point a corner of Lot No. 2 on said Plan; thence extending along Lot No. 2 South 41 degrees 5 minutes West 255.00 feet to a point in line of lands now or late of John C. Lauman; thence extending North 48 degrees 55 minutes West along the last mentioned lands 100.37 feet to a point in line of lands now or late of Peter Roberts, aforesaid; thence extending North 41 degrees 9 minutes 30 seconds East along the last mentioned lands 255.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 as shown on the above-mentioned plan.

BEING THE SAME PREMISES which John J. Carp and Nora E. Carp, husband and wife, by Deed dated June 28, 2000 and recorded July 28, 2000 in Deed Book 5325, page 0738, in the Office of the Recorder of Deeds in and for the County of Montgomery, granted and conveyed unto Gary Perlstein and Jeannie M. Perlstein, husband and wife, in fee.

Parcel Number: 35-00-02353-00-6.

Location of property: 250 Cowpath Road, Hatfield, PA 19440.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Gary Perlstein and Jeannie M. Perlstein** at the suit of JPMorgan Chase Bank, National Association. Debt: \$152,110.07.

**Shapiro & DeNardo**, Attorneys.

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

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

18-07009

ALL THAT CERTAIN message and tenement and tract of land, situate in **New Hanover Township**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at point, a corner in the line of late Peter Yerger's land, thence by the same and Henry Schneider's land, North fifty-one degrees West, forty-five and five tenths perches to a stone, a corner in Henry Dangler's land, thence by the same the three following courses and distances to wit: (1) North forty-one degrees East sixty perches to a stone, (2) North seventy-seven degrees West, seventeen and five tenths perches, (3) North seventeen and three quarter degrees East, sixteen and two tenths perches to a stone a corner in the middle of a road, thence extending along the middle of said road, South seventy-seven degrees East forty-three perches to a stone in Swamp Creek, thence along the same, South forty-four degrees East twenty-nine perches to a post, a corner in the line of Jacob Dangler's land, thence by the same, South forty-one degrees West, eighty-three and five tenths perches to the place of beginning.

CONTAINING twenty-six acres and twenty perches of land.

BEING THE SAME PREMISES which Michelle J. Major by Deed dated 7/24/2019 and recorded 8/8/2019 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 6148 at Page 00865, granted and conveyed unto Jenna Bullock, Trustee for Manatee Trust and Manatee Trust.

Parcel Number: 47-00-05808-00-4.

Location of property: 3134 Lutheran Road, Gilbertsville, PA 19525.

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

Seized and taken in execution as the property of **Michelle J. Major and Jenna Bullock, Trustee for Manatee Trust and Manatee Trust** at the suit of U.S. Bank N.A., Successor Trustee to Bank of America, N.A., Successor in Interest to Lasalle Bank, N.A., as Trustee, on Behalf of the Holders of the WAMU Mortgage Pass-Through Certificates, Series 2007-0A5. Debt: \$562,794.87.

**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.

18-13286

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan made by C. Raymond Weir, Registered Professional Engineer, Ambler, PA, on 6/11/1954, as follows, to wit:

BEGINNING at a point on the Northwest side of North Hills Avenue (45 feet wide) which point is measured South 16 degrees 11 minutes 30 seconds West 165 feet from a point, which point is measured on the arc of a circle curving to the right having a radius of 10 feet the arc distance of 15.71 feet from a point on the Southwest side of Eastview Drive (50 feet wide).

CONTAINING in front or breadth on said North Hills Avenue 71 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to the said North Hills Avenue 150 feet.

BEING Lot No. 70.

BEING the same premises which Peter J. Meier and June L. Meier, a/k/a June L. Wilhelm, by Deed dated 4/30/2201 recorded 5/22/2001 in Montgomery County in Deed Book 5361, Page 124 conveyed unto Robert J. Fulton, Jr.

BEING Map #54070A016.

Parcel Number: 54-00-12445-00-2.

Location of property: 790 North Hills Avenue, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Robert J. Fulton, Jr., a/k/a Robert J. Filton, Jr.** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$233,469.00 plus interest to Sale date.

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

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

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

18-14017

ALL THAT CERTAIN lot or piece of ground, situate in **Hatfield Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey and Plan thereof made by Stanley F. Moyer, Registered Engineer and Land Surveyor, Souderton, PA, dated March 31, 1950, revised September 19, 1952, as follows, to wit:

BEGINNING at a spike marking the intersection of the center line of Cowpath Road (33 feet wide) and Oak Avenue (33 feet wide); thence extending along the center line of Oak Avenue North 54 degrees 35 minutes East the distance of 181.80 feet to a point, a corner; thence extending along Lot #55 South 43 degrees 30 minutes East the distance of 97.44 feet to a point, a corner; thence extending along Lot #88 South 46 degrees 30 minutes West the distance of 180 feet to a point in the center line of Cowpath Road aforesaid; thence extending along the same North 43 degrees 30 minutes West the distance of 123.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 87 on the aforementioned Plan.

Parcel Number: 35-00-02662-00-3.

Location of property: 2825 Cowpath Road, Hatfield, Montgomery County, Pennsylvania.



The improvements thereon are: Residential, single-family.

Seized and taken in execution as the property of **Kathleen Perry and Melissa Sirianni** at the suit of **Krish Investors, LLC** and **2508 Federal LLC**. Debt: \$236,611.00 plus interest and attorney's fees.

**Brown McGarry Nimeroff, 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.

18-14961

**ALL THOSE TWO CERTAIN** lots or pieces of land, with buildings thereon erected, situate in **West Pottsgrove Township**, Montgomery County, Pennsylvania, being part of Tract No.4 in a Deed conveyed to **Columbus L. Yergey** and wife.

**BEGINNING** at a corner of this and Lot. No. 166 on the East side of Race Street, thence Northwardly by the same 60 feet to Lot No. 169; thence Eastwardly by the same 140 feet to a 20 feet wide alley; thence Southwardly by the same 60 feet to Lot No. 166; thence Westwardly by the same 140 feet to Race Street aforesaid, the place of beginning.

Parcel Number: 64-00-04324-00-4.

Location of property: 120 E. Race Street, West Pottsgrove, Pennsylvania.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Karen L. Granger** at the suit of Pottsgrove School District. Debt: \$3,316.30.

**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.

18-15929

**ALL THAT CERTAIN** brick message and lot of land, known as 506 E. Elm Street, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a point on the Southwesterly side of Elm Street at the distance of forty-seven feet eleven and one-fifty inches South-easterly from the southeasterly side of Violet Street, said point being in the center of the partition wall dividing this house from the adjoining house No. 504 now or late of Lawrence N. Blanche and wife; thence extending along the said side of Elm Street south forty-three degrees east sixteen feet three and one-fifth inches more or less to land now or late of Francis C. Palacio and wife (Deed Book 1812, Page 243); thence along the said Palacio's property south forty-seven degrees west sixty feet to a point a corner of land now or late of John Young; thence extending along said Young's land north forty-three degrees west sixteen feet three and one-fifty inches to a corner of this and property of Lawrence N. Blanche and wife and thence along the said Blanche's property north forty-seven degrees east the line for a portion of the distance passing through the center of the partition wall sixty feet, more or less, to the place of beginning.

**BEING THE SAME PREMISES** which Geneva J. Manning, Administratrix of Estate of Lucille Hall, deceased, by Deed dated April 3, 1971 and recorded May 3, 1971 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 3658, Page 572, granted and conveyed unto Andrew F. Hall and Alice Hall, his wife.

AND the said Andrew F. Hall departed this life on December 14, 2012.

AND the said Alice Hall departed this life on January 20, 2018.

Parcel Number: 13-00-10476-00-5.

Location of property: 506 East Elm Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Altoro Hall, as Administrator of The Estate of Alice Hall a/k/a Alice L. Hall a/k/a Alice Lovie Hall, Deceased** at the suit of Pennymac Loan Services, LLC. Debt: \$142,012.83.

**Powers Kirn, LLC**, Attorneys.

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

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

18-17919

**ALL THAT CERTAIN** message and lot of land, known as No. 418 W. Fornance Street, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** at a point on the southwest side of Fornance Street 260 feet southeasterly from the South corner of said Fornance Street and Harding Boulevard, a corner of this and land of Marguerite M. Small (Deed Book 1800, Page 436) thence along said side of Fornance Street Southeasterly 40 feet to a point a corner of this and land of Henry J. Beener (Deed Book 2006, Page 178), thence at right angles to said Fornance Street Southwesterly along said Beener Property 128.83 feet to a point a corner of this and land of Aurora F. Jenkins (Deed Book 2669 Page 565), thence along the said land of Jenkins and parallel to said Fornance Street Northwesterly 40 feet to land of Marguerite M. Small aforesaid, and thence along the same Northeasterly 128.83 feet to the place of beginning.

**BEING** the same property conveyed to Deedra Morley-Artis, no marital status shown who acquired title by virtue of a deed from Theodora Morley and Sharon Morley, no marital status shown, dated May 15, 2018, recorded May 16, 2018, at Instrument Number 2018031323, and recorded in Book 6090, Page 00685, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 13-00-12148-00-7.

Location of property: 418 West Fornance Street, Norristown, PA 19401.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Deedra Morley-Artis, a/k/a Deedra A. Morley Artis**, **no marital status shown** at the suit of Wells Fargo Bank, N.A. Debt: \$117,553.07.

**Manley Deas Kochalski LLC**, Attorneys.

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

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

18-18002

ALL THAT CERTAIN lot or piece of ground, situate partly in **Douglass Township**, Berks County, Pennsylvania and partly in **West Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described according to a Michael Basile Subdivision plan by Robert H. McKinney, Jr. Associates, Inc. Consulting Engineers dated November 13, 1996 last revised May 2, 1997 recorded in the Office for the Recording of Deeds in and for the County of Berks, at Reading, Pennsylvania in Plan Book Page and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book AS7 page 76, as follows, to wit:

BEGINNING at a PK Nail (set) on the title line within the bed of Grosstown Road (LT 46188) (as laid out on said plan) at a corner of other lands now or late of Basile, as shown on said plan and which point is at the distance of 50.00 feet measured North 34 degrees 31 minutes 00 seconds East along the aforesaid title line within the bed of Grosstown Road from another P.K. Nail (set) on the same, at a corner of lands now or late of Pollock, as shown on said plan, and which beginning point is also located within the aforesaid County of Montgomery; thence extending from said point of beginning North 54 degrees 50 minutes 00 seconds West along the aforesaid lands of Basile and also crossing the Northwesterly side of Grosstown Road, the distance of 647.31 feet to an iron pin (set), at a corner of Lot Number 2, as shown on said plan; thence extending North 54 degrees 44 minutes 52 seconds West along Lot Number 2 and also crossing the county line and extending into the aforesaid County of Berks, the distance of 802.60 feet to an iron pin (set), at a corner of lands now or late of West Pottsgrove Road & Gun Club, Inc. as shown on said plan; thence extending North 51 degrees 40 minutes 00 seconds West along the lands of West Pottsgrove Road & Gun Club, Inc., the distance of 191.00 feet to a point, a corner; thence extending North 41 degrees 20 minutes 00 seconds East, crossing the right of way of the Reading Railroad Company (no width given) as shown on said plan, the distance of 326.20 feet to a point a corner on the Northeastly side of the aforesaid right of way; thence extending North 64 degrees 50 minutes 00 seconds East, crossing in the Manatawny Creek, as shown on said plan the distance of 75.90 feet to a point, a corner within the bed of the aforesaid Creek; thence down the aforesaid Creek, within the bed of the same, the two following courses and distances viz: (1) extending South 42 degrees 00 minutes 00 seconds East, the distance of 426.50 feet to a point a corner; and (2) thence extending South 61 degrees 00 minutes 00 seconds East also re-crossing the aforesaid County line and extending back into the aforesaid County of Montgomery and also re-crossing the said Northwesterly side of Grosstown Road, the distance of 1152.55 feet to a point on the aforesaid title line within the bed of the said Grosstown Road; thence extending South 34 degrees 31 minutes 00 seconds West along the aforesaid title line within the bed of the said Grosstown Road, the distance of 436.98 feet to the first mentioned P.K. Nail (set) on the said title line at a corner of the aforesaid lands of Basile and place of beginning.

BEING Lot No. 1 as shown on the above-mentioned plan.

Parcel Number: 64-00-01939-00-4.

Location of property: 1225 Grosstown Road, West Pottsgrove, Pennsylvania.

The improvements thereon are: Preferential assessment.

Seized and taken in execution as the property of **Jacob Burbank and Jill Burbank** at the suit of Pottsgrove School District. Debt: \$6,255.30.

**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.

18-18823

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 in accordance with a Plot Plan of Section #2 of "Wenwood in Abington" made by Herbert H. Metz, Inc., Registered Engineer of Lansdale, Pennsylvania, dated December 1959 and last revised April 14, 1960, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Senak Road (50 feet wide) at the distance of 439.53 feet measured Northwestwardly the two following courses and distances from a point of curve on the Northwesterly side of Blue Jay Road (50 feet wide): (1) on the arc of a circle curving to the left, having a radius of 20 feet, the arc distance of 31.42 feet, (2) North 47 degrees, 06 minutes, 30 seconds West, 408.11 feet; thence, extending along the said Southwesterly side of Senak Road, North 47 degrees, 06 minutes, 30 seconds West, 35.72 feet to a point; thence, South 42 degrees, 53 minutes, 30 second West, 140 feet to a point in the bed of a certain 20-foot wide drainage right-of-way; thence, along the same, South 47 degrees, 06 minutes, 30 seconds East, 35.72 feet to a corner of Lot #47; thence, along the same, North 42 degrees, 53 minutes, 30 seconds East, 140 feet to the first mentioned point and place of beginning.

BEING Map #30205-120.

BEING THE SAME PREMISES which was conveyed to Charles E. Smith and Elizabeth J. Smith, his wife, by Deed of Wenwood Builders, Inc., dated 10/07/1960 and recorded 10/18/1960 in BK 3110 PG 22 in the Montgomery County Recorder of Deeds Office, in fee.

AND THE SAID Charles E. Smith departed this life on or about December 29, 2015 whereby title vested solely unto Elizabeth J. Smith, as Surviving Spouse, by operation of law. And the said Elizabeth J. Smith departed this life on or about February 16, 2018, thereby vesting title unto Karen McKenna, Barbara Lynn Cavanaugh, and any Unknown Heirs, Successors, or Assigns of Elizabeth J. Smith, deceased.

Parcel Number: 30-00-61752-00-3.

Location of property: 2898 Senak Road, Roslyn, PA 19001

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Elizabeth J. Smith, deceased; Karen McKenna, known Heir of Elizabeth J. Smith, deceased; and Barbara Lynn Cavanaugh, known Heir of Elizabeth J. Smith, deceased** at the suit of CIT Bank, N.A. Debt: \$219,667.15.

**Shapiro & DeNardo**, Attorneys.

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

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

18-19176

ALL THAT MESSUAGE and two lots or pieces of land with the buildings thereon erected, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Arch Street, at the distance of 44.32 feet southwesterly from Wood Street, a corner of this and premises now or late of George G. Dull, thence along said premises, the line passing through the middle of the partition wall between the house on these premises and premises adjoining South 34 degrees east 55.8 feet to a point a corner, thence south 45 degrees east, 40.5 feet to a post a corner on the northwesterly side of a 3 feet wide alley, laid out for the use of this and the adjoining property bounding thereon, thence along said side of said alley, south 56 degrees west 15.05 feet to a post a corner, thence south 45 degrees east 3 feet to a point, a corner, thence south 56 degrees west 31.15 feet to another post, a corner, and thence North 45 degrees West, 100 feet to the southeasterly side of Arch Street, aforesaid, and thence along the said side of said street, north 56 degrees East 55.25 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Florencia Michel, Severalty by Deed from Alphonso Jackson, Secretary of Housing and Urban Development of Washington, DC, by Shameeka Harris dated 10/27/2005 recorded 10/27/2005 in Book 5577, Page 285.

Parcel Number: 13-00-01764-00-5.

Location of property: 1218 Arch Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Florencia Michel a/k/a Florencia Craford** at the suit of U.S. Bank National Association, As Trustee For Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-EFC7. Debt: \$75,129.26.

**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.

18-20220

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

BEGINNING at a stone set for a corner on the Northeast side of Columbia Avenue at the distance of 337 feet 4 inches Southeastward from the middle line of Towamencin Avenue.

CONTAINING in front or breadth on said Columbia Avenue Southeastward 31 feet 4 inches and extending of that width Northeastward between parallel lines at right angles to said Columbia Avenue 155 feet to the Southwest side of an alley 20 feet wide, dedicated to public use forever the Southeast line thereof passing through the middle of the partition wall between this and adjoining house.

BEING the same property conveyed to Christopher R. Kreamer and Julie A. Kreamer, husband and wife who acquired title, as tenants by the entirety, by virtue of a Deed from Mehdi Hasan, dated May 22, 2009, recorded June 19, 2009, at Instrument Number 2009064095, and recorded in Book 5734, Page 00139, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 11-00-02476-00-6.

Location of property: 507 Columbia Avenue, Lansdale, PA 19446.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Christopher R. Kreamer, a/k/a Christopher Kreamer and Julie A. Kreamer** at the suit of Wells Fargo Bank, NA. Debt: \$265,629.29.

**Manley Deas Kochalski LLC**, Attorneys.

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

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

18-21566

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described according to a survey made by Will D. Hiltner, Registered Surveyor, Norristown, Pennsylvania on August 18, 1947, as follows, to wit:

BEGINNING at a point at the intersection of the Northwesterly side of Buttonwood Street (66 feet wide) and the Southwesterly side of Elm Street (66 feet wide), thence extending along the Northwesterly side of Buttonwood Street Southwestwardly 88.50 feet to a corner of land of James C. Carlin, thence along said land Northwardly and at right angles to buttonwood street 100.00 feet to a point, a corner, thence by other land of Philip A. Andrews and Marie H., his wife, Northeastwardly parallel with Buttonwood Street 88.50 feet to a point on the Southwesterly side of Elm Street, thence extending along the said side of Elm Street Southeastwardly 100.00 feet to the first mentioned point of intersection and place of beginning.

BEING the same premises in which Robert G. Butcher and Deanne Johnson-Butcher, husband and wife, by deed dated 12/13/2004 and recorded 12/27/2004 in the Office of the Recorder of Deeds in and for the County of Montgomery, Commonwealth of Pennsylvania, in Deed Book 5538, Page 1202, and at Instrument No.2004246421, granted and conveyed unto Michael P. Brecker and Diane M. Brecker, tenants by the entirety.

AND THE SAID Michael P. Brecker passed away on or about September 17, 2015, thereby vesting title unto Diane M. Brecker by operation of law.

Parcel Number: 13-00-05944-00-1.

Location of property: 733 Buttonwood Street, Norristown, PA 19403 f/k/a 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Diane M. Brecker** at the suit of JPMorgan Chase Bank, National Association, Successor by Merger to Chase Home Finance LLC, Successor by Merger to Chase Manhattan Mortgage Corporation. Debt: \$162,324.48.

**Shapiro & Denardo**, Attorneys.

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

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

18-23135

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate partly in **Cheltenham Township and partly in Springfield Township**, Montgomery County, Pennsylvania described according to a Survey and Plan of Laverock Manor, Section #2, thereof made by George B. Mebus, Inc., Engineers, Glenside, Pennsylvania in July, 1955 and last revised on August 10, 1956 and described as follows, to wit:

BEGINNING at a point on the Northeasterly side of Newbold Lane (50 feet wide), which point is measured North 53 degrees 22 minutes West 192.94 feet from a point which point is measured on the arc of a circle curving to the right having a radius of 773 feet the arc distance of 305.69 feet from a point which point is measured North 75 degrees 58 minutes Most 93.30 feet from a point which point is measured on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.37 feet from a point on the Northwesterly side of Willow Grove Avenue (60 feet wide), thence extending along the Northeasterly side of Newbold Lane North 53 degrees 22 minutes West crossing the line dividing Cheltenham Township from Springfield Township 100 feet to a point; thence extending North 36 degrees 38 minutes East 210 feet to a point, thence extending South 53 degrees 22 minutes East 17.19 feet to a point on the aforesaid line dividing Cheltenham Township from Springfield Townships thence extending along the said line North 38 degrees 32 minutes 50 seconds East 40.02 feet to a pointy thence extending South 53 degrees 22 minutes East 81.47 feet to a pointy thence extending South 36 degrees 38 minutes West 250 feet to a point on the Northeasterly side of Newbold Lane the first mentioned point and place of beginning.

Parcel Number: 31-00-20260-00-4.

Location of property: 8109 Newbold Lane, Laverock, PA 19038-7107.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lance Johnstone, by his Attorney-in-Fact, Isaac Johnstone, Power of Attorney** at the suit of WC Fund III, LLC. Debt: \$56,032.71.

**Stivale Law Offices, 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 \$3,500. 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.

18-24263

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, and described according to a certain plan thereof known as plan of revision of lots of Rowland Park made by Haggerty, Boucher & Hagan Inc., Engineers dated 6/4/1957 as follows, to wit:

BEGINNING at a point on the southeasterly side of Thomas Road (40 feet wide), said point of beginning, being the 2 following courses and distances from a point of curve on the southwesterly side of Davis Road (40 feet wide); (1) leaving Davis Road on the arc of circle curving on to the left having a radius of 10 feet the arc distance of 16.08 feet to a point of tangent on the southeasterly side of Thomas Road; and (2) south 44 degrees 46 minutes west along the southeasterly side of Thomas Road; 187.63 feet to the place of beginning; thence extending from said point of beginning, south 45 degrees 14 minutes east 125 feet to a point; thence extending south 44 degrees 46 minutes west 89.21 feet to a point; thence extending north 50 degrees 10 minutes west 125.46 feet to a point on the southeasterly side of Thomas Road aforesaid; thence extending north 44 degrees 46 minutes east along the southeasterly side of Thomas Road, 100 feet to the first mentioned point and place of beginning.

BEING the same premises conveyed to Richard P. Mirabelli and Teresa Mirabelli, his wife from Morris Kolber by Deed dated August 9, 1963 and recorded August 20, 1963 in Book 3298, Page 406.

TITLE TO SAID PREMISES IS VESTED IN Richard P. Mirabelli and Teresa Mirabelli, husband and wife by Deed from Morris Kolber dated August 19, 1963 and recorded August 20, 1963 in Deed Book 3298, Page 406.

THE SAID Richard P. Mirabelli died on January 3, 2014 thereby vesting title in his surviving spouse Teresa Mirabelli by operation of law the said Teresa Mirabelli died on July 3, 2018 without a will or appointment of an administrator, thereby vesting title in Catherine S. Vizuete, known surviving heir of Teresa Mirabelli, Mario G. Mirabelli, known surviving heir of Teresa Mirabelli, Carlo M. Mirabelli, known surviving heir of Teresa Mirabelli, Luisa M. Mirabelli, known surviving heir of Teresa Mirabelli, and unknown surviving heirs of Teresa Mirabelli by operation of law.

Parcel Number: 31-00-25906-00-1.

Location of property: 721 Thomas Road, Cheltenham, Pennsylvania 19012.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Catherine S. Vizuete, Known Surviving Heir of Teresa Mirabelli; Mario G. Mirabelli, Known Surviving Heir of Teresa Mirabelli; Carlo M. Mirabelli, Known Surviving Heir of Teresa Mirabelli; Luisa M. Mirabelli, Known Surviving Heir of Teresa Mirabelli; and Unknown Surviving Heirs of Teresa Mirabelli** at the suit of Plaza Home Mortgage, Inc. Debt: \$251,862.53.

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

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

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

18-24533

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Hatboro Borough**, Montgomery County, Pennsylvania and described according to a Plan of Hatboro Gardens made for Parkwood Homes Company, by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania, dated March 6, 1950, which said Plan is recorded in the Office for the Recording of Deed at Norristown, Pennsylvania, in Deed Book No. 2056 Page 601, as follows, to wit:

BEGINNING at a point on the Westerly side of Drexel Road (Fifty feet wide), which point is at the distance of Twenty feet measured North sixteen degrees twenty minutes thirty seconds East along said side of Drexel Road from its intersection with the Northerly side of Lehman Avenue (Fifty feet wide) (both lines produced); extending thence from said beginning point on a line curving to the right having a radius of Twenty feet, the arc distance of Thirty one and forty two hundredths feet to a point of tangent on the Northerly side of Lehman Avenue, aforesaid; thence extending along the same North seventy three degrees thirty nine minutes thirty seconds West Eighty feet to a point; thence extending North sixteen degrees twenty minutes thirty seconds East Ninety eight and twenty four hundredths feet to a point; thence extending South seventy one degrees forty eight minutes sixteen seconds East One hundred and seventeen hundredths feet to a point on the Westerly side of Drexel Road, aforesaid; thence extending along the same on a line curving to the left having a radius of Two hundred twenty five feet, the arc distance of Seven and twenty eight hundredths feet to a point of tangent in the same; thence extending still along same South sixteen degrees twenty minutes thirty seconds West Sixty seven and seventy two hundredths feet to the first mentioned point and place of beginning.

