

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 July 31, 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 August 28, 2019 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

First Publication

07-19903

ALL THAT CERTAIN tract or parcel of land, situate in Douglass Township, Berks County and small portion in **Upper Pottsgrove Township** Montgomery County, Pennsylvania, bounded and described in accordance with a partial field survey as made by Ralph E. Shaner & Sons, Engineering Company, as follows, to wit:

BEGINNING at a corner on line lands formerly owned by Christian Theis and distant along said property line from a joint corner lands, aforesaid Christian Theis and lands formerly owned by Lorah Rhoads North 39 degrees 25 minutes East 20.20 feet; thence from said point of beginning along the Northeasterly property line of a public road known as Levensgood Road (given width by Lot Plan of 60 feet) North 58 degrees 38 minutes West 222 feet to a corner other lands of the Grantor (George L. Rahn); thence along the same the following four (04) courses to wit: North 31 degrees 22 minutes East 89.23 feet to a point of curvature; thence by a curve curving to the right having a radius of 120 feet and an arc length of 228.81 feet to the point of tangency; thence South 39 degrees 22 minutes East 91.73 feet and South 39 degrees 07 minutes West 47.65 feet to a corner lands aforesaid Christian Theis; thence along the same South 39 degrees 25 minutes West 126.61 feet to a corner and place of beginning.

CONTAINING 1.1763 acres of land.

Parcel Number: 60-00-00191-00-1.

Location of property: 1491 Chestnut Grove Road, Upper Pottsgrove, PA.

The improvements thereon are: Single-family residential dwelling.

Seized and taken in execution as the property of **Thomas E. Lord and Barbara J. Lord** at the suit of Pottsgrove School District. Debt: \$73,574.07.

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.

08-13333

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, described in accordance with a Plan of Wyndmoor Estates made for Gary Gordon and Gene Rubin by D. S. Winokur Associates dated 9/20/1978 and recorded in Plan Book A-35, Page 27, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Heritage Road which point is measured on the arc of a circle curving to the right having a radius of 15 feet the arc distance of 28.62 feet from a radial round corner set on the Northwesterly side of Wyndmoor Lane (50 feet wide); thence from said point of beginning continuing on the Northeasterly side of Heritage Road on the arc of a circle curving to the right having a radius of 175 feet the arc distance of 45.68 feet to a point of tangent; thence still along the same North 00 degrees, 59 minutes, 18 seconds West, 177.48 feet to a corner of Lot 21; thence along the same North 89 degrees, 00 minutes, 42 seconds East, 301.69 feet to a point in the line of Lot 19; thence along same South 11 degrees, 12 minutes, 59 seconds West, 133.40 feet to a point set on the Northeasterly side of Wyndmoor Lane; thence along same on the arc of a circle curving on the left having a radius of 175 feet the arc distance of 141.98 feet to a point of tangent; thence South 54 degrees, 43 minutes, 46 seconds West, 131.38 feet to a point of curve; thence on the arc of a circle curving to the right having a radius of 15 feet the arc distance of 28.62 feet to the first mentioned point and place of beginning.

BEING Lot Number 20 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Nushin Khan by Deed from Ella Karlitsky, by her Agent Fania Karlitsky by Power of Attorney dated October 18, 2004 and recorded November 19, 2004 in Deed Book 5533, Page 02428, Instrument Number 2004225394.

Parcel Number: 30-00-28394-00-7.

Location of property: 1865 Heritage Road, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Nushin Khan and United States of America, c/o United States District Attorney for the Eastern District of Pennsylvania** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWMBS, Inc., CHL Mortgage Pass-Through Trust 2004-25, Mortgage Pass Through Certificates, Series 2004-25. Debt: \$1,029,473.64.

McCabe, Weisberg & Conway, LLC, Attorneys.

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

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

09-19486

ALL THAT CERTAIN lot or piece of ground, situate in **West Conshohocken Borough**, Montgomery County, Pennsylvania, bounded and described according to a master plan "Merion Hill" made for Westcon Construction Company, Inc. by Bursich Associates, Inc., Engineers, Planners, Surveyors, Landscape Architects, dated 9/9/1994 and last revised on 7/7/1997 and recorded in Plan Book A-57, Pages 137 to 142, as follows, to wit:

BEING known as Lot 55 on the above mentioned plan.

UNDER AND SUBJECT to the terms and provision as contained in a certain declaration of Merion Hill dated 1/23/1997 and recorded in Deed Book 5175, Page 2045 and as may be amended from time to time.

BEING the same premises which David Kaiser, by Indenture dated 7/24/2006 and recorded 7/24/2006 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5620, Page 0739, granted and conveyed unto David Kaiser and Robert Layman, as Joint Tenants With the Right of Survivorship.

Parcel Number: 24-00-00033-47-4.

Location of property: 1114 Riverview Lane, West Conshohocken, PA 19428.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **David Kaiser and Robert Layman** at the suit of Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-8. Debt: \$776,921.91.

Shapiro & DeNardo, L.L.C., Attorneys.

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

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

12-05511

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected situate in **West Norriton Township**, Montgomery County, Pennsylvania, bounded and described according to a certain plan of a portion of Burnside Estates, made by John V. Hoey, Registered Engineer, Norristown, Pennsylvania, dated 12/15/1950 and last revised 4/13/1952 which plan is recorded at Norristown in the aforesaid office on 12/31/1952 in Deed Book 1958, Page 601, bounded and described, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Union Street (50 feet wide) which point is a corner of Lots 29 and 30 Block C, of said plan; thence extending along said Lot 28, Block C, North 44 degrees, 05 minutes East, one hundred forty-one and seventy-four one-hundredths feet to a point in line of Lot 27, Block C; thence extending partly along Lot 27 and 26 Block C, North 33 degrees, 46 minutes West, fifty-seven feet to a point a corner of Lot No. Block C; thence extending along said Lot 31, South 44 degrees, 05 minutes West, one hundred fifty-four feet to a point on the Northwesterly side of Union Street; thence extending along said Lot 31, South 44 degrees, 05 minutes West, one hundred fifty-four feet to a point on the Northwesterly side of Union Street; thence extending along same South 45 degrees, 55 minutes East, fifty-five feet to the place of beginning.

BEING Lot 30, Block C on said plan.

TITLE TO SAID PREMISES IS VESTED IN Boris Kindij and Nina J. Kindij, h/w, by Deed from Nina J. Kindij, a married woman, dated 05/02/2005, recorded 05/12/2005 in Book 5553, Page 2607.

Parcel Number: 63-00-08539-00-2.

Location of property: 25 Union Street, Norristown, PA 19403-2822.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Boris Kindij and Nina J. Kindij a/k/a Nina Jiang Kindij** at the suit of Citimortgage, Inc. Debt: \$145,371.01.

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.

12-09726

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in Roslyn Gardens, **Abington Township**, Montgomery County, Pennsylvania, and being Lot No. 141 according to a Plan thereof made by George B. Mebus, R.P.E. on December 7, 1948 as last revised March 9, 1949 and being more fully bounded and described as follows:

BEGINNING at a point on the Northwesterly lot line of Rothley Avenue (40 feet wide) said place of beginning being South sixty-eight degrees forty-nine minutes thirty seconds West a distance of forty-four and twenty-eight hundredths feet from the corner stone marking the Southwesterly end of the curve having a radius of seventy feet connecting the Northwesterly lot line of Rothley Avenue with the Southwesterly lot line of Woodland Road (40 feet wide); thence along the Northwesterly lot line of Rothley Avenue South sixty-eight degrees forty-nine minutes thirty seconds West a distance of seventy-four and forty-three hundredths feet to a point; thence along Lot No. 142 North three degrees twelve minutes six seconds West a distance of one hundred thirty-nine and forty-seven hundredths feet to a point, thence partly along Lot No. 136 and along Lot No. 137 South seventy degrees fifty-eight minutes four seconds East a distance of forty-one and twelve hundredths feet to a point; thence along Lot No. 140 South twenty-one degrees ten minutes thirty seconds East a distance of one hundred six and twelve hundredths feet to the place of beginning.

Parcel Number: 30-00-59716-00-5.

Location of property: 1370 Rothley Avenue, Abington Township, PA.

The improvements thereon are: Single-family residential dwelling.

Seized and taken in execution as the property of **Oscar James Manley, Jr., Veronica Manley and United States of America** at the suit of Abington School District. Debt: \$4,764.25.

Portnoff Law Associates, LTD., Attorneys.

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

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

12-14890

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, Montgomery County, Pennsylvania, being shown on the Scott Alexaki Subdivision Plan Sheet Number 1 of 7 prepared by Pro Tract Engineering, Inc., Hatboro, PA dated January 27, 2003 and last revised October 6, 2003 and recorded October 22, 2003 in Plan Book 22, Page 54 more fully described, as follows, to wit:

BEGINNING at a point on the Northerly right of way line in the former alignment of Valley Forge Road (of variable width and now closed to through traffic) said point being on a common boundary line between Lot #2 and Lot #3 of the subdivision and being the following (3) courses and distances from the intersection of the title line in said road and the projection of a common boundary between Tax Block 25H Unit 3 and Unit 4 located on the Southerly side of the aforementioned Valley Forge Road: 1) North 82 degrees 45 minutes 00 seconds East 0.58 feet to a point; thence 2) North 07 degrees 15 minutes 00 seconds West 25 feet to a point; and thence 3) along the arc of a circle curving to the right having a radius of 691.20 feet the arc distance of 167.29 feet; thence from said beginning point extending along said Northerly right of way line of Valley Forge Road, the following two (2) courses and distances to a point on a common boundary line between Lot #1 and Lot #2 on the subdivision: 1) along the arc of a circle curving to the right having a radius of 691.20 feet the arc distance of 27.59 feet to a point; thence 2) North 81 degrees 05 minutes 46 seconds West 52.42 feet; thence along said common boundary line between Lot #1 and Lot #2 North 08 degrees 54 minutes 14 seconds East 197.68 feet to a point on the Southerly right of way line in the current alignment of Valley Forge Road; thence extending along said right of way line the following two courses and distances to a point on the aforementioned common boundary line between Lot #2 and Lot #3 1) along the arc of a circle curving to the right having a radius of 40.00 feet the arc distance of 17.12 feet; and 2) South 46 degrees 05 minutes 00 seconds East 78.55 feet to a point; thence extending along said common boundary line between Lot #1 and Lot #2 South 08 degrees 54 minutes 14 seconds West 145.49 feet to the point and place of beginning.

BEING Lot No. 2.

BEING the same premises which Scott Alexaki and Deborah S. Alexaki by Deed dated April 7, 2004 and recorded May 6, 2004 in Montgomery County in Deed Book 5506, Page 277, conveyed unto Daly Barnes, Jr. and Jacqueline Denise Barnes.

Parcel Number: 58-00-19471-61-3.

Location of property: 722 West Valley Forge Road, King of Prussia, PA 19406.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Daly Barnes, Jr. and Jacqueline Denise Barnes** at the suit of Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, Not Individually but as Trustee for Hilldale Trust. Debt: \$1,659,250.21.

Hill Wallack LLP, Attorneys.

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

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

13-12825

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Gwynedd Township**, Montgomery County, Pennsylvania, bounded and described according to a survey and plan thereof made November 3rd, 1956, by John E. Burkhardt and Associates, of Lansdale, Pennsylvania, as follows, to wit:

BEGINNING at a point in the center line of Meetinghouse Road, as originally opened to a width of thirty-three feet said point being at the distance of seven hundred sixty-eight and sixty-five hundredths feet measured Southwestwardly along the said center line of Meetinghouse Road from the point of intersection of the center line of Meetinghouse Road with the center line of Evans Road, and extending thence along the line of Lot No. 2 on the said plan, South sixteen degrees eleven minutes East, two hundred sixty-nine and seventy-three hundredths feet to a monument, crossing a monument set at the distance of twenty-five feet Southeastwardly from the said center line of Meetinghouse Road; and extending thence South fifty-three degrees thirty-six minutes west, two hundred eighty-nine and eighty-four hundredths feet to a monument; thence extending North sixteen degrees eleven minutes West and crossing a monument set at the distance of twenty-five feet Southeastwardly from the center line of Meetinghouse Road, three hundred sixty-nine and ninety hundredths feet to a point in the center line of Meetinghouse Road as originally opened to a width of thirty-three feet; and thence extending along the said center line of Meetinghouse Road, North seventy-three degrees forty-nine minutes East, two hundred seventy-two feet to the first mentioned point and place of beginning.

BEING Lot No. 1 on the said plan.

Parcel Number: 39-00-02692-01-4.

Location of property: 1318 Meetinghouse Road, Lower Gwynedd, PA.

The improvements thereon are: Single-family residential dwelling.

Seized and taken in execution as the property of **Brendan Sweeney** at the suit of Wissahickon School District. Debt: \$9,491.98.

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.

13-13334

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, bounded and described according to a final plan of subdivision made for Dominic Larosa by Eastern/Chadrow Associates, Inc., Warminster, Pennsylvania, dated April 9, 1996, last revised July 24, 1996, and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery at Norristown in Plan Book A-56, Page 321, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Horsham Road (ultimate width of 40 feet) a corner of Lot Number 1 on said plan; thence from said beginning point along line of Lot Number 1 North 38 degrees, 37 minutes East, 100.00 feet to a point in line of Lot Number 3 on said plan; thence along line of Lot Number 3 South 51 degrees, 23 minutes East, 63.80 feet to a point in line of land now or late of George and Grace Haegele; thence along land now or late of Haegele South 38 degrees, 37 minutes West, 100.00 feet to a point on the Northeasterly side of Horsham Road; thence along the Northeasterly side of Horsham Road North 51 degrees, 23 minutes West, 63.80 feet to a point a corner of Lot No. 1 the first mentioned point and place of beginning.

BEING Lot Number 2 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Matthew J. Wheeler, by Deed from Philip J. Smith and Faith M. Smith, h/w, dated 03/29/2002, recorded 05/02/2002 in Book 5405, Page 2065.

Parcel Number: 59-00-09649-00-3.

Location of property: 2413 Horsham Road, Hatboro, PA 19040.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Matthew J. Wheeler a/k/a Matthew Wheeler** at the suit of Wells Fargo Bank, N.A. Debt: \$178,626.03.

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.

13-31113

ALL THAT CERTAIN piece or parcel of ground, situate in **Lower Salford Township**, Montgomery County, Pennsylvania, more particularly described as Lot No. 5 in the plan of the "Yanan Tract", as the same is recorded in the Montgomery County Recorder of Deeds Office in Plan Book Volume A-58, Page 87.

BEING the same premises which John F. Yanan and Mary Ann M. Yanan, his wife, by General Warranty Deed dated April 5, 1999, and recorded February 25, 2000, in Book 5308, Page 423, granted and conveyed unto Timothy J. Keer and Clara M. Keer, his wife, in fee.

Parcel Number: 50-00-00898-00-6.

Location of property: 921 Haldeman Road, Lower Salford Township, PA 19473.

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

Seized and taken in execution as the property of **Timothy J. Keer and Clara M. Keer** at the suit of U.S. Bank Trust National Association, as Trustee of the Cabana Series III Trust. Debt: \$276,021.98.

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 \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

14-00544

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in "Wynnewood Park in Merion, in **Lower Merion Township**, Montgomery County, Pennsylvania, described according to a plan made by Over and Tingley, Civil Engineers, Havertown, Pennsylvania, on August 3, 1949, and revised August 23, 1949, as follows, to wit:

BEGINNING at a point of reverse curve on the Easterly side of Spring Avenue (50 feet wide) at the arc distance of 42.77 feet measured along the arc of a circle curving to the right having a radius of 20 feet from a point of curve on the Northwestern side of Sussex Road (50 feet wide); thence extending from said beginning point in a Northerly direction along the Easterly side of Spring Avenue along the arc of a circle curving to the left having a radius of 594.59 feet the arc distance of 106.30 feet; thence extending North 55 degrees, 11 minutes East, 48 feet to a point; thence extending South 34 degrees, 49 minutes East, 125 feet to a point on the Northwestern side of Sussex Road; thence extending along the said side of Sussex Road South 55 degrees, 11 minutes West, 80 feet to a point of curve; thence extending along the arc of a circle curving to the right having a radius of 20 feet the arc distance of 42.77 feet to the first mentioned point and place of beginning.

BEING the same property conveyed to Jennifer Myers Chahal and Matthew Chahal, husband and wife who acquired title by virtue of a deed from Norman G. Greenbaum and Shirley J. Greenbaum, husband and wife, dated July 29, 2004, recorded August 10, 2004, at Document ID 2004161733, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 40-00-60920-00-6.

Location of property: 1437 Sussex Road, Wynnewood, PA 19096.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Jennifer Myers Chahal and Matthew Chahal, husband and wife**, at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2005-2. Debt: \$619,875.91.

Manley Deas Kochalski LLC, Attorneys.

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

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

14-09942

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Horsham Township**, Montgomery County, Pennsylvania bounded and described according to a Plan of Subdivision of Horsham Chase made for the Cutler Group, Inc. made by Urwiler and Walter, Inc. dated 3/21/1998 last revised 3/3/2000 and recorded in Plan Book A-59, Page 211, as follows, to wit:

BEGINNING at a point of curve on the Northwestern side of a cul-de-sac of irregular width at the terminus of Franklin Court, said point being a point a corner of Lot 29 as shown on the above mentioned plan; thence extending from said point of beginning and along said lot North 46 degrees, 06 minutes, 06 seconds West, 254.83 feet to a point; thence extending from said point North 37 degrees, 52 minutes, 45 seconds East and crossing a certain 20 feet wide Storm Sewer Easement 126.52 feet to a point a corner of Lot 24 as shown on the above mentioned plan; thence extending along the aforesaid lot, and also along Lot 25 as shown on above mentioned plan, South 46 degrees, 06 minutes, 06 seconds East, 207.67 feet to a point a corner of Lot 27 as shown on the above mentioned plan; thence extending along said Lot South 02 degrees, 06 minutes, 28 seconds East, 129.58 feet to a point of curve on the Northwestern side of cul-de-sac of irregular width at the terminus of Franklin Court; thence extending along same on an arc of a circle curving to the left, and crossing the Northwestern side of a certain Storm Sewer Easement having a radius of 60.00 feet and the arc distance of 50.00 feet to the first mentioned point of cul-de-sac and place of beginning.

CONTAINING in area 32,074 square feet.

BEING Lot No. 28 as shown on the above-mentioned plan.

BEING the same premises which The Cutler Group, Inc., by Deed dated April 3, 2001 and recorded April 24, 2001 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5357, Page 1244, granted and conveyed unto Richard A. Lewis and Trina M. Lewis.

Parcel Number: 36-00-04423-03-2.

Location of property: 344 Franklin Court, Ambler, PA 19002.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Richard A. Lewis and Trina M. Lewis** at the suit of Wilmington Trust Company as Trustee for the Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2003-36XS. Debt: \$615,976.18.

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.

14-24344

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, more particularly described, as follows:

BEGINNING at a point on the Southwest side of Beech Avenue at the distance of 520 feet, 7 1/8 inches Northwestwardly from the Western side of Old York Road; thence extending Southwestwardly from Beech Avenue at right angles to Latham Parkway 250 feet; thence extending along said Latham Parkway Northwestwardly 100 feet to a point; thence extending Northwestwardly at right angles to said Latham Parkway 250 feet to the Southwest side of Beech Avenue, thence extending Southeastwardly along Beech Avenue 100 feet to the place of beginning.

BEING the same premises conveyed by deed of Constance K. Miller, dated April 15, 1993 and recorded May 11, 1993 in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania in Book 5040 Page 2314 to Mable S. Jones, in fee.

Parcel Number: 31-00-16639-00-7.

Location of property: 7 Latham Park, Elkins Park, PA 19027.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Mable S. Jones** 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 2006-30T1, Mortgage Pass-Through Certificates, Series 2006-30T1. Debt: \$1,008,168.22.

Shapiro & DeNardo, L.L.C., Attorneys.

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

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

15-13839

ALL THAT CERTAIN unit designated as Unit 83, being unit in the Declaration of Condominium of Manatawny Village, a Condominium located in **Pottstown Borough**, Montgomery County, Pennsylvania, as designated in the Declaration of Condominium dated January 7, 2005 in the Office of the Recorder of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Deed Book 5539, Page 2586 and First Amendment in Deed Book 5648, Page 70 and Corrective Amendment in Deed Book 5722, Page 800 and Second Corrective Amendment in Deed Book 5829, Page 670 and Plats and Plans attached thereto and any further amendments.

Parcel Number: 16-00-19968-54-5.

Location of property: 1544 Glasgow Street, Condominium 83, Pottstown, PA.

The improvements thereon are: Single-family residential dwelling.

Seized and taken in execution as the property of **Foundation For Eldercare** at the suit of Pottstown School District. Debt: \$13,322.51.

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.

15-20205

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, Hereditaments and Appurtenances, situate in **Lower Merion Township**, Montgomery County, Commonwealth of Pennsylvania, being known as Lot No. 131 in Section 3 on a Plan of lots called "Overbrook Hill - in Merion", made by Over and Tingley, Civil Engineers, Upper Darby, Pennsylvania, dated March 19, 1928, revised January 31, 1929 and June 17, 1929 and described according to said plan, as follows, to wit:

SITUATE on the Northeast side of Henley Road (45 feet wide) at the distance of 120 feet Northwardly from the corner formed by the intersection of the Northeast side of said Henley Road (if extended) with the Northwest side of Surrey Lane (45 feet wide) (if extended).

CONTAINING in front or breadth on the said side of Henley Road 50 feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to the said Henley Road, 100 feet to the middle line of a certain 14 feet wide driveway which extends Northwestward into Westwood Lane.

BEING the same property conveyed to Donnamarie Baker who acquired title by virtue of a Deed from Kenneth R. Hallows and Wendy H. Hallows dated July 29, 2002 and recorded September 10, 2002 at Deed Book 5423, Page 9756, Montgomery County, Pennsylvania records.

Parcel Number: : 40-00-24780-00-2.

Location of property: 23 Henley Road, Wynnewood, PA 19096.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Donnamarie Baker** at the suit of U.S. Bank, National Association. Debt: \$109,287.47.

Manley Deas Kochalski, LLC, Attorneys.

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

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

15-31507

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate **Upper Gwynedd Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision of lands of Edward T. Robinson made by George B. Stanbridge Associates, dated May 26, 1982 and revised December 9, 1982, said plan being recorded in Plan Book A-44 Page 360 as follows, to wit:

BEGINNING at a point on the Southeasterly said of Gwynedd Avenue (50 feet wide) said point of beginning being a corner of Lot 2, as shown on the above mentioned plan; thence extending from said point of beginning along Lot 2, as shown on the above mentioned plan South 44 degrees 45 minutes East 150 feet to a point in line of land now or late of John T. and Clara Swell, as shown on the above mentioned plan; thence extending along the same South 45 degrees, 5 minutes West, 170 feet to a diamond, as shown on the above mentioned plan; thence extending party along the same and partly along land now or late of Robert, Sr. and Margaret Lowe, as shown on the above mentioned plan North 44 degrees, 45 minutes West, 150 feet to a point on the Southeasterly side of Gwynedd Avenue; thence extending along the same, North 45 degrees, 5 minutes East, 170 feet to the first mentioned point and place of beginning.

BEING Lot 1 as shown on the above mentioned plan.

UNDER AND SUBJECT to certain restrictions as now appear of record.

FEE SIMPLE TITLE VESTED IN Ferdinand Boco and Loreda Boco, his wife, as Tenants by the Entireties, by Deed from, Abbie A. Lampe, dated 7/14/1995, recorded 7/20/1995, in the Montgomery County Recorder of Deeds in Deed Book 5119, Page 245.

Parcel Number: 56-00-03583-00-6.

Location of property: 227 Gwynedd Avenue, North Wales, PA 19454.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Ferdinand Boco and Loreda Boco, his wife, as Tenants by the Entireties, by Deed from Abbie A. Lampe, dated 7/14/1995, recorded 7/20/1995, in the Montgomery County Recorder of Deeds in Deed Book 5119, Page 245** at the suit of WVMF Fund, LLC. Debt: \$263,281.92.

Stern & Eisenberg, P.C., Attorneys.

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

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

16-02320

ALL THAT CERTAIN message and lot or parcel of ground known as #503 Third Street, situate in **East Greenville Borough**, Montgomery County, Pennsylvania being Lot #19 on the Final Plan of East Greenville, Colonial Village, Phase 1 A prepared by John A. Berger Associates Inc. and dated 02/11/1971, said lot being more fully founded and described, as follows, to wit:

BEGINNING at a point a corner of Lot #18 on the Northwest side of Third Street said point being measured South 65 degrees 53 minutes 50 seconds West 44 feet from a point which makes the intersection of the Southwest side of the State Street and the Northwest side of Third Street; thence extending from said point of beginning along the Northwest side of Third Street South 65 degrees 53 minutes 50 seconds West 20 feet to a point a corner of Lot #20 on said plan; thence extending along the same North 24 degrees 06 minutes 10 seconds West 104 feet to the center line of 20 feet wide Sanitary Sewer Easement; thence extending along the same North 65 degrees 53 minutes 50 seconds East 20 feet to a corner off Lot #18 on said plan; thence extending the same South 24 degrees 06 minutes 10 seconds East 104 feet to the point and place of beginning.

BEING Lot #19 on said Plan.

BEING the same premises which Mihai Adrian Morar and Carmen Morar, husband and wife by Deed dated March 31, 2006 and recorded on April 21, 2006 in the Office for the Recording of Deeds in Book 05597 and Page 2752 conveyed unto Lynda Lipsey.

Parcel Number: 06-00-03764-00-1.

Location of property: 503 3rd Street, East Greenville, PA 18041.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Lynda L. Lipsey** at the suit of Cascade Funding Mortgage Trust 2017-1. Debt: \$217,965.11.

Stern & Eisenberg, P.C., Attorneys.

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

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

16-06280

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as 2539 Jenkintown Road Condominium, located in **Abington Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the recording in the Office of the Recorder of Deeds of Montgomery County of a Declaration dated 11/9/78 and recorded on 11/30/78 in Deed Book 4366, Page 131, and Amendment No. 1 to Declaration dated 9/18/79 and recorded 10/3/79 in Deed Book 4459, Page 516 and Declaration Plan dated 10/13/78 and recorded on 11/30/78 in Condominium Plan Book 6, Page 35 and a Code of Regulations dated 11/9/78 and recorded 11/30/78 in Deed Book 4366, Page 214 and Amendment No. 1 to Code of Regulations dated 9/18/79 and recorded 10/3/79 in Deed Book 4459, Page 519, being and designated on Declaration Plan as Unit No 104 as more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements.

BEING the same premises conveyed to Barbara A. Huber by Deed from Dori Lyn Pearsall dated 5/16/2005 and recorded 5/31/2005 in Book 5555, Page 2732.

Parcel Number: 30-00-33973-02-6.

Location of property: 2539 Jenkintown Road, Unit 104, Glenside, PA 19038.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Barbara A. Huber** at the suit of Quicken Loans Inc. Debt: \$132,022.38.

KML Law Group, P.C., Attorneys.

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

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

16-06606

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

BEGINNING at a point in the Southerly line of Rock Creek Drive, where the division line between Lots 11 and 12, Block 7, on plan hereinafter mentioned, intersects the same, said point being distant 130.46 feet Westwardly from the point of curve in the Southerly line of Rock Creek Drive, just East of Hedgerow Lane, said beginning point being in the middle line of a 20 feet wide Right-of-Way or Easement; thence North 76 degrees, 11 minutes, 40 seconds East along the Southerly line of Rock Creek Drive 100 feet in front or width to a point in the division line between Lots 12 and 13, Block 7, said plan; thence South 13 degrees, 48 minutes, 20 seconds East along the division line between Lots 12 and 13, Block 7, said plan 169.04 feet to the Southerly line of said plan; thence South 80 degrees, 11 minutes, 05 seconds West along the Southerly boundary line of said plan 100.24 feet to the division line between Lots 11 and 12, said plan; thence North 13 degrees, 48 minutes, 20 seconds West along said division line and the middle line of said 20 feet wide Right-of-Way or Easement 162.06 feet to the place of beginning.

BEING Lot 12, Block 7, Plan of Part of Section 2, Curtis Hills, dated August 26, 1953, made by George B. Mebus, Registered Professional Engineer.

BEING Map #31160C043.