BEING Lot Number 86 as shown on said plan.

BEING the same premises which William E. McClain, unmarried and Diane T. McClain, unmarried, by Deed recorded 03/12/1974 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 3927 at Page 165, granted and conveyed unto Alan R. Bock and Mary R. Bock, his wife, as tenants by the entireties.

Parcel Number: 08-00-01432-00-9.

Location of property: 12 Drexel Road, Hatboro, PA 19040.

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

Seized and taken in execution as the property of **Alan R. Bock and Mary R. Bock** at the suit of Quicken Loans, Inc. Debt: \$280,332.54.

**KML Loan 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.

18-25976

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in **Upper Moreland Township**, Montgomery County, Pennsylvania, described according to a plan of property subdivided for York Garden Homes, Inc., made by George C. Gilmore, Registered Surveyor, on May 31, 1943, as follows, to wit:

SITUATE on the northeast side of Edward Road (45 feet wide) at the distance of 270 feet southeast from the southeast side of Township Line Road, also known as Blairmill Road (50 feet wide) (both extended).

CONTAINING in front or breadth on the said side of Edward Road 50 feet and extending of that width in length or depth northeastwardly between parallel lines at right angles to said Edward Road 105 feet.

BEING Map #59062 019.

TITLE TO SAID PREMISES IS VESTED IN Amy E. Cosentino, by Deed from Paul B. Cosentino and Amy E. Cosentino, dated 12/13/2006, recorded 02/26/2007 in Book 5636, Page 02211, as in Instrument # 2007023992.

Parcel Number: 59-00-06016-00-9.

Location of property: 48 Edward Road, Hatboro, PA 19040.

The improvements thereon are: Single-family residential.

Seized and taken in execution as the property of **Amy E. Cosentino** at the suit of The Bank of New York Mellon, et al.  
Debt: \$235,052.03.

**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.

18-26368

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **West Conshohocken Borough**, Montgomery County, Pennsylvania, bounded and described according to a survey of Property of George W. DeHaven, Estate, made by Donald H. Schurr, Civil Engineer and Surveyor, dated June 28, 1972, as follows, to wit:

BEGINNING at a point on the Northwest side of Britton Avenue (25 feet wide) said point being at the distance of 25.35 feet measured South 64° 30' West along the Northwest side of Britton Avenue from its point of intersection with the Southwest side of Cedar Avenue (50 feet wide); thence from said point of beginning South 64° 30' West along the Northwest side of Britton Avenue, 14.65 feet to a point, a corner; thence North 25° 30' West the line for a part passing through the partition wall of this house and the adjoining house on the premises to the Southwest 209.41 feet to a point in line of lands now or late of Robert Rhoads; thence North 70° 45' East along the last mentioned lands 14.74 feet to a point; thence South 25° 30' East the line for a part passing through the partition wall of this house and the adjoining house to the Northeast 207.81 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Sharon L. Bucci, by Deed from Richard M. Freas and Doris M. Freas, Dated 6/28/1990, Recorded 6/29/1990 in Book 4950, Page 1095.

Parcel Number: 24-00-00180-00-3.

Location of property: 302 Britton Avenue, Conshohocken, PA 19428.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sharon L. Bucci a/k/a Sharon L. Campbell and Bryan C. Campbell** at the suit of Citizens Bank of Pennsylvania. Debt: \$83,508.15.

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

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

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

18-28341

ALL THAT CERTAIN lot or piece of land, situate in **Lower Salford Township**, Montgomery County, Pennsylvania and described according to a Phase I Record Plan (Section 2) Lederach Golf Course for Heritage Building Group, Inc., made by Van Cleef Engineering Associates, dated 9-5-2003 and recorded in Plan Book A-61, Page 378, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Putting Green Circle, said point being a common corner of Lot #49 and Lot #48; thence from point of beginning and along Lot #48 South 26° 27' 14" West 120.00 feet to a point; thence North 63° 33' 04" West 120.08 feet to a point; thence North 05° 03' 15" East 119.20 feet to a point and corner of Lot #50; thence South 86° 27' 26" East 117.55 feet to a point on the Southwesterly side of Putting Green Circle; thence along same on the arc of a circle curving to the left having a radius of 50.00 feet, the arc distance of 70.26 feet to the first mentioned point and place of beginning.

BEING Lot #49 as shown on above mentioned plan.

BEING the same premises which Heritage - Lower Salford L.P., by Deed dated 09/05/2007 and recorded 09/14/2007 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5664, at Page 2697, granted and conveyed unto William J. Kelly and Jennifer D. Kelly.

Parcel Number: 50-00-04592-01-1.

Location of property: 928 Putting Green Circle, Harleysville, PA 19438.

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

Seized and taken in execution as the property of **Jennifer D. Kelly and William J. Kelly** at the suit of Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, Not Individually, but as Trustee for Pretium Mortgage Acquisition Trust. Debt: \$529,403.57.

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

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

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

18-28978

ALL THAT CERTAIN tract or piece of land, situate in **Skippack Township**, Montgomery County, Pennsylvania, bounded and described according to a survey made 7/24/1961, by Earl R. Ewing, Registered Surveyor, of Phoenixville, Pa., as follows, to wit:

BEGINNING at a spike in Landes road leading from Route 113 to Cassell Road, a corner of lands now or late of William DeCindis; thence along Landis Road, South 57 degrees 07 minutes East 135 feet to a spike, a corner of remaining lands of the Grantors; thence along the same, crossing an iron pin on line, 16.90 feet distant from the spike, South 44 degrees 41 minutes West 533.28 feet to an iron pin in line of lands now or late of J. LeRoy Fuhrman; thence along the same North 46 degrees 02 minutes West 135 feet to an iron pin, a corner of aforementioned DeCindis; thence along the same North 45 degrees 00 minutes East 507.35 feet to the place of beginning. (Having crossed an iron pipe on line 18.40 feet distant from said place of beginning.

CONTAINING 1.595 acres, more or less.

TITLE TO SAID PREMISES IS VESTED IN Guy F. Zimmaro and Erin Purcell Zimmaro, his wife, by Deed from John Hennessey and Claire A. Purcell, Executors of The Estate of John W. Hennessey, Deceased, dated 04/30/1993, recorded 05/03/1993, in Book 5040, Page 249.

Parcel Number: 51-00-02260-00-2.

Location of property: 3930 Landis Road, Collegeville, PA 19426-1137.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Guy F. Zimmaro and Erin Purcell Zimmaro** at the suit of Ditech Financial LLC f/k/a Green Tree Servicing LLC. Debt: \$169,459.36.

**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.

18-29029

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, Hereditaments and Appurtenances, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described in accordance with a revised survey. thereof made March 14, 1949, by Will D. Hiltner, Registered Engineer, as follows, to wit:

BEGINNING at a point of intersection of the Southeast side of Harding Boulevard and the Southwest side of Fornance Street; thence extending along the said Southwest side of Fornance Street South 42 degrees East 155 feet to a point on the Southeast side of a driveway 20 feet in width; thence extending along the Southeast side of said driveway South 48 degrees West 365.70 feet to a stake a corner of premises known as 1344 Harding Boulevard owned by Jacob Korn and Ruth B. Korn, his wife; thence extending along said premises the line for a portion of the distance of passing through the center line of the partition wall dividing the garage and house erected on these premises and the one on the adjoining premises North 42 degrees West 155 feet to a point on the Southeast side of Harding Boulevard aforesaid; thence extending along the said Southeast side of Harding Boulevard North 28 degrees East 36.70 feet to the first mentioned point and place of beginning.

BEING the same premises which Judith Cox, married by Deed dated 07/30/99 and recorded 02/17/00 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5307 at Page 978, granted and conveyed unto Olukunmi M. Ajala and Olufunmilayo T. Ajala, T/B/E.

Parcel Number: 13-00-15372-00-5.

Location of property: 1346 Harding Boulevard, Norristown, PA 19401.

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

Seized and taken in execution as the property of **Olukunmi M. Ajala and Olufunmilayo T. Ajala** at the suit of Wells Fargo Bank, N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2006-NC5 Asset-Backed Pass-Through Certificates. Debt: \$223,237.76.

**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.

18-29195

ALL THOSE THREE CERTAIN contiguous lots or pieces of ground situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, described according to a survey thereof, made by R.H. Bryan, Civil Engineer, Jenkintown, PA, for J. Walter Ruddach Estate and recorded on 12/10/1910 at Norristown, PA, in Deed Book 636, Page 500, as follows:

SITUATE on the Northwest side of Ellis Road (as laid out 50 feet wide) at the distance of 125 feet Southwestwardly from the Southwest side of Sheldon Road (as laid out 50 feet wide). Containing together in front or breadth on the said Ellis Road 75 feet (each lot being 25 feet in front) and extending together of that width in length or depth Northwestward between lines parallel with the said Sheldon Road, 125 feet.

BEING Lots Nos. 786, 787 and 788 on said survey.

ALSO ALL THAT CERTAIN lot or piece of ground situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, aforesaid, bounded and described as follows.

BEGINNING at a point on the Northwesterly side of Ellis Road (50 feet wide) at the distance of 200 feet measured Northeastwardly along the said side of Ellis Road from the point of intersection which the said Northwesterly side of Ellis Road (50 feet wide) makes with the Northeasterly side of Moreland Road (45 feet wide); thence, extending North 47 degrees 41 minutes West along Lot No. 790, 125 feet to a point, a corner of this and Lot No. 777; thence extending along the rear of Lot No. 777 North 42 degrees 19 minutes East 25 feet to a point; thence extending South 47 degrees 41 minutes East, along Lot No. 788 125 feet to a point on the Northwesterly side of Ellis Road; thence continuing along the same, South 42 degrees 19 minutes West 25 feet to a point and place of beginning.

BEING Lot No. 789 on said Plan of Ferguson's Willow Grove Building Lots, recorded at Norristown 12/10/1910 in Deed Book 636, Page 500.

BEING Map #59042-028.

Parcel Number: 59-00-06088-00-9.

Location of property: 14 Ellis Road, Willow Grove, PA 19090.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Kelly L. Campbell and Timothy J. Daniel** at the suit of Carrington Mortgage Services, LLC. Debt: \$177,383.68.

**Richard M. Squire & Associates, LLC**, Attorneys.

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

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

18-29830

ALL THAT CERTAIN tract of land, situate in **Franconia Township**, Montgomery County, Pennsylvania, bounded and described according to a plan of subdivision made for Abram F. Moyer Estate by Urwiler and Walter, Inc., dated September 16, 1976, revised November 08, 1976, as follows, to wit:

BEGINNING at a point, said point being the center line intersection of Allentown Road, LR-46043, as widened to forty feet from its center line, with the center line of Lower Road, LR-46049, as widened to thirty feet from its center line; thence extending along the center line of Allentown Road and also in and along the bed of Allentown Road South thirty eight degrees forty one minutes four seconds West two hundred eighty and ninety nine one-hundredths feet to a point; thence leaving the bed of Allentown Road and extending along Lot No. 3 North fifty two degrees twenty four minutes fifty one seconds West one hundred ninety eight feet to a point in line of Lot No. 1; thence extending along same North thirty four degrees zero minutes fifteen seconds East three hundred seventy five and eighty seven one-hundredths feet to a point in the bed of Allentown Road; thence extending in and along same South Twenty nine degrees fifty two minutes five seconds East two hundred forty five and sixty four one-hundredths feet to a point on the center line of Lower Road, said point being the place of beginning.

BEING Lot No. 2 on said plan.

BEING the same property conveyed to Melissa D. Schmidt, who acquired title by virtue of a Deed from Ronald Schwager, dated November 20, 2009, recorded December 16, 2009, at Instrument Number 2009130720, and recorded in Book 5753, Page 2983, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 34-00-00293-00-6.

Location of property: 348 Allentown Road, Souderton, PA 18964.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Melissa D. Schmidt, a/k/a Melissa Schmidt and Eleanor I. Forte, a/k/a Eleanor Forte** at the suit of Wells Fargo Bank, N.A. Debt: \$208,324.80.

**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.

19-00320

ALL THAT CERTAIN piece of land, situate in **Hatfield Township**, Montgomery County, Pennsylvania, bounded and described according to a recent survey and plan dated August 23, 1940, with revision on January 31, 1946 as prepared by Stanley F. Moyer Registered Professional Engineer and Land Surveyor, of Souderton, PA, as follows, to wit:

BEING Lot Number 6 on said plan.

BEGINNING at a point in the center line of Vine Street, said point being 337.85 feet East of an iron pin marking the intersection of the center line of Vine Street and Maple Avenue; thence along the center line of the former North 41 degrees 55 minutes East the distance of 100.00 feet to an iron pin; thence along lands of Fred W. Mancill, Jr., formerly Conrad Klein, South 45 degrees 48 minutes East the distance of 656.85 feet to an iron pin; thence along lands of William J. Moore South 42 degrees 51 minutes West the distance of 99.95 feet to an iron pin; thence along other lands of said Elmer D. Ruth of which this was a part, North 45 degrees 48 minutes West, the distance of 655.22 feet to the place of beginning.

CONTAINING 1.50 acres of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN Wayne A. Davis and Carolyn M. Davis, H/W, as Tenants By The Entirety, by Deed from Wayne A. Davis, A Married Man, dated 04/23/1999, recorded 05/10/1999, in Book 5270, Page 2215.

Parcel Number: 35-00-10702-00-9.

Location of property: 2319 E. Vine Street, Hatfield, PA 19440-2127.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Wayne A. Davis a/k/a Wayne Davis and Carolyn M. Davis a/k/a Carolyn Davis and The United States of America, Department of The Treasury - Internal Revenue Service c/o The United States Attorney for The Eastern District of PA** at the suit of Deutsche Bank Trust Company Americas as Indenture Trustee for The Registered Holders of Saxon Asset Securities Trust 2004-3 Mortgage Loan Asset Backed Notes, Series 2004-3. Debt: \$233,074.80.

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

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

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



19-03212

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in **Lower Providence Township**, Montgomery County, Pennsylvania, bounded and described according to a plan of Casselberry Farms, made by Yerkes Associates, Inc Consulting Engineers, Bryn Mawr, Pennsylvania, dated 3/1/1978 and last revised 9/4/1978 and recorded in Office of the Recorder of Deeds in A 38, Page 76 as follows to wit:

BEGINNING at a point of curve on the Northeasterly side of Casselberry Drive (50 feet wide) said point of beginning being measured the three (3) following courses and distances from a point of curve from the Southwesterly side of Casselberry Drive (50 feet wide), THENCE (1) leaving the aforesaid Southwesterly side of Casselberry Drive on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 44.68 feet to a point of tangent on the Northwesterly side of Casselberry Drive, THENCE (2) extending along the same South 27 degrees 5 minutes 30 seconds West 250.47 feet to a point of curve, THENCE (3) extending along the same on the arc of a circle curving to the right having a radius of 125 feet the arc distance of 145.88 feet to the aforesaid Northeasterly side of Casselberry Drive to the point of beginning; THENCE extending from said point of beginning along the aforesaid Northeasterly side of Casselberry Drive the 2 following courses and distances as follows, to wit THENCE (1) on the arc of a circle curving to the right having a radius of 125 feet the arc distance of 50.47 feet to a point of tangent on the same, THENCE (2) North 62 degrees 54 minutes 30 seconds West 46 feet to a point a corner of lot No 46 as shown on the above mentioned plan THENCE extending along part of the aforesaid lot North 27 degrees 5 minutes 30 seconds East 175 feet to a point a corner of lot 44 as shown on the above mentioned plan; THENCE extending along the aforesaid lot, South 2 degrees 52 minutes 30 seconds East 190.40 feet to a point of curve on the aforesaid northeasterly side of Casselberry Drive to the first mentioned point and place of beginning.

BEING Lot No. 45 as shown on the above mentioned plan.

TITLE TO SAID PREMISES VESTED IN George Duncan by Deed from Rhonda L. Behe dated February 15, 2007 and recorded on February 26, 2007 in the Montgomery County Recorder of Deeds in Book 5636, Page 02385 as Instrument No. 2007024265.

Parcel Number: 43-00-02079-44-3.

Location of property: 45 Casselberry Drive, Norristown, PA 19403.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **George Duncan** at the suit of Federal National Mortgage Association. Debt: \$237,289.18.

**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.

19-03256

ALL THAT CERTAIN lot or piece of ground and messuage thereon erected, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a survey dated 5/14/1974, last revised 12/30/1974 made by Serdy Bursich & Huth, Inc., as follows, to wit:

BEGINNING at a point on the Northeasterly side of Oakdale Drive (50 feet wide) which point or beginning is measured the following three courses and distances from a point of curve on the Northwesterly side of Karen Drive (50 feet wide): (1) on the arc of a circle, curving to the right, having a radius of 25 feet, the arc distance of 33.64 feet to a point of reverse curve; (2) thence on the arc of a circle, curving to the left, having a radius of 456.80 feet, the arc distance of 153.51 feet to a point of tangent; (3) North 79 degrees 38 minutes 12 seconds West 85 feet to the beginning point, said point of beginning being also a point in line of Lot No. 119; thence continuing along the said side of Oakdale Drive North 79 degrees 38 minutes 12 seconds West 80 feet to a point in line of Lot No. 117; thence extending along line of Lot No. 117 North 10 degrees 21 minutes 45 seconds East 200 feet to a point, thence South 79 degrees 38 minutes 12 seconds East 80 feet to a point in line of Lot No. 119, thence extending along line of Lot No. 119 and crossing over an easement for AT&T underground cable South 10 degrees 21 minutes 48 seconds West 200 feet to a point on the Northeasterly side of Oakdale Drive aforesaid, the first mentioned point and place of beginning.

BEING the same premises which Robert M. Ellis and Tracey A. Ellis, who acquired title as Tracey A. Bryson, as joint tenants with right of survivorship by Deed dated 10/21/2005 and recorded 2/6/2006 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 05589 at Page 1183, granted and conveyed unto Robert M. Ellis and Tracey A. Ellis, husband and wife, as joint tenants with right of survivorship.

Parcel Number: 42-00-03231-42-6.

Location of property: 1349 Oakdale Drive, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Tracey A. Bryson a/k/a Tracey A. Ellis and Robert M. Ellis** at the suit of Ditech Financial LLC. Debt: \$180,274.26.

**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.

19-04333

ALL THAT CERTAIN brick message or tenement and lot of land situate on the northwest corner of Edgewood and Chestnut Streets, in the Seventh ward of **Pottstown Borough**, Montgomery County, Pennsylvania, known and numbered as 67 North Edgewood Street, bounded, limited, and described as follows, to wit:

BEGINNING at a point on the northwest corner of Edgewood and Chestnut Streets; thence by said Chestnut Street Westwardly one hundred feet to a twenty feet wide alley, which twenty feet wide alley has been given by the prior owner, Hertzog, for the use of this and other houses fronting on Edgewood Street; thence by the east side of said twenty feet wide alley northwardly seventeen and one half feet to land formerly of the said William D. Hertzog; thence by the same eastwardly one hundred feet and passing in part of said course and distance through the middle of the brick division or partition wall of this and house immediately adjoining to the north, continuing to the west side of Edgewood Street aforesaid; thence by the same southwardly seventeen and one half feet to the place of beginning.

BEING the same premises which Barbara Raugh, daughter and Trustee under Trust Agreement between Joseph L. Stetler and Dorothy A. Stetler as Settlers, and Barbara Raugh as Trustee, dated June 29, 1977 by Deed dated January 23, 1981 and recorded in Montgomery County, Pennsylvania, in Deed Book 4601 page 58, granted and conveyed unto Dorothy A. Stetler, Mother in foe.

TITLE TO SAID PREMISES IS VESTED IN Scott Raugh, Individually by Deed from Dorothy A. Stetler, Individually dated 11/01/2002 recorded 12/11/2002 in Book 5437, Page 2245.

Parcel Number: 16-00-07208-00-3.

Location of property: 67 Edgewood Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Lisa R. Hallman, in Her Capacity as Executrix and Heir of The Estate of Scott Raugh a/k/a Scott L. Raugh** at the suit of Deutsche Bank National Trust Company, As Trustee For Armerquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R11. Debt: \$64,823.48.

**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.

19-04921

ALL THAT CERTAIN tract or piece of land with the buildings and improvements thereon erected, situate in **Skippack Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey thereof made by Francis W. Wack, Registered Surveyor, June 6, 1928 as follows, viz:

BEGINNING at an iron pin on the Southwesterly side of a public road leading from Skippack to Schwenksville being a corner of land known as the Lachman property, thence extending along the said side of public road South 10 degrees East three hundred fifty four and four tenths feet to an iron pin in line of other land of Lester H. Freed, of which this was a part; thence extending along said land South 78 degrees, 30 minutes West two hundred forty-three and four tenths feet to a point in the bed of Perkiomen Creek; thence extending through the bed of said creek along the line dividing the Townships of Perkiomen and Skippack, North 09 degrees 15 minutes West three hundred and eighty-eight and sixteen one-hundredths feet to a point in the bed of said creek; thence partly along the bed thereof and partly along the Lachman property, aforesaid North 86 degrees, 30 minutes East crossing a marble stone in line of Lachman property two hundred thirty-nine and three-tenths feet to the place of beginning.

EXCEPTING and reserving thereout and therefrom the following conveyances:

(1) Conveyance from James H. King and Ethel King, his wife, to S.C. Jack Scullin and Kathryn Scullin dated 5-26-1947 and recorded in Deed Book 1832, Page 272.

(2) Conveyance from James E. King and Ethel King, his wife, to Edmund M. Zurin and Sophia G. Zurin, dated 3-13-1948 and recorded in Deed Book 1908, Page 59.

(3) Conveyance from James H. King and Ethel King, his wife, to Ellen C Conway, dated 4-12-1947 and recorded in Deed Book 1823, Page 337.

(4) Conveyance from James B. King and Ethel King, his wife, to Edmund M. Zurin and Sophia Zurin, dated 2-17-1949 and recorded in Deed Book 1982 Page 42.

BEING the same property conveyed to Corey D. Leadbeater who acquired title by virtue of a deed from Jewell M. Zellers, dated June 7, 2013, recorded June 14, 2013, at Instrument Number 2013063500, and recorded in Book 5876, Page 2934, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 51-00-03370-00-8.

Location of property: 4946 Skippack Pike, Schwenksville, PA 19473.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Susan Rapp, as believed Heir and/or Administrator to the Estate of Corey D. Leadbeater, a/k/a Corey D. Leadbeater, Jr.; Unknown Heirs and/or Administrators of the Estate of Corey D. Leadbeater, a/k/a Corey D. Leadbeater, Jr.** at the suit of Wells Fargo Bank, N.A. Debt: \$193,895.22.

**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.

19-04939

ALL THOSE CERTAIN lots or pieces of ground, situate in **East Norriton Township**, Montgomery County, Pennsylvania, known and designated as Lot Nos. 9 and 10, Block #16, as shown and laid out on a certain plan of lots May No. 4 of Norristown Heights, surveyed by Crawford and Bennett, Civil Engineers and Surveyors, Norristown, Pa., dated December 1921, said Map being on file in the Recorders Offices of Montgomery County, Pennsylvania in Plan Book No. Page 600.

LOT NO. 9 being 20 feet front facing Rahway Avenue and 20 feet in the rear by 120 feet in depth Lot No. 10 being 20 feet front facing Rahway Avenue and 20 feet in the rear by 100 feet in depth.

BEING the same premises which Deutsche Bank National Trust Company, as Indenture Trustee for New Century Home Equity Loan Trust 2004-2 by Deed dated 3/26/2008 and recorded 6/17/2008 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5696 at Page 1409, granted and conveyed unto Genevieve Thomas.

Parcel Number: 33-00-07237-00-2.

Location of property: 1907 Rahway Avenue, Norristown, PA 19401.

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

Seized and taken in execution as the property of **Genevieve Thomas** at the suit of Lakeview Loan Servicing, LLC. Debt: \$73,726.56.

**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.

19-06217

LOCATED in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania in accordance with a plan of lots known as "Brookwood Manor", as laid out for Herbert L. Drumheller as of August 11, 1964, latest revision dated August 12, 1971 by Ralph E. Shaner & Son Engineering Company and more fully described as follows to wit:

BEGINNING at a corner of Lot No. 27, said point being on the southeasterly property line of Brookwood Drive (fifty feet wide) a public road leading from Stuart Road to Hickory Lane and being distant along the southeasterly property line and the southwesterly property line of Brookwood Drive from its intersection with the northwesterly property line, as projected of another public road or street known as Stuart Road (Ridgewood Drive on lot plan) (fifty feet wide) leading from Sunnyside Avenue, the following three courses and distances to wit: (1) north seventeen degrees, four minutes west, two hundred fifty three and fifty eight one-hundredths feet to a point of curvature, (2) by a line curving to the left having a radius of fifty feet and an arc length of seventy eight and fifty four one-hundredths feet to a point of tangency, and (3) south seventy two degrees, fifty six minutes west, two hundred thirty seven feet; thence from said point of beginning along the southwesterly side of Lot No. 27 now or about to be conveyed to Robert H. Moses and Ingrid Moses, his wife, and crossing a joint property line of Herbert L. Drumheller, et ux. and Raymond C. Hartenstine, Sr., one hundred thirty-two and ninety one-hundredths feet from said last mentioned point, south seventeen degrees, four minutes east, one hundred fifty one and seventy nine one-hundredths feet to a corner on line of other lands of Raymond C. Hartenstine, Sr., thence along said lands, south seventy two degrees, fifty six minutes west, eighty seven and three one-hundredths feet to a point of deflection and continuing from said point of deflection and along said lands south seventy two degrees, forty six min west, fifty two and fifty three one-hundredths feet to a corner of Lot No. 29, land now or about to be conveyed to Frederick Stein, Jr., and Mary Stein, his wife; thence along said lands north seventeen degrees, fourteen minutes west one hundred fifty one and seventy nine one-hundredths feet to a point on the southeasterly side of aforesaid Brookwood Drive; thence along the southeasterly property line of Brookwood Drive, north seventy two degrees, forty-six minutes east, fifty two and seventy five one-hundredths feet to a point of deflection along Brookwood Drive and crossing joint property line of Herbert L. Drumheller and Raymond C. Hartenstine, Sr., (said joint property line being located thirteen and seventy-eight hundredths feet from said point of deflection), north seventy two degrees, fifty six minutes east, eighty seven and twenty five one-hundredths feet to the place of beginning.

BEING all of Lot No. 28 of a plan of lots known as "Brookwood Manor" as laid for Herbert L. Drumheller.

BEING the same premises which Maoz Barav and Rivka Barav, by Deed, dated July 15, 1994 and recorded August 4, 1994, in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5086, Page 1129, granted and conveyed unto Diane Kotch.

Parcel Number: 42-00-00528-00-6.

Location of property: 986 Brookwood Drive, Pottstown, PA, a/k/a Sanatoga, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David Sosa, solely in his Capacity as Heir of Diane Kotch a/k/a Diane M. Kotch, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Diane Kotch a/k/a Diane M. Kotch, Deceased** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association. Debt: \$64,700.67.

**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.

19-06951  
TRACT "A"

ALL THAT CERTAIN lot of land, situate on the West side of Manatawny Street, between Fifth and Sixth Street, in the Ninth Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the West Side of said Manatawny Street, at a distance of 92 feet 3 inches Northwardly from the Northwest corner of Manatawny & Fifth Street, a corner of this and other land now or late of Kathryn M. Hampton Estate; thence by the same South 86 degrees 28 minutes West 130 feet to a 20 feet wide alley, passing in part of said course and distance through the middle of the partition or division wall of this and the house immediately adjoining to the South, thence along said 20 feet wide alley North 3 degrees 49 minutes West 26 feet 11 inches to Lot No. 3, now or late of Franklin B. Davidheiser Estate, thence by the same North 86 degrees 11 minutes East 130 feet to the West side of Manatawny Street aforesaid, thence by the same South 3 degrees 49 minutes East 26 feet 3-1/2 inches to the place of beginning.

## TRACT "B"

ALSO ALL THAT CERTAIN lot or piece of parcel of land, situate on the West side of Manatawny Street, North Fifth Street in the Borough of Pottstown, County of Montgomery and State of PA bounded and described as follows, to wit:

BEGINNING at a point on the West side of Manatawny Street, a distance of 118.53 feet North from the North line of Fifth Street, a corner of Lot Nos. 2 and 3 in a plan of lots laid out by Franklin B. Davidheiser, said point of beginning, also being a corner of other lands now or late of the said Frank C. Sentz, and wife; thence along said Manatawny Street Northwardly a distance of 50 feet to a corner of Lot No. 4 in the said Plan, thence along said Lot No. 4 Westwardly a distance of 130 feet to a 20 feet wide Alley, thence Southwardly along said Alley a distance of 50 feet to Lot 2 aforesaid; thence along the same Eastwardly 130 feet to the point and place of beginning.

BEING Lot No. 3 on the aforesaid Plan.

BEING the same premises which John Haydt by Deed dated 9/15/2009 and recorded 9/16/2009 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5744 at Page 00333, granted and conveyed unto Jon Batten.

Parcel Number: 16-00-20140-00-4.

Location of property: 405 Manatawny Street, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Jan C. Batten, Solely in Her Capacity as Heir of Jon Batten, Deceased; Jere C. Batten, Solely in His Capacity as Heir of Jon Batten, Deceased; and Jody C. Bender, Solely in Her Capacity as Heir of Jon Batten, Deceased** at the suit of Quicken Loans Inc. Debt: \$89,451.99.

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

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

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

## 19-07420

ALL THAT CERTAIN unit in the property known, named and identified as Heritage Park Condominium, located in **Trappe Borough**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 Pa. C.S. Sec. 3101, et seq., by the recording in the Montgomery County Department of Records of a Declaration dated April 8, 1996 and recorded on April 9, 1996 in Deed Book 5144 page 1226, being and designated as Unit No. 205 together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 8.33%.

TITLE TO SAID PREMISES IS VESTED IN Nicol A. Dunham, by Deed from Ronald S. Coulton, dated 12/14/2012, recorded 12/28/2012, in Book 5859, Page 01147.

Parcel Number: 23-00-00880-22-2.

Location of property: 609 Muhlenberg Drive, Unit 205, a/k/a 609 Muhlenberg Drive, Condo 205, Trappe, PA 19426-2257.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Nicol A. Dunham** at the suit of Branch Banking and Trust Company. Debt: \$220,921.86.

**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.

## 19-07707

ALL THAT CERTAIN lot or tract of land, situate in **Limerick Township**, Montgomery County, Pennsylvania, bounded and described according to a survey by Francis W. Wack, Registered Surveyor, dated 4/25/1952, as follows, to wit:

BEGINNING at an iron pin in the centre of Lewis Road (33 feet wide) thence along the center line of said Lewis Road North 16 degrees 3 minutes West 125 feet to an iron pin still in the centre of said Lewis Road; thence leaving said Lewis Road and along lands now or late of Robert P. Wynn and crossing over an iron pin on the margin of said Lewis Road 16 1/2 feet from the centre thereof North 69 degrees 37 minutes East 788 feet to an iron pin, a corner of land now or late of Nathaniel Gottshall; thence along the same South 44 degrees 37 minutes East 134.12 feet to an iron pin, a corner of land now or late of Charles C. and E. Pauline Rimmel; thence along the same South 69 degrees 37 minutes West 853.55 feet crossing over an iron pin on the margin of said Lewis Road 16 1/2 feet from the centre thereof, to an iron pin, the place of beginning.

FEE SIMPLE TITLE VESTED IN Christopher Taphorn, by deed from, Joseph J. White, Sr., by his Attorney in Fact Lorraine W. Lee, dated 07/30/2010, recorded 08/02/2010, in the Montgomery County Recorder of deeds in Deed Book 5775, Page 01021, Instrument 2010064179.

Parcel Number: 37-00-01555-00-1.

Location of property: 408 North Lewis Road, Royersford, PA 19468.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Christopher Taphorn, by Deed from Joseph J. White, Sr., by his Attorney-in-Fact Lorraine W. Lee, dated 07/30/2010, recorded 08/02/2010, in the Montgomery County Recorder of Deeds in Deed Book 5775, Page 01021, Instrument #2010064179** at the suit of Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, Not Individually, but as Trustee for Pretium Mortgage Acquisition Trust c/o Selene Finance LP. Debt: \$208,833.08.

**Stern & Eisenberg**, Attorneys.

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

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

19-07717

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Upper Merion Township**, Montgomery County, Pennsylvania, described in accordance with a Record Plan "Denbigh" made by Monence-Kiug Associates, Consulting Engineers, dated 05/21/1985 and last revised 08/14/1987, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Denbigh Lane (26 feet wide right of way), said point being measured the three following courses and distances from a point on the Southerly side of Upper Gulph Road: (1) on the arc of a circle curving to the right having a radius of 40 feet the arc distance of 61.39 feet to a point of compound curve on the Northwesterly side of Denbigh Lane; (2) along same on the arc of a circle curving to the right having a radius of 347 feet the arc distance of 275.68 feet to a point of tangent; (3) still along same South 79 degrees 00 minutes seconds West, 185 feet to the place of beginning; thence from said beginning point extending along the Northwesterly side of Denbigh Lane, South 79 degrees 00 minutes 00 seconds, West 198.26 feet to a point in line of land marked "Open Space"; thence extending along same North 78 degrees 15 minutes 00 seconds East 216.91 feet to a point, a corner of Lot #2 on said plan; thence extending along same South 23 degrees 51 minutes 00 seconds East 206.26 feet to a point on the Northwesterly side of Denbigh Lane, being the first mentioned point and place of beginning.

BEING Lot No 3 as shown on the afore-mentioned plan.

TITLE TO SAID PREMISES IS VESTED in Michael S. Nalbantian and Sonia Nalbantian, as Tenants by the Entireties by Deed from Charles F. White and Needa K. White, husband and wife dated 09/16/2000 recorded 01/29/2001 in Book 5348, Page 1409.

Parcel Number: 58-00-06440-04-5.

Location of property: 1204 Denbigh Lane, Upper Merion Township, PA 19087.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Michael S. Nalbantian and Sonia Nalbantian** at the suit of Deutsche Bank National Trust Company as Trustee for Residential Asset Securitization Trust Series 2006-A8 Mortgage Pass-Through Certificates Series 2006-H. Debt: \$1,354,804.63.

**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.

19-09997

ALL THAT CERTAIN lot or piece of ground with the buildings improvements thereon erected, situate in **Lower Frederick Township**, Montgomery County, Pennsylvania, bounded and described according to a plan of Subdivision prepared for Daniel Pellechio, by Urwiler and Walter, Inc., dated February 3, 1983 last revised April 13, 1983 recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-44, Page 445, as follows, to wit:

BEGINNING at a point on Southerly side of Game Farm Road (LR 46018) (originally thirty-three feet wide but since being widened at this point to a width of thirty feet on the Southerly side of the original centerline thereof), at a corner of Lot Number 23, as shown on said Plan, which point is measured the three following courses and distance along the said Southern side of Game Farm Road from a point of tangent on the same and which last mentioned point of tangent is at the arc distance of thirty-three and fifty-seven one-hundredths 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 Easterly side of Smith Road (originally thirty-three feet wide but since being widened at this point to a twenty-five on the Easterly side of the original centerline thereof), viz (1) extending North eighty-six degrees fifty-eight minutes thirty-seven seconds East, the distance of five hundred nine and ninety-four one-hundredths feet to an angle point; (2) thence extending North eight-eight degrees thirty-nine minutes forty-nine seconds East the distance of two hundred seventy-one and forty-five one-hundredths feet to an angle point; and (3) thence extending North eight-four degrees four minutes East, the distance of one hundred eight-eight and fifty one-hundredths feet to the point of beginning; thence extending from said point of beginning North eighty-four degrees four minutes East the distance of forty-two feet to a point, a corner in line of lands now or late of Leonard Kehs, as shown on said Plan; thence extending South four degrees thirty-eight minutes East along lands of Kehs, and also for a portion of the distance along the end of a twenty feet wide Common Easement, as shown on said Plan, the distance of eighty-eight and eighty-four one-hundredths feet to a point, a corner of lands now or late of Schwenksville Boro. Water Authority as shown on said Plan, thence extending South ten degrees four minutes East along said lands of Schwenksville, etc., and also leaving the end of the aforesaid Common Easement, the distance of one hundred fifty-one feet to a point, a corner of lands now or late of Eden Mennonite Congregation, as shown on said Plan, and also being in the bed of Mine Run, as shown on said Plan, thence extending North eighty-four degrees ten minutes forty seconds West, along said lands and also along the bed of Mine Run the distance of Fifty-one and ninety-six one-hundredths feet to a point, a corner of Lot Number 23, aforesaid, thence extending North five degrees fifty-six minutes West along Lot Number 23, also leaving Mine Run, also crossing the aforesaid Common Easement, and also for a portion of the distance extending through the party wall, as shown on said Plan, the distance of to hundred twenty-eight and eighty-four one-hundredths feet to a point on the said Southerly side of Game Farm Road, being the first mentioned point and place of beginning The Northerly twenty feet thereof, abutting the said Southerly side of Game Farm Road, being the bed of a twenty feet wide Sanitary Sewer Easement, as shown on said Plan.

BEING Lot Number 24 as shown on the above-mentioned plan.

BEING the same property conveyed to Michael John Kriebel who acquired Title by Virtue of a Deed from Harald Nielsen, IV, dated March 23, 2005, recorded March 28, 2005, at Book/Page 05547, Page 2885, Montgomery County, Pennsylvania Records.

Parcel Number: 38-00-02703-00-4.

Location of property: 1 Game Farm Road, Lower Frederick Twp., PA 19473.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Michael John Kriebel** at the suit of LSF10 Master Participation Trust. Debt: \$105,081.43.

**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.

19-11983

ALL THAT CERTAIN parcel of land and any buildings and improvements thereon in **Ambler Borough**, Montgomery County, Pennsylvania, described as follows:

BEGINNING at a point formed by the intersection of the Southeasterly side of Butler Pike (50 feet wide) with the Northeasterly side of Maple Street (40 feet wide); thence extending from said point of beginning (1) along the said Southeasterly side of Butler Pike, North 68 degrees 57 minutes 30 seconds East 161.98 feet to a point on the Southwesterly right of way line of the Reading Railroad; thence (2) along said Southwesterly right of way line of the Reading Railroad South 20 degrees 18 minutes 30 seconds East 150.00 feet to a copperhead spike; thence (3) along lands now or formerly Montgomery County Industrial Development Authority, South 68 degrees 57 minutes 20 seconds West 162.05 feet to a copperhead spike on the said Northeasterly side of Maple Street; thence (4) along the said Northeasterly side of Maple Street, North 20 degrees 17 minutes 00 seconds West 150.00 feet to the first mentioned point of intersection and place of beginning.

SUBJECT to covenants and restrictions of record.

BEING the same premises which BP Products North America, Inc., a Maryland Corporation, formerly Amoco Oil Company, by Deed dated December 14, 2001 and recorded on December 31, 2001 in the Office of the Recorder of Deeds in and for the county of Montgomery, Pennsylvania in Deed Book 5390, Page 612, granted and conveyed unto Ambler Station, LLC, in fee.

Parcel Number: 01-00-00748-00-7.

Location of property: 90 W. Butler Avenue, Ambler, PA 19002.

The improvements thereon are: Commercial-Gas Station, Mini Market.

Seized and taken in execution as the property of **Ambler Station, LLC** at the suit of WestRidge Lending Fund, LLC. Debt: \$1,947,932.29 plus interest from May 1, 2019.

**Fox and Fox 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.

19-12082

ALL THAT CERTAIN unit or parcel of land, with the buildings and improvements thereon erected, situate in **Horsham Township**, Montgomery County, Pennsylvania, shown on record plan of subdivision prepared for Sawmill Valley, Section 3, Phase III and IV (Sawyer's Creek), being Sheet 2 of 10, dated 12/15/1983, last revised 1/6/1984, as recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-45 Page 375, and designated thereon as Unit No. 29.

TOGETHER with and under subject to the rights, provisions, covenants and restrictions, easements, terms and agreements, conditions, exceptions, reservations and exclusions contained and set forth in that certain declaration of easements, conditions and restrictions created by Sawyer's Creek Association, Inc., dated 11/14/1983, recorded in the Office of the Recorder of Deeds of Montgomery County in Deed Book 4723, Page 1507, as supplemented by Supplementary Declaration of declaration of restrictions, covenants and easements as in Deed Book 4734/Page 633, as supplemented by Supplementary Declaration of restrictions, covenants and easements as in Deed Book 4758 / Page 1832, as amended by First Amendment to Declaration of restrictions, covenants and easements as in Deed Book 5082 / Page 2016 and any amendments thereto.

BEING the same premises conveyed by SaraJane Wilson, 50% of which to Harris Gubernick and Diane Gubernick as Tenants by the Entirety, and 50% of which to Danielle Loyd, as Tenants in Common with Harris Gubernick and Diane Gubernick, by Deed dated 6/2/2014 and recorded 6/7/2014 in the Office of the Montgomery County Recorder of Deeds in Book 5916, Page 1624.

TITLE TO SAID PREMISES IS VESTED IN Danielle Lloyd, Diane Gubernick, and Harris Gubernick by deed from SaraJane Wilson dated June 2, 2014 and recorded June 17, 2014 in Deed Book 5916, Page 1624.

Parcel Number: 36-00-04135-28-4.

Location of property: 29 Ember Lane, Horsham, Pennsylvania 19044.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Danielle Lloyd, Diane Gubernick and Harris Gubernick** at the suit of Pingora Loan Servicing, LLC. Debt: \$176,103.36.

**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.

19-12140

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Lower Moreland Township**, Montgomery County, Pennsylvania, described according to a final plan of Albidale West made for William J and Alice K Levitt by William G. Major Associates, Engineers and Surveyors, Bristol, Pennsylvania, dated 9/2/1966 and recorded in plan book a 10 page 27, as follows, to wit:

BEGINNING at a point on the northwesterly side of Ridgeview road (50 feet wide) the 5 following courses and distances from the intersection of the northeasterly side of hunters turn (50 feet wide) (1) on the arc of a circle curving to the left having a radius of 125 feet the arc distance of 77.54 feet to a point of tangent, (2) thence north 88 degrees 35 minutes 20 seconds east 10.35 feet to a point of curve; (3) thence on the arc of a circle curving to the left having a radius of 20 feet the arc distance of 26.76 feet to a point of reverse curve; (4) thence on the arc of a circle curving to the right having a radius of 175 feet the arc distance of 67.80 feet to a point of tangent; (5) thence north 34 degrees 07 minutes 45 seconds east 33 feet to the beginning point; thence from the beginning point and extending north 55 degrees 52 minutes 15 seconds west 140 feet to a point; thence extending north 29 degrees 21 minutes 56 seconds east 120.42 feet to a point, thence extending south 55 degrees 52 minutes 15 seconds east 150 feet to a point on the northwesterly side of Ridgeview road, thence along same south 34 degrees 07 minutes 45 seconds west 120 feet to the first mentioned point and place of beginning.

BEING Lot No. 55.

TITLE TO SAID PREMISES IS VESTED IN Evan Horn, by Deed from Charles Kurtz and Joan Kurtz, h/w, Dated 09/30/2003, Recorded 12/12/2003, in Book 5485, Page 2164.

Parcel Number: 41-00-08053-00-6.

Location of property: 3724 Ridgeview Road, Huntingdon Valley, PA 19006-3318.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Evan Horn and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of Wells Fargo Bank, N.A., s/b/m to Wells Fargo Bank Southwest, N.A. f/k/a Wachovia Mortgage, F.S.B. f/k/a World Savings Bank, F.S.B. Debt: \$242,502.25.

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

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

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

19-12276

ALL THAT CERTAIN tract of land, situate in **Marlborough Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a Plan of Subdivision made for J.S. Schoelkopf, by Urwiler & Walter, Inc., dated January 25, 1968, revised April 8, 1968, as follows:

BEGINNING at a point on the center line of Church Road, said point being the intersection Lot No. 3 (lands of J.S. Schoelkopf) and herein described Lot No. 3 with said center line; thence extending along Lot No. 3 north forty four degrees fifty six minutes fifty five seconds east five hundred sixty four and twenty six one hundredths feet to a point in line of Lot No. 6; thence extending along said lot south sixty degrees fifteen minutes nineteen seconds east twenty feet to an iron pin in line of Lot No. 5; thence extending along said lot the following two courses and distances; (1) south twenty two degrees nine minutes west four hundred sixty feet to an iron pin (2) south fifty degrees four minutes sixteen seconds west one hundred fifty four and thirty one hundredths feet to a point in the aforementioned center line of Church Road; thence extending along the same the following two courses and distances: (1) north forty one degrees fifty four minutes west one hundred fifty one feet to a point; (2) north forty five degrees ten minutes west thirty three feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Brent A. Stanek by Deed from Robert I. Lomax dated 03/23/1998 recorded 04/06/1998 in Book 5221/Page 1067.

Parcel Number: 45-00-00387-00-9.

Location of property: 1105 Church Road, Summeytown, PA 18084.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Brent A. Stanek** at the suit of Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, Not Individually, but as Trustee for Pretium Mortgage Acquisition Trust. Debt: \$83,572.35.

**RAS Citron, LLC**, Attorneys.

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

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

19-12387

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, Pennsylvania, known and designated as Lot Nos. 921 and 922 on a certain plan of lots of Willow Grove, Division No. 2 recorded in the Office for the Recording of Deeds in and for the County of Montgomery aforesaid, at Norristown, in Deed Book 536/ Page 500.

BEING the same premises conveyed to Herbert Liles from Estate of Adrienne Y. Washington, a/k/a Adrienne Yvonne Washington, a/k/a Adrinne Washington, Deceased, by Deed dated November 25, 2015, and recorded on December 23, 2015, as Instrument Number 2015096870 in Book 5983, Page 720.

Parcel Number: 30-00-57008-00-4.

Location of property: 1538 Robinson Avenue, Willow Grove, Pennsylvania 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Herbert Liles** at the suit of The Money Source Inc. Debt: \$245,554.36.

**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.

19-12463

ALL THAT CERTAIN tract or parcel of land and premises lying, being and situate in **Cheltenham Township**, Montgomery County, Pennsylvania being more particularly described as follows:

BEING the same land and premises more particularly described in Deed Book 5371, Page 399.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania as shown on a Plan prepared by George B. Mebus, Inc., Consulting Engineers, dated October 24, 1983 and revised January 5, 1984 and recorded in Montgomery County in Plan Book A-46 page 321, more fully described as follows, to wit:

BEING more fully described in Deed as the following:

BEGINNING at a point on the Northeasterly side of Jefferson Avenue (50 feet wide), said point being at the distance of 164.91 feet measured South 51 degrees 02 minutes 00 seconds East from a point of intersection which the said side of Jefferson Avenue makes with the Easterly side of Laurel Avenue (33 feet wide); thence from said point of beginning North 38 degrees 58 minutes 00 seconds East 150.00 feet to a point in line of lands of Peter J. and Jacob Goss; thence along the Southwesterly line of land of Peter J. and Jacob Goss South 51 degrees 02 minutes 00 seconds, East 33.34 feet to a point; thence extending South 38 degrees 58 minutes 00 seconds West 150.00 feet to a point on the aforementioned Northeasterly side of Jefferson Avenue; thence along the said side of Jefferson Avenue North 51 degrees 02 minutes 00 seconds West 33.34 feet to a point, the first mentioned point and place of beginning.

BEING the same premises which Mel Martinez, Secretary of Housing and Urban Development, of Washington, D.C. by their Attorney In Fact, Denise Navarro by Deed dated 8/1/2001 and recorded 8/13/2001 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5371 at Page 0399, granted and conveyed unto Justine Pena.

Parcel Number: 31-00-15272-00-6.

Location of property: 549 Jefferson Avenue, Cheltenham, PA 19012.

The improvements thereon are: A duplex.

Seized and taken in execution as the property of **Justine Pena** at the suit of Metropolitan Life Insurance Company. Debt: \$223,426.39.

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

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

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

19-14187

ALL THAT CERTAIN lot or piece of ground, being Lot #3 on Plan of tract of lands, with the messuage or tenement thereon erected, situate on the West side of Main Street, in **Pennsburg Borough**, Montgomery County, Pennsylvania, bounded on the North by property of now or late Clement G. Mumbauer, as Lot #2 on the East by Main Street, on the South by Lot #4 and on the West by property of now or late of Dr. J.G. Mensch.

CONTAINING in front, along Main Street, 40 feet and in depth from Main Street to said property of now or late of Dr. J.G. Mensch, 137 feet be the same more or less.