BEING the same premises which Moises Levy and Carol Levy, his wife, by her attorney in fact Moises Levy and Joel Kuznits by his attorney in fact Ella Kuznits and Ella Kuznits, his wife, Sheriff by Deed dated 3/5/1990 and recorded 3/12/1990 in Deed Book No. 4940, Page 1314 conveyed unto Theodore E. Marshall and Denise R. Marshall, his wife.

AND THE SAID Theodore E. Marshall departed this life on 11/12/2013.

Parcel Number: 31-00-23221-00-4.

Location of property: 1036 Rock Creek Drive, Wyncote, PA 19095.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Denise R. Marshall and United States of America** at the suit of PROF-2013-S3 Legal Trust II, by U.S. Bank National Association, as Legal Trustee. Debt: \$144,235.43 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.

16-08519

ALL THAT CERTAIN unit located in the property known, named and identified as Manatawny Village, a Condominium, located in **Pottstown 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 Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, recorded in Deed Book 5539, Page 2586, and any amendments thereto, as the same may change from time to time, being and designated as Unit No. 77, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

Parcel Number: 16-00-19968-47-2.

Location of property: 1530 Glasgow Street, Condominium 77, Pottstown, PA.

The improvements thereon are: Single-family residential dwelling.

Seized and taken in execution as the property of **Foundation For Eldercare** at the suit of Pottstown School District. Debt: \$16,972.64.

Portnoff Law Associates, LTD, Attorneys.

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

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

16-11942

ALL THAT CERTAIN property consisting of the land and all the buildings and structures on the land, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan thereof made by William T. Muldrew, Civil Engineer, of Jenkintown, PA, on July 22, 1926, as follows, to wit:

SITUATE on the West side of Montgomery Avenue (50 feet wide), at the distance of 133.15 feet Southward of the South side of Ashbourne Road (41 feet wide).

CONTAINING in frontage or breadths, Southeastwardly, along the said side of Montgomery Avenue, 16.18 feet and extending of that width in length or depth, Southwestwardly, 59.65 feet on the North line thereof and 59.62 feet on the South line thereof.

Parcel Number: 31-00-19342-00-4.

Location of property: 7774 Montgomery Avenue, Cheltenham, PA.

The improvements thereon are: Commercial-retail, office, apartments-multi-use.

Seized and taken in execution as the property of **B L R Associates, Ltd.,** at the suit of School District of Cheltenham Township. Debt: \$11,938.77.

Portnoff Law Associates, LTD, Attorneys.

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

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

16-13052

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, and described according to a Plan thereof made on June 25, 1951 by George B. Mebus, Registered Professional Engineer, as follows:

BEGINNING at a point in the center line of Terwood Road (formerly Horsham Road) at the distance of 48.19 feet Northwest from the former Westerly right of way line of the Northeast Pennsylvania Railroad; which point of beginning as the present Westerly right of way line of the Northeast Pennsylvania Railroad; thence extending along the said center line of Terwood Road, North 47 degrees 30 minutes West 474.03 feet to a point; thence extending North 50 degrees 48 minutes East 376.34 feet to a point in the aforesaid right of way line of the Northeast Pennsylvania Railroad, thence extending along the same line, South 08 degrees 59 minutes East 185.04 feet to a point; thence extending along the present side of right of way line of the Northeast Pennsylvania Railroad, South 02 degrees 13 minutes 37 seconds East 255 feet to a point; thence extending still along the said present side of right of way South 08 degrees 59 minutes East 122.04 feet to the first mentioned point and place of beginning.

Parcel Number: 59-00-17092-00-3.

Location of property: 2955 Terwood Road, Willow Grove, PA 19090.

The improvements thereon are: Commercial property.

Seized and taken in execution as the property of **Watercontrol Services, Inc. and Edward S. Creedon** at the suit of Republic First Bank d/b/a Republic Bank, in the matter of Republic First Bank d/b/a Republic Bank. Debt: \$294,121.17. **McCarter & English, LLP**, Attorneys.

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

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

16-13818

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Skippack Township**, Montgomery County, Pennsylvania, bounded and described according to a record plan prepared for Gypsy Rose Estates, Inc. by Robert E. Blue, Consulting Engineers, P.C. dated October 31, 1988 last revised November 6, 1989, recorded in the Office for the Recording of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania in Plan Book A 51, Page 409 as follows, to wit:

BEGINNING at a point on the Westerly side of Gypsy Lane (50.00 feet wide) at a corner of lot No. 1 as shown on said plan, which point is at the distance of 120.00 feet measured North 02 degrees 36 minutes 15 seconds West along the said westerly side of Gypsy Lane from a point of tangent on the same and which last mentioned point of tangent is at the arc distance of 31.04 feet measured on the arc of a curve curving to the left having a radius of 20.00 feet from a point of curve on the Northerly side of Route 113/Bridge Road (proposed to have an ultimate width of 40.00 feet on the Northerly side of the title line in the bed of the same) as shown on said plan; thence extending from said point of beginning South 87 degrees 23 minutes 45 seconds West along Lot No. 1, aforesaid also for a portion of the distance being within the bed of a certain 20.00 feet wide storm sewer easement as shown on said plan, also crossing into Basin No. 1 as shown on said plan and also leaving the aforesaid easement the distance of 257.63 feet to a point a corner in line of lands now or formerly of Gardner, as shown on said plan, thence extending North 06 degrees 29 minutes 00 seconds East along lands of Gardner, also along the westerly side of the aforesaid Basin No. 1 for a portion of the distance and also for a portion of the distance along the Westerly end of the aforesaid easement, the distance of 167.10 feet to a point a corner of Lot No. 3, as shown on said plan, thence extending North 87 degrees 23 minutes 45 seconds East along lot No.3 the distance of 231.23 feet to a point on the said Westerly side of Gypsy Lane, thence extending South 02 degrees 36 minutes 15 seconds East along the said side of Gypsy Lane, the distance of 155.00 feet to the first mentioned point and place of beginning.

BEING Lot Number 2 as shown on the above mentioned plan.

Parcel Number: 51-00-01814-02-5.

Location of property: 4305 Gypsy Lane, Skippack Township, PA.

The improvements thereon are: Single-family residential dwelling.

Seized and taken in execution as the property of **Jack R. Cassari, Jr. and Leah Cassari** at the suit of Perkiomen Valley School District. Debt: \$15,136.56.

Portnoff Law Associates, LTD, Attorneys.

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

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

16-14044

ALL THAT CERTAIN message and tract of land, situate in **Lower Providence Township**, Montgomery County, Pennsylvania, bounded and described, as follows, viz:

BEGINNING at a point in the middle of a public road dividing the Townships of Norriton and Lower Providence at a corner of this and land of Daniel M. Anders; thence along the middle of said pubic road South 42 degrees 05 minutes West, 21 perches to a corner of now or late land of Henry Heiser; thence by the same North 48 degrees 25 minutes West 22.86 perches to a corner of Daniel M. Anders other land; thence by the same North 42 degrees 05 minutes East 21 perches to a corner of other land of Daniel M. Anders; thence by the same south 48 degrees 25 minutes East, 22.86 perches to the place of beginning.

EXCEPTING AND RESERVING thereout the following tracts of land.

ALL THOSE TWO CERTAIN tracts or pieces of land, situate in **Lower Providence Township**, described according to a survey made by John H. Dager, Civil Engineer in August 1906, as follows:

1. BEGINNING at a point in line of other land of the said Andrew Hambrecht and also in line of land of William Detwiler said point being at the distance of 235.8 feet on a bearing of South 45 degrees 35 minutes East, from a point in line of land of Daniel M. Anders; thence extending along said land of the said Andrew Hambrecht of which this is a part North 01 degrees 43 minutes East, 341.8 feet to a point in line of land of Daniel M. Anders said point being at the distance of 250.8 feet in a bearing of North 46 degrees 05 minutes East from a point in line of land of the aforesaid William Detwiler; thence extending along land of the said Daniel M. Anders, North 46 degrees 05 minutes East, 7.4 feet to a point in line of land of said grantees; thence extending along said land of the said grantees South 01 degree 43 minutes West, 352.3 feet to a point in line of land of William Detwiler; thence extending along said land North 45 degrees 35 minutes West 6.9 feet to the place of beginning.

2. BEGINNING at a point in line of land now or late of the said Andrew Hambrecht to the said grantee being also in line of land of William Detwiler; thence extending along said land of the said grantee North 01 degree 43 minutes East, 394.2 feet to a point of land in line of the said Daniel M. Anders North 86 degrees 05 minutes East, 7.4 feet to a point in line of the said Andrew Hambrecht of which this is a part; thence extending along said land South 01 degree 43 minutes West, 404.7 feet to a point in line of land of William Detwiler; thence extending along said land North 45 degrees 35 minutes West, 6.9 feet to the place of beginning.

ALSO ALL THAT CERTAIN lot or piece of land, situate in **Lower Providence Township**, bounded and described according to a survey made October 1904 by John H. Dager, Civil Engineer, as follows:

BEGINNING at a point in line of land of William Detwiler at the distance of 243.2 feet on a bearing of South 45 degrees 35 minutes East from a point in line of land of Daniel M. Anders; thence extending along land of the said William Detwiler North 45 degrees 35 minutes West, 27.6 feet to a line of land of the said William Detwiler, being a corner of land of the said Andrew Hambrecht of which this is a part; thence extending through said land of the said Andrew Hambrecht North 01 degree 43 minutes East, 350.2 feet to a point in line of land of Daniel M. Anders; thence extending along said land of the said Daniel M. Anders North 46 degrees 05 minutes East, 29.7 feet to a point in line of land of the said Andrew Hambrecht of which this is a part; thence extending through said land of the said Andrew Hambrecht of which this is a part South 01 degree 43 minutes West, 394.2 feet to the place of beginning.

ALSO ALL right, title and interest of the said grantor, the Salvation Army, in a strip of ground being approximately 363 feet long and 18 feet more or less wide bordering the premises owned by the said grantees, Harry M. Alker and Patricia H. Alker, located in Lower Providence Township, Montgomery County, Pennsylvania and partially running parallel to valley forge road in the vicinity of Fairview Village in the Township and County aforesaid.

TITLE TO SAID PREMISES IS VESTED IN Harry M. Alker and Patricia H. Alker, his wife, by Deed from Margaret A. Lewis, Widow dated February 18, 1960, and recorded February 19, 1960 in Deed Book 3037, Page 191 and by Deed from The Salvation Army dated January 11, 1965, and recorded on August 11, 195 in Deed Book 3439, Page 165. Harry M. Alker departed this life in May 1987, leaving title in Patricia H. Alker by operation of law.

Parcel Number: 43-00-15376-00-7.

Location of property: 607 North Trooper Road, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Patricia H. Alker and Amanda Groff Alker a/k/a Amanda Groff Malerman a/k/a Amanda Newton Malerman, Known Surviving Heir of Patricia H. Alker and Unknown Surviving Heirs of Patricia H. Alker** at the suit of Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust. Debt: \$342,552.56.

McCabe, Weisberg & Conway, LLC, Attorneys.

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

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

16-14915 PREMISES "A"

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements about to be erected thereon, situate in **Franconia Township**, Montgomery County, Pennsylvania, described according to a plan thereof made by Stanley F. Moyer, Registered Professional Engineer, dated January 21, 1957, as follows, to wit:

BEGINNING at a spike a corner of lands of Paul S. Ratzell and the said Grantors in the middle of the Cowpath Road (thirty-three feet wide); thence along land of Paul S. Ratzell, North forty-two degrees, East two hundred sixty-seven feet to an iron pin a corner; thence along other lands of the said Grantors of which this was a part, the next two courses and distances: (1) South forty-nine degrees, fifteen minutes East, the distance of one hundred feet to an iron pin a corner; (2) South forty-two degrees, West the distance of two hundred sixty-seven feet to a spike a corner in the middle of the Cowpath Road; thence along the middle of the same, North forty-nine degrees, fifteen minutes West, the distance of one hundred feet to the place of beginning.

BEING Tax Parcel Number: 34-00-01093-00-7.

PREMISES "B"

Tract 1

ALL THAT CERTAIN lot or piece of ground, situate in **Franconia Township**, Montgomery County, Pennsylvania, described according to a Plan of Subdivision prepared by Urwiler & Walter, Inc., Registered Professional Engineer, dated 12/10/1982, last revised 4/5/1983, recorded 5/5/1983 in Plan Book A44, Page 422, more fully bounded and described, as follows, to wit:

BEGINNING at a point in the centerline of Cowpath Road (L. R. 46041) at a corner of Lot No. 2 on said plan; thence extending along Lot No. 2, North 49 degrees, 07 minutes, 50 seconds East, 266.95 feet to a point; thence extending along Lot No. 3 on said plan, North 42 degrees, 07 minutes, 10 seconds West, 15.00 feet to a point a corner of Lot A; thence extending along Lot A, South 49 degrees, 07 minutes, 50 seconds West, 267.00 feet to a point in the aforementioned centerline of Cowpath Road (LR 46041); thence extending along the centerline, South 42 degrees, 19 minutes, 07 seconds East, 15.00 feet to the first mentioned point and place of beginning.

BEING Tax Parcel Number 34-00-01092-80-9.

Tract 2

ALL THAT CERTAIN lot or piece of ground, situate in **Franconia Township**, Montgomery County, Pennsylvania, described according to a Plan of Subdivision, prepared by Urwiler & Walter, Inc., Registered Professional Engineers dated 12/10/1982, last revised 4/5/1983, recorded 5/5/1983 in Plan Book A44, Page 422 more fully bounded and described, as follows:

BEGINNING at a point in the centerline of Cowpath Road, (L.R. 46041) at a corner of Lot No. 1 on said plan; thence extending along Lot No 1, North 49 degrees, 07 minutes, 50 seconds East, 267.00 feet to a point; thence extending along Lot No. 3, North 42 degrees, 07 minutes, 10 seconds West, 15.00 feet to a point a corner of lands now or late of Henry Landis; thence extending along said lands, South 49 degrees, 07 minutes, 50 seconds West, 267.00 feet to a point in the aforementioned centerline of Cowpath Road (L.R. 46041); thence extending along said centerline, South 42 degrees, 07 minutes, 10 seconds East, 15.00 feet to the first mentioned point and place of beginning.

BEING Lot A as shown on said plan.

BEING Tax Parcel Number 34-00-01092-90-8.

PREMISES "A"

BEING the same premises which Henry F. Landis, Jr. a/k/a Henry Landis and Doris M. Landis a/k/a Doris H. Landis, husband and wife, by Deed dated July 28, 2005, recorded in Montgomery in Instrument #2005114639, did grant and convey to Kelli E. Holland and Ralph L. Herbst, IV.

Note: Conveys Tracts 1 and 2.

Parcel Number: 34-00-01093-00-7, 34-00-01092-90-8, 34-00-01092-80-9.

Location of property: 625 Cowpath Road, Telford, PA 18969 (Franconia Township).

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kelli E. Holland and Ralph L. Herbst, IV** at the suit of Bank of New York, as Trustee for The Certificateholders CWALT, Inc., Alternative Loan Trust 2005-46CB Mortgage Pass-Through Certificates, Series 2005-46CB. Debt: \$470,550.18.

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

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

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

16-19186

ALL THAT CERTAIN Volume of Air Space, according to the provisions of 68 P.d. Ch. 19 Act of August 14, 1968, being a Lower Unit having a lower elevation of 0 feet 0 inches and shall extend horizontally to the Upper elevation of 9 feet 6.5 inches and which are respectively formed by projecting vertically upwards the building lines which lies within the boundaries as follows:

ALL THAT CERTAIN lot of land, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with The Terraces at Maple Ridge "As Built Survey", Lot Nos. 84 through 88, First Floor, by Bursich Associates, Inc., Pottstown, Pennsylvania, in Plan Book A-51 page 204, Drawing No. 71409 dated April 23, 1992, as follows, to wit:

BEGINNING at an interior point at the Southwesterly corner of this premises which point is measured the two following courses and distances from a point on the center line of Rosewood Court, viz: (1) North 33 degrees 56 minutes 02 seconds East 72.76 feet to the Southwesterly corner of Lot No. 84 and (2) North 79 degrees 02 minutes 24 minutes East 60.00 feet to said beginning point; thence extending from said beginning point along the Easterly line of Lot No. 85 North 10 degrees 57 minutes 36 seconds West 39.35 feet to a corner of this premises and Lot No. 85; thence extending along the Northerly line of this premises North 79 degrees 02 minutes 24 seconds East 30.00 feet to the Northeasterly corner of this premises; thence extending South 10 degrees 57 minutes 36 seconds East 39.35 feet to a point a corner of this premises; thence extending along the Southerly line of this premises South 79 degrees 02 minutes 24 seconds West 30.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 86, First Floor as shown on the above-mentioned Plan.

BEING the same property conveyed to Cynthia Bailey who acquired title by virtue of a deed from Carol Ann Cotton, dated November 27, 2009, recorded December 10, 2009, at Instrument Number 2009129015, and recorded in Book 1377, Page 1377, Office of the Recorder of Deeds, Montgomery County.

Parcel Number: 42-00-04125-26-1.

Location of property: 1727 Rosewood Court, Unit 86, Pottstown, PA 19464.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Brian M. Bailey, Known Heir of Cynthia Bailey, Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Cynthia Bailey, Deceased Mortgagor and Real Owner; Craig H. Bailey, Known Heirs of Cynthia Bailey, Deceased; Thomas C. Bailey, Jr., Known Heir of Cynthia Bailey, Deceased** at the suit of Wells Fargo Bank, N.A. Debt: \$125,000.65.

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.

16-20535

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Hanover Township**, Montgomery County, Pennsylvania, bounded and described according to a record plan, Phase IV and V "Brooke Run Development" made by Brian J. Nixon and Associates, Civil Engineers and Land Surveyors dated 7/11/2001 and last revised 8/15/2001 and recorded in Plan Book A-60, Page 193, as follows, to wit:

BEGINNING at a point of curve on the Northeasterly side of Grace Lane (50 feet wide), at a corner of this and Lot 41 as shown on the above mentioned plan; thence extending from said point of beginning and along Lot 41 North 51 degrees, 21 minutes, 35 seconds East, 183.73 feet to a point, a corner in line of land now or late of Stanton R. Diffenderfer; thence extending along the same South 36 degrees, 24 minutes, 25 seconds East, 112.79 feet to a point a corner in line of Lot 43; thence extending along the same South 53 degrees, 36 minutes, 35 seconds West, 183.35 feet to a point a corner on the Northeasterly side of Grace Lane; thence extending along the same the two following courses and distances, as follows, to wit: (1) North 36 degrees, 23 minutes, 25 seconds West, 91.84 feet to a point of curve; (2) on the arc of a circle curving to the left having a radius of 350.00 feet the arc distance of 13.74 feet to a point being the first mentioned point and place of beginning.

BEING Lot 42 as shown on the above mentioned plan.

BEING the same premises which Macintosh Builders, Inc., a PA Corporation dated June 26, 2003 and recorded on July 25, 2003 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5466, Page 1153, granted and conveyed unto Flora H. Capasso.

Parcel Number: 57-00-01160-57-2.

Location of property: 3013 Grace Lane, Pennsburg, PA 18073.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Flora H. Capasso** at the suit of The Bank of New York Mellon, f/k/a The Bank of New York, as Successor-in-Interest to JP Morgan Chase Bank, N.A. f/k/a JP Morgan Chase Bank, as Trustee for Bear Stearns Asset-Backed Securities Trust 2003-AC4, Asset-Backed Certificates, c/o CitiMortgage, Inc. Debt: \$210,141.93.

Powers Kirn, LLC, Attorneys.

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

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

16-20557

ALL THAT CERTAIN tract of land, situate in **Upper Hanover Township**, Montgomery County, Pennsylvania, as shown on Plan of Survey prepared for Pauline Miller by Urwiler & Walter, Inc., dated April 3, 1996, bounded and described, as follows, to wit:

BEGINNING at a point in the title line of Route 29, said point being located Northeasterly along said title line of Route 29, 666.58 feet more or less from the intersection of said title line with the centerline of Walters Road; thence from said beginning point extending along a common lot line of Block 57, Unit 25 and Block 57, Unit 9 North 86 degrees 44 minutes 25 seconds West 400.00 feet to a point in line of lands now or late of William G. Heddesheimer; thence extending along said Heddesheimer lands North 03 degrees 00 minutes 00 seconds East 100.00 feet to a point (pipe found); thence continuing along lands now or late of Heddesheimer South 86 degrees 44 minutes 25 seconds East 400.00 feet to a point in the aforementioned Route 29 title line; thence extending along said title line South 03 degrees 00 minutes 00 seconds West 100.00 feet to the point and place of beginning.

CONTAINING 40,000 square feet of land more or less.

Parcel Number: 57-00-01498-00-2.

Location of property: 53 Gravel Pike, Upper Hanover, PA.

The improvements thereon are: Commercial-retail, office, apartments-multi-use.

Seized and taken in execution as the property of **Gravel Realty, L.P.** at the suit of Upper Perkiomen School District. Debt: \$36,218.43.

Portnoff Law Associates, LTD. Attorneys.

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

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

16-22574

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements about to be erected thereon, situate in **New Hanover Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan for Hunters Run, Phase II, prepared for Anthony C. Giamo by Bursich Associates, Inc, dated 04/23/1986, last revised 11/06/1991 and recorded in Plan book A-55, Page 194, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Charles Drive (52 feet wide), a corner of this and Lot No. 136 on said plan; thence extending from said point of beginning and along the Southwesterly side of Charles Drive, aforesaid, the two (2) following courses and distances, viz (1) South 75 degrees 45 minutes 00 seconds East, 30.000 feet to a point of curve therein, and (2) along the arc of a circle curving to the right having a radius of 324.00 feet, the arc distance of 75.168 feet to a point, a corner of Lot No. 138 on said plan; thence extending along the same, South 36 degrees 10 minutes 12 seconds West, 135.546 feet to a point, a corner of the lands N/L Ronald E. and Bette Mae Egolf; thence extending along the same, South 41 degrees 50 minutes 00 seconds West 71.728 feet to a point, a corner of Lot No. 120 on said plan; thence extending along the same, North 68 degrees 15 minutes 00 seconds West, 20.35 feet to a point, a corner of Lot No. 136 aforesaid; thence extending along the same, North 14 degrees 15 minutes 00 seconds East 195.280 feet to the first mentioned point and place of beginning.

BEING the same premises conveyed to John W. Flach and Jennifer M. Lavella by deed from Regent Valley Builders, Inc., dated 7/26/2002 and recorded 9/9/2002 in Book 5423, Page 339.

Parcel Number: 47-00-00850-79-7.

Location of property: 616 Charles Drive, Gilbertsville, PA 19525.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Jennifer M. Flach a/k/a Jennifer M. Lavella and John W. Flach** at the suit of PNC Bank, National Association, s/b/m to National City Bank, s/b/m to National City Mortgage, a Division of National City Bank of Indiana. Debt: \$210,838.91.

KML Law Group, P.C., Attorneys.

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

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

16-23484

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, Pennsylvania, bounded and described according to a survey and Plan of Subdivision of Land made for James Wright, et ux., by John A. Berger, Registered Surveyor, dated Jan 16, 1967, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Summit Avenue, (50 feet wide) at the distance of 314.4 feet measured South 43 degrees, 30 minutes West along the said side of Summit Avenue from the Southerly side of Old Welsh Road (40 feet wide).

CONTAINING in front or breadth Southwestwardly along the Northwesterly side of Summit Avenue 50 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to said Summit Avenue 125 feet.

BEING Lots 164 and 165 on Plan of Willow Grove Lane Company recorded in Deed Book 403, Page 500.

TITLE TO SAID PREMISES IS VESTED IN Walter R. Dickerson and Elizabeth M. Dickerson, his wife, by Deed from Regent Valley Builders, Inc., a Pennsylvania Corporation, dated 10/11/1968, recorded 10/16/1968, in Book 3531, Page 789.

Walter R. Dickerson was a co-record owner of the mortgaged premises as a Tenant by the Entirety. By virtue of Walter R. Dickerson's death on or about 05/14/2008, his ownership interest was automatically vested in the Surviving Tenant by the Entirety.

Parcel Number: 30-00-63992-00-4.

Location of property: 1730 Summit Avenue, Willow Grove, PA 19090-4618.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Elizabeth M. Dickerson a/k/a Elizabeth Dickerson** at the suit of Nationstar Mortgage, LLC d/b/a Champion Mortgage Company. Debt: \$280,382.20.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

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

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

16-27137

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Montgomery Township**, Montgomery County and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision of Wethersfield prepared for Dratch Construction Company made by Showalter and Associates, Chalfont, PA dated May 30, 1986 and last revised April 28, 1988, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Beacon Court, said point being a corner of Lot #120 as shown on the above mentioned plan; thence extending from said point of beginning along the Southwesterly side of Beacon Court South 54 degrees 51 minutes 5 seconds East 36 feet to a point; thence extending South 35 degrees 5 minutes 55 seconds West 93.00 feet to a point; thence extending North 54 degrees 54 minutes 5 seconds West 36 feet to a point, a corner of Lot #129 as shown on the above mentioned plan, thence extending along the same North 35 degrees 5 minutes 55 seconds East 93.00 feet to the first mentioned point and place of beginning.

BEING the same premises which Cheri L. Fogle, formerly Cheri L. Suman, by Deed dated August 30, 2006 and recorded September 18, 2006 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5616, Page 1934, granted and conveyed unto James A. Kane.

Parcel Number: 46-00-00007-10-9.

Location of property: 805 Beacon Court, Lansdale, PA 19446.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James A. Kane** at the suit of U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-Emx9 c/o Wells Fargo Bank, N.A. Debt: \$256,237.87.

Powers Kirn, LLC, Attorneys.

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

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

16-28322

ALL THAT CERTAIN unit or piece or parcel of ground, with the buildings and improvements thereon erected, situate in **Worcester Township**, Montgomery County, Pennsylvania, being designated as Lot No. 94, Building Unit 44 on a certain Plan thereof known as Abruzzi Estates, prepared by Irick and Eberhardt, dated 2/29/1995 and last revised 4/11/1997 in Montgomery County in Plan Book A 57, Page 198 &c.

BEING the same premises which Milind C. Bhavne and nova l. bhavne, husband and wife, by deed dated 03/17/2015 and recorded 03/21/2015 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5954 at Page 02364, granted and conveyed unto Michael A. Ziffer and Kristina Becker, his/her/their heirs and assigns, as Joint Tenants With Right of Survivorship.

Parcel Number: 67-00-04034-33-6.

Location of property: 94 Wheatshaf Lane, Norristown, PA 19403.

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

Seized and taken in execution as the property of **Kristina Becker and Michael A. Ziffer** at the suit of Ditech Financial, LLC. Debt: \$276,751.85.

KML Law Group, P.C., Attorneys.

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

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

17-03719

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

BEGINNING at a point in the center line of Avon Road at the distance of 177.13 feet Southeastwardly measured along the center line of Avon Road from its intersection with the center line of Iona Avenue; thence extending along the center line of Avon Road, Southeastwardly on the arc of a circle curving to the left the radius of which is 213.83 feet, 37.34 feet to a point; thence South 11 degrees 38 minutes 54 seconds East 161.85 feet to land now or late of Laura R. Cook; thence along said land South 72 degrees 17 minutes West 68.03 feet to a stake and thence North 1 degree 38 minutes 27 seconds West 175 feet to the center line of Avon Road and the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Paul D. Hollowell and Jennifer N. Hollowell, as Tenants by the Entirety, by deed from Jason Andrew Rash and Alison Sarah Neuhaus, dated 07/06/2006, recorded 09/15/2006, in Book 05616, Page 1486.

Parcel Number: 40-00-02768-00-9.

Location of property: 108 Avon Street, a/k/a 108 Avon Road, Narberth, PA 19072-2306.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Paul D. Hollowell and Jennifer N. Hollowell** at the suit of U.S. Bank National Association, as Successor in Interest to Bank of America National Association, Successor by Merger to LaSalle Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-7, Debt: \$461,063.06.

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.