BEING THE SAME PREMISES which Deborah R. Turofski, by Deed dated August 20, 2012 and recorded August 22, 2012 in Book 5845/Page 02077/Instrument Number 2012082847, in the Office of the Recorder of Deeds in and for the County of Montgomery, granted and conveyed unto Joseph Giunta and Nichole Giunta, husband and wife, as tenants by the entirety, in fee.

Parcel Number: 15-00-01477-00-2.

Location of property: 527 Main Street, Pennsburg, PA 18073.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Joseph Giunta and Nichole Giunta** at the suit of Bayview Loan Servicing, LLC, a Delaware Limited Liability Company. Debt: \$198,490.69.

**Shapiro & DeNardo**, Attorneys.

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

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

19-14200

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as "Forest Gardens" made by Damon and Foster, Civil Engineers, dated October 17, 1958, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County, PA, in Plan Book A-4 page 91, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Forest Avenue (50 feet wide) said point being the two following courses and distances from a point of curve on the Southwesterly side of Redwood Lane (50 feet wide): (1) leaving Redwood Lane on the arc of a circle curving to the left having a radius of 20 feet the arc distance of 31.34 feet to a point of tangent on the Southeasterly side of Forest Avenue, and (2) South 40 degrees 34 minutes 30 seconds West along the Southeasterly side of Forest Avenue 15.67 feet to the place of beginning.



CONTAINING in front or breadth, Southwestwardly, along the Southeasterly side of Forest Avenue 18 feet and extending of that width in length or depth, Southeastwardly, between parallel lines at right angles to Forest Avenue 91 feet to a point on the Northwesterly side of a certain fifteen feet wide driveway. The Northeasterly and Southwestly lines passing through party walls between these premises and premises adjoining to the Northeast and Southwest.

TOGETHER with the free and common use, right, liberty and privilege of the above mentioned driveway, as and for a passageway and watercourse, at all times, hereafter, forever, in common with the owners and occupiers of the other lots or ground bounding thereon and entitled to the use thereof.

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

TITLE TO SAID PREMISES IS VESTED IN Patricia A. Corroplese, by Deed from Jacob V. Corroplese and Patricia A. Corroplese, dated 05/24/2013, recorded 05/30/2013, in Book 5874, Page 02707.

Parcel Number: 13-00-11452-00-1.

Location of property: 812 Forest Avenue, Norristown, PA 19401-3613.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Patricia A. Corroplese** at the suit of Wells Fargo Bank, N.A. Debt: \$107,535.34.

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

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

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

19-14217

ALL THAT CERTAIN tract of parcel of land and premises, situate in **Cheltenham Township**, Montgomery and Commonwealth of 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 5/1 7/2000 and recorded 7/19/2001 in Montgomery County in Deed Book 5363/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".

BEING THE SAME PREMISES WHICH Jacqueline Moss, Successor Trustee to the Trust under will of Anna Goss, deceased, by deed dated 9/12/2006 and recorded on 9/26/2006 in the office for the Recorder of Deeds in and for the County of Montgomery at Book 6016, page 2581, etc., granted and conveyed unto Jacqueline Moss and Peter Craig Goss.

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

Location of property: 570 Cottman Street, Unit 2, Cheltenham, PA 19012 a/k/a 570-72 Cottman Avenue, Unit Number 2, Cheltenham, PA 19012.

The improvements thereon are: Commercial condominium.

Seized and taken in execution as the property of **Jacqueline Moss and Peter Craig Goss** at the suit of Firsttrust Bank. Debt: \$239,179.39.

**Weber and Gallagher**, 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.

19-14234

ALL THAT CERTAIN message or tenement and lot or piece of ground, situate in **North Wales Borough**, Montgomery County, Pennsylvania, bounded and described as follows:

BEGINNING at the intersection of the Southwest side line of Seventh Street, as dedicated to public use forever, by Joseph Hopkins and George Hoffman, et al, on the 12th day of May A.D., 1910, as per record of the same in Deed Book No. 633 page 270 etc., and the Southeasterly side line of Walnut Street; thence extending along said side line of Seventh Street, South fifty-nine degrees East one hundred sixty-five feet and two-tenths of a foot to an iron pin in line of Jane Hopkins Estate; thence along the same, South twenty-eight degrees forty minutes West thirty-seven feet and five-tenths of a foot to a point; thence North fifty-eight degrees fifteen minutes West extending through the piece or parcel of ground of which this was formerly a part, and through the partition wall of this and the adjoining dwelling house, one hundred sixty feet and eighty-five one-hundredths of a foot to a point in the said side of Walnut Street; thence along the same, North twenty-two degrees East thirty-seven feet and five-tenths of a foot or the distance from said partition wall to the place of beginning.

UNDER AND SUBJECT TO the same rights, privileges, agreements, rights-of-way, easements, conditions, exceptions, restrictions, and reservations as exist by virtue of prior recorded instruments, plans, Deeds of Conveyances, or visible on ground.

TITLE TO SAID PREMISES IS VESTED IN Nathan Stiles, Adult Individual, by Deed from Susan Camburn, Co-Executrix and Alis Lauman, Co-Executrix of the Estate of Ruth E. Rinker, dated 02/10/2014, recorded 03/04/2014, in Book 5905, Page 2453.

Parcel Number: 14-00-04240-00-3.

Location of property: 625 East Walnut Street, North Wales, PA 19454-2819.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Nathan Stiles** at the suit of Freedom Mortgage Corporation. Debt: \$152,538.55.

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

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

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

19-14332

ALL THAT CERTAIN brick message or tenement and lot of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, on the South side of Chestnut Street, between Washington and Warren Streets, being known as 530 Chestnut Street, bounded and described as follows, to wit:

BEGINNING at the South line of Chestnut Street, at a point a corner of this and land now or late of John R. Hiester; thence by the same Southwardly 140 feet to a 20 feet wide alley; thence by the same alley Eastwardly 22 feet 6 inches to the lands now or late of Josiah Fryer; thence by the same Northwardly and parallel with the first line described 140 feet to the South line of Chestnut Street, aforesaid, 22 feet and 6 inches to the place of beginning.

BEING the same premises which Barry Nierhaus, by Deed dated February 21, 1994 and recorded on March 1, 1994, in the Office of the Montgomery County Recorder of Deeds in Deed Book Volume 5070 at Page 1635, granted and conveyed unto Barry Nierhaus and Deborah Nierhaus, husband and wife.

AND THE SAID Barry Nierhaus departed this life on July 28, 2018, thereby vesting ownership of his interest in the property in Deborah Nierhaus, by operation of law.

Parcel Number: 16-00-05704-00-4.

Location of property: 530 Chestnut Street, Pottstown, PA 19464.

The improvements thereon are: Single-family residential.

Seized and taken in execution as the property of **Barry Nierhaus and Deborah Nierhaus, husband and wife** at the suit of U.S. Bank National Association, as Indenture Trustee, for the CIM Trust 2016-2, Mortgage-Backed Notes, Series 2016-2. Debt: \$107,893.43.

**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.

19-15110

ALL THAT CERTAIN lot or piece of land, situate in the Second Ward of **Ambler Borough**, Montgomery County, Pennsylvania, being part of Lot Number 34 on a Plan of Lots prepared by Herbert H. Metz, Civil Engineer, April 19, 1920, bounded and described as follows:

BEGINNING at a point on the Southerly side of Rosemary Avenue (50 feet wide) 428 feet Southeastwardly from the Easterly side of Spring Garden Street; thence South 9 degrees, 50 minutes West 150.95 feet to a point; thence extending North 47 degrees 10 minutes East 33.35 feet to a point, a corner, thence extending North 9 degrees, 50 minutes East 124.71 feet to a point on the South side of Rosemary Avenue and thence extending along the same, North 8 degrees 6 minutes West 20 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Veronica A. Aurello, Nicole Aurello and Stephanie Aurello, as Joint Tenants with the Right of Survivorship, by Deed from Joseph A. Rocco, dated 11/17/2006, recorded 12/22/2006, in Book 5628, Page 2229.

Parcel Number: 01-00-04267-00-7.

Location of property: 138 Rosemary Avenue, Ambler, PA 19002-4723.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Veronica A. Aurello, Nicole Aurello and Stephanie Aurello** at the suit of LSF11 Master Participation Trust. Debt: \$218,078.72.

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

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

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

19-15312

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, being Lot No. 6 on Plan of Tookany Drive Spur Lots, made by Franklin and Lindsay, Esquires, Civil Engineers, dated August 27, 1938 and which plan was recorded in the Office of the Recorder of Deeds, etc., in and for the County of Montgomery at Norristown, Pennsylvania, in Deed Book No. 1214, Page 600, as follows, to wit:

BEGINNING at a point on the Easterly side of New Second Street, (as laid out 25 feet East of and parallel with the center line of said Street as shown on the said plan), said point being at distance of 75 feet measured North 29 degrees 56 minutes, 30 seconds East along the said side of New Second Street from a point of curve of a 15 foot radius round corner into the North side of Tookany Drive spur (40 feet wide); thence North 29 degrees 56 minutes 30 seconds East along said side of New Second Street 70 feet to a point, a corner of Lot No. 5, thence along the side of same South 60 degrees 3 minutes 30 seconds East 125 feet to a point, thence extending along the rear of Lot No. 12 South 29 degrees 56 minutes 30 seconds West 70 feet to a point, thence extending along the side of Lot No. 7 North 60 degrees, 3 minutes 30 seconds West 125 feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to certain conditions and restrictions of record.

BEING THE SAME PREMISES which Janice R. Levy, by Deed dated January 29, 2009 and recorded February 6, 2009 in Book 5721, Page 739, Instrument Number 2009009564, in the Office of the Recorder of Deeds in and for the County of Montgomery, granted and conveyed unto Larry Robinson, in fee.

Parcel Number: 31-00-20356-00-7.

Location of property: 8007 New Second Street, Elkins Park, PA 19027.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Larry Robinson** at the suit of Nationstar Mortgage LLC d/b/a Mr. Cooper. Debt: \$148,992.73.

**Katherine M. Wolf**, Attorney.

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.

19-15942

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, known as Lot #52, on Plan of Lots known as the Ideal Building Lots, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southeasterly side of Noble Street, at the distance of two hundred ninety five feet Northeasterly from the Northeast side of Oak Street, a corner of this and land conveyed to George B. Hall and wife; thence along said land Southeasterly one hundred seventy feet, eight and three-eighth inches to the Northwesterly side of an alley Northeasterly twenty five feet to a corner of Lot #53 on said plan; thence along Lot #53 Northwesterly one hundred seventy feet, eight and three-eighth inches to a point on the Southeasterly side of Noble Street, aforesaid; thence along said side of said Noble Street, Southwesterly twenty five feet to the point and place of beginning.

BEING THE SAME PREMISES which Patricia A. Moran and Dolores A. Vandergrift, by Deed dated June 30, 1999 and recorded July 26, 1999 in Book 5280, Page 2170, in the Office of the Recorder of Deeds in and for the County of Montgomery, granted and conveyed unto Darlene M. Johnson, in fee.

Parcel Number: 13-00-27608-00-9.

Location of property: 722 Noble Street, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Darlene M. Johnson** at the suit of Nationstar Mortgage LLC d/b/a Mr. Cooper. Debt: \$134,607.64.

**Katherine M. Wolf**, Attorney.

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.

19-16165

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, described according to a Certain Plan thereof known as 'Waverly Heights', Map of Property of Louis J. D'Angeli Co., made by Yerkes Engineering Co., dated 3/23/1965 and last revised 11/24/1967, as follows, to wit:

BEGINNING at a point a spike in the center line of Lafayette Road (50 feet wide) said point being the following 5 courses and distances from a spike formed by the intersection of the extended center line of Lafayette Road with the title line in the bed of Waverly Road (50 feet wide): (1) leaving Waverly Road South 24 degrees 49 minutes East along the extended center line of Lafayette Road through the bed of Waverly Road 31.23 feet to a spike a point of curve; (2) Southeastwardly partly along the extended center line of Lafayette Road and partly along the center line of Lafayette Road on the arc of a circle curving to the left having a radius of 125 feet the arc distance of 98.17 feet to a spike, a point of tangent; (3) South 69 degrees 49 minutes East along the center line of Lafayette Road 265 feet to a point of curve on the same; (4) Southeastwardly along the center line of Lafayette Road on the arc of a circle curving to the right having a radius of 200 feet the arc distance of 188.84 feet to a point of tangent; and (5) South 15 degrees 43 minutes East still along the center line of Lafayette road 454.44 feet to the point of beginning; thence extending from said point of beginning North 74 degrees 17 minutes East crossing the Northeasterly side of Lafayette Road 425.56 feet to a point on the Southwesterly side of the Schuylkill Expressway (120 feet wide); thence extending South 30 degrees 11 minutes East along the Southwesterly side of the Schuylkill Expressway 199.72 feet to a point; thence extending South 87 degrees 04 minutes West crossing the Easterly side of a cul-de-sac (of irregular width) at the end of Lafayette Road 487.56 feet to a point a spike in the bed of said cul-de-sac; thence extending North 15 degrees 43 minutes West partly through the bed of the aforesaid cul-de-sac and partly along the center line of Lafayette Road aforesaid 85.56 feet to the first mentioned point and place of beginning.

BEING Lot No. 15 as shown on the above-mentioned Plan.

TITLE TO SAID PREMISES IS VESTED IN Anthony A. Minessale and Adele R. Minissale, his wife, by Deed from Louis J. D'Angeli and Ronald E. D'Angeli, Co-Partners Trading as Louis J. D'Angeli Company, dated 07/15/1969, recorded 07/18/1969, in Book 3563, Page 388.

ADELE R. MINISSALE a/k/a Adele Minissale was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Adele R. Minissale a/k/a Adele Minissale's death on or about 01/16/2018, her ownership interest was automatically vested in the surviving tenant by the entirety.

Parcel Number: 40-00-29184-00-8.

Location of property: 1934 Lafayette Road, Gladwyne, PA 19035-1237.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Anthony A. Minissale and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of Firsttrust Bank. Debt: \$437,532.03.

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

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

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

19-16767

ALL THAT CERTAIN unit designated as Unit 7-A Being a unit in Northridge Estates, a condominium, situate in **West Norriton Township**, Montgomery County, Pennsylvania, as designated in Declaration of Condominium of Northridge Estates, a condominium, including Plats and Plans bearing date January 28, 1987 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery on February 3, 1987 in Deed Book 4828, Page 1172; a First Supplementary Declaration of Condominium, dated February 26, 1987 and recorded March 3, 1987 in Deed Book 4830, Page 1406; a Second Supplementary Declaration of Condominium, dated April 8, 1987 and recorded April 10, 1987 in Deed Book 4834, Page 1169; a Third Supplementary Declaration of Condominium dated May 20, 1987 and recorded June 9, 1987 in Deed Book 4840, Page 877; a Fourth Supplementary Declaration of Condominium dated July 14, 1987 and recorded July 21, 1987 in Deed Book 4845, Page 106; a Fifth Supplementary Declaration of Condominium, dated July 28, 1987 and recorded August 19, 1987 in Deed Book 4848, Page 936; a Sixth Supplementary Declaration of Condominium, dated October 7, 1987 and recorded October 13, 1987 in Deed Book 4853, Page 2336; a Seventh Supplementary Declaration of Condominium dated November 25, 1987 and recorded January 5, 1988 in Deed Book 4862, Page 427; an Eighth Supplementary Declaration of Condominium dated February 1, 1988 and recorded February 17, 1988 in Deed Book 4865, Page 938; a Ninth Supplementary Declaration of Condominium dated 04/06/1988 and recorded 04/15/1988 in Deed Book 4870, Page 399; a Tenth Supplementary Declaration of Condominium dated 05/10/1988 and recorded 05/16/1988 in Deed Book 4873, Page 485; an Eleventh Supplementary Declaration of Condominium dated 06/10/1988 and recorded 06/15/1988 in Deed Book 4876, Page 424; a Twelfth Supplementary Declaration of Condominium dated 07/05/1988 and recorded 08/09/1988 in Deed Book 4882, Page 2066; a Thirteenth Supplementary Declaration of Condominium dated 11/07/1988 and recorded 11/10/1988 in Deed Book 4893, Page 864; and a Fourteenth Supplementary Declaration of Condominium dated 12/01/1988 and recorded 12/15/1988 in Deed Book 4896, Page 1864.

BEING THE SAME PREMISES which Rose Hitman, William Hitman, Jr., and Kathleen Asimos, as Joint Tenants with Rights of Survivorship by Deed dated 5/20/2008 and recorded 4/13/2009 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5726 at Page 2451, granted and conveyed unto Rose Hitman, unmarried.

Parcel Number: 63-00-09091-12-5.

Location of property: 112 Wendover Drive, Unit 7-A, Norristown, PA 19403.

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

Seized and taken in execution as the property of **Kathleen Asimos, Solely in Her Capacity as Heir of Rose Hitman, Deceased and William Hitman, Jr., Solely in His Capacity as Heir of Rose Hitman, Deceased** at the suit of Bank of America, N.A. Debt: \$132,442.73.

**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.

19-17365

ALL THOSE TWO CERTAIN Lots of lands, with the buildings and improvements thereon erected, situate, lying and being in **Norristown Borough**, Montgomery County, Pennsylvania, known and designated as Lot Numbers 55 and 56, Block "C" of "Coleman Terrace Development of Norristown Realty Company", a Map of which is now on file in the Office for the Recording of Deeds of the County of Montgomery, in Deed Book 857, Page 600, said Lots being more particularly described as follows, to wit:

BEGINNING at the North corner of Brown and Juniper Streets; thence extending along Brown Street, the distance of 40.00 feet and extending of that width in length or depth between parallel lines Northeastwardly, the distance of 143.30 feet to a 20.00 feet wide alley. Bounded on the Northeast by said 20.00 feet wide alley, on the Southeast by Juniper Street, aforesaid, on the Southwest by Brown Street, aforesaid; and on the Northwest by Lot Number 57.

BEING THE SAME PREMISES which Jason T. Pennington and Christina Pennington, husband and wife, by Deed dated 10/6/2016 and recorded 10/10/2018 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 6110 at Page 01447, granted and conveyed unto Jason T. Pennington.

Parcel Number: 13-00-17992-00-4.

Location of property: 1605 Juniper Street, Norristown, PA 19401.

The improvements thereon are: A duplex.

Seized and taken in execution as the property of **Jason T. Pennington** at the suit of Deutsche Bank National Trust Company, as Trustee, in Trust for the Registered Holders of Morgan Stanley ABS Capital I Inc. Trust 2004-HE2, Mortgage Pass-Through Certificates, Series 2004-HE2. Debt: \$312,057.98.

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

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

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

**To all parties in interest and claimants:**

Notice is hereby given the schedules of distribution by the Sheriff on January 29, 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 DISSOLUTION**

Notice is hereby given that the shareholders and directors of **CFD Premium Funding Corporation**, a Pennsylvania corporation, with an address of 111 Presidential Blvd., Suite 211, Bala Cynwyd, PA 19004, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

**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.*

**CMW Tech, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**Stephen P. Imms, Jr., Esquire**  
396 Main Street  
Harleysville, PA 19438

**Double Team Outdoors, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**Stephen P. Imms, Esquire**  
396 Main Street  
Harleysville, PA 19438

**JTS Machinery, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**Francis X. Buschman, Jr., Esquire  
Buschman & Johnson**  
228 N. Main Street  
Souderton, PA 18964

**Krumenacker Engineering, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**John H. Filice, Esquire  
Rubin, Glickman, Steinberg and Gifford**  
2605 N. Broad Street, P.O. Box 1277  
Lansdale, PA 19446

**Lincage Imaging Systems, Inc.** has been incorporated under the provisions of the Business Corporation Law of 1988, as amended.

**Andrew P. Grau, Solicitor  
Hamburg, Rubin, Mullin, Maxwell & Lupin, P.C.**  
375 Morris Road, P.O. Box 1479  
Lansdale, PA 19446-0773

**MHJH, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**Joseph A. Hirsch, Esquire  
Hirsch & Hirsch**  
Two Bala Plaza, 3rd Floor, Suite 300,  
Bala Cynwyd, PA 19004

**Tryangle Consultants, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**Michelle M. Forsell, Esquire**  
570 Main Street  
Pennsburg, PA 18073

**ARTICLES OF INCORPORATION  
NONPROFIT**

**Lambda Achievement Foundation** has been incorporated under the provisions of the Nonprofit Corporation Law of 1988, as amended, for charitable purposes.

**Anthony L. Richardson, Solicitor  
Richardson Law Firm**  
111 Presidential Boulevard, #232  
Bala Cynwyd, PA 19004

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2019-25307

NOTICE IS HEREBY GIVEN that on October 24, 2019, the Petition of Aline Bahia, on behalf of Christopher Bahia Aquino, a minor, was filed in the above named Court, praying for a Decree to change his name to CHRISTOPHER BAHIA.

The Court has fixed December 18, 2019, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA CIVIL ACTION - LAW NO. 2019-25839

NOTICE IS HEREBY GIVEN that on November 1, 2019, the Petition of Chakralangri Maitreya Nhat Hanh Wade, a minor, was filed in the above named Court, praying for a Decree to change the name to CHAKRA COOPER WADE.

The Court has fixed January 8, 2020, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA CIVIL ACTION - LAW NO. 2019-24988

NOTICE IS HEREBY GIVEN that the Petition of Connie Buffett was filed in the above named Court, praying for a Decree to change her name to CONSTANCE A. BUFFETT.

The Court has fixed December 18, 2019, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA CIVIL ACTION - LAW NO. 2019-25355

NOTICE IS HEREBY GIVEN that on October 25, 2019, the Petition of Kimberly Tha, on behalf of Sophia Lucrecia Reyes, a minor, was filed in the above named Court, praying for a Decree to change her name to SOPHIA LUCRECIA REYES-THA.

The Court has fixed January 8, 2020, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

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

ADAMS, ADOLPH, dec'd.

Late of Abington Township. Administrator: DALE EDWARD ADAMS, c/o Mark W. Adams, Esquire, 219 Race Street, Suite B, Philadelphia, PA 19106. ATTORNEY: MARK W. ADAMS, 219 Race Street, Suite B, Philadelphia, PA 19106

AVERBACH, BONNIE, dec'd.

Late of Cheltenham Township. Executors: RACHELLE LEESE AND ROBERT AVERBACH, c/o Charles K. Plotnick, Esquire, One Tower Bridge, Suite 100, 100 Front Street, Conshohocken, PA 19428. ATTORNEY: CHARLES K. PLOTNICK, FLASTER GREENBERG PC, One Tower Bridge, Suite 100, 100 Front Street, Conshohocken, PA 19428

BARBALACE, ANTHONY, dec'd.

Late of West Pottsgrove Township. Executors: DONNA DeMILIO, 923 Grosstown Road, Stowe, PA 19464, AUGUSTINE BARBALACE, 925 Grosstown Road, Stowe, PA 19464, FRANK BARBALACE, 71 Rosemary Lane, Glenmore, PA 19343. ATTORNEY: CHARLES A. RICK, ROLAND RICK STOCK, 933 N. Charlotte Street, Suite 3-B, Pottstown, PA 19464

BRADLEY, JACOB also known as JACOB E. BRADLEY, JAKE BRADLEY and JACK BRADLEY, dec'd.

Late of Horsham Township. Executrix: JANET COLE, c/o Eric Ladley, Esquire, 608 Main Street, Lansdale, PA 19446. ATTORNEY: ERIC LADLEY, MONTCO ELDER LAW LLP, 608 Main Street, Lansdale, PA 19446

BRODERICK, KATHLEEN A. also known as KATHLEEN BRODERICK, dec'd.

Late of Lower Merion Township. Executrix: MARY BRODERICK, c/o Edward J. Kaier, Esquire, 1835 Market Street, Philadelphia, PA 19103-2968. ATTORNEY: EDWARD J. KAIER, TEETERS HARVEY MARRONE KAIER LLP, 1835 Market Street, Philadelphia, PA 19103-2968

CARONA, MARY C., dec'd.

Late of Lower Providence Township. Executrix: JEAN M. FUGA, 102 Mt. View Road, Tillson, NY 12486. ATTORNEY: REBECCA A. HOBBS, O'DONNELL, WEISS & MATTEI, P.C., 41 E. High Street, Pottstown, PA 19464

**CLAUSS, HARRY WALTER, dec'd.**

Late of Hatboro, PA.  
 Executor: KIRK CLAUSS,  
 2385 Greensward N.,  
 Warrington, PA 18976.