17-06694

ALL THAT CERTAIN tract or parcel of land, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a survey as made by Ralph E. Shaner & Son Engineering Corporation, as follows, to wit:

BEGINNING at a spike set for the intersection of the middle of Portre Road (33 feet wide) and the Northerly Right-of-Way of the Reading Company and being in the Easement as granted to the Philadelphia Electric Company (40 feet wide); thence continuing in said easement and along the Northerly Right-of-Way of the Reading Company North 87 degrees, 30 minutes 00 seconds West 28.50 feet to a corner and continuing in said Easement and along the aforesaid Right-of-Way South 73 degrees 25 minutes 00 seconds West 91.70 feet to an iron pin, a corner; thence continuing along the Northerly Right of Way and the Southerly limit of the aforesaid Philadelphia Electric Company Easement North 87 degrees 30 minutes 00 seconds West 714.04 feet to a corner marking the intersection of said Right-o- Way of the Reading Company which is 70 feet Northerly of the centerline thereof and the middle of a relocated State Highway Pennsylvania traffic Route #422 or Legislative Route #1041; thence along the middle of said State Highway having a width of 220 feet symmetrical with the centerline thereof North 47 degrees 27 minutes 00 seconds East 180.50 feet to a point of curvature; thence by a curve curving to the right having a radius of 2999.37 feet and a chord bearing and length of North 53 degrees 31 minutes 00 seconds East 630.51 feet to a corner marked by a cut X mark in the top deck of a viaduct crossing the centerline of Porter Road South 10 degrees 45 minutes 00 seconds East 383.83 to a corner marking the centerline intersection of said Porter Road and the middle of Sanatoga Station Road (33 feet wide); thence in the bed of Porter Road North 71 degrees 35 minutes 00 seconds West 25.77 feet to a spoke set for a corner and continuing along and in the bed of Porter Road South 46 degrees 45 minutes 00 seconds East 195.70 feet to a spike set for a corner and place of beginning.

CONTAINING a gross area of 4.893 acres of land a net area excluding lands occupied by the various highways of 1.76 acres of land.

BEING the same premises which Brian D. Gro, by his Deed dated April 29, 2009, and recorded on May 8, 2009 in the Recorder of Deeds of Montgomery County in Deed Book 4923, Page 2138, granted and conveyed to Brian D. Gro and Judith M. Gro, as Tenants by the Entireties, the grantors herein.

Parcel Number: 42-00-03664-00-2.

Location of property: 223 Porter Road, Pottstown, PA 19464.

The improvements thereon are: Single commercial building.

Seized and taken in execution as the property of **Brian D. Gro and Judith M. Gro and The United States of America** at the suit of Commercial Loan Investment V, LLC. Debt: \$479,399.87.

JSDC Law Offices, Attorneys.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. 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.

17-09488

ALL THAT CERTAIN message and tract of land, situate on the West side of Washington Street in **East Greenville Borough**, Montgomery County, Pennsylvania, bounded and described as per survey prepared by Smith and Brunner on November 8, 1951 as follows:

BEGINNING at an iron pin set for a corner in the Western curb line of Washington Street in line of land now or late of Ellwood Mumbauer (now Clyde W. Reeder); thence along land of the said Clyde W. Reader,

South 78 degrees 03 minutes West 195.4 feet to an iron pin set for a corner in the title line in the bed of Hickory Alley; thence along the said title line of Hickory Alley, North 26 degrees 05 minutes West, 14.1 feet to an iron pin, a corner in the title line in the bed of Hickory Alley and in line of land formerly Ellwood Mumbauer (now William Kemmerer); thence along land of the said William Kemmerer, North 54 degrees 55 minutes East, 220 feet to an iron pin, a corner in the Western curb line of Washington Street; thence along the Western curb line of Washington Street, South 09 degrees 50 minutes East, 100 feet to the place of beginning.

CONTAINING 41.6 perches of land.

TITLE TO SAID PREMISES IS VESTED IN Wesley D. Schaffer, by Deed from Leo D. Mutter and Faye A. Mutter, h/w and Elmer A. Stauffer and Anita C. Stauffer, h/w, Dated 09/15/2006, Recorded 09/20/2006, in Book 5616, Page 2873. Parcel Number: 06-00-04192-00-5.

Location of property: 126 Washington Street, East Greenville, PA 18041-1412.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Wesley D. Schaffer** at the suit of U.S. Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corporation, CSAB Mortgage-Backed Pass-Through Certificates, Series 2006-4. Debt: \$159,706.73.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

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

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

17-15888

ALL THAT CERTAIN unit, designated as Unit No. 221, being a unit in the Chelbourne Plaza Condominium, Hereditaments and Appurtenances, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 Pa. C.S. 3101 et seq., as designated in the Declaration of Condominium of Chelbourne Plaza Condominium bearing dated 7/18/1988 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania on 7/29/1988 in Deed Book 4881, Page 817, and Plats and Plans for Condominium bearing date 7/18/1988 and recorded as Exhibit B and the By-laws of Chelbourne Plaza Condominium dated 7/18/1988 and recorded 7/29/1988 in Deed Book 4881, Page 888 and a First Amendment to Declaration of Condominium dated 2/25/1993 and recorded 3/9/1993 in Deed Book 5035, Page 1634 and the Declaration Plan dated July 18, 1999 and recorded as part of said Declaration, being and designated as Unit No. 221. Together with proportionate undivided interest in the Common Elements, as defined in such Declaration and any and all Amendments thereto, as the same may change time to time.

Parcel Number: 31-00-26564-16-2.

Location of property: 46 Township Line Road, Condominium 221, Cheltenham, PA.

The improvements thereon are: Condominium-garden style - common entrance 1-35.

Seized and taken in execution as the property of **Michael J. Zabawa and Rachel Granoff-Zabawa** at the suit of Cheltenham School District. Debt: \$2,332.57.

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.

17-20155

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 Laverock Estates made for Wyndmoor Estates, Inc. by George B. Mebus, Inc., Engineers, dated January 10, 1962 as follows to wit:

BEGINNING at a point on the Westerly side of Morgan Lane (50 feet wide) said point being the two following courses and distances from a point of reverse curve on the Southerly side of Cobden Road (50 feet wide): (1) leaving Cobden Road on the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 32.63 feet to a point of tangent on the Westerly side of Morgan Lane; and (2) South 03 degrees 53 minutes 24 seconds East along the Westerly side of Morgan Lane 208.66 feet to the point of beginning; thence extending from said point of beginning South 03 South degrees 53 minutes 24 seconds East along the Westerly side of Morgan Lane 18.00 feet to a point of curve of the same; thence extending Southwardly and Southeastwardly partly along the Westerly and partly along the Southwestly sides of Morgan Lane on the arc of a circle curving to the left having a radius of 200.00 feet the arc distance of 56.11 feet to a point on the Southwestly side of same; thence extending South 70 degrees 02 minutes 04 seconds West 165.15 feet to a point; thence extending north 43 degrees 15 minutes 30 seconds West 23.06 feet to a point; thence extending North 10 degrees 31 minutes 30 seconds East 104.58 feet to a point; thence extending North 86 degrees 06 minutes 36 seconds East 139.46 feet to the first mentioned point and place of beginning.

BEING Lot Number 19 as shown on the above-mentioned plan.

BEING the same premises in which Vincent Cowell, by deed dated 04/27/2007, recorded 05/09/2007, in and for Montgomery County, Commonwealth of Pennsylvania, in Deed Book 5646, Page 1540 and at Instrument No. 2007057451, granted and conveyed unto Roger Paris, Jr. and Nyesha Paris, as tenants by the entirety.

Parcel Number: 31-00-19627-00-7.

Location of property: 7732 Morgan Lane, Glenside, PA 19038.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Roger Paris, Jr., Nyeshia Paris and United States of America, Department of the Treasury - Internal Revenue Service** at the suit of U.S. Bank National Association, as Trustee Successor in Interest to LaSalle Bank, National Association, as Trustee for Lehman XS Trust Mortgage Pass-Through Certificates, Series 2007-10H. Debt: \$813,438.35.

Shapiro & DeNardo, L.L.C., Attorneys.

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

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

17-24401

ALL THAT CERTAIN message and tract of land, situate at No. 56 Green Street, in **Souderton Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at an iron pin for a corner in the curb line on the South side of Green Street and in line of now or late of Harry H. Gehman's land or Lot No. 58; thence along said curb line North, fifty and three quarter degrees East, twenty-five feet and two inches to another iron pin for a corner in line of now or late of Ida Weishe's land; thence along the same South thirty-nine and one-quarter degrees East one hundred and fifty-four feet and one inch to a stake in line of now or late Harvey H. Blank's land; thence along the same South sixty-one degrees and twenty minutes West, twenty-five feet and seven inches to a stake in line of said Harry H. Gehman's land; thence along the same and passing through the party wall of dwelling house, North thirty-nine degrees and one quarter West, one hundred and forty-nine feet and five inches to the place of beginning.

CONTAINING three thousand eight hundred and twenty-five square feet of land, more or less.

Parcel Number: 21-00-03684-00-3.

Location of property: 56 Green Street, Souderton, PA.

The improvements thereon are: Single-family residential dwelling.

Seized and taken in execution as the property of **Michael J. Rowan and Kathryn M. Rowan** at the suit of Borough of Souderton. Debt: \$3,193.19.

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.

17-26518

ALL THAT CERTAIN tract of land, situate in **Upper Hanover Township**, Montgomery County, Pennsylvania, as shown on Plan of Survey prepared for Pauline Miller by Urwiler & Walter, Inc., dated April 3, 1996, bounded and described, as follows, to wit:

BEGINNING at a point in the title line of Route 29, said point being located Northeasterly along said title line of Route 29, 666.58 feet more or less from the intersection of said title line with the centerline of Walters Road; thence from said beginning point extending along a common lot line of Block 57, Unit 25 and Block 57, Unit 9 North 86 degrees 44 minutes 25 seconds West 400.00 feet to a point in line of lands now or late of William G. Heddesheimer; thence extending along said Heddesheimer lands North 03 degrees 00 minutes 00 seconds East 100.00 feet to a point (pipe found); thence continuing along lands now or late of Heddesheimer South 86 degrees 44 minutes 25 seconds East 400.00 feet to a point in the aforementioned Route 29 title line; thence extending along said title line South 03 degrees 00 minutes 00 seconds West 100.00 feet to the point and place of beginning.

CONTAINING 40,000 square feet of land more or less.

Parcel Number: 57-00-01496-00-4.

Location of property: 57 Gravel Pike, Upper Hanover, PA.

The improvements thereon are: Ind. one-story warehouse/mfg. up to 15000 sq. ft.

Seized and taken in execution as the property of **Gravel Realty, L.P.** at the suit of Upper Perkiomen School District. Debt: \$8,541.50.

Portnoff Law Associates, LTD, Attorneys.

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

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

18-02842

ALL THAT CERTAIN lot or piece of land, with the brick message thereon erected, situate on the South side of Fourth Street in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded, limited and described, as follows, to wit:

BEGINNING at a point on the South side of Fourth Street at a distance of thirty-one feet six inches (31'6") West from the Southwest corner of Fourth and Johnson Streets, a corner of this and land of J.A. Conrad; thence by said Conrad's land Southwardly, one hundred forty feet (140') to a twenty feet (20') wide alley; thence by said alley Westwardly twenty feet (20') to a point or corner of this and other land now or late of Samuel H. Porter; thence by said Porter's land Northwardly one hundred forty feet (140') to the South side of Fourth Street; thence by said Fourth Street; Eastwardly twenty feet (20') to the point or place of beginning.

BEING the same premises which Anna Gramata, by Deed dated November 8, 2002 and recorded March 25, 2003 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5452, Page 340, granted and conveyed unto Benjamin L. Shirey and Laurie A. Shirey, husband and wife.

Parcel Number: 16-00-09820-00-1.

Location of property: 6 West 4th Street, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Benjamin L. Shirey and Laurie A. Shirey** at the suit of Bank of America, N.A. Debt: \$32,161.92.

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.

18-03377

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

BEGINNING at a point on the Northeasterly side of Sixth Avenue at the distance of 231.20 feet Southeasterly from Wells Street; thence, Northeasterly at right angles to Sixth Avenue and passing through the partition wall of the house adjoining 140 feet to an alley; thence, Southeasterly along said alley, 12.25 feet, more or less, to a corner; thence, Southwesterly along the premises, now or late, of Margaret A. DeHaven, 140 feet passing through the partition wall of this house and the adjoining house to Sixth Avenue, aforesaid; and thence, along the said Sixth Avenue, Northwesterly 12.25 feet, more or less, to the place of beginning.

BEING the same premises which was conveyed to Whitney O'Malley by Deed of Scott J. Mayer and Sandria F. Mayer, husband and wife, dated 04/26/2004 and recorded 05/26/2004 in Book 5509, Page 274 in the Montgomery County Recorder of Deeds Office.

BEING Map #05043-038.

Parcel Number: 05-00-08504-00-5.

Location of property: 336 East Sixth Avenue, Conshohocken, PA 19428.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Whitney O'Malley a/k/a Whitney D. O'Malley** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Successor in Interest to JP Morgan Chase Bank, N.A. as Trustee for Structured Adjustable Rate Mortgage Loan Trust Pass-Through Certificates, Series 2004-6. Debt: \$133,217.38.

Shapiro & DeNardo, L.L.C., Attorneys.

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

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

18-03842

ALL THAT CERTAIN lot, plot, or parcel of land, with the message or tenement thereon erected, situate in Walnut Ridge Estates in **Lower Pottsgrove Township**, County of Montgomery, and State of Pennsylvania, designated as Lot No. 4003 on a certain development plan of Walnut Ridge Estates recorded in the Office for the Recording of Deeds of Montgomery County in Plan Book A-26, Page 19 A described according to a situation survey of the 3300 Building of Walnut Ridge Estates, prepared by Ralph E. Shaner & Son Engineering Company as endorsed hereon, as follows:

BEGINNING at a point a corner of this and Unit 4004, as shown on said plan which point is measured the 3 following courses and distances from a point formed by the intersection of the centerline of "B" Drive with the centerline of Mair Drive as shown on said plan: (1) leaving said point of intersection and extending South 35 degrees 46 minutes West 179.39 feet to a point (2) North 39 degrees 14 minutes West 110.91 feet to a point and (3) North 80 degrees 46 minutes East 47.16 feet to the point of beginning.

CONTAINING in frontage or breadth from said point of beginning on a course measured North 39 degrees 14 minutes West from said point of beginning 18.00 feet and extending of that width Northeastwardly between parallel lines at right angles thereto 38.00 feet.

BEING the same premises in which Stephen J. Cartmell, by deed dated 12/11/2008, recorded 12/11/2008 in the Office of the Recorder of Deeds in and for the County of Montgomery, Commonwealth of Pennsylvania, in Deed Book 5716, Page 1972 and at Instrument No. 08/08/2001, granted and conveyed unto Louie R. Chronister and Carol J. Chronister, husband and wife.

Parcel Number: 42-00-05119-94-1.

Location of property: 4003 Walnut Ridge, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Louie R. Chronister a/k/a Louie Richard Chronister** at the suit of Carrington Mortgage Services, LLC. Debt: \$149,913.75.

Shapiro & DeNardo, L.L.C., Attorneys.

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

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

18-05195

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

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

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

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

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

The improvements thereon are: Residential property.

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

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

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

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

18-05998

ALL THAT CERTAIN unit or piece of ground with improvements to be made thereon, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, as set forth in the Declaration of Wyngate, a Planned Community dated June 16, 2008 by The Fairways at Cedarbrook Hills, LP and recorded with the Recorder of Deeds Office, Montgomery County, Pennsylvania in Book 5697, Page 643, and as amended by First Amendment to Declaration of Wyngate dated October 10, 2008 by The Fairways at Cedarbrook Hills, LP recorded in Book 5710, Page 2427, and as amended by Second Amendment to Declaration of Wyngate recorded in Book 5725, Page 601, and as amended by Third Amendment to Declaration of Wyngate dated February 1, 2011 recorded in Book 5793, Page 691, and as amended by Fourth Amendment to Declaration of Wyngate dated October 3, 2011 recorded in Book 5815, Page 1294, and as amended by Fifth Amendment to Declaration of Wyngate dated January 17, 2013 recorded in Book 5862, Page 937, and as amended by Sixth Amendment to Declaration of Wyngate dated January 6, 2014 recorded in Book 5901, Page 909, and as amended by Seventh Amendment to Declaration of Wyngate dated January 20, 2014 recorded in Book 5902, Page 847, and as amended by Eighth Amendment to Declaration of Wyngate dated February 7, 2014 recorded in Book 5903, Page 2274, and as amended by Ninth Amendment to Declaration of Wyngate dated April 15, 2014 recorded in Book 5911, Page 571, and as amended by Tenth Amendment to Declaration of Wyngate dated May 14, 2014 recorded in Book 5913, Page 1030, and as amended by Eleventh Amendment to Declaration of Wyngate dated July 22, 2014 recorded in Book 5921, Page 1147, as amended by Twelfth Amendment to Declaration of Wyngate dated November 3, 2014 recorded in Book 5933, Page 2256, as amended by Thirteenth Amendment to Declaration of Wyngate dated December 10, 2014 recorded in Book 5937, Page 2599, as amended by Fourteenth Amendment to Declaration of Wyngate dated January 20, 2015 recorded in Book 5942, Page 286, and as amended by Fifteenth Amendment to Declaration of Wyngate dated March 31, 2015 recorded in Book 5948, Page 1847, and as amended by Sixteenth Amendment to Declaration of Wyngate dated April 2, 2015 recorded in Book 5949, Page 2420, and as amended by Seventeenth Amendment to Declaration of Wyngate dated July 21, 2015 recorded in Book 5963, Page 2390, as amended by Eighteenth Amendment to Declaration of Wyngate dated August 20, 2015 recorded in Book 5968, Page 651, as amended by Nineteenth Amendment to Declaration of Wyngate dated October 7, 2015 recorded in Book 5973, Page 1805 and shown on "Record Plan - Wyngate (formerly the Fairways at Cedarbrook Hills)" recorded June 23, 2008 in Plan Book 31, Pages 355-357, and more particularly described, as follows, to wit:

BEING Lot 1106.

BEING the same property conveyed to Felicia M. Dockery, as Sole Owner who acquired title by virtue of a deed from NVR, Inc., a Virginia Corporation, trading as Ryan Homes, dated September 26, 2016, recorded September 29, 2016, at Instrument Number 2016074949, and recorded in Book 6017, Page 01099, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 31-00-17337-20-9.

Location of property: 93 Old Cedarbrook Road, #11, Wyncote, PA 19095.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Felicia M. Dockery, as Sole Owner** at the suit of Caliber Home Loans, Inc. Debt: \$312,847.58.

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.

18-06611

ALL THAT CERTAIN unit in the property known, names and identified in the Declaration Plan referred to below as Green Willow Run, located in **Upper Moreland Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the recording in the Office of the Recording of Deeds of Montgomery County, Declaration dated August 1, 1979 and recorded on August 2, 1979 in Deed Book 4437, Page 310 and Declaration Plan dated May 9, 1979, last revised July 16, 1979 and recorded on August 2, 1979 in Deed Book 4437, Page 332, being and designated on Declaration Plan as Unit 1-C as more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the common elements (as designated in such Declaration) of 1.3517%.

TITLE TO SAID PREMISES IS VESTED IN Matthew S. Conard, by Deed from Robert H. Welsh and Michael Samlal, dated 08/24/2009, recorded 09/04/2009, in Book 5742, Page 2893.

Parcel Number: 59-00-19898-04-1.

Location of property: 515 York Road #1C, a/k/a 515 North York Road #1-C, Willow Grove, PA 19090-2601.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael Samlal and Robert H. Welsh** at the suit of Ditech Financial, LLC. Debt: \$135,279.26.

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.

18-07266

ALL THAT CERTAIN unit, designated as Unit Number 402, being a unit in Middleton Place Townhomes Condominium, situate in **West Norriton Township**, Montgomery County, Pennsylvania, as designated in Declaration of Condominium of Middleton Place Townhomes Condominium bearing the 6th day of January A.D. 1982 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania on the 7th day of January A.D. 1982 in Deed Book 4674, Page 1029, etc., and Plats and Plans for Middleton Place Townhomes Condominium bearing date the 6th day of January A.D. 1982 and recorded as Exhibit "C" of the Declaration of Condominium of Middleton Place Townhomes Condominium, in Deed Book 4674, Page 1029.

Parcel Number: 63-00-05210-29-8.

Location of property: 402 Middletown Place, Norristown, PA 19403.

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

Seized and taken in execution as the property of **Nancy Keyser** at the suit of Homebridge Financial Services, Inc. Debt: \$94,182.44.

KML Law Group, P.C., Attorneys.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. 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.

18-07677

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

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

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

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

BEING Lot #70 on said Plan.

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

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

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

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

The improvements thereon are: A residential dwelling.

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

Shapiro & DeNardo, L.L.C., Attorneys.

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

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

18-07850

ALL THAT CERTAIN brick message and lot or piece of land situate in **Pottstown Borough**, County of Montgomery, and State of Pennsylvania, being known as 122 South Evans Street, bounded and described as follows, to wit:

BEGINNING at a point in the east line of Evans Street at a distance of 70 feet northward from the northeast corner of Cherry and Evans Street, thence by said Evans Street northwardly 18 feet, 4 inches to the middle of the partition wall of this and property immediately adjoining on the north; thence by the same eastwardly 87 feet, and parallel with the party wall to a point in the west line of a five foot wide alley, thence along said alley southwardly on the west side, 18 feet, 4 inches to a point in line of hereby granted premises and lands adjoining on the south, thence westwardly along the same 18 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Robert W. Powell and Karen M. Powell by deed from Valerio Properties, LLC, PA LLC dated January 27, 2005 and recorded February 14, 2005 in Deed Book 05543, Page 2128.

Parcel Number: 16-00-08600-00-6.

Location of property: 122 South Evans Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Karen M. Powell and Robert W. Powell** at the suit of MB Financial Bank, N.A. Debt: \$78,186.06.

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.

18-08612

ALL THAT CERTAIN unit designated as Unit No. E-19, in the Oaks Building, being a Unit in Spring Mountain Summit, a Condominium, located on Walnut Street and Centennial Street, in **Schwenksville Borough**, County of Montgomery and Commonwealth of Pennsylvania, as being designated in the Declaration of Condominium of Spring Mountain Summit under the Unit Property Act, dated February 22, 1980 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania, in Deed Book 4503, Page 443 & c, and also as being designated on the Declaration Plan of Spring Mountain Summit, recorded in the aforesaid Recorder of Deeds Office in Condominium Plan Book 7, Page 80 & c.

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

UNDER AND SUBJECT to all agreements, conditions and restrictions as of record and to the provisions, easements and covenants as contained in the above Declaration of Condominium of Spring Mountain Summit and the Declaration Plan of Spring Mountain Summit as well as the Code of Regulations of Spring Mountain Summit, dated February 22, 1980 and recorded in the aforesaid Recorder of Deeds Offices in Deed Book 4503, Page 480 & c.

ALSO UNDER AND SUBJECT in all respects to a certain Declaration of Easement, Covenants and Restrictions dated February 22, 1980 and recorded as aforesaid in Deed Book 4503, Page 437 & c.

BEING the same premises which James C. Lang by Deed dated 8/28/2008 and recorded 8/29/2008 in Montgomery County in Deed Book 5705, Page 2075 conveyed unto Phillip T. Small, in fee.

Parcel Number: 20-00-00059-58-7.

Location of property: 2531 Forest Lane, Condominium Unit E-19, Schwenksville, PA 19473.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **Hilary D. Mason** at the suit of Lieberman. Debt: \$577,000.00.

Belmont & Gressen, Attorneys.

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.

18-08994

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Providence Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a subdivision of Tracy Acres made by Urwiler and Walter, Inc., Registered Surveyors, dated 9/18/1978 and last revised 12/14/1978 and recorded in Plan Book A-35, Page 25, as follows, to wit:

BEGINNING at a point on the ultimate right of way line of Old State Road (46.5 feet wide) (ultimate right of way being 30 feet measured in a Northwesterly direction from the centerline), said point is at the distance of 42.37 feet measured on the arc of a circle curving to the right having a radius of 25 feet from a point of curve on the Southwesterly side of Tracy Lane (50 feet wide); thence extending from said beginning point and along the Northwesterly ultimate right of way line of Old State Road South 48 degrees 10 minutes 34 seconds West 119.48 feet to a point; thence extending North 54 degrees 10 minutes 33 seconds West 247.52 feet to an iron pin, a corner of Lot #2 as shown on the above mentioned plan; thence extending along the same North 41 degrees 04 minutes 12 seconds East 169.28 feet to a point on the Southwesterly side of Tracy Lane; thence extending along the same the 2 following courses and distances: (1) South 48 degrees 55 minutes 48 seconds East 236.45 feet to a point of curve and (2) on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 42.37 feet to the first mentioned point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Trevor P. Pegg, by Deed from Christine C. Stewart n/k/b Christine C. Lane and James Stewart, dated 12/17/2013, recorded 01/09/2014, in Book 5901, Page 988.

Parcel Number: 61-00-03964-10-6.

Location of property: 617 Old State Road, Collegeville, PA 19426.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Trevor P. Pegg and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of PHH Mortgage Corporation. Debt: \$316,997.09.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

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

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

18-13924

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

BEGINNING at a point on the Northwest side of Hamel Avenue (50 feet wide) at the distance of 400 feet measured Southwestward along the said Northwest side of Hamel Avenue from its intersection with the Southwest side of Spruce Avenue (50 feet wide); thence extending Southwestward, along the said Northwest side of Hamel Avenue, 60 feet to a point; thence extending Northwestward, passing through Lot No. 240, on a line at right angles to the said Hamel Avenue, 110 feet to a point in the middle line of a certain 14 feet wide driveway which extends Northeastward and Southwestward, and communicates with a certain other driveway 14 feet wide which extends over the Southwest side of Lot No. 207 Northwestward into Maple Avenue; thence extending Northeastward, along the middle line of the above-described 14 feet wide driveway, and on a line parallel with the said Hamel Avenue, 60 feet to a point; thence extending Southeastward, passing through the Lot No. 243, and on a line at right angles to the said Hamel Avenue, 110 feet to the first mentioned point and place of beginning.

BEING the Northeastern most 8 feet of Lot No. 240, all of Lots. Nos 241 and 242, and the Southwestern most 12 feet of Lot No. 243 on Plan of Ardsley Estates, Block No. 13.

TITLE TO SAID PREMISES IS VESTED IN Kenneth W. Sleep by Deed from Kenneth W. Sleep, Surviving Joint Tenant dated 06/20/2005 recorded 07/08/2005 in Book 5561, Page 1128, Instrument #2005094553.

Parcel Number: 30-00-26280-00-6.

Location of property: 326 Hamel Avenue, Glenside (Abington), PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Clifford Michael Koelzer, in His Capacity as Executor and Devisee of The Estate of Kenneth W. Sleep, Deceased** at the suit of Nationstar Mortgage, LLC d/b/a Champion Mortgage Company. Debt: \$173,214.67.

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.

18-14050

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania and being known as Lot No. 344 on Plan of The Ogontz Land and Improvement Company, recorded in Deed Book 342, Page 500, bounded and described, as follows, to wit:

BEGINNING at a point on the Northerly side of Tulpehocken Avenue at the distance of 281.35 feet East of Jenkintown Road.

CONTAINING in front or breadth on the said Tulpehocken Avenue, 25 feet and extending of that width in length or depth Northwardly on the Easterly line thereof 121.65 feet and on the Westerly line thereof 118.61 feet, including on the Westerly side of said Lot 2 feet of a certain 8 feet wide driveway leading into and from said Tulpehocken Avenue for the use of this and the property to the West, subject however to the proportionate part of the expense of keeping the said driveways in good condition and repair at all times.

TOGETHER with the free and common use, right, liberty and privilege of said driveway, as and for a driveway and passageway at all times hereafter, forever, in common with the owners, tenants and occupiers of the lot adjoining to the West thereof.

Glen C Mills became seized of the interest granted and conveyed, in fee, by Julai C. Anderson, Glen C. Mills, Errol A. Mills as evidenced by deed dated 2/24/2003 and recorded 3/18/2003 in the Office of the Recorder in Montgomery County, in Book 5450, Page 266, etc.

Parcel Number: 30-00-67988-00-4.

Location of property: 322 Tulpehocken Avenue, Elkins Park, PA 19027.

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

Seized and taken in execution as the property of **Glen C. Mills** at the suit of Bayview Loan Servicing, LLC. Debt: \$214,931.46.

KML Law Group, P.C., Attorneys.

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

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

18-16169

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be erected thereon, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, and described according to a Plan of Subdivision prepared as part of "Sunnybrook Village", made by Gilmore & Associates, Inc., dated May 10, 2001 and last revised June 26, 2002 and recorded in Montgomery County in Landsite Plan Book L-6, Page 140 and 141 and as further shown on Plan made by Gilmore & Associates, Inc. dated May 29, 2001 and last revised May 10, 2004 and recorded in Plan Book 23, Pages 337 to 342.

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever thereunto belonging, or in any wise appertaining, and the Reversions and Remainders, Rents, Issues and Profits thereof, and all the estate, Right, Title, Interest, Property, Claim and Demand whatsoever of it, the said Grantor in law as in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

BEING the same premises which NVR, Inc., a Virginia Corporation trading as Ryan Home by Deed dated June 30, 2005 and recorded on July 19, 2015 in the Office for the Recording of Deeds in Book 5562 and Page 2070 conveyed unto Eugene V. McDuffy and Joell D. McDuffy, husband and wife.

Parcel Number: 42-00-00473-38-5.

Location of property: 62 Brookview Lane, Pottstown, PA 19464.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Eugene V. McDuffy and Joell D. McDuffy and The United States of America c/o U.S. Attorney's Office** at the suit of Cascade Funding Mortgage Trust 2017-1 c/o Specialized Loan Servicing. Debt: \$267,904.42.

Stern & Eisenberg, Attorneys.

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

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

18-16764

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate on the Southwesterly side of Boyer Road (No. 626) at the distance of 290.03 feet Southeastwardly from the Southerly radius corner of said Boyer Road and Ashbourne Road, **Cheltenham Township**, Montgomery County, Pennsylvania.

CONTAINING in front or breadth on the said Boyer Road 36 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to the said Boyer Road 125 feet.

BEING the same premises which John P. Batley, by Deed dated 4/27/2007 and recorded 5/11/2007 in the County of Montgomery, in Deed Book 5646, Page 2249, granted and conveyed unto Marcus M. M. Robinson and Michelle Lynette Robinson.

BEING Map #31086 057.

Parcel Number: 31-00-03121-00-7.

Location of property: 626 Boyer Road, Cheltenham, PA 19012.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Marcus M. M. Robinson and Michelle Lynette Robinson and United States of America** at the suit of U.S. Bank National Association, as Indenture Trustee on behalf of and with respect to Ajax Mortgage Loan Trust 2017-C, Mortgage-Backed Notes. Debt: \$236,082.22 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.

18-16891

ALL THAT CERTAIN lot or tract of land, situate on the North side of Winding Road, in the Seventh Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described in accordance with a subdivision plan prepared by Ralph E. Shaner and son Engineering Company, Pottstown, PA dated September 17, 2002 and last revised October 30, 2002 more fully described, as follows, to wit:

BEGINNING at a corner of the North side of Winding Road (50 feet wide) a corner of this and lands about to be conveyed to Aram L. Ecker, (Parcel A of said Plan) said point being located on a line North 47 degrees 36 minutes 00 seconds East, 185.30 feet from the Northeast property line projection of the aforesaid Winding Road and Wilson Street (60 feet wide); thence leaving said road and along lands about to be conveyed to Aram L. Ecker North 42 degrees 31 minutes 24 seconds West 140.00 feet to a corner on line of lands of English Evangelical Lutheran Church of Transfiguration; thence along said lands and along lands of Jean G. Obeyle North 47 degrees 36 minutes 00 seconds East, 100.00 feet to a common corner of Lot No. 1 and lands of Jean G. Obeyle said point also on line of lands of Paul M. and Peggy A. Forlenza; thence along the same and lands of Lewis C. and Elizabeth A. Chilton South 42 degrees 31 minutes 24 seconds East, 140.00 feet to a common corner of Lot No. 1 and lands of Lewis C. and Elizabeth A. Chilton and also being on the Northerly side of the Easterly end of aforementioned Winding Road; thence along the same South 47 degrees 36 minutes 00 seconds West 100.00 feet to the first mentioned point and place of beginning.

CONTAINING 14,000 square feet of land, more or less.

BEING all of Lot No. 1 of a subdivision plan prepared for Aram L. Ecker dated September 17, 2002 last revised October 30, 2002.

UNDER AND SUBJECT TO THE FOLLOWING TO WIT:

1. No future subdivision.
2. No modular or mobile homes.
3. No unlicensed vehicles may be kept at property unless housed in garage.
4. Minimum two thousand square feet above grade living space.
5. Minimum one car garage.
6. Side yard set back on left side of lot will be minimum twenty feet.

TITLE TO SAID PREMISES IS VESTED IN Randal Eugene Browning, by Deed from Gary D. Miller and Barbara E. Miller, dated 12/30/2016, recorded 01/04/2017, in Book 6029, Page 02165.

Parcel Number: 16-00-33496-00-4.

Location of property: 427 Loop Road, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Randal Browning a/k/a Randal Eugene Browning** at the suit of Pingora Loan Servicing, LLC. Debt: \$132,160.61.

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.

18-19083

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Squirrel Run, made for Fred Betz and Sons, Inc., by Charles E. Shoemaker, Inc., Engineers and Surveyors, dated August 27, 1979 and recorded in Plan Book A-37, Page 71-A, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Mettler Lane (50 feet wide), said point being a corner of "Justa Farms", Section No. 3 on said Plan; thence extending from said point of beginning along said section of "Justa Farms", North 56 degrees 49 minutes 45 seconds West 405.53 feet to a point, a corner of said section "Justa Farms", thence along the same North 32 degrees 26 minutes 15 seconds East, crossing a 25 feet wide easement for sanitary sewer 150.01 feet to a point on the Northeasterly side of said Easement, said point also being a corner of Lot No. 7 on said Plan; thence extending along the said side of said Easement and along the last mentioned lot, South 56 degrees 49 minutes 45 seconds East 209.90 feet to a point, a corner of Lot No. 2 on said plan; thence extending along the same, the two following courses and distances, viz: (1) South 33 degrees 10 minutes 15 seconds West, recrossing said easement 125.00 feet to a point; and (2) South 56 degrees 49 minutes 45 seconds East 195.00 feet to a point on the Northwesterly side of Mattler Lane, aforesaid; thence extending along the same, South 27 degrees 20 minutes 45 seconds West 25.13 feet to the first mentioned point and place of beginning.

CONTAINING in area 36,248 square feet.

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

Parcel Number: 41-00-05682-91-9.

Location of property: 3860 Mettler Lane, Lower Moreland Township, PA.

The improvements thereon are: Single-family residential dwelling.

Seized and taken in execution as the property of **AUA Realty, L.L.C.** at the suit of Lower Moreland Township School District. Debt: \$12,555.62.

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.

18-19100

ALL THAT CERTAIN lot or parcel of land, situate in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a Plan of Lots as laid out for Elmer M. Erb by George F. Shaner, R.E., as follows, to wit:

BEGINNING at the Northeasterly corner of Lot #5, intended to be conveyed to Bauer, said point being on the Westerly property line of Lotus Drive (50 feet wide); thence along the Northerly side of Lot #5, North 53 degrees, 09 minutes, 52 seconds West 200.0 feet to a corner on line lands Helen Boerner; thence along the same North 36 degrees, 50 minutes, 08 seconds East, 100 feet to a corner Lot #6 (other lands Elmer M. Erb); thence along the same south 53 degrees, 09 minutes, 52 seconds East 200.0 feet to a corner on the Westerly property line of Lotus Drive; thence along the same 36 degrees, 50 minutes, 08 seconds West 100.0 feet to the place of beginning.

BEING the same property conveyed to Steven F. Debickes and Joanne E. Debickes, husband and wife who acquired title, as Tenants by the Entirety, by virtue of a deed from John J. Mack, Jr. and Kimberly A. Mack, his wife, dated May 29, 1998, recorded June 11, 1998, at Deed Book 5229, Page 297, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

INFORMATIONAL NOTE: Joanne E. Debickes died on April 15, 2007, and pursuant to the survivorship language on the above mentioned deed, all her interest passed to Steven F. Debickes.

Parcel Number: 60-00-01747-00-2.

Location of property: 1459 Lotus Drive, Pottstown, PA 19464.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Joshua E. Debickes, as Administrator of the Estate of Steven F. Debickes, a/k/a Steven Debickes, a/k/a Steven F. DeBickes and The United States of America, Department of Treasury, Internal Revenue Service** at the suit of Wells Fargo Bank, N.A. Debt: \$129,647.36.

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.

18-19262

ALL THAT CERTAIN unit in the property known, named and identified as Biltmore Estates Condominium, located in **Skippack Township**, Montgomery County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA C.S. 3101 et seq. by the recording in the Montgomery County Department of Records of a Declaration dated July 3, 2007 and recorded on July 3, 2007 in Deed Book 5653, Page 2336 and Amended by Amendment recorded in Deed Book 5666, Page 1079 and Second Amendment recorded in Deed Book 5677, Page 376 and Deed Book 5687, Page 2466; Fourth Amendment thereto recorded in Deed Book 5790, Page 1458; and any other Amendments thereto. According to the Plat thereof recorded March 22, 2007 as Plan Book 0028, Page 00265, in Montgomery County, Pennsylvania.

BEING designated as Unit Q46 Building 2.

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

BEING the same property conveyed to Thomas W. Kullmann, no marital status shown who acquired title by virtue of a deed from Skippack Group LLC, dated October 20, 2011, recorded October 24, 2010, at Instrument Number 2011090628, and recorded in Book 5816, Page 02904, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 51-00-02908-31-8.

Location of property: 3930 Ashland Drive, Unit 334, Harleysville, PA 19438.

The improvements thereon are: Residential - Condominium Garden Style - Common Entrance 13S.

Seized and taken in execution as the property of **Thomas W. Kullmann, no marital status shown**, at the suit of Wells Fargo Bank, N.A. Debt: \$181,790.79.

Manley Deas Kochalski LLC, Attorneys.

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

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

18-19955

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

BEGINNING at a point on the Southeasterly side of Forest Avenue, 15.38 feet Northeastwardly from Lafayette Street; thence along said Forest Avenue Northeastwardly 14.92 feet to a point a corner; thence Southeastwardly parallel with Lafayette Street, by land of Arthur A. Truesdell, the line passing through the middle of the partition wall between the house on this lot and said Truesdell's adjoining house 153 feet to a point in the middle of a 10 feet wide alley extending from Lafayette Street, Northeastwardly parallel with Forest Avenue into a 20 feet wide alley laid out for the joint and common use of properties abutting thereon; thence along the middle line of said alley Southwestly 14.92 feet to a point a corner; thence Northwestwardly by land of Pearl Strouse parallel to the second course, the line passing for the part of the distance through the middle of the partition wall between the house on this lot and said Strouse's adjoining house, 153 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Mark Baker, by Deed from D&M Enterprises LLC, dated 11/01/2007, recorded 11/02/2007, in Book 5670, Page 2842.

Parcel Number: 13-00-11368-00-4.

Location of property: 202 Forrest Avenue a/k/a 202 Forest Avenue, Norristown, PA 19401-4363.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mark B. Baker a/k/a Mark Baker** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association. Debt: \$112,838.94.

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.

18-21488

THE LAND HEREINAFTER referred to is situated in the City of Elkins Park, County of Montgomery, State of PA, and is described, as follows:

SITUATE in LaMott, **Cheltenham Township**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point in the middle line of Sycamore Avenue at the distance of 293.04 feet Southwestward from the middle line of Willow Avenue laid out on the map of plan of Chelton Hills.

CONTAINING in front or breadth on the said middle line of Sycamore Avenue 25 feet and extending of that width in length Northwestward between parallel lines with said Willow Avenue 229.915 feet.

BOUNDED Northwardly by ground now or late of Susan Ganley, Southwardly by ground now or late of Cornelius Foster, Eastwardly by the middle line of Sycamore Avenue aforesaid and Westwardly by ground now or late of Estate of William Massey, deceased.

AND BEING the same property conveyed from Joylyn M. Miller and Sandra R. Walthour (formerly known as Sandra R. Riddick), the Granters, to Joylyn M. Miller and Sandra R. Walthour, the Grantees by virtue of Deed dated 02/27/2003, and recorded 04/16/2003, in Book 5455 at Page 1786 among the aforesaid Land Records.

Parcel Number: 31-00-25852-00-1.

Location of property: 7320 Sycamore Avenue, Elkins Park, PA 19027.

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

Seized and taken in execution as the property of **Joylyn M. Miller and Sandra R. Walthour** at the suit of Nationstar Mortgage, LLC d/b/a Mr. Cooper. Debt: \$156,506.11.

KML Law Group, P.C., Attorneys.

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

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

18-23280

ALL THAT CERTAIN lot or piece of ground, situate in **Franconia Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision of "Heatherfield" prepared for Heatherfield Assoc. by Urwiler & Walter, Inc., Registered Surveyors, dated 8/3/1987 and last revised on 8/5/1988 and recorded in Plan Book A-50, Page 78, as follows, to wit:

BEGINNING at a point on the Northeast side of Heatherfield Drive (50 feet wide) said point being a corner of Lot #6 on the above mentioned plan and place of beginning; thence extending from said place of beginning and along Lot #6 North 20 degrees 52 minutes 40 seconds East 166.67 feet to a point a corner of Lot #6; thence continuing along Lot #6 and along Lot #5 and #4 North 69 degrees 07 minutes 20 seconds West crossing a 25 feet wide drainage easement 174.19 feet to a point in line of land of Ruben D. and Eileen H. Stoltzfus; thence extending along the Northwest side of said 25 feet wide drainage easement and along said land of Stoltzfus and various other owners North 60 degrees 36 minutes 54 seconds East 311.59 feet to a point a corner of Lot #42; thence re-crossing said 25 feet wide drainage easement and extending along Lots #42, 41, 40 and 39 South 20 degrees 52 minutes 40 seconds West 406.28 feet to a point on the Northeast side of Heatherfield Drive; thence extending along the Northeast side of Heatherfield Drive North 69 degrees 07 minutes 20 seconds West 25.00 feet to a point a corner of Lot #6; being the first mentioned point and place of beginning.

BEING known as Lot Number 7 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Richard D. Kriebel a/k/a Richard Kriebel and Laura Kriebel a/k/a Laura A. Kriebel, husband and wife, by deed from Sal Lapio, Inc., a Pennsylvania Corporation dated May 30, 1991 and recorded June 4, 1991 in Deed Book 4977, Page 618.

Parcel Number: 34-00-02634-46-4.

Location of property: 331 Heatherfield Drive, Souderton, PA 18964.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Richard D. Kriebel a/k/a Richard Kriebel and Laura Kriebel a/k/a Laura A. Kriebel** at the suit of Branch Banking and Trust Company. Debt: \$179,305.54.

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.

18-23868

ALL THAT CERTAIN lot or piece of ground, situate in **Montgomery Township**, Montgomery County, Pennsylvania, bounded and described as Phase II De La Salle, by T.H. Properties, a Plan of Subdivision of Parcel LOR-Phase II as part of Montgomery Square prepared for Montgomery Square Partnership, made by Stout, Tacconelli & Associates, Inc. Civil Engineers and Land Surveying, Kulpville, PA., dated 9/11/1997 and last revised 7/12/1999 and recorded in Plan Book A-59, Page 41, as follows to wit:

BEGINNING at a point of curve on the Southwesterly side of Newport Lane, said point being a corner of Lot #15 as shown on the above mentioned plan; thence extending from said point of beginning and along the Southwesterly side of Newport Lane the two following courses and distances: (1) on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 56.98 feet to a point of tangent and (2) South 45 degrees 36 minutes 09 seconds East 20.00 feet to a point a corner of Open Space Parcel A as shown on the above mentioned plan; thence extending along same the two following courses and distances: (1) South 44 degrees 23 minutes 51 seconds West 160.00 feet to a point and (2) North 37 degrees 43 minutes 20 seconds West 128.37 feet to a point a corner of Lot #15 as shown on said plan; thence extending along same North 63 degrees 03 minutes 07 seconds East 160.00 feet to a point of curve on the Southwesterly side of Newport Lane aforesaid, said point being the first mentioned point and place of beginning.

BEING Lot #14 as shown on the above mentioned plan.

CONTAINING 15,987 square feet.

BEING the same premises which T.H. Properties, a PA limited Partnership by Deed dated November 30, 1999 and recorded January 7, 2000 in Montgomery County in Deed Book 5303, Page 197 conveyed unto Laurence S. Laub and Barbara Ann Laub, husband and wife as Tenants by the Entirety.

Parcel Number: 46-00-04601-36-6.

Location of property: 105 Newport Lane, North Wales, PA 19454.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Laurence Stephen Laub a/k/a Laurence S. Laub and Barbara Ann Laub** at the suit of TruMark Financial Credit Union. Debt: \$173,007.85.

Hill Wallack LLP, Attorneys.

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

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

18-24549

ALL THAT CERTAIN lot or piece of ground, situate in **Hatfield Township**, Montgomery County, Pennsylvania, more particularly bounded and described in a recent survey and plan by Virgil H. Kaufman, Registered Surveyor, dated the 5th day of March, 1966, as follows, to wit:

BEGINNING at a point a corner in the title line in the bed of Orvilla Road, said point being at the distance of 220 feet Northeasterly from an angle point of Orvilla Road; thence along the title line through the bed of Orvilla Road North 39 degrees 02 minutes East the distance of 124 feet to a point, a corner of this and land of William Kerr of which this was a part; thence along the same the next two courses and distance: (1) South 60 degrees 39 minutes East the distance of 388.87 feet to a point a corner; (2) thence South 39 degrees 02 minutes West the distance of 75 feet to a point, a corner of this land of William Erthal; thence along the same North 67 degrees 36 minutes West the distance of 400 feet to the first mentioned point and place of beginning.

BEING the same property conveyed to Veleria Jean Tyson who acquired title by virtue of a deed from Juan T. Tyson and Velerie Tyson also known as Veleria Jean Tyson, husband and wife, dated November 8, 1995, recorded June 28, 1996, at Document ID 009680, and recorded in Book 5152, Page 1128, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 35-00-07717-00-6.

Location of property: 2333 Orvilla Road a/k/a 2333 East Orvilla Road, Hatfield, PA 19440.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Veleria Jean Tyson, a/k/a Veleria J. Tyson** at the suit of Wells Fargo Bank, N.A. s/b/m Wachovia Bank, National Association. Debt: \$54,671.06.

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.

18-24714

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

BEGINNING at a point in the center line of the macadam road leading from Gilbertsville to the Half-Way House; thence along the same, South 54 degrees, 30 minutes West, 170 feet to a corner of other lands now or late of Allen Mensch; thence along the same, North 43 degrees West, 237 feet, 6 inches to a corner; thence North 54 degrees East, 190 feet to a corner of lands now or late of Allen Mensch; thence along the same and lands now or late of Albert Miller, South 38 degrees East, 237 feet, 6 inches to the place of beginning.

CONTAINING 156.6 perches.

BEING the same premises which Paul E. Endy by Deed dated November 5, 2014 and recorded November 12, 2014 in Montgomery County in Deed Book 5934, Page 1917 conveyed unto Anthony Ball and Richard Orr.

Parcel Number: 32-00-02256-00-7.

Location of property: 109 Gilbertsville Road, Gilbertsville, PA 19525.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Anthony Ball and Richard Orr** at the suit of BankUnited, N.A. Debt: \$195,007.98.

Hill Wallack LLP, Attorneys.

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

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

18-25547

ALL THAT CERTAIN lot or piece of ground, with the store building and improvements thereon erected, situate in **Conshohocken Borough**, Montgomery County, Pennsylvania, being Lot No. 16 on a certain plan of town lots laid out in said Borough by Benjamin Harry, and bounded and described, as follows, to wit:

BEGINNING at a stake on the Southeasterly side of Fayette Street at the distance of 90 feet Northeasterly from the Southeast corner of said Fayette Street, and Front or Spring Mill Avenue; thence Southeasterly and at right angles to said Fayette Street, and parallel with said Front or Spring Mill Avenue 120 feet to a stake, a corner; thence Northeasterly parallel with said Fayette Street 20 feet to a stake, a corner of Lot No. 15 on said plan; thence Northwesterly by said Lot No. 15 and at right angles to said last course, 120 feet to Fayette Street aforesaid, and along the Southeasterly side thereof, Southwesterly 20 feet to the place of beginning.

Parcel Number: 05-00-03184-00-6.

Location of property: 109 Fayette Street, Conshohocken, PA 19428.

The improvements thereon are: Small commercial building.

Seized and taken in execution as the property of **109 Fayette Street Property, LLC** at the suit of Andorra Associates, a PA Limited Liability Partnership, by Federal Realty Investment Trust, General Partner. Debt: \$105,538.39.

Fox Rothschild LLP, Attorneys.

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

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

18-25653

ALL THAT CERTAIN tract of land with the buildings and improvements thereon erected, situate in **Lower Pottsgrove Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described in accordance with a survey dated October 18, 1941, made by Francis W. Wack, Registered Surveyor, as follows, to wit:

BEGINNING at a point in the centerline of North Keim Street (33 feet wide), at the distance of 300 feet measured South 37 degrees 46 minutes West from its intersection with the Southwesterly side of Sunrise Lane, as extended (33 feet wide), said point of beginning being in line of the Southwesterly line of Lot No. 26, being land now or late of Charles T. Armstrong, et ux.; thence extending from said point of beginning and running along the said side of Lot No. 26 South 52 degrees 14 minutes East 200 feet to a point in line of Lot No. 47; thence extending along line of Lot No. 47 South 37 degrees 46 minutes West 91.7 feet to a point in line of Lot No. 24; thence extending along line of Lot No. 24 North 52 degrees 14 minutes West 200 feet to a point in the centerline of North Keim Street; thence along the said centerline of North Keim Street North 37 degrees 46 minutes East 91.7 feet to the first mentioned point and place of beginning.

Parcel Number: 42-00-02206-00-2.

Location of property: 1512 North Keim Street, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Lori Ann Pupillo and Ryan M. Sellers** at the suit of Nationstar Mortgage LLC d/b/a Mr. Cooper. Debt: \$182,274.95.

KML Law Group, P.C., Attorneys.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. 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.

18-25664

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **East Norriton Township**, Montgomery County, Pennsylvania, and described according to a plan thereof made by Donald H. Schurr, Registered Engineer, on May 17, 1954, designated as Subdivision No. 4 Penn Square Village and recorded at Norristown, in the Office of the Recording of Deeds in Plan Book A-1, Page 4, as follows, to wit:

SITUATE on the Northwesterly side of Sycamore Lane (50 feet wide) at the distance of 744.26 feet Southeastwardly (as measured along the Northeastly and Northwesterly sides of Sycamore Lane) from a point of curve formed by the intersection of the Northeastly side of Sycamore Lane and the Southeastly side of Stony Creek Road (60 feet wide).

CONTAINING in front or breadth on Sycamore Lane 70 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to Sycamore Lane 130 feet.

BEING Lot No. 416 on said plan.

Parcel Number: 33-00-09319-00-8.

Location of property: 3137 Sycamore Lane, Norristown, PA 19401.

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

Seized and taken in execution as the property of **John E. Nixon III and Eleanor T. Nixon** at the suit of Midfirst Bank. Debt: \$207,694.05.

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 \$3,500. 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.

18-25730

ALL THAT CERTAIN message and lot or piece of land, situate in **Upper Providence Township**, Montgomery County, Pennsylvania, as laid out by Charles S. Brower in a plan of lots on the Brower Farm, in said Township, bounded and described, as follows, to wit:

Tract No. 1:

BEGINNING at a point in the middle of Centre Avenue, at the distance of 108 feet Southeastwardly from the point of intersection of the middle of Centre Avenue, and the middle of Pennsylvania Avenue, a corner of this and land of George Gotschall; thence along the same North 49° 25' East, 156 feet to the middle of a 20 feet wide alley (said alley to be forever left open), a corner of this and land now or late of Fannie B. Morgan; thence along the middle of said alley, South 45° 35' East, 50 feet to a point, a corner of this and other land of the said Lottie I. Brower; thence along the same South 49° 25' West, 156 feet to the middle of Centre Avenue aforesaid; thence along the middle of said Avenue, North 40° 35' West, 50 feet to the place of beginning.

Tract No. 2:

BEGINNING at a point in the middle of Centre Avenue, a corner of this and other land of Joseph F. and Clara A. Matthews; thence along said Matthews land North 49° 25' East, 156 feet to a point in the middle of a 20 feet wide alley; thence along the middle of said alley, North 40° 35' West, 40 feet to a point, a corner of this and land now or late of Frank Anderson; thence along the same, South 49° 35' West, 156 feet to the middle of Centre Avenue aforesaid; thence along the middle of said Centre Avenue, South 40° 35' East, 40 feet to the place of beginning.

Tract No. 3:

BEGINNING in the middle of Centre Avenue, at the point of intersection of the middle of Centre Avenue with the middle of a 20 feet wide alley, said point being 176.5 feet Southwesterly from the point of intersection of the middle of Brower Avenue with the middle of Centre Avenue; thence along the middle of said 20 feet wide alley North 49° 25' East, 156 feet to a point in the middle of another 20 feet wide alley running nearly at right angle to said last mentioned alley; thence along the middle of said alley, North 40° 35' West, 60 feet to a point, a corner of this and land now or late of Mary A. Stoll; thence along said Stoll's land, South 49° 25' West, 156 feet to the middle of Centre Avenue aforesaid; thence along the middle of said Centre Avenue, South 40° 35' East, 60 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Virginia E. Westwood and Donald E. Westwood, by Deed from Virginia E. Westwood, dated 1/17/2001, recorded 1/24/2001 in Book 5347, Page 2375.

Parcel Number: 61-00-00865-00-1.

Location of property: 109 Center Avenue, Oaks, PA 19456.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Donald E. Westwood** at the suit of Citizens Bank of Pennsylvania. Debt: \$107,621.70.

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.

18-25752

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, according to a Survey and Plan made by Barton and Martin, Engineers, Philadelphia, Pennsylvania on April 28, 1941 as, follows, to wit:

BEGINNING at a point on the Southeasterly side of Blairmill Road (41.5 feet wide) which point is measured North thirty-seven degrees fifty-five minutes East three hundred ninety-nine and ninety-six one-hundredths feet from a point, which point is measured on the arc of a circle curving to the right having a radius of thirty feet the arc distance of forty-seven and seventeen one-hundredths feet from a point on the Northeasterly side of Norwyn Road (40 feet wide); thence extending along the said side of Blairmill Road North thirty-seven degrees fifty-five minutes East sixty feet to a point; thence extending South fifty-two degrees ten minutes East one hundred twenty feet to a point; thence extending South thirty-seven degrees fifty-five minutes West sixty feet to a point; thence extending North fifty-two degrees ten minutes West one hundred twenty feet to a point on the Southeasterly side of Blairmill Road the first mentioned point and place of beginning.

BEING the same premises which James V. Finnegan, II and Janice Finnegan by deed dated 6/17/14 and recorded 7/2/14 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5918 at Page 2934, granted and conveyed unto Jeffrey P. Mulherin and Heather R. Mulherin, as Tenants by the Entirety.

Parcel Number: 59-00-01156-00-9.

Location of property: 4329 Blair Mill Road, Hatboro, PA 19040.

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

Seized and taken in execution as the property of **Jeffrey P. Mulherin a/k/a Jeffrey Mulherin and Heather R. Mulherin** at the suit of Pacific Union Financial, LLC. Debt: \$227,537.09.

KML Law Group, P.C., Attorneys.

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

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

18-25791

ALL THAT CERTAIN tract or piece of land situate at "Ringing Rocks" **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at an iron pin on the Southerly side of property line of White Pine Lane (50 feet wide) and a corner of lands, now or late of Mahlon S. Bossum et ux.; thence along the said Bossum land South 37 degrees 37 minutes 37 seconds West 224.96 feet to the Northerly side of a given 40 feet wide road or lane; thence along said road or lane South 52 degrees 23 minutes East 161.98 feet to the Northwesterly property line intersection of another 50 feet wide lane, to be known as Ridge View Lane; thence along the Westerly property line of said Ridge View Lane (50 feet wide) North 34 degrees 20 minutes 8 seconds East 253.39 feet to the Southwesterly intersection of property line of Ridge View Road Lane and White Pine Lane (50 feet wide); thence along the Southerly property line of White Pine Lane by a chord North 67 degrees 5 minutes 30 seconds West 49.58 feet and continuing along same by another chord North 61 degrees West 49.58 feet and continuing along same by another chord North 61 degrees 12 minutes 30 seconds West 100.60 feet to an iron pin, the place of beginning.