**CLEMMER, KAREN J. also known as  
KAREN JEAN CLEMMER, dec'd.**

Late of Franconia Township.  
 Executors: KENNETH J. CLEMMER,  
 845 Arrowhead Lane,  
 Harleysville, PA 19438,  
 GERALD A. CLEMMER,  
 2635 County Line Road,  
 Telford, PA 18969.  
 ATTORNEY: CHARLOTTE A. HUNSBERGER,  
 LANDIS, HUNSBERGER, GINGRICH & WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**CRUMP, ELAINE T. also known as  
ELAINE THOMAS CRUMP, dec'd.**

Late of Lower Gwynedd Township.  
 Executor: GREGG A. CRUMP,  
 c/o John J. McAneney, Esquire,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034-7544.  
 ATTORNEY: JOHN J. McANENEY,  
 TIMONEY KNOX, LLP,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034-7544

**DALTON, ELEANOR N., dec'd.**

Late of Horsham Township.  
 Executor: GERALD GIBBONI,  
 c/o Arthur G. Krevitz, Esquire,  
 4230 Bensalem Blvd.,  
 Bensalem, PA 19020.  
 ATTORNEY: ARTHUR G. KREVITZ,  
 KREVITZ & ASSOCIATES,  
 4230 Bensalem Blvd.,  
 Bensalem, PA 19020

**DOWELL, WALTER L., dec'd.**

Late of Borough of Hatboro.  
 Executrix: PATRICIA H. DOWELL,  
 c/o Mullaney Law Offices,  
 598 Main Street, P.O. Box 24,  
 Red Hill, PA 18076-0024.  
 ATTORNEY: CHRISTOPHER P. MULLANEY,  
 MULLANEY LAW OFFICES,  
 598 Main Street, P.O. Box 24,  
 Red Hill, PA 18076-0024

**FAULKNER, JOSEPH MERRIMAN, dec'd.**

Late of Abington Township.  
 Executor: L. RANDALL FAULKNER,  
 42 N. Main Street,  
 Perkasio, PA 18944.

**FORREST, STEPHANIE ELIZABETH, dec'd.**

Late of Borough of Pottstown.  
 Executrix: ASHLEY BOETTCHER,  
 64 Doe Run Lane,  
 Pottstown, PA 19464.

**GORSON, MAXWELL PHILIP also known as  
MAXWELL P. GORSON, dec'd.**

Late of Springfield Township.  
 Executors: NOAH GORSON AND  
 NAOMI STRAUSS GORSON,  
 1845 Walnut Street, Suite 1300,  
 Philadelphia, PA 19103.  
 ATTORNEY: NOAH GORSON,  
 1845 Walnut Street, Suite 1300,  
 Philadelphia, PA 19103

**GOUDSWARD, GILBERT JOHN, dec'd.**

Late of Lower Salford Township.  
 Administrator: JEFFREY E. GOUDSWARD,  
 c/o Stephen P. Imms, Jr.,  
 396 Main Street,  
 Harleysville, PA 19438.  
 ATTORNEY: STEPHEN P. IMMS, JR.,  
 396 Main Street,  
 Harleysville, PA 19438

**HAASZ JR., WILLIAM W., dec'd.**

Late of Springfield Township.  
 Administrator: JOHN F. WALSH,  
 653 Skippack Pike, Suite 317,  
 P.O. Box 445,  
 Blue Bell, PA 19422-0702.  
 ATTORNEY: JOHN F. WALSH,  
 653 Skippack Pike, Suite 317,  
 P.O. Box 445,  
 Blue Bell, PA 19422-0702

**LEVENTHAL, JACK M., dec'd.**

Late of Whitmarsh Township.  
 Executors: ROBERT LEVENTHAL AND  
 JUDITH FISHER,  
 c/o John N. Schaeffer, III, Esquire,  
 60 E. Court Street, P.O. Box 1389,  
 Doylestown, PA 18901-0137.  
 ATTORNEY: JOHN N. SCHAEFFER, III,  
 EASTBURN & GRAY, PC,  
 60 E. Court Street, P.O. Box 1389,  
 Doylestown, PA 18901-0137

**LITTLE, EDWARD LEE, dec'd.**

Late of Springfield Township.  
 Executor: JOHN E. LITTLE,  
 1 Maverick Lane,  
 Travelers Rest, SC 29690.

**MACKEL, MARION A., dec'd.**

Late of Upper Dublin Township.  
 Executor: EDWARD J. MACKEL, JR.,  
 1356 Viking Drive,  
 Downingtown, PA 19335.  
 ATTORNEY: JANET M. COLLITON,  
 COLLITON ELDER LAW ASSOCIATES,  
 790 E. Market Street, Suite 250,  
 West Chester, PA 19382

**MINNICK, BLANCHE A., dec'd.**

Late of Lower Pottsgrove Township.  
 Executor: WAYNE N. BLATTNER.  
 ATTORNEY: ROWAN KEENAN,  
 KEENAN, CICCITTO & ASSOCIATES, LLP,  
 376 E. Main Street,  
 Collegeville, PA 19426,  
 610-489-6170

**MOONBLATT, LINDA M., dec'd.**

Late of Cheltenham Township.  
 Executor: STEVEN D. MOONBLATT,  
 815 S. 7th Street, #6,  
 Philadelphia, PA 19147.  
 ATTORNEY: SHERYL DETUELO-PRICE,  
 1500 John F. Kennedy Blvd., Ste. #1205,  
 Philadelphia, PA 19102

**MOYER, GLENN B., dec'd.**

Late of Franconia Township.  
 Executor: BRYAN M. MOYER,  
 1667 Wheatland School Road,  
 Lancaster, PA 17602.  
 ATTORNEY: JEFFREY K. LANDIS,  
 LANDIS, HUNSBERGER, GINGRICH & WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**NESTER, HARVEY WARREN also known as**

**HARVEY W. NESTER,  
H. WARREN NESTER and  
WARREN NESTER, dec'd.**

Late of Lower Providence Township.  
Executor: HENRY ALLEN NESTER,  
c/o King Laird, P.C.,  
360 W. Main Street,  
Trappe, PA 19426.  
ATTORNEY: THOMAS C. RENTSCHLER,  
KING LAIRD, P.C.,  
360 W. Main Street,  
Trappe, PA 19426

**NOLAN, MARGARET M., dec'd.**

Late of Plymouth Township.  
Executrix: MARGARET NOLAN TOMASSETTI,  
c/o Alice J. Tillger, Esquire,  
271 Bethlehem Pike, Suite 100,  
Colmar, PA 18915.  
ATTORNEY: ALICE J. TILLGER,  
271 Bethlehem Pike, Suite 100,  
Colmar, PA 18915

**OSTROSKI, HELEN also known as**

**HELEN G. OSTROSKI, dec'd.**

Late of West Norriton Township.  
Co-Executrices: ARLENE O. KILCOYNE,  
P.O. Box 552,  
Worcester, PA 19490,  
DONNA O. KOLB,  
729 Mennonite Road,  
Royersford, PA 19468.  
ATTORNEY: JOHN J. KILCOYNE,  
KILCOYNE & KELM, LLC,  
P.O. Box 528,  
Worcester, PA 19490

**PASQUARIELLO, DOMENICA AGNES also known as**

**MAE A. PASQUARIELLO,  
MAE AGNES PASQUARIELLO and  
MAE PASQUARIELLO, dec'd.**

Late of Lower Merion Township.  
Executors: ANN AGNES PASQUARIELLO,  
CAROLINE A. PASQUARIELLO AND  
PATRICK S. PASQUARIELLO, III,  
c/o Suzanne M. Hecht, Esquire,  
795 E. Lancaster Avenue, Suite 280,  
Villanova, PA 19085.  
ATTORNEY: SUZANNE M. HECHT,  
HANEY & HECHT,  
795 E. Lancaster Avenue, Suite 280,  
Villanova, PA 19085

**PICARD, RALPH E., dec'd.**

Late of Upper Providence Township.  
Executrix: LISA A. PICARD,  
229 S. Menonite Road,  
Collegeville, PA 19426.  
ATTORNEY: DIANE M. ZABOWSKI,  
ZABOWSKI LAW, LLC,  
100 Springhouse Drive, Suite 205E,  
Collegeville, PA 19426

**PINCHOCK, MARGARET A., dec'd.**

Late of Borough of Bridgeport.  
Administrator: GEORGE C. PINCHOCK, JR.,  
c/o Stephen P. Imms, Jr., Esquire,  
396 Main Street,  
Harleysville, PA 19438.  
ATTORNEY: STEPHEN P. IMMS, JR.,  
396 Main Street,  
Harleysville, PA 19438

**RABIN, KAREN also known as**

**KAREN DOLORES RABIN and  
KAREN D. RABIN, dec'd.**

Late of Lower Moreland Township.  
Executor: DAVID K. RABIN,  
11522 Meadowmeer Circle NE,  
Bainbridge Island, WA 98110.  
ATTORNEY: JAMIE SHUSTER MORGAN,  
FENDRICK MORGAN LLC,  
1307 White Horse Road, B200,  
Voorhees, NJ 08043

**REIMEL JR., THEODORE I., dec'd.**

Late of Borough of Conshohocken.  
Executrix: JoANNE McMONIGLE,  
792 Contention Lane,  
Berwyn, PA 19312.  
ATTORNEY: JEFFREY W. SODERBERG,  
MANDRACCHIA LAW LLC,  
2024 Cressman Road, P.O. Box 1229,  
Skipack, PA 19474-1229

**RICE SR., EDWARD C. also known as**

**EDWARD C. RICE, dec'd.**

Late of Borough of Jenkintown.  
Executor: EDWARD C. RICE, JR.,  
2332 Golden Chapel Road,  
Odenton, MD 21113.  
ATTORNEY: ROBERT C. GERHARD, III,  
GERHARD & GERHARD, P.C.,  
815 Greenwood Avenue, Suite 8,  
Jenkintown, PA 19046,  
215-885-6785

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

Late of Franconia Township.  
Executors: GREGORY A. SHISLER AND  
GARY L. GARNER,  
c/o Albert L. Chase, Esquire.  
ATTORNEY: ALBERT L. CHASE,  
2031 N. Broad Street, Suite 137,  
Lansdale, PA 19446-1003

**SNYDER, GERALD RICHARD, dec'd.**

Late of Montgomery Township.  
Executors: NORMAN E. BAUER, SR.,  
230 Hamel Avenue,  
Glenside, PA 19038.  
ATTORNEY: MARK R. SEMISCH,  
SEMISCH and SEMISCH,  
408 Easton Road, P.O. Box 306,  
Willow Grove, PA 19090

**SNYDER, KRISTIN ERIN, dec'd.**

Late of Eagleville, PA.  
Administratrix: MARYKATE LENNON,  
4937 Julie Court,  
Doylestown, PA 18902.

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

**ANTHONY EDISON SORBO, dec'd.**

Late of Borough of Souderton.  
Executor: KEITH SORBO,  
2757 E. Ridgewood,  
Springfield, MO 65804.

**STADLER, JOHN C., dec'd.**

Late of Horsham Township.  
Executrix: BETTY NUSCHELER,  
410 Fairhill Street,  
Willow Grove, PA 19090.  
ATTORNEY: SCOT W. SEMISCH,  
SEMISCH and SEMISCH,  
408 Easton Road, P.O. Box 306,  
Willow Grove, PA 19090



**STIMMEL, HELEN B., dec'd.**

Late of Douglass Township.  
 Executrix: SUSAN K. STIMMEL,  
 c/o E. Kenneth Nyce Law Office, LLC,  
 105 E. Philadelphia Avenue,  
 Boyertown, PA 19512.  
 ATTORNEY: NICOLE C. MANLEY,  
 E. KENNETH NYCE LAW OFFICE, LLC,  
 105 E. Philadelphia Avenue,  
 Boyertown, PA 19512

**TARVES, JAMES GREGORY also known as JAMES G. TARVES, dec'd.**

Late of Collegeville, PA.  
 Executor: SCOTT R. TARVIS.  
 ATTORNEY: ROBERT J. REILLEY, JR.,  
 BELLO REILLEY McGRORY & DiPIPPPO,  
 144 E. DeKalb Pike, Suite 300,  
 King of Prussia, PA 19406,  
 610-992-1300

**THORP, LENA J., dec'd.**

Late of Abington Township.  
 Executrix: JOANNE HOWELL,  
 526 Penrose Lane,  
 Warminster, PA 18974.  
 ATTORNEY: EDWARD J. CAMPANELLA,  
 477 West Valley Road,  
 Wayne, PA 19087

**UNDERWOOD, JANE M. also known as JANE MARIE UNDERWOOD, dec'd.**

Late of Towamencin Township.  
 Administratrix CTA: MARY E. PODLOGAR,  
 608 W. Main Street,  
 Lansdale, PA 19446.  
 ATTORNEY: MARY E. PODLOGAR,  
 MONTCO ELDER LAW LLP,  
 608 W. Main Street,  
 Lansdale, PA 19446

**ZABRENSKI, JENNIE M., dec'd.**

Late of Borough of Pottstown.  
 Executors: JOHN S. ZABRENSKI,  
 3540 Byrd Avenue,  
 Allentown, PA 18103,  
 SUSAN M. ELYASH,  
 3 Beryl Circle,  
 Pinehurst, NC 28374.  
 ATTORNEY: SANDRA M. LIBERATORI,  
 ROLAND RICK STOCK,  
 933 Charlotte Street, Suite 3-B,  
 Pottstown, PA 19464

**ZIMMERMANN, MARY TERESA, dec'd.**

Late of Borough of Pottstown.  
 Co-Executors: EUNICE L. O'BRIEN AND  
 NICOLE J. O'BRIEN.  
 ATTORNEY: PETER E. MOORE,  
 NARDUCCI, MOORE, FLEISHER, ROEBERG &  
 WOLFE, LLP,  
 589 Skippack Pike, Suite 300,  
 Blue Bell, PA 19422

**Second Publication****AZEMAR JR., EDWARD D. also known as**

**EDWARD D. AZEMAR,  
 EDWARD AZEMAR, JR. and  
 EDWARD AZEMAR, dec'd.**  
 Late of East Norriton Township.  
 Executors: ROBERT J. HAINES AND  
 KATHRYN E. HAINES,  
 c/o Robert M. Slutsky, Esquire,  
 600 W. Germantown Pike, #400,  
 Plymouth Meeting, PA 19462.  
 ATTORNEY: ROBERT M. SLUTSKY,  
 ROBERT M. SLUTSKY ASSOCIATES,  
 600 W. Germantown Pike, #400,  
 Plymouth Meeting, PA 19462

**BEILSTEIN, GRACE M. also known as GRACE ALTA BEILSTEIN, dec'd.**

Late of Franconia Township.  
 Co-Executors: DAVID R. BEILSTEIN,  
 318 Hidden Springs Drive,  
 Souderton, PA 18964,  
 JANET L. BITTNER,  
 875 Allentown Road,  
 Telford, PA 18969.  
 ATTORNEY: R. WAYNE CLEMENS,  
 CLEMENS, NULTY and GIFFORD,  
 510 E. Broad Street, P.O. Box 64439,  
 Souderton, PA 18964-0439

**BILL, GENE, dec'd.**

Late of Lansdale, PA.  
 Administratrix: NANCY CUTHBERTSON,  
 418 Dock Drive,  
 Lansdale, PA 19446.

**BLOSSER, JAMES D. also known as JAMES DeWITT BLOSSER, SR. and JAMES D. BLOSSER, SR., dec'd.**

Late of Franconia Township.  
 Executors: BRENDA K. HENDRICKS,  
 712 Morwood Road, Apt. 1,  
 Telford, PA 18969,  
 GARY S. BLOSSER,  
 205 Broad Street,  
 Akron, PA 17501,  
 JAMES D. BLOSSER, II,  
 1087 Rosedale Drive,  
 Rockingham, VA 22801.  
 ATTORNEY: JEFFREY K. LANDIS,  
 LANDIS, HUNSBERGER, GINGRICH & WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**BRENDLINGER, DORIS ANNA, dec'd.**

Late of Frederick, PA.  
 Executor: KENNETH L. BRENDLINGER, JR.,  
 1919 Chestnut Street, Apt. 920,  
 Philadelphia, PA 19103.

**CAMPBELL, ELIZABETH W., dec'd.**

Late of Lower Gwynedd Township.  
 Executor: SANDRA C. BOSWELL and/or  
 WALTER G. CAMPBELL,  
 c/o 315 N. Front Street,  
 Harrisburg, PA 17101.  
 ATTORNEY: JEFFREY R. BOSWELL,  
 BOSWELL, TINTNER & PICCOLA,  
 315 N. Front Street,  
 Harrisburg, PA 17101

**CARTER, JANIS FAITH, dec'd.**

Late of Abington Township.  
 Administrator: JAMES H. CARTER,  
 11 Meadow Glen Road,  
 Lansdale, PA 19446.  
 ATTORNEY: KATHLEEN M. MARTIN,  
 O'DONNELL, WEISS & MATTEI, P.C.,  
 41 E. High Street,  
 Pottstown, PA 19464

**CASSEL, JOSEPH A., dec'd.**

Late of Lower Pottsgrove Township and  
 Borough of Trappe.  
 Executrix: JENNIFER C. ANDERSON.  
 ATTORNEY: ROWAN KEENAN,  
 KEENAN, CICCITTO & ASSOCIATES, LLP,  
 376 E. Main Street, P.O. Box 26460,  
 Collegeville, PA 19426,  
 610-489-6170

**CHRISTMAN, HELEN J. also known as****HELEN CHRISTMAN, dec'd.**

Late of Borough of Royersford.  
 Executor: WILSON A. CHRISTMAN,  
 84 Gristmill Lane,  
 Royersford, PA 19468.  
 ATTORNEY: DAVID A. MEGAY,  
 O'DONNELL, WEISS & MATTEI, P.C.,  
 41 E. High Street,  
 Pottstown, PA 19464

**COBOURN, ALAN I. also known as  
ALAN COBOURN, dec'd.**

Late of Borough of Conshohocken.  
 Executrix: DONNA M. COBOURN,  
 134 E. 3rd Avenue,  
 Conshohocken, PA 19428.  
 ATTORNEY: MILES B. RITTMASER,  
 1495 Alan Wood Road, Suite 104, 2nd Floor,  
 Conshohocken, PA 19428

**CULBREATH, BARBARA also known as  
BARBARA CULBREATH ARMSTEAD,  
BARBARA A. CULBREATH ARMSTEAD and  
BARBARA A. CULBREATH, dec'd.**

Late of Norristown, PA.  
 Executrix: DAWN MARIE CULBREATH.  
 ATTORNEY: ROBERT J. REILLEY, JR.,  
 BELLO REILLEY McGRORY & DiPIPPPO,  
 144 E. DeKalb Pike, Suite 300,  
 King of Prussia, PA 19406,  
 610-992-1300

**DeANGELO, ANTONIO also known as  
ANTONIO M. DeANGELO, dec'd.**

Late of Borough of Pottstown.  
 Executrix: RANDALL J. LLOYD,  
 358 Nantmeal Road,  
 Glenmoore, PA 19343.  
 ATTORNEY: PAUL A. PRINCE,  
 934 High Street, P.O. Box 696,  
 Pottstown, PA 19464

**FISICARO, PAULA also known as  
PAULA M. FISICARO, dec'd.**

Late of Upper Dublin Township.  
 Executor: STANLEY P. JASKIEWICZ,  
 c/o Alan J. Mittelman, Esquire,  
 1635 Market Street, 7th Floor,  
 Philadelphia, PA 19103.  
 ATTORNEY: ALAN J. MITTELMAN,  
 SPECTOR GADON ROSEN VINCI, P.C.,  
 1635 Market Street, 7th Floor,  
 Philadelphia, PA 19103

**GONZALES, FERDINAND G. also known as  
FERDINAND GONZALES, dec'd.**

Late of Lower Moreland Township.  
 Executor: MARK GONZALES,  
 27 Harmony Road,  
 Levittown, PA 19056.  
 ATTORNEY: DAVID P. GRAU,  
 911 N. Easton Road, P.O. Box 209,  
 Willow Grove, PA 19090

**GREENWELL, RONALD C., dec'd.**

Late of Lower Providence Township.  
 Executrix: ILISSA MILLER,  
 c/o John A. Rule, Esquire,  
 3770 Ridge Pike,  
 Collegeville, PA 19426.  
 ATTORNEY: JOHN A. RULE,  
 MILLER TURETSKY RULE & McLENNAN, P.C.,  
 3770 Ridge Pike,  
 Collegeville, PA 19426

**HALPERN, BERYL G., dec'd.**

Late of Cheltenham Township.  
 Executrices: CINDY H. KRAMER AND  
 SUSAN P. HALPERN,  
 728 Mill Street,  
 Moorestown, NJ 08057.  
 ATTORNEY: DOUGLAS A. FENDRICK,  
 FENDRICK & MORGAN, LLC,  
 1307 White Horse Road, B200,  
 Voorhees, NJ 08043

**HAMMELL, CHRISTOPHER, dec'd.**

Late of Borough of Lansdale.  
 Administratrix: CHRISTINE HAMMELL,  
 1017 E. Main Street,  
 Lansdale, PA 19446.  
 ATTORNEY: ADAM D. WILF,  
 LUNDY LAW, LLP,  
 1818 Market Street, Suite 2400,  
 Philadelphia, PA 19103

**HARPER, JAMES WILSON also known as  
JAMES W. HARPER, dec'd.**

Late of Lower Gwynedd Township.  
 Executors: MITCHELL P. HARPER AND  
 PETER M. CASTNER,  
 c/o John J. McAneny, Esquire,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034-7544.  
 ATTORNEY: JOHN J. McANENEY,  
 TIMONEY KNOX, LLP,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034-7544

**KIPE, MARYANNE J. also known as  
MARYANNE J. SHAW and  
MARYANNE KIPE, dec'd.**

Late of Horsham Township.  
 Executor: ROBERT SHAW,  
 c/o Joseph J. Witiw, Esquire,  
 1140-B York Road,  
 Warminster, PA 18974-2074.  
 ATTORNEY: JOSEPH J. WITIW,  
 1140-B York Road,  
 Warminster, PA 18974-2074

**KRAMER, NIKOLAUS also known as  
NICK KRAMER, dec'd.**

Late of Hatboro, PA.  
 Executrix: MARIANNE E. KUHNER,  
 1165 Rydal Lane,  
 Southampton, PA 18966.

**LEARY, LORI ANN, dec'd.**

Late of Montgomery Township.  
 Executrix: SHANA LEARY FORD,  
 c/o John T. Dooley, Esquire,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446.

ATTORNEY: JOHN T. DOOLEY,  
 DISCHELL, BARTLE & DOOLEY, PC,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446

**LEONARDO, SUSAN V., dec'd.**

Late of Upper Merion Township.  
 Executor: DOUGLAS L. KAUNE,  
 Unruh, Turner, Burke & Frees, P.C.,  
 120 Gay Street, P.O. Box 289,  
 Phoenixville, PA 19460.

ATTORNEY: DOUGLAS L. KAUNE,  
 UNRUH, TURNER, BURKE & FREES, P.C.,  
 120 Gay Street, P.O. Box 289,  
 Phoenixville, PA 19460

**LICCIOLI, LENORA C., dec'd.**

Late of Towamencin Township.  
 Executrix: DENISE LICCIOLI,  
 c/o Rachuba Law Offices, P.C.,  
 196 W. Ashland Street, Suite 308,  
 Doylestown, PA 18901.

ATTORNEYS: RACHUBA LAW OFFICES, PC,  
 196 W. Ashland Street, Suite 308,  
 Doylestown, PA 18901

**McNULTY, JOAN A., dec'd.**

Late of Upper Moreland Township.

Executor: KAREN B. STRUBE,  
 1245 Edge Hill Road,  
 Abington, PA 19001.

ATTORNEY: DAVID P. GRAU,  
 911 N. Easton Road, P.O. Box 209,  
 Willow Grove, PA 19090

**NAHILL, JOANNE C., dec'd.**

Late of Cheltenham Township.  
 Administratrix CTA: JULIE NAHILL,  
 508 Tennis Avenue,  
 Glenside, PA 19038.

**NICOLAI, FLORENCE D., dec'd.**

Late of Willow Grove, PA.  
 Administratrix: SHARON HOULIHAN,  
 52 Church Road,  
 Horsham, PA 19044.

**NODIFF, FRANCES L. also known as  
FRANCES NODIFF, dec'd.**

Late of Abington Township.  
 Executors: LAURENCE NODIFF,  
 8565 Benson Street,  
 Philadelphia, PA 19152,  
 MARK FEINMAN,  
 8171 Castor Avenue,  
 Philadelphia, PA 19152.

**PARISANO, ANNE CARMEL also known as  
ANNE C. PARISANO, dec'd.**

Late of Lower Merion Township.  
 Administratrix: ROSEMARIE ANASTASIO,  
 1220 Tree Street,  
 Philadelphia, PA 19148.