BEING the same premises which Estate of Amy M. Swanson, by Corrective Deed dated February 13, 2015 and recorded February 20, 2015 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5944, Page 1798 granted and conveyed unto Virginia L. Johnston, single woman.

Parcel Number: 42-00-05329-00-2.

Location of property: 754 White Pine Lane, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Virginia L. Johnston** at the suit of Pennymac Loan Services, LLC. Debt: \$204,205.62.

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.

18-26164

ALL THAT CERTAIN tract or parcel of land, with the buildings and improvements thereon erected, situate in **Upper Frederick Township**, Montgomery County, Pennsylvania, bounded and described according to a survey made by Francis M. Wack, Registered Surveyor, 8/12/1947, as follows, to wit:

BEGINNING at an iron pin, a point in the bed of the public road (now known as Kratz Road), leading to Hendricks Station at the distance of 183.5 feet, Northeastwardly form a point of intersection of said road leading to Hendricks Station and a point in the bed of State Highway Route No. 29; thence extending North 28 degrees 18 minutes West 93.45 feet to post; thence extending North 51, degrees 27 minutes East, 72.9 feet to a post; thence extending South 44 degrees 45 minutes East, 81.6 feet to an iron pin in the bed of the road leading to Hendricks Station, aforesaid; thence extending through the bed of said road, South 45 degrees 45 minutes West, 98.5 feet to an iron pin, first mentioned point and place of beginning.

BEING the same property conveyed to Joanna P. Pietro who acquired title by virtue of a deed from John Daniel Pico, dated May 17, 2013, recorded May 20, 2013, at Instrument Number 2013053289, and recorded in Book 5873, Page 02056, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 55-00-00895-00-4.

Location of property: 1611 Kratz Road, Perkiomenville, PA 18074.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Joanna P. Pietro** at the suit of Midfirst Bank. Debt: \$196,541.18.

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.

18-26666

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Salford Township**, Montgomery County, Pennsylvania, bounded and described according to a Phase Plan Cheswyck Subdivision, made for Streepier Karr, III, by James H. Strothers Associates, Land Surveyors, dated July 19, 1982 and last revised August 16, 1982 and recorded in Plan Book A-44, Page 252, A-B-C-D, as follows, to wit:

BEGINNING at a point on the Northeastly side of Windsor Drive (50 feet wide) said point being measured the three following courses and distances from a point of curve on the Southeastly side of Cambridge Circle, (50 feet wide), viz: (1) on the arc of a circle curving to the left, having a radius of 20 feet the arc distance of 31.42 feet to a point; and (2) South 16 degrees, 38 minutes, 36 seconds East, 694.48 feet to a point; and (3) on the arc of a circle curving to the right, having a radius of 175 feet the arc distance of 91.08 feet to the place of beginning; thence extending from said point of beginning, along Lot No. 63, South 76 degrees, 49 minutes 27 seconds East, 167.55 feet to a point; thence extending South 16 degrees, 38 minutes 36 seconds East 38.67 feet to a point; thence extending South 48 degrees, 21 minutes 56 seconds West, 46.72 feet to a point, a corner of Lot No. 65; thence extending along the same, North 64 degrees, 44 minutes, 00 seconds West, 167.45 feet to a point of curve on the Southeastly side of Windsor Drive; thence extending along the same, Northwestwardly on the arc of a circle curving to the left, having a radius of 175 feet the arc distance of 36.93 feet to the first mentioned point and place of beginning.

BEING Lot Number 64, as shown on the above mentioned plan.

BEING the same premises which Ann M. Schafer, by Deed dated December 31, 1992 and recorded January 15, 1993 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5031 and Page 46, granted and conveyed unto Joseph Hannan and Christine Hannan, husband and wife, in fee. AND the said Joseph Hannan, hereby departed this life on or about May 10, 2001, thereby vesting all title solely in Christine Hannan, his wife.

UNDER AND SUBJECT to restrictions of record.

Parcel Number: 50-00-04584-49-6.

Location of property: 363 Windsor Drive, Harleysville, PA 19438.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Christine A. Hannan a/k/a Christine Hannan** at the suit of JP Morgan Chase Bank, National Association. Debt: \$71,079.84.

Shapiro & DeNardo, L.L.C., Attorneys.

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

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

18-26822
PREMISES "A"

ALL THAT CERTAIN lot or tract of land, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania bounded and described according to a Plan made by Charles E. Shoemaker, Registered Professional Engineer, Abington, PA, as follows:

BEGINNING at a point in the original center line of Shoemaker Road (46.51 feet wide as widened from its original width of 33 feet by an addition of 13.5 feet on the Southeasterly side) said point being at the distance of 1138.08 feet measured South 47 degrees, 44 minutes, 30 seconds West, along the said center line of Shoemaker Road, from the intersection with the said center line of Shoemaker Road made with the original center line of County Line Road (56.5 feet wide as widened from its original width of 33 feet by the addition of 23.5 feet on the Southwesterly side); thence extending on a line crossing the Southeasterly side of Shoemaker Road, South 42 degrees, 15 minutes, 30 seconds East, 240 feet to a point; thence extending on a line crossing the Southeasterly side of Shoemaker Road, North 42 degrees, 15 minutes, 30 seconds West, 240 feet to a point in the aforementioned original center line of Shoemaker Road; thence along the same, North 47 degrees, 44 minutes, 33 seconds East, 100 feet to the first mentioned point and place of beginning.

EXCEPTING from the front of the above described tract a strip of ground 100 feet long and 30 feet wide to be dedicated to the Township of Upper Moreland for use as a street.

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, described according to a Plan of Subdivision, Shoemaker Village, dated March 23, 1972, last revised June 6, 1972 recorded in Plan Book A-19, Page 99 at Norristown, PA and Final Plan of Subdivision of Lot No. 71 Shoemaker Village prepared by George D. Tipping, Registered Surveyor dated July 21, 1975 and recorded at Norristown, PA in Plan Book B-29, Page 84 and described as, follows, to wit:

BEGINNING at a point on the Southeast side of Shoemaker Road (41.5 feet wide) which last mentioned point is measured North 47 degrees, 38 minutes, 05 seconds East, 190.71 feet from a point of curve, which last mentioned point of curve is measured along the arc of a circle curving to the right having a radius of 20 00 feet, the arc distance of 31.42 feet from a point on the Northeast side of Jason Place; thence extending from said point of beginning along said side of Shoemaker Road, North 47 degrees, 38 minutes, 05 seconds East, 50 00 feet to a point, a corner; thence extending along same, South 42 degrees, 15 minutes, 30 seconds East, 212.42 feet to a point in line of Lot No. 55 on said plan; thence extending along same, South 47 degrees, 44 minutes, 30 seconds West, 50.00 feet to a point, a corner of lands now or late of Edward R. Dudlik; thence extending along same, North 42 degrees, 15 minutes, 30 seconds West, 212.33 feet to the first mentioned point and place of beginning.

BEING Southwesterly ? of Lot No 71 on the above mentioned Plan.

TITLE TO SAID PREMISES IS VESTED IN Cindy Ann Wilson, by Deed from Joanne Carr, dated 10/27/2000, recorded 11/15/2000, in Book 5338, Page 1155.

Parcel Numbers: 59-00-15928-00-6, 59-00-15929-00-5.

Location of property: 4305 Shoemaker Road, Huntingdon Valley, PA 19006-1711.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Cindy Ann Wilson a/k/a Cindy A. Wilson** at the suit of HSBC Bank USA, National Association as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2004-2 Trust, Home Equity Asset-Backed Certificates, Series 2004-2. Debt: \$326,840.15.

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.

18-27284

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a plan thereof made by George B. Mebus, Registered Professional Engineer of Glenside, Pennsylvania, dated March 8, 1948, as follows:

BEGINNING at a point on the Northwesterly side of Barclay Road (50 feet wide) at the arc distance of three hundred seventeen and nine one-hundredths feet measured Northeastwardly along the said side of Barclay Road from a point of compound curve of a radius corner (having a radius of fifteen feet) on the said side of Barclay Road, which said point of curve is at the tangent distance of fifteen feet measured Northeastwardly from the point of intersection of the said side of Barclay Road, as produced, with the Northeastly side of Lanfair Road (50 feet wide), as produced, thence extending Northeastwardly along the Northwesterly side of Barclay Road by a line curving to the left with a radius of seven hundred fifty four and fifty one hundredths feet the arc distance of seventy-seven and eighty-nine one-hundredths feet to a point of compound curve, thence extending Northwestwardly along the Southwesterly side of Barclay Road by a line curving to the left with a radius of one thousand six hundred fifty-five feet the arc distance of five and seventy-one one-hundredths feet to a point, thence extending along the line of Lot No. 9 on said plan South eighty-eight degrees no minutes twenty-eight seconds West one hundred fifteen feet to a point; thence extending Southeastwardly by a line curving to the right with a radius of one thousand five hundred forty feet the arc distance of five and thirty-one one-hundredths feet to a point of compound curve; thence extending Southwestwardly by a line curving to the right with a radius of six hundred thirty-nine and forty one-hundredths feet the arc distance of sixty-six and two one-hundredths feet to a point; and thence extending along the line of Lot No. 7 on said plan South eighty-five degrees fifty-two minutes forty-six seconds East one hundred fifteen feet to the first mentioned point and place of beginning.

BEING the same premises which Joyce B. Hagy, Trustee under Trust Agreement of Joyce B. Hagy dated September 4, 1992 for the Benefit of Anthony Rosenberg and Mitchel A. Rosenberg, by Deed dated April 15, 2005 and recorded May 18, 2005 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 05554, Page 1710, granted and conveyed unto Julio Miranda, as sole owner.

Parcel Number: 31-00-01663-00-7.

Location of property: 7408 Barclay Road, Cheltenham, PA 19012.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Julio Miranda** at the suit of Wells Fargo Bank, N.A. Debt: \$188,306.16.

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.

18-27505

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

BEGINNING at a point on the Northeasterly side of Williams Way (fifty feet wide) at the distance of eighty-five feet Northwestwardly from the Northwesterly side of Rittenhouse Boulevard (fifty feet wide). Containing in front or breadth along said side of said Williams Way North forty-five degrees twenty-five minutes West Eighty-five feet and extending of that width Northeastwardly between parallel lines at right angles to said Williams Way two hundred feet.

BEING the Northwesternmost sixty-five feet of Lot No. 4 and the Southeasternmost twenty feet of Lot No. 3 Block A on plan of Far View Farms.

TOGETHER with the use and privilege of that part of Williams Way, David Avenue, Rittenhouse Boulevard and Joseph Street as set forth in deed from West Norristown Building and Loan Association to Philip Berkes and Anna Berkes, his wife, dated June 24, 1943, and recorded in Montgomery County Deed Book 1525, Page 366, but of no other street, avenue, way or boulevard whatsoever.

UNDER AND SUBJECT to certain covenants, conditions, exceptions, reservations and restrictions as are in said recited deed mentioned and referred to.

ALSO ALL THAT CERTAIN tract or piece of ground, situate in **West Norriton Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a plan made by Hiltner and Hitchcock, Norristown, Pennsylvania, in April 1926, and known as "Far View Farms", as follows:

BEGINNING at a point on the Northeasterly side of Williams Way at the distance of one hundred thirty feet Southeasterly from the Southeasterly side of Whitehall Road; thence along other land of Ray D. Hottenstein, et ux., North forty-four degrees thirty-five minutes East two hundred feet to a point in line of land now or late of David A. Longacre; thence extending along said Longacre's land South forty-five degrees twenty-five minutes East thirty-four feet to other land of Thomas Casper and Jennie Casper, his wife; thence extending along said Caspers' land South forty-four degrees thirty-five minutes West two hundred feet to a point on the Northeasterly side of Williams Way; thence extending along said side of Williams Way North forty-five degrees twenty-five minutes West thirty-four feet to the place of beginning.

UNDER AND SUBJECT to restrictions and reservations contained in Deed dated October 25, 1945, and recorded in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book No. 1684, Page 504.

TITLE TO SAID PREMISES IS VESTED IN Irwin N. Lourie and Marlene D. Lourie, his wife, by deed from Ruth Gibson and Thomas Gibson, her husband, dated 11/25/1974, recorded 11/26/1974, in Book 3992, Page 221.

Marlene D. Lourie was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Marlene D. Lourie's death on or about 11/14/2001, her ownership interest was automatically vested in the surviving tenant by the entirety.

Mortgagor Irwin Lourie a/k/a Irwin N. Lourie a/k/a Irwin Nathan Lourie died on 03/07/2016, leaving a Last Will and Testament dated 07/11/2013. Letters Testamentary were granted to Elizabeth J. Lourie on 06/07/2016 in Montgomery County, No. 46-2016-x1993. The Decedent's surviving devisee is Elizabeth J. Lourie.

Parcel Number: 63-00-09481-00-5.

Location of property: 1739 Williams Way, Norristown, PA 19403-3374.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Elizabeth J. Lourie, in Her Capacity as Executrix and Devisee of The Estate of Irwin Lourie a/k/a Irwin N. Lourie a/k/a Irwin Nathan Lourie** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A. f/k/a First Union National Bank. Debt: \$87,932.58.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

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

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

18-27860

ALL THAT CERTAIN brick message and lot of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, known as no. 434 Cherry Street, bounded, limited and described, as follows, to wit:

BEGINNING at a post on the South side of Cherry Street at the distance of 288 feet Southeastwardly from Franklin Street, a corner of this and land of William Dewitt; thence by the same Southwestwardly 140 feet to a 20 feet wide alley; thence by the same Southeastwardly 20 feet more or less to a corner of this and land of Alfonso Pascucci, et ux.; thence by the same Northeastwardly through the middle of a wall dividing this and property of Alfonso Pascucci, et ux., 140 feet to Cherry Street aforesaid; thence by the same Northwestwardly 20 feet more or less to the place of beginning.

BEING the same property conveyed to Nekeasia Gay who acquired title by virtue of a deed from Joseph S. D'Innocenzo and Patricia A. D'Innocenzo, husband and wife, dated February 27, 2004, recorded March 8, 2004, at Document ID 2004046976, and recorded in Book 05499, Page 0056, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 16-00-04892-00-6.

Location of property: 434 Cherry Street, Pottstown, PA 19464.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Nekeasia Gay, a/k/a Nekeasia McGriff, a/k/a Nekeasia N. Gay** at the suit of Wells Fargo Bank, N.A. Debt: \$40,321.75.

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.

18-28150

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, bounded and described according to a Plot Plan made for Habitat Builders, Inc., by Eastern Land Surveyors, Inc., dated 8/31/1974, as follows, to wit:

BEGINNING at the point of intersection which the Southwesterly side of Limekiln Pike (50 feet wide) makes with the Northwesterly side of Central Avenue (50 feet wide); thence extending from said point of beginning along the Northwesterly side of Central Avenue South 79 degrees 47 minutes West crossing the head of a 10 foot wide driveway, 111.00 feet to an iron pin, a corner of Lot #1 on said plan, being lands now or late of Bernard Grantor and Esther Leskin; thence leaving said Central Avenue and along said Lot #1 the two following courses and distances: (1) North 10 degrees 13 minutes West 65.00 feet to an iron pin; and (2) North 79 degrees 47 minutes West 111.00 feet to an iron pin, being on the Southwesterly side of Limekiln Pike, thence along same South 10 degrees 13 minutes East 65.00 feet to the first mentioned point and place of beginning.

CONTAINING in area 7,215 square feet, more or less.

BEING Lot # 2 on said Plan.

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

TITLE TO SAID PREMISES IS VESTED IN Michele A. Hillstrom, by Deed from Robert D. Fehrle and Andrea Ingram, dated 11/27/2009, recorded 12/02/2009, in Book 5752, Page 670.

Parcel Number: 30-00-07260-00-9.

Location of property: 154 Central Avenue, Glenside, PA 19038-1616.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michele A. Hillstrom** at the suit of Wells Fargo Bank, N.A. Debt: \$176,383.92.

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.

18-28475

ALL THAT CERTAIN tract or piece of ground, situate in **Upper Hanover Township and partly in the Borough of Red Hill**, Montgomery County, Pennsylvania, bounded and described according to a survey made in September, 1966, by Albert G. Newbold, Registered Engineer, as follows, to wit:

BEGINNING at an iron pipe on the Northwesterly side of Gravel Pike (Traffic Route No. 29) said pipe marking a corner with lands of Thomas Leister; thence by the same North 84 degrees 48 minutes 40 seconds West 212.62 feet to an iron pipe, a corner in line of lands of Hounds Bark Development Company; thence by the same North 41 degrees 23 minutes West 12.60 feet to an iron pipe in a line of land of National Factors, Inc.; thence by the same and National Factors, Inc. North 47 degrees 15 minutes 20 seconds East 48.53 feet to an iron pipe; thence North 5 degrees 29 minutes East 51.89 feet to an iron pipe in a corner of other lands of now or late Ralph Mack, Jr.; thence by the same and passing through an iron pipe at a distance of 10 feet from the line terminus South 85 degrees 53 minutes East 193.43 feet to a point on the Westerly side of Route No. 29; thence by the same South 7 degrees 42 minutes 30 seconds West 100.29 feet to the place of beginning.

BEING the same premises which Robert Lutz, by Deed dated January 25, 2008 and recorded February 25, 2008 in Montgomery County in Deed Book 5683, Page 1079 granted and conveyed unto Shannon Lutz and Sue Lutz, in fee.

Parcel Number: 57-00-01480-00-2.

Location of property: 83 Gravel Pike, Red Hill, PA 18076.

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

Seized and taken in execution as the property of **Shannon Lutz and Susan M. Lutz** at the suit of Penn Community Bank f/k/a First Savings Bank of Perkasio. Debt: \$60,865.83.

Grim, Biehn & Thatcher, Attorneys.

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

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

18-28998

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, and described according to a Plan of Section 78? of Moreland Downs, made by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania, on March 12, 1952 and revised June 20, 1952, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Quigley Avenue, formerly South Lane, (45 feet wide) at the distance of 131.69 feet measured South 44 degrees, 48 minutes East along the said side of Quigley Avenue formerly South Lane, from its intersection with the Southeasterly side of Frazier Avenue (40 feet wide) (both lines produced); thence extending from said beginning point North 45 degrees, 12 minutes East 114.58 feet to a point; thence extending South 44 degrees, 48 minutes East 7.88 feet to a point of curve; thence extending on a line curving to the left having a radius of 385 feet the arc distance of 49.34 feet to a point; thence extending South 40 degrees, 20 minutes, 14 seconds West 116.38 feet to a point on the Northeasterly side of Quigley Avenue, formerly South Lane, aforesaid; thence extending along the same, Northwestwardly on a line curving to the right, having a radius of 492.50 feet the arc distance of 41.8 feet to a point of tangent in the same; thence extending still along the same North 44 degrees, 48 minutes West 25.20 feet to the first mentioned point and place of beginning.

BEING Lot No. 26 as shown on said Plan.

BEING the same premises which Donald B. Brecker and Barbara A. Brecker by Deed dated June 30, 1992 and recorded on June 30, 1992, in the Office of the Montgomery County Recorder of Deeds in Deed Book Volume 5011 at Page 1420 granted and conveyed unto Karen A. McCloskey.

Parcel Number: 59-00-15010-00-6.

Location of property: 505 Quigley Avenue, Willow Grove, PA 19090.

The improvements thereon are: Single-family residential.

Seized and taken in execution as the property of **Karen A. McCloskey** at the suit of U.S. Bank National Association, as Indenture Trustee, for the Holders of the CIM Trust 2017-5, Mortgage-Backed Notes, Series 2017-5. Debt: \$189,354.27.

Hladik Onorato & Federman, LLP, Attorneys.

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

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

18-29075

ALL THAT CERTAIN brick message (No. 17 West Third Street), and lot or piece of land, situate in **Pottstown Borough**, as extended, formerly Pottsgrove Township, in Montgomery County, Pennsylvania, bounded, limited and described, as follows, to wit:

BEGINNING at a point in the North line of Third Street, a corner of this and Lot No. 28; thence Northwardly by the same 140 feet to a 20 feet wide alley; thence by the same Eastwardly 30 feet to a stake for a corner of this and Lot No. 30; thence by the same Southwardly 140 feet to Third Street aforesaid; thence along said Third Street Westwardly 30 feet to the place of beginning.

EMBRACING in said description Lot No. 29 in a plan of lots as laid out by Matthias G. Yorgey.

BEING the same premises which Alphonso Jackson, Secretary of Housing and urban Development, of Washington, D C, by Lew Carlson, Attorney-in-Fact, by deed dated 9/23/2004 and recorded 11/5/2004 at Norristown, Pennsylvania in Deed Book 5531, Page 2108, granted and conveyed unto Kevin Wilmot and Ping Cao, as tenants, in common, in fee.

Parcel Number: 16-00-29528-00-3.

Location of property: 17 West 3rd Street, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Ping Cao and Kevin Wilmot** at the suit of Ditech Financial, LLC. Debt: \$113,996.94.

KML Law Group, P.C., Attorneys.

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

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

18-29093

ALL THAT CERTAIN lot or piece of ground, situate in **Skippack Township**, Montgomery County, Pennsylvania, described according to a Plan of Subdivision of Biltmore Estates, made by Duffy Engineering Company, LLC dated 5-7-2004 and last revised 12-21-2006 and recorded in Plan Book 28, Pages 267-269, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Goshen Drive, a corner of Lot No. 120; thence extending along said side of Goshen Drive the following two (2) courses and distances: (1) along the arc of a circle curving to the right having a radius of 175.00 feet the arc distance of 160.91 feet to a point of tangent; and (2) North 56 degrees 10 minutes 43 seconds West 41.87 feet to a point; thence extending North 15 degrees 13 minutes 44 seconds West 63.92 feet to a point on the Southerly side of existing 75 feet wide Texas Eastern Easement; thence extending along said side of said 75 feet wide Texas Eastern Easement North 72 degrees 51 minutes 18 seconds East 160.59 feet to a point and corner of Lot No. 120; thence extending along said side of Lot No. 120 South 18 degrees 51 minutes 43 seconds East 161.21 feet to the first mentioned point and place of beginning.

BEING Lot No. 119 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Jung G. Kim and Jung O. Ra, by Deed from T.H. Properties, dated 04/11/2008, recorded 04/23/2008, in Book 5690, Page 155.

Parcel Number: 51-00-02917-24-5.

Location of property: 3973 Goshen Drive, Harleysville, PA 19438-3352.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jung O. Ra and Jung G. Kim** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association. Debt: \$441,992.35.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

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

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

18-29185

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, bounded and described, according to a Survey of Section 2 of Section 4, of Wunderland, made by Herbert H. Metz, Registered Engineer, of Lansdale, PA, dated December 1953 and revised February 1954, recorded in the Office for the Recording of Deeds in Norristown, PA, on September 2, 1954, in Plan Book B-1, as follows, to wit:

BEGINNING at a point, on the Southeasterly side of Doris Road (50 feet wide), at the distance of 401.59 feet, measured Northeastwardly, from the Northeasternmost terminus of the radial round corner connecting the said side of Doris Road with the Northeastly side of Norman Road (50 feet wide); thence, extending along the said Southeasterly side of Doris Road, the two (2) following courses and distances: (1) North 42 degrees 53 minutes 30 seconds East, 53.16 feet, to a point of tangent, and; thence, (2) on the arc of a circle, curving to the right, having a radius of 435 feet, the arc distance of 14.99 feet, to a point; thence, extending South 45 degrees 08 minutes East, 134.09 feet, to a point, in the center line of a certain twenty (20) feet wide right-of-way for sewers etc.; thence, extending along the center line of same, the two (2) following courses and distances: (1) South 25 degrees 58 minutes 30 seconds West, 54.10 feet, to a point, and; thence, (2) South 42 degrees 53 minutes 30 seconds West, 11.78 feet, to a point; thence, extending North 47 degrees 06 minutes 30 seconds West, 150 feet, to the place of beginning.

BEING the same premises in which Michael D. Will, Executor of the Estate of Eva A. Will, by deed dated 08/20/2007 and recorded 08/09/2007 in the Office of the Recorder of Deeds, in and for the County of Montgomery Commonwealth of Pennsylvania, in Deed Book 5667, Page 02562, granted and conveyed unto Michael D. Will.

Parcel Number: 30-00-13180-00-2.

Location of property: 1453 Doris Road, Abington, PA 19001.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Michael D. Will** at the suit of Nationstar Mortgage LLC d/b/a Mr. Cooper. Debt: \$230,544.97.

Shapiro & DeNardo, L.L.C., Attorneys.

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

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

18-29532

ALL THAT CERTAIN lot or piece of ground, together with the buildings thereon erected, situate in **Whitemarsh Township**, Montgomery County, Pennsylvania, bounded and described according to a Map of Property of Bramar Construction Company, Inc., made for Alva L. Rogers, Civil Engineer and Surveyor, Ardmore, Pennsylvania, dated the 27th day of December, 1954, as follows, to wit:

BEGINNING at a point on the Southerly side of Jackson Drive (50 feet wide), at the distance of 148.02 feet in a Westerly direction along the arc of a circle on a line curving to the left, having a radius of 175.08 feet (chord bearing North 69 degrees 59 minutes 54 seconds West, 143.65 feet from a point of tangent, which point is 87.61 feet, measured North 45 degrees 45 minutes 44 seconds West, from a point of curve, which point of curve is 190.28 feet, measured in a Northwesterly direction along the arc of a circle, on a line curving to the right, having a radius of 225.52 feet from a point of tangent, which point is 325.50 feet, measured South 85 degrees 53 minutes 41 seconds West, from the intersection of the Southerly side of Jackson Drive with the center line of Thomas Road (33 feet wide and proposed to be widened to 50 feet); thence from said point of beginning and extending South 04 degrees 12 minutes 04 seconds East, along Lot No. 9 on said Plan, 200 feet to a point; thence extending South 85 degrees 47 minutes 56 seconds West, 130.00 feet to a point; thence extending North 04 degrees 12 minutes 04 seconds West, by another land now or late of Bramar Corporation Company, Inc. of which this was a part, 200 feet to a point on the Southerly side of Jackson Drive, aforesaid; thence extending along the same, North 85 degrees 47 minutes 56 seconds East, 130 feet to the first mentioned point of beginning.

TITLE TO SAID PREMISES IS VESTED IN Vladimir Jablovkov, as sole owner, by deed from Vladimir I. Jablovkov and Barbara E. Jablovkov, dated 10/14/2013, recorded 10/15/2013, in Book 5892, Page 1729.

Parcel Number: 65-00-06085-00-6.

Location of property: 4134 Jackson Drive, Lafayette Hill, PA 19444-1640.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Vladimir I. Jablovkov a/k/a Vladimir Jablovkov and The United States of America, Department of The Treasury - Internal Revenue Service c/o The United States Attorney for The Eastern District of PA** at the suit of Deutsche Bank National Trust Company, as Trustee for Harborview Mortgage Loan Trust 2006-7. Debt: \$309,961.10.

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.

19-00050

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

BEGINNING on the South side of Beech Street at a point distant 32 feet from the Southeast corner of Beech and Penn Streets a corner of this and tract of George W. Malabarger; thence by Beech Street Eastwardly 22 feet to the middle of a brick wall, the dividing line of this and land of T. Clinton Miller; thence by land of T. Clinton Miller, Southwardly 140 feet to a 20 feet wide alley; thence by the same Westwardly 22 feet to a corner of land of George N. Malabarger; and thence by same Northwardly 140 feet to place of beginning.

DEED, dated 7/29/10, conveying from Daniel E. Velez and Michael J. McGonigle To Michael L Kancianic and Nanette M Kancianic, as tenants by the entirety, recorded 8/20/10, in Book 5777, Page 787, Instrument #2010070569.

Parcel Number: 16-00-00672-00-5.

Location of property: 240 Beech Street, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Michael L. Kancianic and Nanette Marie Kancianic a/k/a Nanette M. Kancianic** at the suit of Bank of America, N.A. Debt: \$112,694.80.

KML Law Group, P.C., Attorneys.

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

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

19-00684

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

Unit No. 322 Percentage .73217 as more fully described in such Declaration Plan and Declaration together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) as recited above.

BEING the same premises which Grantor Douglas L. Kile and Jennifer H. Kile by deed dated 5/24/2001 and recorded 6/18/2001 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5363 at Page 1793, granted and conveyed unto Grantee Valorien Briscoe-Bell.

Parcel Number: 63-00-04864-87-8.

Location of property: 100 Centre Avenue, Unit 322, Norristown, PA 19403.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Valorien Briscoe-Bell** at the suit of Ditech Financial, LLC. Debt: \$42,323.34.

KML Law Group, P.C., Attorneys.

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

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

19-01475

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate near Narberth in **Lower Merion Township**, Montgomery County, Pennsylvania and bounded and described according to a Survey and Plan thereof made by Milton R. Yerkes, Civil Engineer, Bryn Mawr, Pa., on August 1, 1919, as follows, to wit:

BEGINNING at a point in the middle line of Brookhurst Avenue (40 feet wide) at the distance of 333 feet measured North 29 degrees 17 minutes East along the said middle line of Brookhurst Avenue from its intersection with the middle line of Montgomery Avenue (66 feet wide).

CONTAINING in front or breadth along the said middle line of Brookhurst Avenue Northeastward 25 feet and extending of that width in length or depth North 60 degrees 43 minutes West the Northeast line thereof passing along the middle of the partition wall separating these premises from the premises adjoining to the Northeast 109.5 feet.

BEING the same premises which Eric Miller and Debora Weber-Miller, husband and wife, by Deed dated October 31, 2002 and recorded December 31, 2002 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5440, Page 2000, granted and conveyed unto Lisa K. Fetick.

Parcel Number: 40-00-07744-00-1.

Location of property: 518 Brookhurst Avenue, Narberth a/k/a Penn Valley, PA 19072.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lisa K. Fetick a/k/a Lisa Fetick** at the suit of Valley National Bank. Debt: \$198,532.01.

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.

19-01989

ALL THAT CERTAIN lot or piece of ground with the building erected thereon, situate on the Southwesterly side of Butler Avenue in **Pottstown Borough**, Montgomery County, Pennsylvania being Lot No. 4 on a plan of lots laid out for Hillside Homes, Inc. by David Meixner, Registered Professional Engineer, on Plan dated June 23, 1967 and more fully bounded and described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Butler Avenue a corner of Lot No. 3 on the above mentioned plan, thence extending along Lot No. 3 South 42 degrees 48 minutes West, crossing through the center line of the party wall of this dwelling and the dwelling adjoining, 121.17 feet to a point a corner; thence extending North 47 degrees 45 minutes West 30.25 feet to a point a corner of Lot No. 5; thence extending along same and lots 6, 7 and 8, North 42 degrees 17 minutes 30 seconds East, 121.46 feet to appoint on the Southwesterly side of Butler Avenue; thence extending along said Butler Avenue South 47 degrees 12 minutes 30.75 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Joseph L. Carroll, by Deed from Joseph L. Carroll, dated 12/28/2011, recorded 01/25/2012, in Book 5825, Page 2198.

Joseph L. Carroll a/k/a Joseph L. Carroll, III died on 11/23/2012, leaving a Last Will and Testament dated 10/15/2009. Letters Testamentary were granted to Moshe D. Wright on 04/15/2013 in Montgomery County, No. 46-2013-X1545. The Decedent's surviving devisee is Moshe D. Wright.

Parcel Number: 16-00-02648-00-9.

Location of property: 514 Butler Street, a/k/a 514 Butler Avenue, Pottstown, PA 19464-4716.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Moshe D. Wright, in His Capacity as Executor and Devisee of The Estate of Joseph L. Carroll a/k/a Joseph L. Carroll, III** at the suit of Mid-Island Mortgage Corporation. Debt: \$64,912.76.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

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

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

19-02416

ALL THAT CERTAIN tract or parcel of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, described in accordance with a Final Subdivision Plan of Property of Martin W. Field by Yerkes Associates, Inc. of Bryn Mawr, PA on December 4, 1974 and last revised August 18, 1975 said Plan recorded August 5, 1976 In the Office for the Recording of Deeds for Montgomery County in Plan Book B 30, Page 43, as follows, to wit:

BEGINNING at a point on the centerline of Mount Pleasant Road (50 feet wide) a corner of Lot No. 1 at the distance of 478.42 feet measured North 39 degrees 34 minutes West from the point of intersection with the centerline of Meadowbank Road, (a private road 33 feet wide); thence extending from said point of beginning and along line of Lot No. 1, the five following courses and distances: (1) North 68 degrees, 56 minutes East 70.19 feet to a point, a corner; (2) North 21 degrees 04 minutes West 68.25 feet to a point, a corner; (3) North 68 degrees 56 minutes East 91.00 feet to a point, a corner; (4) North 21 degrees 04 minutes West 51.13 feet to an angle point; and (5) North 5 degrees 59 minutes 20 seconds East 205.36 feet to a point in the centerline of Prospect Hill Road the two following courses and distances: (1) South 87 degrees 24 minutes East 162.86 feet to an angle point; and (2) North 65 degrees, 28 minutes East, 117.70 feet to a point, a corner of land of George M. Dunlap, Jr., et ux.; thence extending along the same South 18 degrees 43 minutes East 346.37 feet to a point, a corner of Lot No. 3; thence extending along line of Lot No. 3 the three following courses and distances: (1) South 71 degrees 17 minutes West 112.09 feet to a point, a corner; (2) South 07 degrees 21 minutes East 154.63 feet to a point, a corner; and (3) South 68 degrees 02 minutes West 275.00 feet to a point in the centerline of Mount Pleasant Road, the point and place of beginning.

BEING the same premises in which Martin W. Field by deed dated 03/23/2015 and recorded 04/06/2015 in the Office of the Recorder of Deeds, in and for the County of Montgomery, Commonwealth of Pennsylvania, in Deed Book 5949, Page 387, and in Instrument No. 2015022589, granted and conveyed unto Martin W. Field.

AND ALSO BEING the same premises in which a corrective deed, by Martin W. Field, Executor of the last will and Testament of Kathleen P. Field in dated 07/27/2015 and recorded and recorded 08/19/2015 in the Office of the Recorder of Deeds, in and for the County of Delaware, Commonwealth of Pennsylvania, in Deed Book 5966, Page 2687, and in Instrument No. 2015062475, in the Office of the Recorder of Deeds, in and for the County of Montgomery, Commonwealth of Pennsylvania, granted and conveyed unto Martin W. Field. The deed was recorded to correct the grantor.

Parcel Number: 40-00-42040-00-4.

Location of property: 1425 Mount Pleasant Road, Villanova, PA 19085.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Lawrence G. McMichael, Executor of the Estate of Martin W. Field, Deceased** at the suit of TIAA, FSB. Debt: \$2,643,965.64.

Shapiro & DeNardo, L.L.C., Attorneys.

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

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

19-02568

ALL THAT CERTAIN lot, plot or parcel of land, with the message or tenement thereon erected, situate in Walnut Ridge Estates, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, designated as Lot No. 1009 on a certain development Plan of Walnut Ridge Estates, recorded in the Office for the Recording of Deeds of Montgomery County in Plan Book A-26, Page 19-A, described according to an "As Built" Plan of House No. 1009 prepared by Serdy, Bursich & Huth, Inc., as endorsed hereon, as follows:

BEGINNING at a point on the party wall between this lot and Lot Number 1008, as shown on said Plan, which point is measured the 3 following courses and distances from a concrete monument, a corner in the common element, as shown on said Plan, viz: (1) extending South 62 degrees 52 minutes 42 seconds East, the distance of 78.91 feet to a p.l., a corner; (2) thence extending North 46 degrees 46 minutes 00 seconds East, a distance of 179.41 feet to a point, a corner; and (3) thence extending North 43 degrees 14 minutes 00 seconds West, the distance of 52.00 feet to the point of beginning.

CONTAINING in frontage or breadth on a course measured North 46 degrees 46 minutes 00 seconds East from said point of beginning 20.00 feet and extending of that width Northwestwardly between parallel lines at right angles thereto 38.00 feet.

UNDER AND SUBJECT to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in that certain Declaration of Covenants, Conditions and Restrictions dated September 20, 1976 and recorded in the Office for the Recording of Deeds, aforesaid in Deed Book 4143, Page 209 &c., and any amendment to the said Declaration, as the same may be made from time to time.

THE GRANTEE, for and on behalf of the Grantee, its heirs, personal representative, successors and assigns, by acceptance and recordation of this Indenture acknowledge that this conveyance is subject in every respect to the aforesaid Declaration of Covenants, Conditions and Restrictions and all amendments and supplements thereto, the foregoing rules and regulations promulgated thereunder; acknowledge that each and every provision thereof is essential to the successful operation and management of the Walnut Ridge Estates, and is in the best interest and for the benefit of all owners of lots therein; and covenants and agree, as a covenant running with the land, to abide by each and every provision of the aforesaid Declaration, as the same may be supplemented and amended from time to time.

UNDER AND SUBJECT to building restrictions and agreements of record.

BEING the same premises which William C. Joyner, Sr. and Joan F. Joyner, by Deed dated 2/22/2006 and recorded 3/21/2006 in Deed Book 5594, Page 621, granted and conveyed unto Ryan Oxenford.

BEING Map #42016A062.

Parcel Number: 42-00-05117-61-9.

Location of property: 1009 Walnut Ridge Estates, Pottstown PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Ryan Oxenford** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$104,484.33 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.

19-02662

PARCEL A:

ALL THAT CERTAIN tract of farm land, situate in **Towamencin Township**, Montgomery County, Pennsylvania, described according to a Plan of Subdivision for Elwood Halteman, prepared by David Meixner, Registered Engineer, Collegeville, Pennsylvania dated July 28, 1970, bounded and described, as follows, to wit:

BEING Tract I in said Plan.

BEGINNING at a point a corner at the intersection of the centerline of Kulp Road, 33.0 feet wide and the centerline of Kerr Road, (Old School House Road) 33.0 feet wide; thence along the centerline of Kerr Road North thirty-four degrees, seven minutes West, (North 34° 07' West) the distance of three hundred ninety-two and sixty-two hundredths feet (392.62') to a point a corner; thence along Lot No. 1 of previously approved lots, North sixty-four degrees twelve minutes fifty-five seconds East, (North 64° 12' 55" East) the distance of three hundred seventy-one and sixty-two hundredths feet (371.62') to a point a corner; thence along Lot Nos. 1, 2 and 3, North thirty-four degrees seven minutes West (North 34° 07' West) the distance of five hundred twenty-five and no hundredths feet (525.00') to a point a corner; thence North sixty-four degrees twelve minutes fifty-five seconds East, (North 64° 12' 55" East) the distance of six hundred fifty-six and ninety-nine hundredths feet (656.99') to a point a corner; thence South twenty-six degrees fifty-six minutes five seconds East (South 26° 56' 05" East) the distance of five hundred fourteen and fifty-one one-hundredths feet (514.51') to a point a corner of Lot No. 4 on said Plan; thence along Lot No. 4, the following three (3) courses and distances: (1) South fifty-nine degrees forty-five minutes fifty seconds West (South 59° 45' 50" West)

the distance of one hundred seventy-five and no hundredths feet (175.00') to a point a corner; thence (2) South twenty-six degrees fifty-six minutes five seconds East (South 26° 56' 05" East) the distance of three hundred fifty-seven and ninety-four hundredths feet (357.94') to a point a corner in the Northerly right of way line of Kulp Road, 33.0 feet wide; thence (3) along the right of way line of Kulp Road North fifty-nine degrees forty-five minutes fifty seconds East, (North 59° 45' 50" East) the distance of one hundred seventy-five and no hundredths feet (175.00') to a point a corner; thence South twenty-six degrees fifty-six minutes five seconds East, (South 26° 56' 05" East) the distance of sixteen and fifty-three hundredths feet (16.53') to a point a corner in the centerline of Kulp Road 33.0' wide; thence along the centerline of Kulp Road the following two (2) courses and distances: (1) South fifty-nine degrees forty-five minutes fifty seconds West (South 59° 45' 50" West) the distance of two hundred two and eighty-five hundredths feet (202.85') to a point a corner; thence (2) South sixty-three degrees twenty-seven minutes fifty-five seconds West, (South 63° 27' 55" West) the distance of seven hundred eleven and thirty hundredths feet (711.30') to the place of beginning.

Tract No. II

BEGINNING at a stone in the middle of a public road, and corner of Benjamin A. Metz's land; thence by the same North fifty-three degrees East fifty-five perches and three-tenths to a stone in said road, being also a corner of Isaac C. Kulp's land; thence by the same the four next following courses and distances, to wit: North thirty-two degrees and a half East twelve perches to a stone; thence North sixty-two degrees East fourteen perches and seventy-two hundredths to a stone; thence leaving said road South forty-seven degrees and a quarter East fifty-four perches and one-tenth to a stone; thence South eleven degrees and a quarter East seventy-five perches and twenty-six hundredths to a stone in another public road, and in line of David B. Godshall's land; thence by the same, and crossing Towamencin Creek South seventy-seven degrees West twenty-nine perches and sixty-four hundredths to a stone corner of Abraham L. Alderfer's land; thence along the same North eighty-one degrees and one-half West twenty-two perches and fifty-six hundredths to a stone corner also near the said Creek; and in another public road; thence along the same, and by lands of Alvin Fry North forty-five degrees and fifty-five minutes West ninety-two perches and thirty-two hundredths to the place of beginning.

Excepting and reserving thereout and therefrom the following two parcels of land.

Premises I

ALL THAT CERTAIN lot or piece of ground, situate in **Towamencin Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a survey made by David Meixner, R.E. dated April 19, 1968, as follows, to wit:

BEGINNING at an iron pin on the Southeasterly side of Kulp Road (33 feet wide) which point is located from the intersection of the centerline of the said Kulp Road and Old School House Road (33 feet wide) by the following 4 courses and distances, to wit: Northeastwardly along the centerline of the aforesaid Kulp Road 916.00 feet to an angle point, continuing Northeastwardly along the said centerline 198.00 feet to an angle point, North 62 degrees 00 minutes East continuing along the said centerline 211.50 feet to a point, South 36 degrees 40 minutes East 16.69 feet crossing the bed of the said Kulp Road; thence from the point of beginning and along lands of now or late Wilmer M. Kulp South 36 degrees 40 minutes East 355.43 feet to an iron pin; thence along other lands of Elwood Halteman of which this was a part, South 62 degrees 00 minutes West 175.00 feet to an iron pin; thence continuing along the same North 36 degrees 40 minutes West 355.43 feet to an iron pin on the aforesaid Southeasterly side of Kulp road; thence along the said side of the said road North 62 degrees 00 minutes East 175.00 feet to the point and place of beginning.

Premises II

ALL THAT CERTAIN lot or piece of ground, situate in **Towamencin Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a survey prepared for Elwood N. Halteman by David Meixner, Civil Engineer dated January 28, 1975 and revised March 03, 1975, as follows to wit:

BEGINNING, at a point on the Southerly side of Kulp Road (T-401 33 feet wide) which point is located from the intersection of the centerline of Kulp Road and Kriebel Road (T-356 also known as School House Road) by the 3 following courses and distances, to wit: (1) North 63 degrees 27 minutes 40 seconds East 714.00 feet; (2) North 59 degrees 45 minutes 50 seconds East 259.57 feet; (3) South 36 degrees 40 minutes East 16.60 feet; Thence from the point of beginning and along the aforesaid Southerly side of Kulp Road North 59 degrees 45 minutes 50 seconds East 140.11 feet to a point; thence continuing along the same North 62 degrees 00 minutes East 36.18 feet to an iron pin; thence along the lands of the now or late Earl Godshall, South 36 degrees 40 minutes East 355.43 feet to an iron pin; thence along other lands of Elwood Halteman of which this is a part South 62 degrees 00 minutes West 177.02 feet to a point; thence continuing along the same North 36 degrees 40 minutes West 349.91 feet to the point and place of beginning.

BEING the same premises which Elwood N. Halteman and Esther F. Halteman, husband and wife and The Mennonite Foundation, Inc., a Non-Profit Corporation, by Deed dated 07/23/1996 and recorded 08/08/1996 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5157, Page 747, granted and conveyed unto Arlin K. Halteman and Georgeina Halteman, husband and wife, as tenants by the entirety. AND the said Georgeina Halteman is also known as Georgina Halteman.

PARCEL B:

ALL THAT CERTAIN tract or parcel of land, situate in **Towamencin Township**, Montgomery County, Pennsylvania, being shown on a Plot Plan, prepared for Elwood and Esther Halteman by Metz Engineers, Civil Engineers and Surveyors, Lansdale, Pennsylvania, dated November 5, 2004, and being more fully described, as follows:

BEGINNING at a point on the centerline of Kriebel Road (33' wide), said point being a common corner of lands of Elwood and Esther Halteman (Tax Map Block I, Unit 32) and N/L Donald M and Anna S. Koffel (block I, unit 70), being located North 45° 20' 00" West, 12.00 feet from the centerline intersection of Kulp Road, as shown on said plan; thence, extending from said point of beginning, along said centerline South 45° 20' 00" East 70.7 feet to a point; thence leaving said centerline South 44° 40' 00" West, 30.00 feet to a non-tangential point on the arc of a circle in the line of lands of N/L Eric and Linda Oughton (Block I, Unit 110); thence extending along said Oughton lands

the following three (3) courses and distances: (1) on the arc of a circle curving to the left in a Northwest to Southwesterly direction having a radius of 20.00 feet, the arc distance of 31.71 feet (chord South 89° 15' 16" W, 28.49) to a point of tangency; (2) South 43° 50' 00" West, 429.56 feet to a point; (3) South 47° 14' 10" East, 123.77 feet to a point in the line of lands of N/L George W. and Catherine G. Aaroe (Block 1, Unit 20); thence extending along said Aaroe lands a deed bearing of South 45° 32' 50" West, 49.37 feet to a point in the line of lands of N/L a Commonwealth of PA, Department of Forest's and Waters (Block 1, Unit 102); thence extending by the deed bearings and distances along said Commonwealth lands the following three (3) courses and distances: (1) South 15° 30' 00" West, 318.50 feet to a point; (2) South 69° 25' 00" West, 529.65 feet to a point; (3) North 38° 20' 00" West, 136.12 feet to a point in the line of lands of N/L Kostrubiak Realty (Block 1, Unit 18); thence extending by the deed bearings and distances along said Realty lands the following two (2) courses and distances: (1) North 42° 19' 00" East 116.32 feet to a point; (2) North 46° 42' 00" West, 423.22 feet to a corner of lands of N/L James and Doria Cristina Barrow (Block 1, Unit 123); thence extending by the deed bearing and distance along said Barrow lands, North 41° 55' 00" East, 645.15 feet to a point in the line of lands of N/L Charles S. and Amei W. Shank (Block 1, Unit 22); thence extending by the deed bearings and distances along said Shank lands the following two (2) courses and distances: (1) South 47° 15' 00" East, 248.32 feet to a point; (2) North 43° 50' 00" East, 123.00 feet to a point in the line of the aforementioned Koffel lands; thence extending along said Koffel lands the following two (2) courses and distances: (1) South 45° 20' 00" East, 175.00 feet to a point; (2) North 43° 50' 00" East, 350.00 feet to a point, said point being the point and place of beginning.

BEING the same premises which Elwood N. Halteman and Esther F. Halteman, husband and wife, by Deed dated 11/30/2004 and recorded 11/30/2004 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5534, Page 2463, granted and conveyed unto Arlin K. Halteman and Georgina Halteman, husband and wife as tenants by the entirety.

AND the said Georgina Halteman is also known as Georgeina Halteman.

Parcel Numbers: Parcel A: 53-00-04300-00-3; Parcel B: 53-00-04312-01-8.

Location of property: Parcel A: 2185 Kulp Road, Harleysville, PA 19438; Parcel B: 2590 Kriebel Road, Harleysville, PA 19438.

The improvements thereon are: Premises 1: a two-story colonial style residence built in 1817 with additions; Premises 2: a double wide manufactured residence.

Seized and taken in execution as the property of **Arlin K. Halteman and Georgina Halteman a/k/a Georgeina Halteman** at the suit of David Scheuermann. Debt: \$374,400.00.

Lesavoy Butz & Seitz 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.

19-03046

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

BEGINNING at a point in the middle of Township Line Road at the distance of eight hundred seventeen and five one-hundredths feet (817.05') Northwestwardly from its intersection with the middle line of Washington Lane (as laid out to the width of thirty-three feet (33') ; thence extending Southwardly forty-three degrees, forty-one minutes (43° 41') West one hundred eighty feet (180') to a point a corner of land now or late of Rodman Wanamaker; thence by and along the same North forty-six degrees nineteen minutes (46° 19') West fifty-three feet four inches (53' 4") to a point; thence North forty-three degrees forty-one minutes (43° 41') East one hundred eighty feet (180') to the middle line of said Township Line Road; thence by and along the same South forty-six degrees nineteen minutes (46° 19') East fifty-three feet four inches (53' 4") to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED in Edna M. O'Connell, widow and Mary P. O'Connell, (mother and daughter), by Deed from Edna M. O'Connell, widow (mother), dated 12/27/1978, recorded 12/29/1978, in Book 4374, Page 546.

Edna M. O'Connell was a co-record owner of the mortgaged premises as a joint tenant with the right of survivorship. By virtue of Edna M. O'Connell's death on or about 09/14/1984, her ownership interest was automatically vested in the surviving joint tenant(s).

Parcel Number: 31-00-26644-00-1.

Location of property: 137 Township Line a/k/a 137 Township Line Road, Jenkintown, PA 19046-3530.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mary P. O'Connell a/k/a Mary P. O Connell** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association. Debt: \$194,009.57.

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.

19-03047

ALL THAT CERTAIN tract or parcel of land and premises with the stone dwelling thereon erected, designated as Plot 112, on a Map of Merion Lakes, in **Lower Merion Township**, Montgomery, Pennsylvania, as prepared by Milton R. Yerkes, Civil Engineer, said premises situate on the Northerly corner of Haverford and Manoa Roads, now known as West Indian Creek Drive, more particularly described, as follows, to wit:

BEGINNING at a spike in the middle lines of Haverford Road and Manoa Road, now known as West Indian Creek Drive, and extending North 38 degrees, 56 minutes West, 102.63 feet to an iron pin; thence extending North 51 degrees 4 minutes East, 66.83 feet to a point; thence North 38 degrees 56 minutes West, 2-1/2 feet to a point in the middle line of Manoa Road now known as West Indian Creek Drive; thence bearing South 59 degrees 9 minutes 45 seconds West, on an arc whose radius is 236.1 feet, 66.72 feet to an iron pin; thence still along the same, South 51 degrees 4 minutes West, 54.08 feet to the point and place of beginning.

ALSO THAT CERTAIN lot or piece of ground with the improvements thereon erected, situate at a point in the middle of Manoa Road, now known as West Indian Creek Drive, Northeast of Haverford Road, in Merion, in **Lower Merion Township**, Montgomery County, Pennsylvania, more particularly described, as follows, to wit:

BEGINNING at a stake in the middle line of Manoa Road, now known as West Indian Creek Drive, which point is at the distance of 66.72 feet Northeast from a spike in the middle line of Manoa Road, now known as West Indian Creek Drive, as Measured along a lone curving to the right with a radius of 236.10 feet, which last mentioned spike is at the distance of 54.08 feet, North 51 degrees 4 minutes East, from a spike at the intersection of the middle lines of Manoa Road, now known as West Indian Creek Drive, and Haverford Road, thence North 23 degrees 41 minutes West, 119.38 feet, thence North 61 degrees 52 minutes East, 15 feet, thence South 23 degrees 41 minutes East, 121.25 feet to a spike in the middle line of Manoa Road, now known as West Indian Creek Drive, thence South 70 degrees 19 minutes West, 2.40 feet to a point on a line curving to the left with a radius of 236.10 feet, the arc distance of 12.60 feet to the point and place of beginning.

BEING the same premises which Barry E. Ungar and Linda Ungar, by deed dated September 14, 2000, and recorded October 4, 2000, in Book 5334, Page 143, granted and conveyed unto William C. Bredbenner and Rachel B. Greisler, husband and wife, in fee.

Parcel Number: 40-00-23952-00-2.

Location of property: 203 Haverford Road, Wynnewood, PA 19096.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Rachel B. Greisler a/k/a Rachel B. Bredbenner and William C. Bredbenner** at the suit of Specialized Loan Servicing LLC. Debt: \$178,564.32.

Shapiro & DeNardo, L.L.C., Attorneys.

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

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

19-03365

ALL THAT CERTAIN message and lot, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described according to a survey made by Hiltner and Hitchcock, dated March 19, 1914, as follows, to wit:

BEGINNING at a point on the Northeast side of Wood Street, at the distance of 53 feet Northwest from the Northwest side of Pine Street; thence still along the Northeast side of Wood Street, Northwest 21 feet to Lot No. 207 of which this is a part; the said point being opposite the middle of the partition wall between this and the adjoining house; thence Northeast along Lot No. 207, the line passing through the middle of the partition wall, 131.77 feet; thence Southeast 21 feet to other land of Joseph A. Bailey, of which this is a part; thence Southwest 131.84 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Richard Anthony Pachella and Catherine Pachella, by Deed from John Earl Jagers, Jr. and Margaret Jean Jagers, dated 12/28/1973, recorded 12/31/1973 in Book 3913, Page 120.

Parcel Number: 13-00-39660-00-8.

Location of property: 205 West Wood Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Richard Anthony Pachella and Catherine Pachella** at the suit of Citizens Bank, N.A. s/b/m Citizens Bank of Pennsylvania. Debt: \$105,354.04.

Law Office of Gregory Javardian, LLC, Attorneys.

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

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

19-04402

ALL THAT CERTAIN unit, designated as Unit No. 223, being a unit in the Chelbourne Plaza Condominium, Hereditaments and Appurtenances, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 Pa. C.S. Sec. 3101 et seq., as designated in the Declaration of Condominium of Chelbourne Plaza Condominium bearing date 7/18/1988 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania on 7/29/1988 in Deed Book 4881, Page 817, and Plats and Plans for Condominium bearing date 7/18/1988 and recorded as Exhibit ?B? and the By-Laws of Chelbourne Plaza Condominium dated 7/18/1988 and recorded 7/29/1988 in Deed Book 4881, Page 888, and a First Amendment to Declaration of Condominium dated 2/25/1993 and recorded 3/9/1993 in Deed Book 5035, Page 1634 and the Declaration Plan dated July 18, 1988 and as recorded as part of said Declaration, being and designated as Unit No. 223, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration), as amended.

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 as the same may be changed by any Amendments thereto.

BEING the same premises which Rebecca J. Meyers, by her Agent Bonnie G. Ostrofsky, Agent by Deed dated October 31, 2006 and recorded on November 8, 2008, in the Office of the Montgomery County Recorder of Deeds in Deed Book Volume 5627 at Page 869 granted and conveyed unto Jackie Golphin.

AND THE SAID Jackie Golphin departed this life on 03/17/2018, thereby vesting ownership of her interest in the subject property in Trina Golphin. Trina Golphin is the Administratrix of the Estate of Jackie Golphin, Deceased as reflected under File No. 46-2018-X2528 filed in the Register of Wills of Montgomery County.

Parcel Number: 31-00-26564-20-7.

Location of property: 46 Township Line Road, Unit 223, Jenkintown, PA 19046.

The improvements thereon are: Residential - Condominium Unit.

Seized and taken in execution as the property of **Trina Golphin in Her Capacity as Administratrix for the Estate of Jackie Golphin, Deceased** at the suit of U.S. Bank, National Association, as Trustee, in Trust for Registered Holders of First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF18. Debt: \$112,365.77.

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.

To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on August 28, 2019 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

ADOPTION

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION
CASE NOS. 2019-A0018 & 2019-A0020

IN RE: **ADOPTION OF OLC AND CWC**

TO: **Justin W. Cannon and Brittany N. Tancredi**

A Petition has been filed asking the Court to put an end to all rights you have to your children, OLC and CWC. The Court has set a hearing to consider ending your rights to your children. That hearing will be held in Courtroom "15", at the Montgomery County Courthouse, Norristown Pennsylvania, on July 9, 2019, at 2:00 P.M. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your children may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer.

You should take this notice to your lawyer at once. If you do not have a lawyer, or cannot afford one, you should go to or telephone the office set forth below to find out where you can get legal help.

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

Lawyer Referral Service
Montgomery Bar Association
100 W. Airy Street (Rear), P.O. Box 268
Norristown, PA 19404-0268
610-279-9660, ext. 201

Francis J. Genovese, Esquire
Mullaney & Mullaney, LLC
3881 Skippack Pike, P.O. Box 1368
Skippack, PA 19474-1368

ARTICLES OF DISSOLUTION

Notice is hereby given to all creditors and claimants of **Maple Hill Foundation**, a Pennsylvania corporation, that the shareholders have approved a proposal that the corporation dissolve voluntarily and the Board of Directors is now engaged in winding up and settling the affairs of the corporation so that its corporate existence shall be ended pursuant to the provisions of the Pennsylvania Corporation Law of 1988, as amended.