ATTORNEY: NICHOLAS J. STARINIERI,  
 DeFINO LAW ASSOCIATES, P.C.,  
 2541 S. Broad Street,  
 Philadelphia, PA 19148

**PECSI, ANDREW L., dec'd.**

Late of Cheltenham Township.  
 Executrix: SUSAN PECSI,  
 6701 Kerns Road,  
 Falls Church, VA 22042.

**PERNA, CHARLES J., dec'd.**

Late of Borough of Collegeville.

Executor: GEMMA PERNA,  
 3275 Mill Road,  
 Collegeville, PA 19426.  
 ATTORNEY: CHRISTOPHER P. FIORE,  
 418 Main Street, Suite 100,  
 Harleysville, PA 19438

**POLARD, LORRAINE M., dec'd.**

Late of Skippack Township.  
 Executrix: AIMEE S. POLARD,  
 1039 Scenic View Drive,  
 Schwenksville, PA 19473.

ATTORNEY: KATHLEEN M. MARTIN,  
 O'DONNELL, WEISS & MATTEI, P.C.,  
 41 E. High Street,  
 Pottstown, PA 19464

**PORTER, ADELE also known as  
ADELE YEAGER PORTER, dec'd.**

Late of Upper Dublin Township.

Executrix: NITA GOLDBERG,  
 c/o Sandra F. Zavodnick, Esquire,  
 123 S. Broad Street, Suite 1220,  
 Philadelphia, PA 19109.

ATTORNEY: SANDRA F. ZAVODNICK,  
 ZAVODNICK, ZAVODNICK & LASKY, LLC,  
 123 S. Broad Street, Suite 1220,  
 Philadelphia, PA 19109

**RAIKEN, MARC, dec'd.**

Late of Montgomery County, PA.  
 Administrator: BRUCE RAIKEN,  
 c/o Michael E. Eisenberg, Esquire,  
 2935 Byberry Road, Suite 107,  
 Hatboro, PA 19040.

ATTORNEY: MICHAEL E. EISENBERG,  
 2935 Byberry Road, Suite 107,  
 Hatboro, PA 19040

**REDAMER, RAYMOND T. also known as  
RAYMOND REDAMER, dec'd.**

Late of Upper Merion Township.  
 Executrix: LORRAINE R. REDAMER,  
 c/o Robert P. Snyder, Esquire,  
 121 Ivy Lane,  
 King of Prussia, PA 19406.

ATTORNEY: ROBERT P. SNYDER,  
 SNYDER LAW GROUP, P.C.,  
 121 Ivy Lane,  
 King of Prussia, PA 19406

**RINCK, EDWARD C., dec'd.**

Late of Springfield Township.  
 Executrix: KRISTINA M. RINCK,  
 6116 Ensley Drive,  
 Flourtown, PA 19031.

ATTORNEY: JOHN P. McGUIRE,  
 552 Ridge Road,  
 Telford, PA 18969

**ROSHONG, EVELYN H. also known as  
EVELYN LAURA HEYSER ROSHONG, dec'd.**

Late of Lower Salford Township.  
 Executor: WILLIAM W. ROSHONG, JR.,  
 c/o R. Leonard Davis, III, Esquire,  
 Drake, Hileman & Davis,  
 Bailiwick Office Campus, Suite 15,  
 P.O. Box 1306,  
 Doylestown, PA 18901.  
 ATTORNEY: R. LEONARD DAVIS, III,  
 Bailiwick Office Campus, Suite 15,  
 P.O. Box 1306,  
 Doylestown, PA 18901

**SALMON, SHIRLEY E., dec'd.**

Late of Whitemarsh Township.  
 Executor: TOBIAS J. SALMON,  
 237 Woodstream Drive,  
 North Wales, PA 19454.  
 ATTORNEY: MICHAEL S. CONNOR,  
 THE LAW OFFICE OF MICHAEL S. CONNOR,  
 644 Germantown Pike, Suite 2-C,  
 Lafayette Hill, PA 19444

**SAMES, DORIS B., dec'd.**

Late of Telford, PA.  
 Executrix: PEARL A. SMITH,  
 143 W. Lincoln Avenue,  
 Telford, PA 18969.

**SILVER, CHRISTINE A. also known as  
CHRISTINE ANN SILVER and  
CHRISTINE A. SCHERZINGER, dec'd.**

Late of Lower Merion Township.  
 Executor: BARRY S. SILVER,  
 c/o Barry L. Small, Esquire,  
 30 S. 17th Street,  
 Philadelphia, PA 19103.  
 ATTORNEY: BARRY L. SMALL,  
 DUANE MORRIS LLP,  
 30 S. 17th Street,  
 Philadelphia, PA 19103

**SPRAGUE, BRIAN LEE also known as  
BRIAN SPRAGUE, dec'd.**

Late of Norristown, PA.  
 Administratrix: PHYLLIS L. SPRAGUE,  
 P.O. Box 83,  
 Brownville Junction, ME 04415.

**STOVER, MURPHY also known as  
MURPHY SEAN STOVER, dec'd.**

Late of Cheltenham Township.  
 Executrix: CARLETTA H. MAYNARD,  
 c/o Sharon Wilson, Esquire,  
 215 S. Broad Street, 2nd Floor,  
 Philadelphia, PA 19107.  
 ATTORNEY: SHARON WILSON,  
 SHARON WILSON LLC,  
 215 S. Broad Street, 2nd Floor,  
 Philadelphia, PA 19107

**TRAUPMAN, JOHN C., dec'd.**  
 Late of Lower Merion Township.  
 Administrator: JOEL F. BIGATEL, ESQUIRE,  
 211 Haverford Avenue, Suite 2F,  
 Narberth, PA 19072.  
 ATTORNEY: JOEL F. BIGATEL,  
 211 Haverford Avenue, Suite 2F,  
 Narberth, PA 19072

**WAMPOLE, M. EVELYN also known as  
MARTHA EVELYN WAMPOLE, dec'd.**

Late of Borough of Lansdale.  
 Executors: THEODORE L. LANDIS,  
 1021 Church Road,  
 Hatfield, PA 19440,  
 DEBORAH L. EDGETT,  
 428 Main Street,  
 Pennsburg, PA 18073.  
 ATTORNEY: J. OLIVER GINGRICH,  
 LANDIS, HUNSBERGER, GINGRICH & WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**WILLIAMS, RONALD I. also known as  
RONALD I. WILLIAMS, SR., dec'd.**

Late of Hatfield Township.  
 Executrix: SHARON L. SCHNEIDER,  
 c/o John T. Dooley, Esquire,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446.  
 ATTORNEY: JOHN T. DOOLEY,  
 DISCHELL, BARTLE & DOOLEY, PC,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446

**Third and Final Publication****ABEL, ROBERT, dec'd.**

Late of Upper Merion Township.  
 Executrix: SUSAN SCHERZER,  
 c/o 104 N. York Road,  
 Hatboro, PA 19040.  
 ATTORNEY: BRUCE A. NICHOLSON,  
 104 N. York Road,  
 Hatboro, PA 19040

**ALLEBACH, RAYMOND PAUL also known as  
R. PAUL ALLEBACH, dec'd.**

Late of Lower Salford Township.  
 Executrix: SARAH ANNE ALLEBACH,  
 c/o William L. Landsburg, Esquire,  
 Blue Bell Executive Campus, Suite 110,  
 460 Norristown Road,  
 Blue Bell, PA 19422.  
 ATTORNEY: WILLIAM L. LANDSBURG,  
 WISLER PEARLSTINE, LLP,  
 Blue Bell Executive Campus, Suite 110,  
 460 Norristown Road,  
 Blue Bell, PA 19422

**BUDZILOWICZ, ESTELLE D., dec'd.**

Late of Borough of Conshohocken.  
 Executrix: CAROL BUDZILOWICZ,  
 232 E. 11th Avenue,  
 Conshohocken, PA 19428.

**CHRISTOFF, NICHOLAS, dec'd.**

Late of Borough of Ambler.  
 Executrix: VALENTYNA CHRISTOFF,  
 3059 Brighton 4th Street,  
 Brooklyn, NY 11235.  
 ATTORNEY: APRIL M. TOWNSEND,  
 KAREN ANN ULMER, P.C.,  
 174 Middletown Boulevard, Suite 300,  
 Langhorne, PA 19047

**CLEMENTS, IDA MARIE also known as  
IDA M. CLEMENTS, dec'd.**

Late of Upper Providence Township.  
 Executrix: PAMELA J. VALERIO,  
 1631 Williams Way,  
 Norristown, PA 19403.

**COOPERSMITH, LINDA M., dec'd.**

Late of Fort Washington, PA.  
 Executor: DOUGLAS P. COOPERSMITH,  
 6032 Cannon Hill Road,  
 Fort Washington, PA 19034.  
 ATTORNEYS: BUCHANAN INGERSOLL &  
 ROONEY,  
 Two Liberty Place, Suite 3200,  
 50 S. 16th Street,  
 Philadelphia, PA 19102

**CRANE, THOMAS FRANCIS also known as**

**THOMAS CRANE, SR., dec'd.**  
 Late of Lower Gwynedd Township.  
 Administrator: KEVIN D. BIRKHEAD,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034-7544.  
 ATTORNEY: KEVIN D. BIRKHEAD,  
 TIMONEY KNOX, LLP,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034-7544

**DAHL, IRENE M. also known as**

**IRENE DAHL, dec'd.**  
 Late of Upper Merion Township.  
 Executor: ROBERT B. DAHL,  
 c/o Joseph C. DeMaria, Esquire,  
 237 Weadley Road,  
 King of Prussia, PA 19406.  
 ATTORNEY: JOSEPH C. DeMARIA,  
 LAW OFFICES OF JOSEPH C. DeMARIA,  
 237 Weadley Road,  
 King of Prussia, PA 19406

**DOYLE, RUTH A., dec'd.**

Late of Towamencin Township.  
 Executors: KEVIN R. DOYLE AND  
 DARCY L. SCHNEIDINGER,  
 c/o Norman Mittman, Esquire,  
 593-1 Bethlehem Pike,  
 Montgomeryville, PA 18936.  
 ATTORNEY: NORMAN MITTMAN,  
 593-1 Bethlehem Pike,  
 Montgomeryville, PA 18936

**DUFF, NANCY G., dec'd.**

Late of Upper Moreland Township.  
 Executors: ROBERT W. DUFF,  
 PATRICIA D. MARKHAM AND  
 ANNE D. HAMME,  
 c/o Alice Hart Hughes, Esquire,  
 27 S. State Street,  
 Newtown, PA 18940.  
 ATTORNEY: ALICE HART HUGHES,  
 27 S. State Street,  
 Newtown, PA 18940

**EVANS, HELEN LENA also known as**

**HELEN L. EVANS, dec'd.**  
 Late of Borough of Hatboro.  
 Executrix: ERIKA BURNICK,  
 c/o Louis I. Lipsky, Esquire,  
 1101 Market Street, Suite 2820,  
 Philadelphia, PA 19107-2993.  
 ATTORNEY: LOUIS I. LIPSKY,  
 LIPSKY AND BRANDT,  
 1101 Market Street, Suite 2820,  
 Philadelphia, PA 19107-2993

**GARRETT, MARY T., dec'd.**

Late of Upper Dublin Township.  
 Executor: DAVID D. GARRETT,  
 13131 Barbara Ann Street, Apt. 305,  
 North Hollywood, CA 91605.

**GASSEN, ROSEMARIE B., dec'd.**

Late of Borough of Bridgeport.  
 Executor: BRADLEY J. GASSEN,  
 345 Coates Street,  
 Bridgeport, PA 19405.  
 ATTORNEY: LINDA BERMAN,  
 630 Freedom Business Drive, 3rd Floor,  
 King of Prussia, PA 19406

**HALL JR., WILLIAM HARRISON also known as**

**W. HARRISON HALL, JR.,  
 W. HARRISON HALL,  
 WILLIAM H. HALL and  
 WILLIAM H. HALL, JR., dec'd.**  
 Late of Upper Gwynedd Township.  
 Executors: W. HARRISON HALL, III AND  
 STEPHEN A. HALL,  
 c/o Stephen D. Potts, Esquire,  
 Strafford Office Building #2, Suite 106,  
 200 Eagle Road,  
 Wayne, PA 19087.  
 ATTORNEY: STEPHEN D. POTTS,  
 HERR, POTTS & POTTS,  
 Strafford Office Building #2, Suite 106,  
 200 Eagle Road,  
 Wayne, PA 19087

**HARCAR, NOREEN A. also known as**

**NOREEN ANN HARCAR, dec'd.**  
 Late of Abington Township.  
 Executor: DAVID M. HARCAR,  
 c/o Howard M. Solomon, Esquire,  
 1760 Market Street, Suite 404,  
 Philadelphia, PA 19103.  
 ATTORNEY: HOWARD M. SOLOMAN,  
 1760 Market Street, Suite 404,  
 Philadelphia, PA 19103

**JARETT, DOUGLAS, dec'd.**

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

**KASTNER, ROBERT H., dec'd.**

Late of Lower Moreland Township.  
 Executrix: PATRICIA KILBRIDE,  
 c/o Dilts, Macary & Calvin,  
 455 Pennsylvania Avenue, Suite 220,  
 Fort Washington, PA 19034.  
 ATTORNEY: GARY W. CALVIN,  
 DILTS, MACARY & CALVIN,  
 455 Pennsylvania Avenue, Suite 220,  
 Fort Washington, PA 19034

**KOZAK, CAROLYN, dec'd.**

Late of Upper Hanover Township.  
 Executrix: DAWN L. STUMP,  
 7 Jackson Drive,  
 Oley, PA 19547.  
 ATTORNEY: FREDERICK R. MOGEL,  
 520 Walnut Street,  
 Reading, PA 19601

**KOZIELA, ROSEMARY, dec'd.**

Late of Abington Township.  
 Executor: FRANCIS S. KOZIELA,  
 2015 Spencer Drive,  
 Croydon, PA 19021.  
 ATTORNEY: CAROL B. McCULLOUGH,  
 65 W. Street Road, A-204,  
 Warminster, PA 18974

**KUPFERER, CHRISTOPHER, dec'd.**

Late of Lower Gwynedd Township.  
 Administrator: KEITH KUPFERER,  
 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

**LACY, PATRICK also known as**

**PATRICK J. LACY and**  
**PATRICK JOSEPH LACY, dec'd.**  
 Late of Hatfield Township.  
 Executrix: DONNA M. DOUGHERTY,  
 774 Bradford Terrace,  
 Springfield, PA 19064.  
 ATTORNEY: RAYMOND J. FALZONE, JR.,  
 FALZONE & WYLER LLC,  
 22 E. Third Street,  
 Media, PA 19063

**LERNER, RAE, dec'd.**

Late of Lower Merion Township.  
 Executor: JUST 2 MUCH 2 DO LLC,  
 c/o Law Offices of Michelle C. Berk, P.C.,  
 1300 Virginia Drive, Suite 325A,  
 Fort Washington, PA 19034.  
 ATTORNEY: MICHELLE C. BERK,  
 LAW OFFICES OF MICHELLE C. BERK, P.C.,  
 1300 Virginia Drive, Suite 325A,  
 Fort Washington, PA 19034

**MAKSOUD, ANTOINE YUSUF also known as**

**ANTOINE Y. MAKSOUD, dec'd.**  
 Late of Upper Gwynedd Township.  
 Executrix: MICHELLE E. KERR,  
 c/o David W. Conner, Esquire,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446.  
 ATTORNEY: DAVID W. CONNER,  
 DISCHELL, BARTLE & DOOLEY, PC,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446

**MARTIN, ELIZABETH A., dec'd.**

Late of Borough of Green Lane.  
 Executor: MICHAEL T. MARTIN,  
 108 Walnut Street,  
 Green Lane, PA 18054.  
 ATTORNEY: WENDY J. ASHBY,  
 ASHBY LAW OFFICES, LLC,  
 314 W. Broad Street, Suite 118,  
 Quakertown, PA 18951

**MILLER, MYRON, dec'd.**

Late of Abington Township.  
 Executor: JONATHAN H. ELLIS, ESQUIRE,  
 One Tower Bridge, Suite 100,  
 100 Front Street,  
 Conshohocken, PA 19428.  
 ATTORNEY: JONATHAN H. ELLIS,  
 FLASTER GREENBERG PC,  
 One Tower Bridge, Suite 100,  
 100 Front Street,  
 Conshohocken, PA 19428

**MONTGOMERY, NAOMI R., dec'd.**

Late of Lower Merion Township.  
 Executor: STEVEN ROSENBERG,  
 c/o Robert H. Louis, Esquire,  
 Centre Square West, 38th Floor,  
 1500 Market Street,  
 Philadelphia, PA 19102-2186.  
 ATTORNEY: ROBERT H. LOUIS,  
 SAUL EWING ARNSTEIN & LEHR, LLP,  
 Centre Square West, 38th Floor,  
 1500 Market Street,  
 Philadelphia, PA 19102-2186

**NAMIOTKIEWICZ, HELEN also known as**

**HELEN L. NAMIOTKIEWICZ, dec'd.**  
 Late of Borough of Conshohocken.  
 Executor: JOSEPH RAPPOSELLI,  
 P.O. Box 216,  
 Gwynedd Valley, PA 19437.

**PASSARETTI, CATHERINE VERA also known as**

**VERA PASSARETTI,**  
**VERA THOMSON and**  
**VERA THOMSON PASSARETTI, dec'd.**  
 Late of Upper Dublin Township.  
 Executrix: KATHLEEN M. PASSARETTI,  
 c/o Holmberg Law Offices,  
 P.O. Box 622,  
 Glenside, PA 19038.  
 ATTORNEY: GLEN R. HOLMBERG,  
 HOLMBERG LAW OFFICES,  
 P.O. Box 622,  
 Glenside, PA 19038

**RAIKEN, MARC, dec'd.**

Late of Montgomery County, PA.  
 Administrator: BRUCE RAIKEN,  
 c/o Michael E. Eisenberg, Esquire,  
 2935 Byberry Road, Suite 107,  
 Hatboro, PA 19040.  
 ATTORNEY: MICHAEL E. EISENBERG,  
 2935 Byberry Road, Suite 107,  
 Hatboro, PA 19040

**RICHARDS, CHESTER W. also known as**

**CHESTER RICHARDS, dec'd.**  
 Late of Lower Providence Township.  
 Executors: CARTER BRIAN RICHARDS AND  
 JEFFREY WILLIAM RICHARDS,  
 c/o C. Scott Meyer, Esquire,  
 1735 Market Street, 21st Floor,  
 Philadelphia, PA 19103.  
 ATTORNEY: C. SCOTT MEYER,  
 MONTGOMERY, McCracken, Walker &  
 Rhoads, LLP,  
 1735 Market Street, 21st Floor,  
 Philadelphia, PA 19103

**RICHARDS, KAREN MARIE, dec'd.**

Late of Springfield Township.  
 Executrix: DEBBIE JANE RICHARDS-McGRATH,  
 1285 Albretton Place,  
 Lebanon, OH 45036.  
 ATTORNEY: RICHARD M. IMPERATORE,  
 8329 Flourtown Avenue,  
 Glenside, PA 19038

**ROBERTS, DORIS J., dec'd.**

Late of Franconia Township.  
 Executor: JOHN B. ROBERTS,  
 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

**ROSEN, RUTH F., dec'd.**

Late of Whitmarsh Township.  
 Executors: CYNTHIA AXELROD AND  
 JAY B. ROSEN,  
 c/o Jonathan H. Ellis, Esquire,  
 One Tower Bridge, Suite 100,  
 100 Front Street,  
 Conshohocken, PA 19428.  
 ATTORNEY: JONATHAN H. ELLIS,  
 FLASTER GREENBERG PC,  
 One Tower Bridge, Suite 100,  
 100 Front Street,  
 Conshohocken, PA 19428

**ROTHBERG, MARGARET M., dec'd.**

Late of Lower Providence Township.  
 Executrix: NOREEN SHANFELTER,  
 c/o Richard G. Freeman, Esquire,  
 1500 JFK Boulevard, Suite 1204,  
 Two Penn Center,  
 Philadelphia, PA 19102.  
 ATTORNEY: RICHARD G. FREEMAN,  
 1500 JFK Boulevard, Suite 1204,  
 Two Penn Center,  
 Philadelphia, PA 19102

**RUPERT, BARBARA J. also known as BARBARA JEAN RUPERT, dec'd.**

Late of Borough of Pottstown.  
 Co-Executors: KATHY J. NOECKER,  
 909 E. Third Street,  
 Birdsboro, PA 19508,  
 TED E. RUPERT,  
 1310 High Street,  
 Pottstown, PA 19464.  
 ATTORNEY: LEE F. MAUGER,  
 MAUGER & METER,  
 1401 E. High Street, P.O. Box 698,  
 Pottstown, PA 19464

**SADOFF, JOAN, dec'd.**

Late of Abington Township.  
 Executor: DAVID A. SADOFF,  
 c/o David M. Brown, Esquire,  
 1500 Market Street, 38th Floor West,  
 Philadelphia, PA 19102.  
 ATTORNEY: DAVID M. BROWN,  
 SAUL EWING ARNSTEIN & LEHR LLP,  
 1500 Market Street, 38th Floor West,  
 Philadelphia, PA 19102

**SALDUTTI, TERESA, dec'd.**

Late of Upper Providence Township.  
 Executor: ANTHONY F. CILIO,  
 c/o Kelly Barse, Esquire,  
 1701 Walnut Street, 6th Floor,  
 Philadelphia, PA 19103.  
 ATTORNEY: KELLY BARSE,  
 THE LAW OFFICES OF PETER L. KLENK &  
 ASSOCIATES,  
 1701 Walnut Street, 6th Floor,  
 Philadelphia, PA 19103

**SASSAMAN, ROBERT GLENN also known as ROBERT G. SASSAMAN, dec'd.**

Late of Upper Merion Township.  
 Executrix: SANDRA S. HAHN,  
 c/o April L. Charleston, Esquire,  
 60 W. Boot Road, Suite 201,  
 West Chester, PA 19380.  
 ATTORNEY: APRIL L. CHARLESTON,  
 THE CHARLESTON FIRM,  
 60 W. Boot Road, Suite 201,  
 West Chester, PA 19380

**SCHELLENGER, ANN F. also known as ANN FUSSELL SCHELLENGER, dec'd.**

Late of Lower Merion Township.  
 Executors: EDWIN R. BOYNTON,  
 JAMES P. SCHELLENGER, III AND  
 HENRY E. SCHELLENGER, II,  
 30 Valley Stream Parkway,  
 Malvern, PA 19355-1481.  
 ATTORNEY: DAVID J. WINKOWSKI,  
 STRADLEY, RONON, STEVENS & YOUNG, LLP,  
 30 Valley Stream Parkway,  
 Malvern, PA 19355-1481

**SINCOCK, MORGAN J., dec'd.**

Late of Upper Dublin Township.  
 Executrix: JUDITH H. MURPHY,  
 c/o Jonathan E. Becker, Esquire,  
 300 W. State Street, Suite 300, P.O. Box 319,  
 Media, PA 19063.  
 ATTORNEY: JONATHAN E. BECKER,  
 ECKELL, SPARKS, LEVY, AUERBACH,  
 MONTE, SLOANE,  
 MATTHEWS & AUSLANDER, P.C.,  
 300 W. State Street, Suite 300, P.O. Box 319,  
 Media, PA 19063

**SLOAN II, NORWOOD, dec'd.**

Late of Phoenixville, PA.  
 Administrator: DIANA FULWOOD,  
 7903 Lusby's Turn,  
 Brandywine, MD 20613.  
 ATTORNEY: JAMES KOVALESKI,  
 O'DONNELL, WEISS & MATTEI, P.C.,  
 347 Bridge Street,  
 Phoenixville, PA 19460

**Van NATTA, MARGARET E., dec'd.**

Late of Borough of Lansdale.  
 Executrix: LISA A. Van NATTA,  
 12 Locust Lane,  
 Plymouth Meeting, PA 19462.  
 ATTORNEY: B. JOHN BEDROSSIAN,  
 900 Maple Street, Suite A,  
 Conshohocken, PA 19428

**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*

**Main Line Energy Consultants, a Westwood team** with its principal place of business at 12701 Whitewater Drive, Minnetonka, MN 55343.

The name and address of the entity owning or interested in said business is: Westwood Professional Services, Inc.

The application was filed on October 28, 2019.