Kevin P. Gilboy, Solicitor
Gilboy & Gilboy, LLP
100 N. 18th Street, Suite 730
Philadelphia, PA 19103

Pursuant to the requirements of Section 1975 of the Pennsylvania Business Corporation Law of 1988, notice is hereby given that **Ncardia Inc.**, is currently in the process of voluntarily dissolving.

David A. Feldheim, Esquire
600 W. Germantown Pike, Suite 400
Plymouth Meeting, PA 19462

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.

NOTICE IS HEREBY GIVEN that the Articles of Incorporation has been filed with the Department of State of the Commonwealth of Pennsylvania in Harrisburg, PA on June 5, 2019, for **BOBSESSION, INC.**, for the purpose of obtaining an Articles of Incorporation pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988.

Cornice Realty, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.
Thomas M. Keenan, Esquire
376 E. Main Street
Collegeville, PA 19426

NOTICE IS HEREBY GIVEN that Articles of Incorporation for **Made By Price Inc** were filed with the Department of State of the Commonwealth of Pennsylvania on 6/5/19 in accordance with the provisions of the Business Corporation Law of December 21, 1988, P.L. 1444, No. 177, as amended and supplemented.

Matura Salon and Spa Management, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

Semanoff, Ormsby, Greenberg & Torchia, LLC
2617 Huntingdon Pike
Huntingdon Valley, PA 19006

ARTICLES OF INCORPORATION NONPROFIT

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on June 11, 2019, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **B4 Village**

The purposes for which it was organized are: for charitable, educational, and research.

Hereford Estates/Mt. Scene Condominium Association has been incorporated under the provisions of the Nonprofit Corporation Law of 1988, as amended, for the purposes as follows: to manage, maintain, care for, preserve and administer a condominium to be known as Hereford Estates/Mt. Scene Condominium, located in Hereford Twp., Berks County, Pennsylvania.

Carl N. Weiner, Solicitor

Hamburg, Rubin, Mullin, Maxwell & Lupin, P.C.

375 Morris Road, P.O. Box 1479

Lansdale, PA 19446-0773

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on May 31, 2019, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **The Pennsylvania Coalition for Informed Consent, Inc**

The purposes for which it was organized are: to promote social welfare through education and advocacy regarding, but not limited to, legislation, regulations, and programs affecting informed consent, vaccine choice, and medical privacy.

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2019-14265

NOTICE IS HEREBY GIVEN that on May 29, 2019, the Petition of Catherine Pegeen McLaughlin was filed in the above named Court, praying for a Decree to change her name to CATHERINE JENNIFER McLAUGHLIN.

The Court has fixed August 7, 2019, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2019-15555

NOTICE IS HEREBY GIVEN that on June 14, 2019, the Petition of Frank Golson, on behalf of Brody Fonduts, a minor, was filed in the above named Court, praying for a Decree to change his name to BRODY DOMINICK GOLSON.

The Court has fixed August 14, 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. 2019-15356

NOTICE IS HEREBY GIVEN that on June 12, 2019, the Petition of Marissa Guiles, an adult individual and on behalf of her minor children, Aubrey Rose Guiles and Cole William Guiles, was filed in the above named Court, praying for a Decree to change their names to MARISSA DeSIMONE, AUBREY ROSE DeSIMONE AND COLE WILLIAM DeSIMONE.

The Court has fixed August 14, 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. 2019-05983

NOTICE IS HEREBY GIVEN that on June 24, 2019, the Petition of Nguyen Tuan Anh, on behalf of Duy Khuong Nguyen Phan, a minor, was filed in the above named Court, praying for a Decree to change the name to EVAN DUY NGUYEN.

The Court has fixed August 21, 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. 2019-04926

NOTICE IS HEREBY GIVEN that the Petition of Raquel Phillips, on behalf of Dorian Meciah Phillips, was filed in the above named Court, praying for a Decree to change the name to DORIAN MECIAH DESHAZOR.

The Court has fixed July 17, 2019, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2019-15690

NOTICE IS HEREBY GIVEN that on June 24, 2019, the Petition of Stephen Seth Boyle, on behalf of Seth Logan Boyle, a minor, was filed in the above named Court, praying for a Decree to change his name to SETH STEPHEN BOYLE.

The Court has fixed August 14, 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. 2019-15401

NOTICE IS HEREBY GIVEN that on June 7, 2019, the Petition of William Conrad Earl Davis, III was filed in the above named Court, praying for a Decree to change the name to WILLOW JUNOD.

The Court has fixed August 14, 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.

Elissa C. Goldberg, Esquire
107 N. Broad Street, Suite 211
Doylestown, PA 18901

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

BERNSTIEL, CAROLYN A., dec'd.

Late of Lower Providence Township.
Executrix: CAROLYN DOUGHERTY,
16 Wilson Blvd.,
Eagleville, PA 19403.

**BRAUER, LYDIA S. also known as
LYDIA SHAW BRAUER and
LYDIA BRAUER, dec'd.**

Late of Lower Gwynedd Township.
Executrix: DEBORAH S. BRAUER,
c/o Mary L. Buckman, Esquire,
585 Skippack Pike, Suite 100,
Blue Bell, PA 19422.
ATTORNEY: MARY L. BUCKMAN,
FORD & BUCKMAN, P.C.,
Office Court at Blue Bell, Suite 100,
585 Skippack Pike,
Blue Bell, PA 19422

**CABOT, ANTHONY L. also known as
ANTHONY LEONARD CABOT, dec'd.**

Late of Upper Providence Township.
Executor: MARK ALAN CABOT,
300 Fairfield Circle South,
Royersford, PA 19468.
ATTORNEY: ROBERT FREEDENBERG,
SKARLATOS ZONARICH LLC,
320 Market Street, Suite 600W,
Harrisburg, PA 17101

**CLAGHORN, KATHARINE T. also known as
KATHARINE TAWS CLAGHORN, dec'd.**

Late of Worcester Township.
Executors: FREDERIC S. CLAGHORN, JR.,
EDWARD T. CLAGHORN AND
JAMES J. KELLY,
c/o Brittany J. Camp, Esquire,
100 Four Falls, Suite 300,
West Conshohocken, PA 19428-2950.
ATTORNEY: BRITTANY J. CAMP,
HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
100 Four Falls, Suite 300,
West Conshohocken, PA 19428-2950

CROTHERS, MARGOT H., dec'd.

Late of Lower Merion Township.
Executor: SAMUEL CROTHERS, III,
1400 Waverly Road, V-29,
Gladwyne, PA 19035.
ATTORNEY: JOHN A. TERRILL, II,
HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
100 Four Falls, Suite 300,
West Conshohocken, PA 19428-2950

EPP, ROY LEE also known as

ROY LEE EPP, SR., dec'd.
Late of Lower Providence Township.
Executor: ROY LEE EPP, JR.,
127 Tower Road,
Sellersville, PA 18960.

FELTON, MARGARET B., dec'd.

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

FOGEL, DOLORES, dec'd.

Late of Norristown, PA.
Administrator c.t.a.: JACQUELINE TALLON.
ATTORNEY: JANET K. LUBON,
MLO ASSOCIATES,
516 Main Street,
Pennsburg, PA 18073,
215-679-4554

**GRAHAM, RAYMOND also known as
RAYMOND M. GRAHAM, dec'd.**

Late of Borough of Norristown.
Administratrix: RUBY L. WALLACE,
1012 Walnut Street,
Norristown, PA 19401.
ATTORNEY: ROBERT A. SARACENI, JR.,
548 1/2 E. Main Street,
Norristown, PA 19401

GROSS, RONALD C., dec'd.

Late of Franconia Township.
 Executrix: MARILYN E. GROSS,
 269 Indian Creek Road,
 Telford, PA 18969.
 ATTORNEY: JEFFREY K. LANDIS,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

HECHT, RUTH also known as

RUTH DASH HECHT,
RUTH D. HECHT and
RUTH DASH, dec'd.
 Late of Cheltenham Township.
 Administrator: STEVEN LABOV,
 c/o Larry Scott Auerbach, Esquire,
 1000 Easton Road,
 Abington, PA 19001.
 ATTORNEY: LARRY SCOTT AUERBACH,
 1000 Easton Road,
 Abington, PA 19001

HUMLHANZ JR., WILLIAM G., dec'd.

Late of Borough of Pennsburg.
 Administrator: WILLIAM G. HUMLHANZ, III,
 c/o Gregory R. Gifford, Esquire,
 Rubin, Glickman, Steinberg & Gifford, P.C.,
 2605 N. Broad Street, P.O. Box 1277,
 Lansdale, PA 19446.

JACKSON, GABRIELE BERNHARD, dec'd.

Late of Lower Merion Township.
 Executor: DAVID J. WINKOWSKI,
 30 Valley Stream Parkway,
 Malvern, PA 19355.
 ATTORNEY: DAVID J. WINKOWSKI,
 STRADLEY RONON STEVENS & YOUNG, LLP,
 30 Valley Stream Parkway,
 Malvern, PA 19355

KERCHER, BARBARA B., dec'd.

Late of Lower Providence Township.
 Executor: JOHN D. KERCHER,
 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

KLEIN, HENRY LEWIS also known as

LEWIS KLEIN and
H. LEWIS KLEIN, dec'd.
 Late of Abington Township.
 Executrix: JANET S. KLEIN,
 c/o M. Elizabeth Cloues, Esquire,
 1735 Market Street, 51st Floor,
 Philadelphia, PA 19103.
 ATTORNEY: M. ELIZABETH CLOUES,
 BALLARD SPAHR LLP,
 1735 Market Street, 51st Floor,
 Philadelphia, PA 19103

KNIGHT, JOSEPH, dec'd.

Late of Abington Township.
 Executrix: PAMELA KNIGHT,
 c/o Smith Aker Grossman & Hollinger,
 60 E. Penn Street, P.O. Box 150,
 Norristown, PA 19404-0150.
 ATTORNEY: JAMES L. HOLLINGER,
 60 E. Penn Street, P.O. Box 150,
 Norristown, PA 19404-0150

KNOWLES, MARTHA S. also known as

MARTHA KNOWLES, dec'd.
 Late of Towamencin Township.
 Executor: JOHN W. SOMMERS,
 c/o Appel & Yost LLP,
 33 N. Duke Street,
 Lancaster, PA 17602.
 ATTORNEY: JAMES W. APPEL,
 33 N. Duke Street,
 Lancaster, PA 17602

LONG, JANET E. also known as

JANET F. LONG, dec'd.
 Late of Borough of Royersford.
 Executor: MERLE DOUGLAS LONG,
 360 Green Street,
 Royersford, PA 19468.
 ATTORNEY: DAVID A. MEGAY,
 O'DONNELL, WEISS & MATTEI, P.C.,
 41 E. High Street,
 Pottstown, PA 19464

MILLER SR., ROBERT LOUIS also known as

BOB MILLER, dec'd.
 Late of Upper Dublin Township.
 Executor: ROBERT L. MILLER, JR.,
 P.O. Box 228,
 Unionville, PA 19375.
 ATTORNEY: ROBERT L. MILLER, JR.,
 P.O. Box 228,
 Unionville, PA 19375

MOYER, LEIGHTON W., dec'd.

Late of Borough of Lansdale.
 Executrix: SUSAN TYRRELL,
 P.O. Box 8015,
 Breckenridge, CO 80424.

MURRAY, CAROLINE D., dec'd.

Late of Upper Gwynedd Township.
 Executrix: PATRICIA A. MURRAY,
 401 S. Bryn Mawr Avenue,
 Bryn Mawr, PA 19010.
 ATTORNEY: JOSEPH P. McGOWAN,
 JOSEPH P. McGOWAN, P.C.,
 701 Lakeside Park,
 Southampton, PA 18966

NEFF, EDGAR R., dec'd.

Late of Montgomery Township.
 Executrix: ANNE M. NEFF,
 c/o John T. Ort, Esquire,
 140 E. Butler Avenue,
 Chalfont, PA 18914.
 ATTORNEY: JOHN T. ORT,
 SEMANOFF ORMSBY GREENBERG &
 TORCHIA, LLC,
 140 E. Butler Avenue,
 Chalfont, PA 18914

NEFF, JOHN B., dec'd.

Late of Lower Providence Township.
 Executrix: LISA B. NEFF-RYAVE,
 c/o Amy Neifeld Shkedy, Esquire,
 One Bala Plaza, Suite 623,
 Bala Cynwyd, PA 19004.
 ATTORNEY: AMY NEIFELD SHKEDY,
 BALA LAW GROUP, LLC,
 One Bala Plaza, Suite 623,
 Bala Cynwyd, PA 19004

NIERGARTH, WILLIAM A., dec'd.

Late of Abington Township.
 Executors: SANDRA S. KINSEY AND
 JEFFREY J. REDFIELD,
 c/o John T. Ort, Esquire,
 2617 Huntingdon Pike,
 Huntingdon Valley, PA 19006.
 ATTORNEY: JOHN T. ORT,
 SEMANOFF ORMSBY GREENBERG &
 TORCHIA, LLC,
 2617 Huntingdon Pike,
 Huntingdon Valley, PA 19006

PETERSON, PATRICIA L., dec'd.

Late of Whitmarsh Township.
 Executors: FREDERICK L. PETERSON AND
 GEORGE M. RITER,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: GEORGE M. RITER,
 TIMONEY KNOX, LLP,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544

POWELL, MAXIE ANGELO, dec'd.

Late of Cheltenham Township.
 Executor: BRYANT POWELL,
 31 Springhouse Lane,
 Glenside, PA 19038.

PRUSKOWSKI, ANNA MAY, dec'd.

Late of East Norriton Township.
 Executor: STANLEY J. PRUSKOWSKI, JR.,
 3117 Plymouth Rock Road,
 Plymouth Meeting, PA 19462.
 ATTORNEY: PAULA C. SCHARFF,
 101 Flannery Drive,
 Jeffersonville, PA 19403

**ROSENBERG, KENNETH I. also known as
KENNETH IRA ROSENBERG and
KENNETH ROSENBERG, dec'd.**

Late of Abington Township.
 Executrix: SHELLEY K. ROSENBERG,
 c/o Mark T. Carlidge, Esquire,
 20 Ash Street, Suite 200,
 Conshohocken, PA 19428-2089.
 ATTORNEY: MARK T. CARLIDGE,
 NACHMIAS MORRIS & ALT LLC,
 20 Ash Street, Suite 200,
 Conshohocken, PA 19428-2089

SPAHN, BERTHA M., dec'd.

Late of Cheltenham Township.
 Executrix: MARIANNE GEATENS,
 454 Belle Lane,
 Harleysville, PA 19438.
 ATTORNEY: STEPHEN M. HOWARD,
 605 N. Broad Street,
 Lansdale, PA 19446

**STAHL, SYLVIA JANE also known as
SYLVIA STAHL, dec'd.**

Late of Borough of Collegeville.
 Executrix: LINDA S. MOSER,
 c/o Thomas G. Wolpert, Esquire,
 527 Main Street,
 Royersford, PA 19468.
 ATTORNEY: THOMAS G. WOLPERT,
 WOLPERT SCHREIBER McDONNELL P.C.,
 527 Main Street,
 Royersford, PA 19468

SULLIVAN, MICHELLE, dec'd.

Late of of Norristown, PA.
 Executor: ROBERT SMITH.
 ATTORNEY: JANET K. LUBON,
 MLO ASSOCIATES,
 516 Main Street,
 Pennsburg, PA 18073,
 215-679-4554

SUTCH, MARY ELIZABETH also known as**MARY E. STUCH and
POLLY STUCH, dec'd.**

Late of Whitpain Township.
 Executor: EDWARD J. HUGHES,
 1250 Germantown Pike, Suite 205,
 Plymouth Meeting, PA 19462.
 ATTORNEY: EDWARD J. HUGHES,
 HUGHES, KALKBRENNER & OZOROWSKI, LLP,
 1250 Germantown Pike, Suite 205,
 Plymouth Meeting, PA 19462

**TAMOR, ELLEN E. also known as
ELLEN EDITH TAMOR, dec'd.**

Late of Whitpain Township.
 Executrix: MARY ELLEN GOSLIN,
 c/o Jeffrey R. Abbott, Esquire,
 103 Chesley Drive, Suite 200,
 Media, PA 19063.
 ATTORNEY: JEFFREY R. ABBOTT,
 ABBOTT & OVERHOLT PC,
 103 Chesley Drive, Suite 200,
 Media, PA 19063

TOTH, JENSEN, dec'd.

Late of Springfield Township.
 Executor: GEORGE TOTH,
 c/o Hilary Fuelleborn, Esquire,
 745 Yorkway Place,
 Jenkintown, PA 19046.
 ATTORNEY: HILARY FUELLEBORN,
 LUSKUS FUELLEBORN, PC,
 745 Yorkway Place,
 Jenkintown, PA 19046

**VAN SCIVER, BRENDA LOUISE also known as
BRENDA L. VAN SCIVER, dec'd.**

Late of Upper Merion Township.
 Administratrix CTA: KATRINA VAN SCIVER,
 c/o Joseph N. Frabizzio, Esquire,
 2200 Renaissance Boulevard, Suite 270,
 King of Prussia, PA 19406.
 ATTORNEY: JOSEPH N. FRABIZZIO,
 FRABIZZIO LAW LLC,
 2200 Renaissance Boulevard, Suite 270,
 King of Prussia, PA 19406

**VASKO, JANICE A. also known as
JANICE VASKO MOYER and
JANICE VASKO, dec'd.**

Late of Borough of Pottstown.
 Executrix: MARY S. GRECO,
 308 Port Au Peck Avenue,
 Oceanport, NJ 07757.
 ATTORNEY: DAVID A. MEGAY,
 O'DONNELL WEISS & MATTEL, P.C.,
 41 E. High Street,
 Pottstown, PA 19464

WELSH JR., JOHN T., dec'd.

Late of Borough of Conshohocken.
 Administrator: JANET M. LEFLAR.
 ATTORNEY: PETER E. MOORE,
 NARDUCCI, MOORE, FLEISHER, ROEBERG &
 WOLFE, LLP,
 589 Skippack Pike, Suite 300,
 Blue Bell, PA 19422

WISMER, BETTY A. also known as**ELIZABETH A. WISMER, dec'd.**

Late of Franconia Township.

Executrix: CYNTHIA R. RITTENHOUSE,
510 Hunsicker Road,
Telford, PA 18969.ATTORNEY: JEFFREY K. LANDIS,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 64769,
Souderton, PA 18964**WRIGHT, MARILYN K. also known as****MARILYN WRIGHT and
MARILYN KIRK WRIGHT, dec'd.**

Late of Whippen Township.

Executor: ANDREW K. WRIGHT,
c/o Mary L. Buckman, Esquire,
585 Skippack Pike, Suite 100,
Blue Bell, PA 19422.ATTORNEY: MARY L. BUCKMAN,
FORD & BUCKMAN, P.C.,
Office Court at Blue Bell, Suite 100,
585 Skippack Pike,
Blue Bell, PA 19422**WULC, DORA K. also known as****DORA WULC, dec'd.**

Late of Horsham Township.

Executrix: KAREN L. McKINNEY,
c/o John A. Terrill, II, Esquire,
100 Four Falls, Suite 300,
West Conshohocken, PA 19428-2950.ATTORNEY: JOHN A. TERRILL, II,
HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
100 Four Falls, Suite 300,
West Conshohocken, PA 19428-2950**Second Publication****BOYLE, HELEN M., dec'd.**

Late of Hatboro, PA.

Co-Executors: MICHAEL P. BOYLE AND
ELAINE D. BOYLE,
c/o Glen R. Holmberg, Esquire,
P.O. Box 622,
Glenside, PA 19038.ATTORNEY: GLEN R. HOLMBERG,
HOLMBERG LAW OFFICES,
P.O. Box 622,
Glenside, PA 19038**CERNEY, FLORENCE E. also known as****FLORENCE CERNEY, dec'd.**

Late of Upper Moreland Township.

Executrices: MARY T. LORENZ AND
ALICE JOYCE ROTH,
c/o 396 Main Street,
Harleysville, PA 19438.ATTORNEY: STEPHEN P. IMMS, JR.,
396 Main Street,
Harleysville, PA 19438**CIPOLLINI, ARMOND M. also known as****ARMONDO M. CIPOLLINI and
ARMAND M. CIPOLLINI, dec'd.**

Late of Worcester Township.

Executrix: LOIS CIPOLLINI,
P.O. Box 33,
Fairview Village, PA 19409.**CLARK, MARGARET EUBANKS, dec'd.**

Late of Lower Gwynedd Township.

Executor: IRVING W. WILSON, JR.,
921 Taylor Street, NE,
Washington, DC 20017-3722.**COHEN, BARRY F., dec'd.**

Late of Lower Merion Township.

Executrix: SANDRA E. COHEN,
c/o Russell J. Ressler, Esquire,
30 Valley Stream Parkway,
Malvern, PA 19355.ATTORNEY: RUSSELL J. RESSLER,
STRADLEY RONON STEVENS & YOUNG, LLP,
30 Valley Stream Parkway,
Malvern, PA 19355**COTTETA, PAUL J. also known as****PAUL COTTETA, dec'd.**

Late of Plymouth Township.

Executor: DAVID A. FELICE,
c/o Adam L. Fernandez, Esquire,
460 Norristown Road, Suite 110,
Blue Bell, PA 19422-2323.ATTORNEY: ADAM L. FERNANDEZ,
WISLER PEARLSTINE, LLP,
460 Norristown Road, Suite 110,
Blue Bell, PA 19422-2323**DASH, MIRIAM, dec'd.**

Late of Lower Merion Township.

Executrix: KAREN BANNER,
c/o Harvey Ballard and Bornstein, LLC.
ATTORNEY: RYAN M. BORNSTEIN,
800 Lancaster Avenue, Suite T-2,
Berwyn, PA 19312**DeWALT, RICHARD C., dec'd.**

Late of Limerick Township.

Executrix: CAROL D. ADELSBERGER,
1001 Napa Circle,
Pennsburg, PA 18073.
ATTORNEY: MICHELLE A. WINTER,
190 Bethlehem Pike, Suite 1,
Colmar, PA 18915**FOLEY, MARGARET A. also known as****MARGARET FOLEY, dec'd.**

Late of Borough of Pottstown.

Executrix: ROXANNE M. STONG,
778 W. Pine Ford Road,
Boyertown, PA 19512.ATTORNEY: JOHN A. KOURY, JR.,
O'DONNELL, WEISS & MATTEI, P.C.,
41 E. High Street,
Pottstown, PA 19464**JONES, DAVID B., dec'd.**

Late of Lower Merion Township.

Executor: PAUL B. SCHWARTZ,
111 Sibley Avenue,
Ardmore, PA 19003.**KOENIGSBERG, DAVID, dec'd.**

Late of Abington Township.

Executrix: MARIA ROSDOLSKY,
502 Division Street, 2nd Floor,
Jenkintown, PA 19046.ATTORNEY: SHARON A.L. BRASS,
2735 Terwood Road,
Willow Grove, PA 19090

KYRIACOU, ELAINE, dec'd.

Late of Lower Merion Township.
Administratrix: MARGARET HOGAN
DRISCOLL,
333 Laurel Lane,
Haverford, PA 19041.

LIBERATO, LOUIS D., dec'd.

Late of Upper Providence Township.
Executor: CATHERINE C. LIBERATO,
c/o Unruh, Turner, Burke & Frees, P.C.,
Douglas L. Kaune, Esquire,
120 Gay Street, P.O. Box 289,
Phoenixville, PA 19460.

LICHTENSTEIN, IRVIN, dec'd.

Late of Cheltenham Township.
Executrix: ADA M. GIL,
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

**LICHTENSTEIN, ROSANNA also known as
ROSANNE LICHTENSTEIN, dec'd.**

Late of Horsham Township.
Executrices: GAY B. SEIDMAN AND
SHERRY IRIS DAVID,
c/o Michael F. Rogers, Esquire,
510 Township Line Road, Suite 150,
Blue Bell, PA 19422.
ATTORNEY: MICHAEL F. ROGERS,
SALVO ROGERS ELINSKI & SCULLIN,
510 Township Line Road, Suite 150,
Blue Bell, PA 19422

McCORMICK, MARGARET W., dec'd.

Late of Upper Frederick Township.
Executor: WILLIAM McCORMICK,
c/o Sommar, Tracy & Sommar,
210 S. Broad Street,
Lansdale, PA 19446.
ATTORNEY: KEVIN J. SOMMAR,
SOMMAR, TRACY & SOMMAR,
210 S. Broad Street,
Lansdale, PA 19446

MEARS, ALLEN L., dec'd.

Late of Cheltenham Township.
Executrix: ELENA MEARS,
c/o Clair M. Stewart, Esquire,
100 S. Broad Street, #1523,
Philadelphia, PA 19110,
215-564-5150.

MITCHELL, VALERIE LEANNE, dec'd.

Late of Borough of Royersford.
Administratrix: KAREN MITCHELL,
20781 Village Court,
California City, CA 93505.
ATTORNEY: MARTIN I. ISENBERG,
Two Penn Center Plaza, Suite 1020,
Philadelphia, PA 19102

MONTGOMERY, DAVID P., dec'd.

Late of Springfield Township.
Executrix: CAROLYN MONTGOMERY,
8525 Ardmore Avenue,
Wyndmoor, PA 19038.
ATTORNEY: CHRISTOPHER H. GADSDEN,
GADSDEN SCHNEIDER & WOODWARD, LLP,
1275 Drummers Lane, Suite 210,
Wayne, PA 19087-1571

NAMJOSHI, DILIP, dec'd.

Late of Abington Township.
Executrix: MEERA N. GONZALEZ,
1225 Fairy Hill Road,
Jenkintown, PA 19046.
ATTORNEY: JASON B. MARTIN,
THE MARTIN LAW FIRM,
725 Skippack Pike, Suite 337,
Blue Bell, PA 19422

**NUNLEY-GOURLEY, DEBORAH FRANCES also
known as DEBORAH M. NUNLEY-GOURLEY and
DEBORAH GOURLEY, dec'd.**

Late of Upper Moreland Township.
Administrator: SEAN GOURLEY,
702 West Avenue,
Jenkintown, PA 19046.

**OWENS, DEIRDRE J. also known as
DEIRDRE JOAN OWENS, dec'd.**

Late of Abington Township.
Executor: SETH SANDS,
c/o Gerald R. Clarke, Esquire,
119 S. Easton Road, Suite 207,
Glenside, PA 19038.
ATTORNEY: GERALD R. CLARKE,
CLARKE AND ASSOCIATES,
119 S. Easton Road, Suite 207,
Glenside, PA 19038

REIMEL JR., HARRY C., dec'd.

Late of Limerick Township.
Administrator: DARRYL J. REIMEL,
169 Steinfelt Road,
Red Lion, PA 17356.
ATTORNEY: DAVID S. SOBOTKA,
519 Walnut Street,
Reading, PA 19601

RODENHAVER-YERKES, DALE, dec'd.

Late of Plymouth Township.
Executor: MARK S. HARRIS, ESQUIRE,
Kraut Harris, PC,
5 Valley Square, Suite 120,
Blue Bell, PA 19422.

RUSINSKI, DARL A., dec'd.

Late of New Hanover Township.
Executor: DAVID A. RUSINSKI,
908 Warren Street,
Clinton, NC 28328.
ATTORNEY: DIANE M. ZABOWSKI,
ZABOWSKI LAW, LLC,
100 Springhouse Drive, Suite 205E,
Collegeville, PA 19426

SALTMAN, STELLA, dec'd.

Late of Upper Merion Township.
Executor: RENEE SAW,
18 W. 25th Street,
New York, NY 10010.
ATTORNEY: DOUGLAS P. HUMES,
Millridge Manor House, Suite 204,
975 Mill Road,
Bryn Mawr, PA 19010

**SCHWAB, GEORGE MICHAEL also known as
GEORGE M. SCHWAB, dec'd.**

Late of Glenside, PA.
Executrix: BARBARA DALEY SCHWAB,
c/o Marjorie J. Scharpf,
Friedman, Schuman, PC,
101 Greenwood Avenue, Fifth Floor,
Jenkintown, PA 19046.
ATTORNEY: MARJORIE J. SCHARPF,
FRIEDMAN, SCHUMAN, PC,
101 Greenwood Avenue, Fifth Floor,
Jenkintown, PA 19046

STOVER, EARL L., dec'd.