**Molly Carroll, Esquire**

88 Black Falcon Avenue, Suite 345  
 Boston, MA 02210

**MLEC, a Westwood team** with its principal place of business at 12701 Whitewater Drive, Minnetonka, MN 55343.

The name and address of the entity owning or interested in said business is: Westwood Professional Services, Inc.

The application was filed on October 28, 2019.

**Molly Carroll, Esquire**

88 Black Falcon Avenue, Suite 345  
 Boston, MA 02210

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## FOREIGN REGISTRATION STATEMENT

Notice is hereby given that **100 Tournament Drive, LLC**, a foreign business corporation, has applied for Statement of Registration to do business in the Commonwealth of Pennsylvania under the provisions of Chapter 4 of the Pennsylvania Association Transactions Act (15 Pa. C.S. Sec. 6124). The corporation is incorporated under the laws of the State of Delaware. The address of its principal office under the laws of said jurisdiction is 251 Little Falls Drive, Wilmington, DE 19808 and the address of its proposed registered office in Montgomery County, Pennsylvania is 100 Tournament Drive, Suite 100, Horsham, PA 19044.

**Krista P. Harper, Esquire**  
**Harper Business Law, P.C.**  
 87 N. Broad Street  
 Doylestown, PA 18901

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## TRUST NOTICES

### First Publication

#### **REVOCABLE LIVING TRUST OF GEORGE HALAS** **George Halas, Deceased** **Late of Conshohocken Borough,** **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:** Cynthia Ann Halas & Elaine M. Halas  
 c/o Mark J. Davis, Esq.  
 644 Germantown Pike, Ste. 2-C  
 Lafayette Hill, PA 19444

**Attorney: Mark J. Davis**  
**Michael S. Connor, LLC**  
 644 Germantown Pike, Ste. 2-C  
 Lafayette Hill, PA 19444

### Second Publication

#### **BAUMANN FAMILY TRUST DTD. 12/1/1999** **Mildred E. Bauman, Deceased** **Late of Upper Frederick Twp.,** **Montgomery County, PA**

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

**Trustee:** Roger M. Baumann  
 779 Gabriel Court  
 Pottstown, PA 19464

**Or to his Atty.: David S. Kaplan**  
**O'Donnell, Weiss & Mattei, P.C.**  
 41 E. High Street  
 Pottstown, PA 19464

#### **HARLEY B. GEHMAN TRUST UNDER** **AGREEMENT DATED JANUARY 22, 2013**

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

**Trustee:** Univest Bank and Trust Co.  
 14 N. Main Street, P.O. Box 64197  
 Souderton, PA 18964

**Trustee's Attorney: Dorothy K. Weik-Hange, Esquire**  
**Landis, Hunsberger, Gingrich & Weik, LLP,**  
 114 E. Broad Street, P.O. Box 64769  
 Souderton, PA 18964  
 215-723-4350

### Third and Final Publication

#### **REVOCABLE TRUST OF ROBERT R. ROSEN** **DTD. 12/15/2010, AS AMENDED** **7/27/2016 & 1/31/2019** **Robert R. Rosen, Deceased** **Late of Whitemarsh 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:** Jay B. Rosen & Cynthia Rosen Axelrod  
 c/o Jonathan H. Ellis, Esq.  
 One Tower Bridge, Ste. 100  
 100 Front St.  
 Conshohocken, PA 19428

**Or to their Atty.: Jonathan H. Ellis**  
**Flaster Greenberg PC**  
 One Tower Bridge, Ste. 100  
 100 Front St.  
 Conshohocken, PA 19428

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## EXECUTIONS ISSUED

### **Week Ending November 5, 2019**

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

ANOTHER INVESTMENT 1, LLC: PARKS, MICHAEL:  
 MICHELLE - American Heritage Federal Credit Union;  
 201920745.  
 ANOTHER INVESTMENT 1, LLC: PARKS, MICHAEL:  
 MICHELLE - American Heritage Federal Credit Union;  
 201920762; WRIT/EXEC.  
 AVS HEART, LLC: KLUSMAN, KELLY:  
 DOGGIE DESTINATION, LLC, GRNSH. -  
 Cool Dog Gear, Inc.; 201916897; \$33,225.36.  
 BATTLE, MERCYLE: ESTATE OF SHAWN J BATTLE:  
 BATTLE, JOSEPHINE - Wells Fargo Bank Na, et al;  
 201135609; AMEND IN REM ORDER/173,171.28.  
 BAUMAN, ROBERT: TRACY, BAUMAN: BAUMANN,  
 TRACY - Bayview Loan Servicing, LLC A Delaware  
 Limited Liability, et al.; 201626410.  
 BAYLETS, DANIEL: TD BANK, GRNSH. -  
 Discover Bank; 201916521; \$9,123.51.  
 BENSON, DESERIE: CITIZENS BANK, GRNSH. -  
 Discover Bank; 201805094.



CAMPBELL, ALANA - Loancare, LLC; 201729339.  
 CARPENTER, DOUGLAS: MURPHY, KATHLEEN:  
 WINGS TRAVEL, LLC: TD BANK NA, GRNSH. -  
 Novelli, Christine; 201913666; \$12,174.75.  
 COLEMAN, STEVEN: TD BANK, GRNSH. -  
 Discover Bank; 201916519; \$3,350.80.  
 CONWAY, MARCEL: WELLS FARGO BANK, GRNSH. -  
 Mariner Finance, LLC; 201921585; \$3,897.59.  
 DAOUFHARS, PHILIPPE - Midfirst Bank; 201925502.  
 DAVIS, WAYNE - Kleppe, Wayne, et al.; 201925629;  
 WRIT/EXEC.  
 DEMETRIUS, JULIUS: WELLS FARGO BANK,  
 GRNSH. - Gallelli, Delilah; 201903425; WRIT/EXEC.  
 DICKEY, ERIN - Branch Banking And Trust Company;  
 201705436.  
 DIDIO, JAMES: GREEN, MARLA - M&T Bank, et al.;  
 201614191; ORDER/AMEND IN REM JDMT 2,023.  
 EASY, MELVIN: PNC BANK, GRNSH. -  
 Discover Bank; 201509471; \$11,093.27.  
 ELLIOT, SOPHIA: KEYSTONE PROPERTY  
 FUND IIA, L.P., GRNSH. - Elliot, Gordon; 201925697;  
 \$163,904.15.  
 GETTING, JENNIFER: PNC BANK, GRNSH. -  
 Discover Bank; 201705121; \$3,589.57.  
 GLAZE, DAVID - Trappe Fire Co No 1; 201427835;  
 \$1,881.48.  
 HARACZKA, JOHN - Quicken Loans, Inc., et al.;  
 201622398.  
 KEAN, TANYA: M & T BANK, GRNSH. -  
 Discover Bank; 201906219.  
 KELLY, RHONDA: RHONDA - Newrez, LLC;  
 201917762.  
 KIM, KYUNGAE: PNC BANK, GRNSH. -  
 Capital One Bk; 200806879; WRIT/EXEC.  
 KLAPP, CHRISTINA: MORGAN STANLEY SMITH  
 BARNEY, LLC, GRNSH. - Hampshire At Harvard  
 Condominium Owners Association; 201917888;  
 WRIT/EXEC.  
 OCHOA, RAMON: WELLS FARGO BANK, GRNSH. -  
 Discover Bank; 201822959; \$10,334.49.  
 POORMAN, KENNETH: EZIC, JASMINE -  
 Boyertown Area School District; 201924357;  
 \$6,286.30.  
 SCHEMPP, DANIEL - Peirce Phelps, Inc.; 201925201;  
 \$14,463.73.  
 SCHULTZ, FRANCIS - Wilmington Savings Fund  
 Society Fsb; 201908154.  
 SELSOR, JUDITH: TRUMARK FINANCIAL CU,  
 GRNSH. - Discover Bank; 201813782.  
 THOMPSON, JACQUELINE - Clark, Annette; 201922684;  
 WRIT/EXEC.  
 THOMPSON, JACQUELINE - Clark, Annette; 201925880;  
 WRIT/EXEC.  
 WHITSON, JESSE: LINDA - Phh Mortgage Corporation;  
 201920089.  
 WSIINVESTMENT, LLC: PARKS, MICHAEL:  
 MICHELLE - American Heritage Federal Credit Union;  
 201920750.  
 ZIELINSKI, JAMES: DORIS - Finance Of America  
 Reverse, LLC; 201917852.

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**JUDGMENTS AND LIENS ENTERED**
**Week Ending November 5, 2019**
**The Defendant's Name Appears  
 First in Capital Letters**

COUSINS, TYLER - Bryn Athyn Fire Company;  
 201925759; Judgment fr. District Justice; \$1,395.19.  
 CSONTOS, LESLIE - Barclays Bank Delaware;  
 201925628; Certification of Judgment; \$1,739.81.  
 DAVIES, HEATHER - Jonestown Bank and Trust Co.;  
 201925554; Judgment fr. District Justice; \$4,520.93.  
 DRIGALLA, LORI - Capital One Bank; 201925795;  
 Judgment fr. District Justice; \$4620.10.  
 ENGVIK, KARIN - Midland Funding, LLC;  
 201925579; Judgment fr. District Justice; \$1,185.42.  
 GORMLEY, PAUL - Synchrony Bank; 201925606;  
 Judgment fr. District Justice; \$3,472.74.  
 GROOMS, DAVID - Capital One Bank; 201925611;  
 Judgment fr. District Justice; \$2,030.57.  
 HALL, TERRY - Midland Funding Llc; 201925829;  
 Judgment fr. District Justice; \$1,081.52.  
 JANSEN, MATTHEW - Capital One Bank; 201925608;  
 Judgment fr. District Justice; \$3,287.18.  
 KRISTOFF, SUSAN - Midland Funding Llc;  
 201925848; Judgment fr. District Justice; \$3,099.68.  
 LESSER, JILLYAN - Norristown Brick; 201925787;  
 Mechanics Lien Claim; \$9842.00.  
 MASSETTO, ARLENE - Barclays Bank Delaware;  
 201925619; Certification of Judgment; \$2,605.72.  
 PANZARELLA, ELIZABETH: RUSSELL - Maple Hill  
 Community Association; 201925581; Judgment fr.  
 District Justice; \$2,059.60.  
 QUACKENBUSH, DAVID - Capital One Bank  
 Usa Na; 201925642; Certification of Judgment;  
 \$2,524.91.  
 SMITH, CAROLYN - Midland Funding Llc; 201925832;  
 Judgment fr. District Justice; \$4,364.59.

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

Abbys Auto Center; 201963307; \$25336.58.  
 Apy Piper Inc; 201963292; \$4746.33.  
 Daves Appliance Repair Inc; 201963305; \$8705.77.  
 Esp Delivers Llc; 201963291; \$6559.00.  
 Ferrari Llc; 201963295; \$2614.05.  
 Flips Llc; 201963296; \$2162.97.  
 Flower Station Inc; 201963301; \$17566.31.  
 H & R Landscaping Inc; 201963304; \$16479.62.  
 Horsham Sw Inc; 201963308; \$1696.48.  
 International Furniture Industries; 201963299; \$2053.92.  
 Lee Ss Inc; 201963294; \$6951.64.  
 Limerick Dining Corp; 201963302; \$19026.82.  
 Petals; 201963298; \$2536.05.  
 Razor Technology Llc; 201963303; \$11459.95.  
 Sunbrite Cleaning & Restoration Inc; 201963297; \$4692.16.  
 Tfa 3 Inc; 201963306; \$4229.97.  
 United Masonry Of Inc; 201963293; \$2658.19.  
 Woodside At Spring Mountain Llc; 201963300; \$3959.55.

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

Bleiler, Russel; 201971000; \$147,788.65.  
 Brickman, Scott: Patrice; 201971002; \$91,301.48.  
 Hetrick, David; 201970998; \$18,825.13.

Marx, Jonathan: Eve; 201970995; \$98,413.20.  
 McNally, Thomas; 201971001; \$10,490.23.  
 Trommello, Charles: Melissa; 201970999; \$6,688.77.

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

Carlos and Angie LLC; 201925542; \$1,407.92.  
 Durham, Desmond: Gomez, Irene; 201925703; \$406.22.  
 Pape, Joseph: Ann; 201925543; \$336.29.  
 Rossano, Vincent: Lisa; 201925544; \$443.40.  
 Rush, Jason; 201925545; \$350.31.  
 Staton, Felicia: Tanika; 201925546; \$578.04.  
 Taormina, Michael: Kaori; 201925547; \$388.38.  
 Walther, Brady; 201925548; \$355.37.  
 Young, Michael: Melissa; 201925549; \$552.71.

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**LETTERS OF ADMINISTRATION**

**Granted Week Ending November 5, 2019**

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

ANDERSON, JACOB - Limerick Township;  
 Anderson, Kathleen, 373 W Linfield Trappe Rd  
 Limerick, PA 19468.  
 BRAVER, SIMA J. - Upper Moreland Township;  
 Amacher, Janet E., 311 North Sumneytown Pike  
 North Wales, PA 19454.  
 DELLA, PIETRA DOMENICA - Bridgeport Borough;  
 Pietra, Christopher D., 1421 Pine Street  
 Norristown, PA 19401.  
 EMSLEY, ANNA R. - Abington Township;  
 Emsley, William S., 17 Elm Avenue  
 Rockledge, PA 19046.  
 EMSLEY, FLORENCE M. - Abington Township;  
 Emsley, William S., 17 Elm Avenue  
 Rockledge, PA 19046.  
 ERICKSON, RICHARD B. - Upper Merion Township;  
 Erickson, Lisa M., 9 Woodbine Avenue  
 Paoli, PA 19031.  
 FRIEDBERG, BARRY M. - Whitmarsh Township;  
 Friedberg, Kimberly A., 7231 Hollywood Rd  
 Fort Washington, PA 19034.  
 GAROFALO, ANTHONY R. - Upper Dublin Township;  
 Garofalo, Michael, 410 Greenhill Road  
 Willow Grove, PA 19090.  
 HAASZ, WILLIAM W., JR. - Springfield Township;  
 Walsh, John F., Po Box 445 Blue Bell, PA 19422.  
 HASLAM, MARY L. - Whitpain Township;  
 Gilson, Edward J., 4 Neshaminy Interplex Drive  
 Trevese, PA 19053.  
 HICKS, BARBARA L. - Lower Merion Township;  
 Hicks, Joanne C., 75 Ardmore Ave  
 Ardmore, PA 19003.  
 JOHNSON, MARYANNE G. - Cheltenham Township;  
 Johnson, Peter J., 7426 Sprague Street  
 Philadelphia, PA 19119.  
 MCMAHON, LISA J. - Horsham Township;  
 Kuehne, Robert W., 111 Davistown Road  
 Blackwood, NJ 08012-3306.  
 ROBERTS, KHALIL M. - Norristown Borough;  
 Berry-Geiger, Alexis, 2219 N. Wanamaker Street  
 Philadelphia, PA 19131.

STERN, NESSA N. - Lower Merion Township;  
 Berman, Jody, 1761 Marilyn Drive  
 Havertown, PA 19083.  
 TORO, LOUIS - Salford Township; Toro, Margaret A.,  
 146 South Schultz Road Telford, PA 18969.  
 WALTERS, MILDRED A. - Cheltenham Township;  
 Wilson, Mclean Daina, Wilson Mclean  
 Bala Cynwyd, PA 19004.  
 ZOBACK, JULIANNE K. - Upper Moreland Township;  
 Zoback, Steven, 223 Newington Drive  
 Hatboro, PA 19040.

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**SUITS BROUGHT**

**Week Ending November 5, 2019**

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

ADDARI, MARYANN - Bank Of America; 201925791;  
 Civil Action; Cusick, Robert W.  
 ADR SERVICES, INC.: ATLANTIC FLOOR  
 COVERINGS, INC.: MANDEL, ROXANNE -  
 Mohawk Factoring, Llc; 201925599; Civil Action;  
 Markind, Lloyd S.  
 ALABI, FEYISAYO - Orebiyi, Olusola; 201925696;  
 Complaint Divorce; Himmel, Florence.  
 ALBERT, SIMONE - Hosey, Anthony; 201925665;  
 Complaint for Custody/Visitation.  
 ALSTON, KENYA: RAMSEY, DARLENE -  
 Suber, Royer; 201925389; Complaint for  
 Custody/Visitation.  
 ANDERSON-McDONALD, MELISSA - Trustees Of  
 The University Of Pennsylvania; 201925588;  
 Civil Action; Allard, Gregory J.  
 ANGELES, OSCAR - Esparza, Marlene; 201925574;  
 Complaint for Custody/Visitation.  
 BARKLEY, ANDREA: SMITH, GREG -  
 Barkley, Beatrice; 201925883; Complaint for  
 Custody/Visitation; Leeds, Abigail Silverman.  
 BEIDEMAN, RICHARD - Beideman, Terri;  
 201925864; Complaint Divorce; Stauffer, Robert L.  
 BOARD OF ASSESSMENT APPEALS OF  
 MONTGOMERY COUNTY - Hinkie, Samuel;  
 201925454; Appeal Board of Assessment Govt.;  
 Caniglia, Nicholas J.  
 CAPUTI, JAMES - Geiger, Stephanie; 201925840;  
 Complaint for Custody/Visitation.  
 CARO, CARLOS - Portfolio Recovery Associates Llc;  
 201925630; Civil Action; Titus, Christopher.  
 CARRANZA ROOFING & SIDING INC:  
 CARRANZA, BARBARA: MINOR -  
 Stanton, Luther; 201925597; Civil Action;  
 Vangrossi, Vincent M.  
 CEMINI, JENNIFER - Portfolio Recovery Associates Llc;  
 201925653; Civil Action; Titus, Christopher.  
 CHAE, YI - Portfolio Recovery Associates Llc;  
 201925609; Civil Action; Titus, Christopher.  
 CHAMBERLINE, JAMEICE - Lindy Property  
 Management Co; 201925825; Petition to  
 Appeal Nunc Pro Tunc.  
 CHICCHI, GENNARO - Scott, Deborah; 201925669;  
 Complaint Divorce; Lentz-McMahon, Erin C.  
 CLAIR, WILLIAM - Dioguardi, Joseph; 201925701;  
 Civil Action; Thomas, Leno P.  
 COLONTONIO, NICOLINA - Lvnv Funding Llc;  
 201925748; Civil Action; Winograd, Ian Z.

- CRIST, JENNA - Portfolio Recovery Associates Llc; 201925656; Civil Action; Titus, Christopher.
- DALLAS, JOSHUA: MONSTER PAVING INC - Braid, Steven; 201925765; Defendants Appeal from District Justice.
- DAVIS, TANIA - Bank Of America Na; 201925774; Civil Action; Cusick, Robert W.
- DelPOPOLO, TIFFANY - Rio, Joseph; 201925644; Complaint Divorce.
- DOUGHERTY, DEBORAH - Portfolio Recovery Associates Llc; 201925604; Civil Action; Titus, Christopher.
- DRAPIKOWSKI, JANET - Portfolio Recovery Associates Llc; 201925846; Civil Action; Titus, Christopher.
- DUONG, TAM - Sulak, Wayne; 201925699; Civil Action; Fabick, Edward J.
- ELLIS, ABIGAIL - Lvnv Funding Llc; 201925715; Civil Action; Winograd, Ian Z.
- FENG, LIQING - McNulty, Sean; 201925640; Plaintiffs Appeal from District Justice.
- FILAK, JANETTE - LVNV Funding, LLC; 201925578; Civil Action; Martello, Matthew J.
- FIRST LIBERTY INSURANCE CORPORATION - Wells, William; 201925818; Civil Action.
- FLETCHER, DONNA - Bank Of America; 201925783; Civil Action; Cusick, Robert W.
- FLORES-DOMINGUEZ, JOEL - Serrill, Katherine; 201925654; Complaint Divorce.
- GESULLO, ROBERT: ANGELA - Carrington Mortgage Services, LLC; 201925624; Complaint In Mortgage Foreclosure; McGowan, Michelle L.
- GIAMMARINO SWANEK, MARIA - Hill, Jeffrey; 201925704; Complaint for Custody/Visitation; Dolan, Peter J.
- GREEN, JOHN - Green, Janie; 201925569; Complaint Divorce; Michael, Kristine A.
- HALL, LUCKEYA - Cook, Jeremy; 201925577; Complaint for Custody/Visitation.
- HARRISON, RICHARD - Portfolio Recovery Associates Llc; 201925778; Civil Action; Titus, Christopher.
- HARVEY, CIANI - Harris, Dylil; 201925386; Complaint for Custody/Visitation.
- HENRY, BRIAN - Henry, Gautier; 201925916; Complaint Divorce.
- HENRY, HELENA - Curren Terrace Apartments; 201925751; Defendants Appeal from District Justice.
- HENRY, HELENA - Curren Terrace Apartments; 201925817; Defendants Appeal from District Justice.
- HUGHES, MATTHEW - Mcmeekin, Jessica; 201925756; Complaint for Custody/Visitation; McIntosh, Scott.
- HURLEY, JUSTIN - Portfolio Recovery Associates Llc; 201925622; Civil Action; Titus, Christopher.
- JACKSON, DAVID - Lvnv Funding Llc; 201925750; Civil Action; Winograd, Ian Z.
- JACKSON, MICHELLE - LVNV Funding, LLC; 201925562; Civil Action; Winograd, Ian Z.
- JAMES, SHONIQUE - Londynmax Properties Llc; 201925790; Defendants Appeal from District Justice.
- JANKAUSKAS, KELLY - Portfolio Recovery Associates Llc; 201925607; Civil Action; Titus, Christopher.
- JEFFERSON, LAKEISHA - Gaskins, Jameil; 201925702; Complaint for Custody/Visitation; Houston, Yalonda.
- JOHNSON, DIANE - Bank Of America; 201925793; Civil Action; Cusick, Robert W.
- KANE, VANESSA - Portfolio Recovery Associates Llc; 201925857; Civil Action; Titus, Christopher.
- KAY, SIMON - Portfolio Recovery Associates Llc; 201925850; Civil Action; Titus, Christopher.
- KHOSRAVI, KOUROUSH - Royal Water Damage Restoration, Inc.; 201925589; Civil Action; Allard, Gregory J.
- KIBBLER, AIMEE - Kibbler, Brian; 201925605; Complaint Divorce.
- KUPER, CYNTHIA: LEVEQUE, LAURENT - Wells Fargo Bank Na Successor By Merger To Wachovia Bank Na; 201925737; Complaint In Mortgage Foreclosure; McGowan, Michelle L.
- LAWHORN, KENDI - Bank Of America Na; 201925771; Civil Action; Cusick, Robert W.
- LAWRENCE, FRANCINE - Newton, Robert; 201925901; Complaint for Custody/Visitation.
- LESSER, JILLYAN - Norristown Brick Inc; 201925784; Civil Action; Auerbach, Steven.
- LOEWEN, LISA - Portfolio Recovery Associates, LLC; 201925541; Civil Action; Gerding, Carrie A.
- LONG, KELLY: DOE, JOHN: JANE, ET AL. - Barndt, Thomas; 201925503; Civil Action.
- LOWER MERION SCHOOL DISTRICT: LOWER MERION TOWNSHIP: MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS, ET AL. - Stigliano, Gregory; 201925501; Appeal from Board of Assessment; Vakil, Mark.
- MA, STEVE - Lvnv Funding Llc; 201925712; Civil Action; Winograd, Ian Z.
- MACIAK, ROGER - Botanica Cottages; 201925854; Defendants Appeal from District Justice.
- MAHMDE, MICHAEL - Portfolio Recovery Associates Llc; 201925657; Civil Action; Titus, Christopher.
- MANZI, ALFONSO - Lvnv Funding Llc; 201925710; Civil Action; Winograd, Ian Z.
- MASSEY, MICHELE - Wood, Avery; 201925632; Civil Action; Picardi, Kenneth E.
- MCDERMOTT WILL & EMERY LLP - Ceats Inc; 201925822; Foreign Subpoena.
- McKEON, SHAWN - Portfolio Recovery Associates, LLC; 201925538; Civil Action; Gerding, Carrie A.
- MCNUTT, NICOLE - Portfolio Recovery Associates Llc; 201925782; Civil Action; Titus, Christopher.
- MIRANDA, MYRNA - Portfolio Recovery Associates, LLC; 201925536; Civil Action; Gerding, Carrie A.
- MITCHELL, SIMONE: BRETT: STEVEN - Myers, Richard; 201925861; Civil Action; Thompson, Gary E.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Robin, Garrett; 201925575; Appeal from Board of Assessment.
- MURPHY, RYAN - Pugh, Mary; 201925688; Petition for Protection from Sexual Viol.
- NEISLER, ERIN - Neisler, Madeleine; 201925564; Complaint Divorce.
- O'NEILL, TOM - LVNV Funding, LLC; 201925568; Civil Action; Martello, Matthew J.
- OBER, DAVID - Bank Of America Na; 201925769; Civil Action; Cusick, Robert W.
- PALMER, KEYAIRAH - Heffelfinger, Dillon; 201925533; Complaint for Custody/Visitation.

- PARKER, ANDREW - Parker, Jamie; 201925910; Complaint Divorce.
- PARKISON, LINDA - Wylene-Cameron, Christine; 201925571; Civil Action; Krain, Donald A.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Renzi, Paul; 201925508; Appeal from Suspension/Registration/Insp.
- PENZARELLA, ANTHONY - Anderson, Marie; 201925687; Complaint Divorce.
- PINTO, JAKOU - Lvnv Funding Llc; 201925754; Civil Action; Ratchford, Michael F.
- POWELL, TORIN - Lvnv Funding Llc; 201925670; Civil Action; Winograd, Ian Z.
- QUINNELLI, TOMAS - Portfolio Recovery Associates Llc; 201925645; Civil Action; Titus, Christopher.
- REEVES, KATHLEEN; ANDRE - Williams, Donald; 201925652; Complaint for Custody/Visitation; Phiambolis, Margaret S.
- RENEE, MILLS - Cravero, Albert; 201925693; Complaint for Custody/Visitation; Gold, Travis.
- RIVERA, MARIA - Lvnv Funding Llc; 201925711; Civil Action; Winograd, Ian Z.
- ROUX, KATHLEEN - Portfolio Recovery Associates Llc; 201925634; Civil Action; Titus, Christopher.
- ROYSTER, JASON - Eberhart, Christina; 201925423; Complaint for Custody/Visitation.
- RULEY, TERESA - Karchner, Helen; 201925621; Defendants Appeal from District Justice.
- SAKSA, TAMELA - Capital One Bank USA, N.A.; 201925601; Plaintiffs Appeal from District Justice; Ratchford, Michael F.
- SALDUTTI, SERENA - Lvnv Funding Llc; 201925718; Civil Action; Winograd, Ian Z.
- SATZBERG-STEIN, TRACI - Hunt Club Apartments; 201925856; Defendants Appeal from District Justice.
- SAYSAY, BOAKAI - Midland Funding, LLC; 201925614; Civil Action; Santucci, Daniel.
- SCHILLING, KEVIN - Brophy, Tara; 201925841; Complaint Divorce.
- SCOTT, JAMES - Bank Of America; 201925777; Civil Action; Cusick, Robert W.
- SHARPLESS, CHRISTIAN - Carl, Dennis; 201925859; Defendants Appeal from District Justice.
- SIMPSON, TIAINA - Yi, David; 201925830; Defendants Appeal from District Justice.
- SKLAROFF, WENDY - Sklaroff, Jay; 201925586; Complaint Divorce.
- SMILEY, JAY - Singleton, Amber; 201925583; Complaint for Custody/Visitation.
- SMITH, MICHAEL - Fonock-Smith, Christine; 201925591; Complaint Divorce.
- SMOKER, ROBERT - Portfolio Recovery Associates, LLC; 201925525; Civil Action; Gerding, Carrie A.
- SOMERS, RAYMOND - Lvnv Funding Llc; 201925739; Civil Action; Winograd, Ian Z.
- SOUTHERLAND, CORETTA - Danzy, Lynette; 201925772; Complaint for Custody/Visitation.
- SOUTHERLAND, CORETTA; HOLMES, JAMAR - Danzy, Lynette; 201925770; Complaint for Custody/Visitation.
- SOUTHERLAND, CORETTA; UNRAY - Danzy, Lynette; 201925763; Complaint for Custody/Visitation.
- SWAIN, STEPHANIE - Bonasera, Michael; 201925631; Petition to Appeal Nunc Pro Tunc.
- TORRES, ASHLEY - Velazco, Jesus; 201925584; Complaint for Custody/Visitation; Gibbons, Maria E.
- TRUEHEART, MARILYN - Portfolio Recovery Associates Llc; 201925786; Civil Action; Titus, Christopher.
- TYLER, MELVIN - Bank Of America Na; 201925780; Civil Action; Cusick, Robert W.
- VIVEROS, MICHAEL - Portfolio Recovery Associates, LLC; 201925520; Civil Action; Gerding, Carrie A.
- WARRIOR DIAMOND, INC.: WEBSTER, NATHANIEL - Diteq Corporation; 201925585; Civil Action; Markind, Lloyd S.
- WETZEL, JOHN; FERGUSON, TAMMY - Jones, James; 201925603; Civil Action.
- WILLIAMS, CHARLES - Portfolio Recovery Associates Llc; 201925858; Civil Action; Titus, Christopher.
- WILLIAMS, TODD - Brown, Nadiyah; 201925870; Petition for Protection From Intimidatio.
- ZHENG, SU - Midland Funding Llc; 201925797; Civil Action; Santucci, Daniel.

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## WILLS PROBATED

### Granted Week Ending November 5, 2019

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

- ABRAHAM, JONATHAN A. - Whippain Township; Abraham, Marissa, 8801 Southlea Court Fairfax, VA 22031; Dubin, Michael F., 709 King Of Prussia Road Radnor, PA 19087.
- ANNABLE, MARGARET A. - Upper Merion Township; Rockett, Edith, 7711 New Street Wyndmoor, PA 19038.
- AVERBACH, BONNIE - Cheltenham Township; Averbach, Robert, 7 Honey Locust Ct Lafayette Hill, PA 19444; Leese, Rachele, 114 Lismore Ave Glenside, PA 19038.
- BENNETT, MICHAEL F. - Springfield Township; Bennett, Michael A., 1552 Temple Dr Maple Glen, PA 19002.
- BERGIN, JOSEPH J. - Telford Borough; Bergin, Bonnie R., 7 Branch Avenue Telford, PA 18969.
- BRADLEY, JACOB - Horsham Township; Cole, Janet, 455 Printer Way Lansdale, PA 19446.
- BRODERICK, KATHLEEN A. - Lower Merion Township; Broderick, Mary, 930 Montgomery Avenue Bryn Mawr, PA 19010.
- BUDZILOWICZ, ESTELLE D. - Conshohocken Borough; Budziłowicz, Carol, 232 E 11th Ave Conshohocken, PA 19428.
- CORBI, PAULINE K. - Montgomery Township; Corbi, Nicholas, 104 Samantha Lane Lansdale, PA 19446.
- CRONAN, MARGARET J. - Conshohocken Borough; Cronan, John P., 1801 Butler Pike Conshohocken, PA 19428.
- CRUMP, ELAINE T. - Lower Gwynedd Township; Crump, Gregg A., 113 Jem Drive Ambler, PA 19002.
- DEBOCK, GABRIELLE - Upper Providence Township; West, Gisele, 1111 Springwood Lane Collegeville, PA 19426.
- DOWELL, WALTER L. - Hatboro Borough; Dowell, Patricia H., 173 Crooked Billet Rd Hatboro, PA 19040.

- EDWARDS, ROBERT W. - Lower Providence Township;  
Barrett, Elaine, 457 Kennerly Road Springfield, PA 19064.
- GREEN, HARRIETT B. - Lower Providence Township;  
Frankel, Ann G., 1312 Club House Road  
Gladwyne, PA 19035; Green, Jane M.,  
50 South 16Th Street Philadelphia, PA 19102.
- GRISAFI, BENJAMIN H. - West Norriton Township;  
Uro, Donna, 134 Stonegate Drive  
Landenberg, PA 19350.
- HALLOWELL, JUNE S. - Lower Gwynedd Township;  
Hallowell, Thomas B., 15 Laurel Lane  
Lebanon, PA 17046.
- HAMMES, THERESA S. - East Norriton Township;  
Vanbuskirk, Michael, 6510 Ridge Avenue  
Philadelphia, PA 19128.
- HARVEY, ELIZABETH A. - Worcester Township;  
Whalen, Elizabeth A., 476 Old Forge Crossing  
Devon, PA 19333.
- HEFFRON, ROBERT F. - Perkiomen Township;  
Bacchi, Christie N., 900 Hamilton Rd  
Collegeville, PA 19426; Heffron, Kevin,  
71 Kingsley Dr Egg Harbor Twp, NJ 08234.
- HUPPMAN, DONNA M. - Limerick Township;  
Kuypers, Mary E., 44 Mendham Road  
Far Hills, NJ 07931.
- JORGENSEN, LORI - Pottstown Borough;  
Jorgenson, Erick, Mag 5 Apartment 401,  
DUBAI 00000.
- KELLY, JOHN J. - Upper Providence Township;  
Buck, Megan, 4555 Whimbrel Place  
Winter Park, FL 32792.
- LEIS, ROCHELLE - Cheltenham Township;  
Leis, Dean J., 10 Eastfield Road  
Hummelstown, PA 17036.
- LEVENGOOD, STUART K. - Douglass Township;  
Musser, Betty M., 365 Mill Street  
Boyertown, PA 19512; Prout, Carol A.,  
70 Winding Road Boyertown, PA 19512.
- LITTLE, EDWARD L. - Springfield Township;  
Little, John E., 1 Maverick Lane  
Travelers Rest, SC 29690.
- MASSINGHAM, DOROTHY G. - Lower Gwynedd  
Township; Massingham, James G.,  
46 Poker Hill Road Underhill, VT 05489.
- MATILSKY, LOUISE A. - Collegeville Borough;  
Matilsky, Philip I., 1613 Taylor Way  
Collegeville, PA 19426.
- MCCUE, MARGARET A. - Red Hill Borough;  
Keck, Jo Anne, 8 Pheasant Lane  
Bechtelsville, PA 19505.
- MCMANUS, GREGORY G. - Abington Township;  
McGlinchey, Kathy A., 510 Edgley Avenue  
Glenside, PA 19038.
- MONOSTRA, LOUIS - Lower Providence Township;  
Fink, Robert A., 78 Do-Jan Drive Pottstown, PA 19465.
- MYERS, RICHARD S. - Whippain Township;  
Myers, Donna L., 1394 Spruce Street  
Blue Bell, PA 19422.
- NEHER, MARGARET J. - Lansdale Borough;  
Dougherty, Michael J., 894 Carriage Way  
Lansdale, PA 19446.
- NUSSEAR, NANCY E. - East Norriton Township;  
Clements, Patricia L., 516 Falcon Road  
Audubon, PA 19403.
- PAUL, GERSON - Abington Township;  
Crampton, John P., 1500 Market Street  
Philadelphia, PA 19102; Paul, Sindy M.,  
565 Viscount Rd Yardley, PA 19067.
- PERLA, TONY, JR. - Skippack Township;  
Perla, Ellen F., 3883 Meetinghouse Road  
Collegeville, PA 19426.
- PICARD, RALPH E. - Upper Providence Township;  
Picard, Lisa A., 229 S Mennonite Rd  
Collegeville, PA 19426.
- RABIN, BARBARA W. - Lower Gwynedd Township;  
Wurtzel, Judith, 4617 Hunt Avenue  
Chevy Chase, MD 20815.
- RIGGS, THERESA M. - Lower Merion Township;  
Thomas, Donna, 188 Conestoga Road  
Wayne, PA 19087; Whitworth, Christine,  
1045 County Line Road Bryn Mawr, PA 19010.
- ROBINSON, DORIS A. - Upper Moreland Township;  
Mackenzie, Cheryl D., 509 Haring Circle  
Warminster, PA 18974.
- SARRO, MICHAEL J. - Collegeville Borough;  
Ailes, Laurie E., 941 East Main Street  
Collegeville, PA 19426.
- SCHMALE, LAURA T. - Upper Frederick Township;  
Fisher, Wendy A., 461 Collegeville Rd  
Collegeville, PA 19426.
- SCHULTES, HELEN - Abington Township;  
Betsch, Lorraine A., 1136 Beverly Road  
Jenkintown, PA 19046.
- SORBO, ANTHONY E. - Franconia Township;  
Sorbo, Keith A., 2757 East Ridgewood  
Springfield, MO 65807.
- SOULGÈS, JAMES P. - Springfield Township;  
Soulges, Connie S., 7607 Louise Lane  
Wyndmoor, PA 19038.
- SPECTOR, MIRIAM S. - Lower Merion Township;  
Spector, Arthur, 340 Fishers Road  
Bryn Mawr, PA 19010.
- SUTHERLAND, MARY A. - Lower Gwynedd Township;  
Conwell, Carol S., 431 Edgewood Dr  
Telford, PA 18969; Sutherland, James K.,  
1348 Swamp Rd Furlong, PA 18925.
- TAKALA, DAVID J. - Lansdale Borough;  
Takala, Alisa S., 33 West 4Th Street  
Lansdale, PA 19446.
- THORP, LENA J. - Abington Township;  
Howell, Joanne, 526 Penrose Lane  
Warminster, PA 18974.
- VOGEL, JOHN W. - Lower Merion Township;  
Mulligan, Mary M., 38 Woodland Road  
Andover, MA 01810.
- WEISMAN, CLAIRE - Lower Merion Township;  
Sulby, Regina, 1001 City Avenue  
Wynnewood, PA 19096.
- ZIMMERMANN, MARY T. - Pennsburg Borough;  
Obrien, Eunice L., 261 Shirley Lane P  
ennsburg, PA 18073; Obrien, Nicole J.,  
261 Shirley Lane Pennsburg, PA 18073.

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## RETURN DAY LIST

**November 18, 2019**  
**COURT ADMINISTRATOR**

All motions “respecting discovery” in civil cases are subject to the provisions of Local Rule 4019\* - Discovery Master. If such a motion is answered in opposition on or before the rule return date, the matter is automatically listed for argument before the Discovery Master at 9:00 a.m. on the Friday of the week in which the rule was made returnable. Check the MCCH electronic directory for assigned courtroom.

1. Allegiance Builders, Inc. v. Indik - Defendants' Motion to Consolidate (Seq. 21) - **W. Auxer - J. Bagby.**
2. American Heritage Federal Credit Union v. Murray - Plaintiff's Motion to Order to Break and Enter (Seq. 12) - **J. Watson.**
3. Amerihome Mortgage Company, LLC v. Wiggle - Plaintiff's Motion to Amend Complaint in Nunc Pro Tunc (Seq. 3).
4. Belardino v. Luther Woods SNF, LLC - Plaintiff's Motion to Compel (Seq. 15 D) - **C. Culleton - J. Brooks.**
5. Beller v. Gottel - Defendant's Motion to Compel Supplemental RPDS (Seq. 10 D) - **N. Murawsky - M. Bosniak.**
6. Bitting v. Primo Brick Oven Pizza, Inc. - Defendants Silks' Motion to Compel Answers to Interrogatories and Document Requests (Seq. 68 D) - **K. Marciano - G. Mercogliano.**
7. Bonds v. Riley - Plaintiff's Motion for Leave to File Amended Complaint (Seq. 69) - **G. Samms - R. Mongeluzzi.**
8. Boyle v. Main Line Health, Inc. - Defendants' Motion to Strike Objections to Subpoena (Seq. 29 D) - **S. Cohen - E. Hosmer.**
9. Brann v. Cruz - Plaintiff's Motion to Compel (Seq. 13 D) - **F. Horn.**
10. Brooks v. Geico General Insurance Company - Defendant's Motion to Compel Discovery (Seq. 4 D) - **D. Sodano - S. Eckel.**
11. Buchanan Ingersoll & Rooney, P.C. v. Medical Components, Inc. - Plaintiff's Motion to Overrule Defendant Medical Components, Inc.'s Objections to the Subpoena Directed to A. Zaher (Seq. 25-D) - **G. Burns - A. Epstein.**
12. CA Danella Company, Inc. v. Advanced Disposal Services Solid Waste of PA, Inc. - Plaintiff's Motion to Compel Full and Complete Answers to Discovery (Seq. 22 D) - **R. Maro - C. Levine.**
13. Calligaris, LLC v. Bridge Street Group KOP, LLC - Defendants' Motion to Compel Production of Documents (Seq. 7 D).
14. Campos Lopez v. Williams - Defendant's Motion to Compel Plaintiff's Discovery (Seq. 11) - **R. Conwell - H. Viletto.**
15. Chantelau v. Klenk - Defendants' Motion to Compel Discovery Responses (Seq. 10 D) - **M. Himsworth - J. Goldberg.**
16. Cook v. Dibetta - Plaintiff's Counsel's Motion to Withdraw (Seq. 52 F) - **D. Sager.**
17. Corrado v. Corrado - Petition for Leave to Withdraw for Defendant (Seq. 80 F) - **C. Young - S. Eisenberg.**
18. Das v. Cutter - Defendant's Motion to Compel Discovery (Seq. 8 D) - **M. Gottlieb - R. Pugh.**
19. Davis v. Flocco Realty Company - Defendants' Motion for Protective Order (Seq. 8 D) - **E. Goldis.**
20. Davis v. Property Revival, LLC - WSAM, LLC's Petition to Intervene (Seq. 1).
21. Didio v. Green - Defendant's Counsel's Petition to Withdraw (Seq. 440 F) - **M. Momjian - R. Rubin.**
22. Ditech Financial, LLC v. Hinnegan - Plaintiff's Petition to Divest Lien of Discover Bank Concerning Pa. 19131 Pursuant to Pa. R.C.P. 3135 (C) (Seq. 20) - **Z. Bajor.**
23. Dougan v. Coyle - Plaintiff's Motion to Coordinate Actions With Outside County (Seq. 22) - **R. Katz - S. Eckel.**
24. Drexel University v. Johnson - Plaintiff's Motion to Reassess Damages (Seq. 24) - **J. Watson.**
25. Fogli v. Valley Forge tower South Condominium Association - Plaintiff's Motion to Compel Request to Produce Documents (Seq. 11 D) - **R. Graham - J. Mayer.**
26. Fredericks v. PWI Construction, Inc. - Defendant's Motion to Compel Plaintiff to Attend IME (Seq. 22-D) - **B. Swartz - C. Rubinate.**
27. Fulforth v. Anderson - Defendant' Motion to Compel Plaintiff's Depositions (Seq. 26 D) - **F. Maloify - A. Sorce.**
28. Gallagher v. Cropper - Plaintiffs' Motion to Compel Defendants' Answers to Discovery (Seq. 7 D) - **M. Gallagher - D. Bergstrahl.**
29. Giddings v. Jefferson - Defendants' Motion for Judgment of Non Pros (Seq. 24) - **M. Greenfield - W. Steger.**
30. Gill v. Glenhaven Snow Company, LLC - Additional Defendant, Snowcon, LLC's, Motion to Compel Authorization (Seq. 18 D) - **M. Simon.**
31. Hill v. Main Line Hospitals, Inc. - Plaintiffs' Motion to Compel Deposition (Seq. 72 D) - **R. Wilson - F. Greek.**
32. Hill v. Main Line Hospitals, Inc. - Plaintiffs' Motion to Strike Defendant's Objections to Plaintiff's MTC (Set III) (Seq. 71) - **R. Wilson - F. Greek.**
33. Janeway Towing v. Credit Connection Auto Sales - Plaintiff's Motion to Reinstate The Janeway Towing Action (Seq. 53 60 D) - **J. O'Brien - J. Ogden.**
34. Jolly Johnson v. Conneen - Defendant's Motion to Compel Discovery (Seq. 8 D) - **D. Sodano - J. Gordon.**
35. Kohl v. Hertz Vehicles, LLC - Plaintiffs' Motion to Compel (Seq. 17 D) - **S. Wigrizer - W. Bryers - A. Canale.**
36. Lewis v. Mr. Cooper - Plaintiff's Motion for Default Judgment (Seq. 19) - **M. O'Rourke.**
37. Lidstone v. Therapy Source, Inc. - Plaintiffs' Motion to Compel Production of Documents and Answers to Interrogatories (Seq. 21 D) - **T. Kolman - S. Ludwig.**
38. Likwid Concepts, LLC v. Reube - Plaintiff, Likwid's Motion to Consolidate (Seq. 14) - **J. O'Brien - E. O'Shea.**
39. Long v. Keiser - Plaintiff's Motion to Compel Discovery (Seq. 16 D) - **A. Aigeldinger - J. Godin.**
40. Manning v. Siry - Plaintiff's Motion to Compel Discovery (Seq. 24 D) - **M. Simon - K. Connors.**
41. Massey v. Pinkerton - Petition to Withdraw Appearance as Counsel for Plaintiff (Seq. 129 F) - **C. Consolo - L. Negron-Bennett.**
42. McComas v. Brightview Holdings, Inc. - Defendants' Motion for Admission Pro Hac Vice (Seq. 163) - **M. Goldman - M. Sonnenfeld - L. McNally.**
43. Napolitano v. Chae - Defendant, Geico Casualty's Motion to Compel (Seq. 7 D) - **M. Mednick.**
44. PHH Mortgage Corporation v. Humphreys - Plaintiff's Motion to Reassess Damages (Seq. 69) - **E. Bennett.**
45. Phifer v. Powerback Rehabilitation - Plaintiff's Motion to Compel Defendants to Produce Documents (Seq. 24) - **J. Marano - J. Lucas.**
46. Plymouth Township v. Belmont - Defendant's Counsel's Petition to Withdraw (Seq. 23) - **M. Barbiero - J. O'Brien.**

47. *Quinn v. Montgomery County Tax Claim Bureau - Plaintiff's Petition to Set Aside Tax Upset Sale (Seq. 0) - M. Quinn.*
48. *Riley v. The Sportsplex - Defendant, Coyle School of Irish Dance's, Motion to Compel (Seq. 2-8 D) - L. Stevens.*
49. *Riley v. The Sportsplex - Defendant, Coyle School of Irish Dance's, Motion to Compel (Seq. 2-7 D) - L. Stevens.*
50. *Russell v. Mahesh - Plaintiff's Motion to Amend Plaintiff's Complaint (Seq. 28) - J. Nastasi - M. Bakry.*
51. *Safford v. Smokey Bones Bar & Fire Grill - Defendant's Motion to Compel Answers to Discovery (Seq. 14 D) - C. Srogoncik - M. Detweiler.*
52. *Santander Bank, N.A. v. Daywalt - Motion to Reassess Damages (Seq. 15) - P. Wapner.*
53. *Seymour v. Stanek - Plaintiff's Motion to Compel (Seq. 8 D) - H. Molitoris - A. Canale.*
54. *Shenkman v. Cubbison - Plaintiffs' Motion to Compel More Specific Discovery Responses (Seq. 33 D) - N. Hoffman - D. Santilli.*
55. *State Farm Fire & Casualty Company v. PPL Corporation - Plaintiff's Motion to Compel Discovery (Seq. 8 D) - D. DeLuca - J. Dodd-O.*
56. *State Farm Fire and Casualty Company v. Kingkiner Tree Service, LLC - Defendant's Motion for Extension of Time to Answer or Object to Complaint (Seq. 3) - R. Allen - G. Celii.*
57. *State Farm Mutual Automobile Insurance Company v. Dumas - Plaintiff's Motion to Compel Discovery Responses (Seq. 11 D) - D. Aaron - P. Bilardo.*
58. *Stoler v. Philadelphia Electric Company - Motion of Plaintiff's Counsel Seeking Leave to Withdraw as Counsel (Seq. 82 F) - G. Ditter.*
59. *Stone v. Ad Panaccio Building and Renovating Contractors, Inc. - Plaintiff's Motion to Compel Defendant's Deposition (Seq. 32 D) - D. Scaggs - J. Malley.*
60. *Stout v. Ostrowski - Defendant's Counsel's Petition to Withdraw (Seq. 30) PFA - E. Brennan.*
61. *Trejo Hernandez v. Mendez Gutierrez - Plaintiff's Counsel's Motion to Withdraw (Seq. 8 F) - K. Atzert.*
62. *U.S. Bank National Association v. Reed - Plaintiff's Motion to Compel (Seq. 18 D) - P. Wapner.*
63. *Unruh v. Nagle - Plaintiff's Motion for Default Judgment (Seq. 12) - D. Allebach.*
64. *Walker v. Bucktown, LLC - Defendant's Motion to Compel Deposition of Additional Defendant C. Gorman (Seq. 28 D) - J. Bernstein - J. Walsh.*
65. *Watson v. Mt. Zion Ame Church - Defendant, Nat Turner's Lawn Care's, Motion to Compel Execution of Authorization (Seq. 38 D) - J. Rosenbaum - J. Brooks.*
66. *Wurts v. Linton - Defendant's Motion to Compel More Complete Discovery (Seq. 2-5 D) - R. Conwell - K. Groon.*
67. *Zomick v. Claytons Hunting and Fishing, Inc. - Defendant's Motion for Admission of Howard B. Schilsky Pro Hac Vice (Seq. 75) - E. Pearce - J. Hatzell.*