Late of Borough of Souderton.
 Executrix: RUTH E. STOVER,
 P.O. Box 64158,
 Souderton, PA 18964.
 ATTORNEY: R. WAYNE CLEMENS,
 CLEMENS, NULTY and GIFFORD,
 510 E. Broad Street, P.O. Box 64439,
 Souderton, PA 18964-0439

TERCHA, DOROTHY ELEANOR, dec'd.

Late of Springfield Township.
 Executrix: MARIA Van Der VARST,
 102 Garth Avenue,
 Oreland, PA 19075.
 ATTORNEY: JEREMY A. WECHSLER,
 2300 Computer Avenue, Suite J54,
 Willow Grove, PA 19090

THIBAUT, FLORENCE ANNA, dec'd.

Late of Springfield Township.
 Executrix: THERESA SANTOPIETRO,
 31 Fink Drive,
 Ottsville, PA 18942.

**WILSON, CREOLA also known as
CREOLA HOWARD WILSON and
CREOLA HOWARD, dec'd.**

Late of Plymouth Township.
 Executrix: LYDIA WILSON PARKER,
 P.O. Box 391,
 Lafayette Hill, PA 19444.

Third and Final Publication**BARTOCHOW, FLORENCE P., dec'd.**

Late of Plymouth Township.
 Administratrix: MARIE I. ROGALSKI,
 c/o Patricia Leisner Clements, Esquire,
 516 Falcon Road,
 Audubon, PA 19403.
 ATTORNEY: PATRICIA LEISNER CLEMENTS,
 516 Falcon Road,
 Audubon, PA 19403

BICKINGS, BETTY LOU also known as**BETTY L. BICKINGS, dec'd.**

Late of Montgomery Township.
 Executrix: DAWN E. LEEDOM,
 114 Cardinal Drive,
 Conshohocken, PA 19428.
 ATTORNEY: HERBERT F. RUBENSTEIN,
 5 Valley Square, Suite 120,
 Blue Bell, PA 19422

BRUNK, BARBARA D., dec'd.

Late of Franconia Township.
 Executor: DARVIN J. BRUNK,
 436 Allentown Road,
 Souderton, PA 18964.
 ATTORNEY: JEFFREY K. LANDIS,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

CORDOVA, FRANK VINCENT, dec'd.

Late of Montgomery Township.
 Executrix: CHARLOTTE M. CORDOVA,
 216 Chatham Place,
 Lansdale, PA 19446.

CORR, MARY F., dec'd.

Late of Lower Merion Township.
 Executors: STEPHEN A. CORR,
 509 Starflower Street,
 Warrington, PA 18976,
 MICHAEL N. CORR,
 8 Hawkeye Drive,
 Royersford, PA 19468.
 ATTORNEY: FRANCIS X. DILLON,
 680 Middletown Boulevard,
 Langhorne, PA 19047

di TORO, STELLA M., dec'd.

Late of Abington Township.
 Executrix: JEANNE di TORO,
 1515 The Fairway, #393,
 Rydal, PA 19046.

ERNST, JOSEPH ANTHONY, dec'd.

Late of Cheltenham Township.
 Administrator: JOHN M. ERNST,
 173 Hardesty Road,
 Stamford, CT 06903.
 ATTORNEY: SCOT W. SEMISCH,
 SEMISCH & SEMISCH,
 408 N. Easton Road, P.O. Box 306,
 Willow Grove, PA 19090-0306

FARRELL, MARK D., dec'd.

Late of Abington Township.
 Administratrix: LYDIA SEITZ,
 2453 Susquehanna Road,
 Abington, PA 19001-4208.
 ATTORNEY: ELIZABETH T. STEFANIDE,
 339 W. Baltimore Avenue,
 Media, PA 19063

GEISINGER, BARBARA, dec'd.

Late of Towamencin Township.
 Executor: KENNETH SOUDER.
 ATTORNEY: HARRIET R. LITZ,
 3881 Skippack Pike,
 Skippack, PA 19474

GIAMPA, VINCENT, dec'd.

Late of Upper Dublin Township.
 Executor: ALFREDO GIAMPA,
 c/o John F. Walsh, Esquire,
 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

GLASBRENNER, STANLEY N., dec'd.

Late of Upper Hanover Township.
 Executor: PATRICIA A. ROONEY.
 ATTORNEY: PETER E. MOORE,
 NARDUCCI, MOORE, FLEISHER, ROEBERG
 & WOLFE, LLP,
 589 Skippack Pike, Suite 300,
 Blue Bell, PA 19422

GRAZIANO, ANITA, dec'd.

Late of Hatfield Township.
 Executor: JACQUELINE A. STINSON.
 ATTORNEY: PETER E. MOORE,
 NARDUCCI, MOORE, FLEISHER, ROEBERG
 & WOLFE, LLP,
 589 Skippack Pike, Suite 300,
 Blue Bell, PA 19422

**HESS, SHIRLEY M. also known as
SHIRLEY M. HUTCHINSON, dec'd.**
Late of Borough of Lansdale.
Executrix: PEGGY A. HESS,
Lumberville, PA.

**INTERRANTE, CHARLES G. also known as
CHARLES GABRIEL INTERRANTE, dec'd.**
Late of Worcester Township.
Executrix: MARY E. BONDU,
c/o Peter E. Bort, Esquire,
1260 Valley Forge Road, Suite 104,
Phoenixville, PA 19460.
ATTORNEY: PETER E. BORT,
BORT LAW,
1260 Valley Forge Road, Suite 104,
Phoenixville, PA 19460

**JONES, ESSIE JEANNE also known as
ESSIE J. JONES, dec'd.**
Late of Abington Township.
Co-Administrators: THOMASENIA L. JOHNSON,
2344 Hamilton Avenue,
Willow Grove, PA 19090,
THOMAS L. JONES, III,
1526 Fairview Avenue,
Willow Grove, PA 19090.

**KNIFE, HELEN F. also known as
HELEN KNIFE and
HELEN FEDYK KNIFE, dec'd.**
Late of Lower Pottsgrove Township.
Executor: JEFFREY K. KNIFE,
18310 Commandery Way,
Olney, MD 20832.
ATTORNEY: MICHAEL L. MAUGER,
MAUGER & METER,
1401 E. High Street, P.O. Box 698,
Pottstown, PA 19464

LAUGHLIN, JOAN, dec'd.
Late of Abington Township.
Executor: PAUL F. LAUGHLIN,
c/o Joseph P. Stanton, Esquire,
405 York Road,
Jenkintown, PA 19046.
ATTORNEY: JOSEPH P. STANTON,
LAW OFFICE OF JOSEPH P. STANTON,
405 York Road,
Jenkintown, PA 19046

McCORMICK, EILEEN, dec'd.
Late of New Hanover Township.
Personal Representative: BRENDA L. ROSS,
2404 Romig Road,
Gilbertsville, PA 19525.
ATTORNEY: KATHLEEN M. MARTIN,
O'DONNELL, WEISS & MATTEI, P.C.,
41 E. High Street,
Pottstown, PA 19464

MINGO, LUDELL E., dec'd.
Late of Plymouth Township.
Executrix: EARLENE E. BOND,
c/o Michael S. Connor, Esquire,
644 Germantown Pike, Suite 2-C,
Lafayette Hill, PA 19444.
ATTORNEY: MICHAEL S. CONNOR,
THE LAW OFFICE OF MICHAEL S. CONNOR,
644 Germantown Pike, Suite 2-C,
Lafayette Hill, PA 19444

MOYER, ELIZABETH A., dec'd.
Late of Franconia Township.
Executor: KEYBANK,
ATTN: Stefanie A. Kaintz, CTFA,
401 Plymouth Road, Suite 600,
Plymouth Meeting, PA 19462.
ATTORNEY: CHARLOTTE A. HUNSBERGER,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 64769,
Souderton, PA 18964

**MYERS, ELIZABETH M. also known as
BETTE MYERS, dec'd.**
Late of Horsham Township.
Co-Executors: CYNTHIA M. PATTON AND
ANDREW PATTON,
1035 State Road,
Coopersburg, PA 18036.

NIXON, BLAKE WEBSTER, dec'd.
Late of Montgomery Township.
Administratrix CTA: JOYCE I. STAUFFER,
P.O. Box 499,
Quakertown, PA 18951.
ATTORNEY: RODNEY D. HENRY,
P.O. Box 499,
Quakertown, PA 18951

**PARKIN IV, JOSEPH W. also known as
JOSEPH PARKIN, dec'd.**
Late of Horsham Township.
Administrator: JOHN T. HICKEY,
3424 Limekiln Pike,
Chalfont, PA 18914.
ATTORNEY: ROSEMARY R. FERRINO,
MONTCO ELDER LAW LLP,
608 W. Main Street,
Lansdale, PA 19446-2012

PINEDA, JENNIFER VINALAY, dec'd.
Late of Borough of Norristown.
Administrator: GUSTAVO VINALAY-LOEZA,
c/o Hilary Fuelleborn, Esquire,
745 Yorkway Place,
Jenkintown, PA 19046.
ATTORNEY: HILARY FUELLEBORN,
LUSKUS FUELLEBORN, P.C.,
745 Yorkway Place,
Jenkintown, PA 19046

PINEDA, YARITZA VINALAY, dec'd.
Late of Borough of Norristown.
Administrator: GUSTAVO VINALAY-LOEZA,
c/o Hilary Fuelleborn, Esquire,
745 Yorkway Place,
Jenkintown, PA 19046.
ATTORNEY: HILARY FUELLEBORN,
LUSKUS FUELLEBORN, P.C.,
745 Yorkway Place,
Jenkintown, PA 19046

**RHOADS, CHARLES N. also known as
CHARLES RHOADS and
CHARLES N. RHOADS, SR., dec'd.**
Late of Douglass Township.
Administratrix: CHAUNDRA L. SANTANGELO,
664 Longwood Road,
Collegeville, PA 19426.
ATTORNEY: ADAM T. KATZMAN,
KATZMAN LAW OFFICE, P.C.,
1117 Bridge Road, Suite A,
P.O. Box 268,
Creamery, PA 19430,
610-409-2909

RICCARDI, ROSEMARIE, dec'd.

Late of Lower Gwynedd Township.

Administratrix: LAURA KOPCZYNSKI,
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

SCENNA, ROSE MARY, dec'd.

Late of Skippack Township.

Executors: FREDERICK A. SCENNA,
701 Rosewood Circle,
Collegeville, PA 19426,
ANTHONY SCENNA,
117 Beacon Drive,
Deptford, NJ 08096.

ATTORNEY: GARY P. LEWIS,
LEWIS McINTOSH & TEARE, LLC,
372 N. Lewis Road, P.O. Box 575,
Royersford, PA 19468

SHERIDAN, MARY J. also known as**MARY JOSEPHINE SHERIDAN, dec'd.**

Late of West Norriton Township.

Executor: FRANCIS E. SHERIDAN,
c/o Michael P. Gottlieb, Esquire,
Vangrossi and Recchuiti,
319 Swede Street,
Norristown, PA 19401,
610-279-4200.

ATTORNEY: MICHAEL P. GOTTLIEB,
VANGROSSI AND RECCHUITI,
319 Swede Street,
Norristown, PA 19401,
610-279-4200

SPERA, CLARE also known as**CLARE T. SPERA, dec'd.**

Late of Borough of Norristown.

Executrix: JEAN M. SPERA,
c/o John F. Walsh, Esquire,
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

STABINSKI, EUGENE W. also known as**EUGENE STABINSKI, dec'd.**

Late of Lower Providence Township.

Executrix: PATRICIA STABINSKI,
122 Latice Lane,
Collegeville, PA 19426.
ATTORNEY: JOHN J. KILCOYNE,
KILCOYNE & KELM, LLC,
P.O. Box 528,
Worcester, PA 19490

STELLACIO, PASQUALE ALBERT also known as**PASQUALE A. STELLACIO and****P. ALBERT STELLACIO, dec'd.**

Late of Abington Township.

Administratrix CTA: KRISTINA R. FOCHT,
633 Sumneytown Pike,
North Wales, PA 19454.
ATTORNEY: ROSEMARY R. FERRINO,
MONTCO ELDER LAW LLP,
608 W. Main Street,
Lansdale, PA 19446

STERLING, ALICIA ARIZIN also known as**ALICIA S. STERLING,****ALICIA A. STERLING,****ALICIA A. SOMERS STERLING,****ALICIA A. SOMERS,****ALICIA ARIZIN SOMERS and****ALICIA ARIZON, dec'd.**

Late of Lower Merion Township.

Executor: FRANK DeSIMONE,
c/o Edmund L. Harvey, Jr., Esquire,
1835 Market Street,
Philadelphia, PA 19103-2968.
ATTORNEY: EDMUND L. HARVEY, JR.,
TEETERS HARVEY MARRONE & KAIER LLP,
1835 Market Street,
Philadelphia, PA 19103-2968

STRAHM, PAMELA also known as**PAMELA SCHUMAN STRAHM, dec'd.**

Late of Lower Providence Township.

Executor: RICHARD STRAHM,
c/o Kathleen A. Maloles, Esquire,
375 Morris Road, P.O. Box 1479,
Lansdale, PA 19446-0773.
ATTORNEY: KATHLEEN A. MALOLES,
HAMBURG, RUBIN, MULLIN, MAXWELL &
LUPIN, PC,
375 Morris Road, P.O. Box 1479,
Lansdale, PA 19446-0773

SUCHY, DOROTHY N., dec'd.

Late of Horsham Township.

Executor: EDWARD J. SUCHY, JR.,
c/o Hilary Fuelleborn, Esquire,
745 Yorkway Place,
Jenkintown, PA 19046.
ATTORNEY: HILARY FUELLEBORN,
LUSKUS FUELLEBORN, P.C.,
745 Yorkway Place,
Jenkintown, PA 19046

TOOLE, MURIEL A., dec'd.

Late of Abington Township.

Executor: THOMAS L. TOOLE, JR.,
c/o Andrew H. Dohan, Esquire,
460 E. King Road,
Malvern, PA 19355-3049.
ATTORNEY: ANDREW H. DOHAN,
LENTZ, CANTOR & MASSEY, LTD.,
460 E. King Road,
Malvern, PA 19355-3049

VAN METER, MARGARET WASSIL also known as**MARGARET W. VAN METER, dec'd.**

Late of Upper Dublin Township.

Executrix: NANCY VAN METER,
c/o Michael F. Frisbie, Esquire,
847 W. Market Street,
Perkasie, PA 18944.
ATTORNEY: MICHAEL F. FRISBIE,
WEBER KRACHT & CHELLEW,
847 W. Market Street,
Perkasie, PA 18944

WIMMER, JOYCE M., dec'd.

Late of Borough of Pennsburg.

Executrix: MELISSA S. GAGLIANO.
ATTORNEY: JANET K. LUBON,
MLO ASSOCIATES,
516 Main Street,
Pennsburg, PA 18073,
215-679-4554

WLAZELEK, STANLEY M. also known as**STANLEY WLAZELEK, dec'd.**

Late of Franconia Township.
 Executrix: MICHELE BUBB,
 c/o Michael F. Frisbie, Esquire,
 847 W. Market Street,
 Perkasie, PA 18944.

ATTORNEY: MICHAEL F. FRISBIE,
 WEBER KRACHT & CHELLEW,
 847 W. Market Street,
 Perkasie, PA 18944

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

Maria M. DiRusso Beauty Shop with its principal place of business at 728 Norristown Road, Lower Gwynedd, PA 19002.

The name and address of the person owning or interested in said business is: Maria M. DiRusso, 199 Grist Mill Court, Ambler, PA 19002.

The application was filed on June 24, 2019.

Veterinary Relief Solutions with its principal place of business at 1307 Stotesbury Avenue, Suite 100, Wyndmoor, PA 19038.

The name and address of the person owning or interested in said business is: Roberto Gonzalez, 1307 Stotesbury Avenue, Suite 100, Wyndmoor, PA 19038.

The application was filed on April 16, 2019.

FOREIGN REGISTRATION STATEMENT

Notice is hereby given that **Ally Auto Receivables Trust 2019-2**, a foreign corporation formed under the laws of the State of Delaware and with its principal office located 301 Bellevue Parkway, Fl. 3, Wilmington, DE 19801, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 6/20/19, under the provisions of the Pennsylvania Business Corporation Law of 1988.

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Montgomery County.

Deduce, Inc., filed a Foreign Registration Statement with the Commonwealth of Pennsylvania. The address of its principal office under the laws of its jurisdiction is 412 Academy Circle, Merion Station, PA 19066. The Commercial Registered Office address is 412 Academy Circle, Merion Station, PA 19066 in the County of Montgomery. The Corporation is filed in compliance with the requirements of the applicable provision of 15 Pa. C.S. Sec. 412.

Notice is hereby given that **Stacey Espallat, MD P.A.**, a foreign business corporation, has applied for a 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 Florida. The address of its principal office under the laws of said jurisdiction is 101 Plaza Real S, Suite 226, Boca Raton, FL 33432, and the address of its proposed registered office and name of its commercial registered officer provider in Pennsylvania is Registered Agents Inc., 1150 First Avenue, Suite 511, King of Prussia, PA 19406.

Notice is hereby given that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on **June 7, 2019** by **SUN TAIYANG CO., LTD.**, a foreign corporation formed under the laws of the State of **New York** where its principal office is registered in PA, for a Certificate of Authority to do business in Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988. The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in **Montgomery County**.

MISCELLANEOUS

NOTICE OF PLAN TO SELL PROPERTY
(13 Pa. C.S. § 9613)

Sale of the Gateway Property

Big Shoulders Capital, LLC ("Big Shoulders") will sell all of Gateway Project Management, LLC's ("Debtor") personal property of every kind and nature ("Gateway Property"), because Debtor defaulted on notes and security agreements with Big Shoulders. For more information about the sale, including a complete list of all equipment for sale or an inspection of the property prior to the sale, call 312.606.3234, send an email to ndelman@hmblaw.com or write to Nathan Delman, Horwood Marcus & Berk Chartered, 500 West Madison, Suite 3700, Chicago, IL 60661.

The Gateway Property will be sold at public sale which could include a lease or license. The Sale will be:

Date: Thursday, July 18th, 2019

Time: 10:30 AM EST

Place: Montgomery McCracken Walker & Rhoads LLP
1735 Market Street – 21st Floor
Philadelphia, PA 19103-7505

Anyone may attend the sale and bring bidders. For entrance, visit security desk in the lobby and ask for Steven Maniloff or Joanne Semeister.

NOTICE OF PLAN TO SELL PROPERTY
(13 Pa. C.S. § 9613)

Sale of the Chowns Property

Big Shoulders Capital, LLC ("Big Shoulders") will sell all of Chowns Fabrication & Rigging, Inc.'s ("Debtor") personal property of every kind and nature including, but not limited to, equipment, receivables, and causes of action (the "Chowns Property") because

Debtor defaulted on notes and security agreements with Big Shoulders. For more information about the sale, including a complete list of all equipment for sale or an inspection of the property prior to the sale, call 312.606.3234, send an email to ndelman@hmbllaw.com or write to Nathan Delman, Horwood Marcus & Berk Chartered, 500 West Madison, Suite 3700, Chicago, IL 60661.

The Chowns Property will be sold at public sale which could include a lease or license. The sale will be:

Date: Thursday, July 18th, 2019

Time: 10:30 AM EST

**Place: Montgomery McCracken Walker & Rhoads LLP
1735 Market Street – 21st Floor
Philadelphia, PA 19103-7505**

Anyone may attend the sale and bring bidders. For entrance, visit security desk in the lobby and ask for Steven Maniloff or Joanne Semeister.

NOTICE OF PRIVATE SALE

Re: Private Sale for Delinquent Taxes

Notice is hereby given that the Montgomery County Tax Claim Bureau, pursuant to Section 613 of the Real Estate Tax Sale Law of 1947 as amended, intends to engage in a Private Sale of the following property on August 5, 2019 at the Tax Claim Bureau Office located at One Montgomery Plaza, Suite 600, Norristown, PA 19401:

Owners; Location; Bidder and Bid Price

Frank & Angelina Graziano; 518 East Avenue,
Cheltenham, PA, PIN: 31-00-08557-00-7;
Anthony Foell; \$32,500.00

Notice is hereby given to the above individuals and entities along with their successors, heirs, personal representatives and assigns, and to the public. The above property will be sold due to delinquent real estate taxes. If you wish to object to the sale of any of the above properties, you must file a petition with the Montgomery County Court of Common Pleas within forty-five (45) days of this notice.

Montgomery County Tax Claim Bureau
By: William Caldwell, First Deputy Director
One Montgomery Plaza, Suite 600
Norristown, PA 19401

EXECUTIONS ISSUED

Week Ending June 25, 2019

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

BLACKMORE, JOSEPH - Hsbc Bank Usa Et Al;
201829035.
CHASES TREE SERVICES, LLC: MCMULLEN, CHASE:
CITIZENS BANK, GRNSH. - Pnc Equipment
Finance, LLC; 201823665.
DAVENPORT, PAMELA - Lstf9 Master Participation Trust;
201907705.
DONAHUE, LYNN: JOHN: THE UNTIED STATES
OF AMERICA - M&T; 201908199.

DUNHAM, EDWARD: EDWARD:
THE UNITED STATES OF AMERICA
DEPARTMENT OF TREASURY INTERNA -
Wells Fargo Bank Na; 201808915.
LEE, BOMI: WELLS FARGO BANK NA, GRNSH. -
Temple University; 201613371; WRIT/EXEC.
LEVAN, LORRAINE - Branch Banking And
Trust Company; 201900629.
MCIVER, KYLE - Rutgers State University Of
New Jersey; 201828865; WRIT / EXEC.
MILLER, HORACE - Ditech Financial, LLC;
201903214.
MONARCH MEDSPA: PNC BANK, GRNSH. -
Lentz, Brandon; 201914508; \$340,638.21.
ODONNELL, JENNIFER: CHRISTOPHER:
AMERICAN HERITAGE CREDIT UNION, GRNSH. -
Maple Hill Community Association; 201906722;
\$4,482.50.
OSBORNE ASSOCIATES, INC.: GENERATIONS
SALON SERVICES: TD BANK, GRNSH. -
Egbert And Barnes, P.C.; 201708508; \$1,149.00.
PERU PARTNERS, L.P. - Velocity Commercial
Capital, LLC; 201827306.
ROLLERSON, TEIKETA: THE UNITED STATES
OF AMERICA - Deutsche Bank National Trust
Company As Trustee In Trust Fo; 201829505.
RYALES, THOMAS - Drexel University; 201912280;
WRIT/EXEC.
SCHELER, SHEREE: WADOLNY, BARBARA:
ALEXANDER - Nationstar Mortgage, LLC;
201907958.
SOCIAL WIFI, INC.: D ALFONSO, BRIAN:
SANTANDER BANK NA, GRNSH. -
Cel Holding, LLC, et al.; 201727086; WRIT/EXEC.
STRITTMATTER, SCOTT - Ditech Financial, LLC;
201904511.
WATKINS, GREGORY: URAINA - Pennsylvania
Housing Finance Agency; 201718583.
WILSON, DONALD - Pingora Loan Servicing, LLC,
et al.; 201722040; \$257,552.17.

JUDGMENTS AND LIENS ENTERED

Week Ending June 25, 2019

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

ALEXANDER, CHRISTINA - Midland Funding Llc;
201915883; Judgment fr. District Justice; \$2,857.17.
BELOFF, EMANUEL - Midland Funding Llc;
201915768; Judgment fr. District Justice; \$2,251.39.
BICKEL, CHARLES: SHARON - Georgetowne
Crossing Homeowners Association; 201915793;
Judgment fr. District Justice; \$12184.71.
BLAKE, CECILE - Brookside Garden Apartments;
201915967; Judgment fr. District Justice; \$972.34.
BONO, SALVATORE - Midland Funding Llc;
201915750; Judgment fr. District Justice; \$1,283.42.
BRANNAN, MICHAEL - Midland Funding Llc;
201915454; Judgment fr. District Justice; \$932.07.
BROWN, JEFFREY - Midland Funding Llc;
201915767; Judgment fr. District Justice; \$2,182.85.
CIRLIN, SCOTT: RIVERA, JORDAN -
Jan W Van Eekelen Plumbing And Heating Inc;
201916227; Mechanics Lien Claim; \$19,815.00.

CLARK, LISA - Midland Funding Llc; 201915783; Judgment fr. District Justice; \$977.33.

CONTRERAS, FRANK - Midland Funding Llc; 201915656; Judgment fr. District Justice; \$1,468.79.

CRAIG, VAUGHN - Midland Funding Llc; 201915829; Judgment fr. District Justice; \$974.55.

CRAIG, VAUGHN - Midland Funding Llc; 201915797; Judgment fr. District Justice; \$2,766.51.

DELLE, GAIL - Calvary Spv I Llc; 201915833; Judgment fr. District Justice; \$1,052.82.

DJB INVESTMENTS LLC; BURDEN, DARRYL - Qnb Bank; 201916183; Complaint In Confession of Judgment; \$394,874.50.

DMOCHOWSKI, MORGAN - Phoenixville Hospital Of The University Of Pennsylvania He; 201915965; Judgment fr. District Justice; \$1,828.50.

DONOFRIO, WILLIAM - Midland Funding Llc; 201915835; Judgment fr. District Justice; \$1,032.63.

ELLISON, BRENDA - Midland Funding Llc; 201915772; Judgment fr. District Justice; \$2,834.93.

FISHER, DAVID - Pottstown Hospital Company Llc; 201915968; Judgment fr. District Justice; \$5,168.16.

FITZGERALD, JOHN - Pottstown Memorial Medical Center; 201915946; Judgment fr. District Justice; \$2,822.59.

FOLK, KERRI - Pottstown Memorial Medical Center; 201915943; Judgment fr. District Justice; \$3,007.01.

HINES, ANTHONY - Midland Funding Llc; 201915647; Judgment fr. District Justice; \$4,464.16.

KANE, TIA - Midland Funding Llc; 201915764; Judgment fr. District Justice; \$1,108.56.

KENNEY, KEVIN - Midland Funding Llc; 201915925; Judgment fr. District Justice; \$1,528.90.

KNIGHT, JAMESON - Midland Funding Llc; 201915758; Judgment fr. District Justice; \$996.34.

KOCH, KATHLEEN - Midland Funding Llc; 201915754; Judgment fr. District Justice; \$1,231.65.

KRIEBEL, DANA - Midland Funding Llc; 201915748; Judgment fr. District Justice; \$912.08.

LAUMAN, JEENAMARIA - Midland Funding Llc; 201915766; Judgment fr. District Justice; \$892.58.

LEGGE, CHRISTY - Midland Funding Llc; 201915846; Judgment fr. District Justice; \$2,665.24.

LUNDY, TERESA - Midland Funding Llc; 201915765; Judgment fr. District Justice; \$1,148.86.

MCBRIDE, CHRISTIE - Midland Funding Llc; 201915739; Judgment fr. District Justice; \$1,070.88.

MCCLEARY, DERRICK - Midland Funding Llc; 201915746; Judgment fr. District Justice; \$957.70.

MELOON, MICHAEL - Barclays Bank Delaware; 201915806; Certification of Judgment; \$3,263.99.

MORRIS, JAMES - Midland Funding Llc; 201915668; Judgment fr. District Justice; \$3,259.26.

NAKONIECZNY, KATHY - Midland Funding Llc; 201915840; Judgment fr. District Justice; \$3,234.44.

PABON, MARIA - Midland Funding Llc; 201915888; Judgment fr. District Justice; \$972.43.

PAGNOTTA, RANDY - Midland Funding Llc; 201915664; Judgment fr. District Justice; \$3,977.54.

PAULINO, ARNALDO - Midland Funding; 201915836; Judgment fr. District Justice; \$978.33.

PERRY, KELLI - Midland Funding Llc; 201915667; Judgment fr. District Justice; \$4,665.84.

PRANTE, CHRISTOPHER - Midland Funding Llc; 201915678; Judgment fr. District Justice; \$913.07.

PRESTON, DOUGLAS - Mis, Mary; 201916267; Foreign Judgment; \$149,694.19.

ROSENBERGER, ERIK - Midland Funding Llc; 201915684; Judgment fr. District Justice; \$1,552.99.

RUSTIN, WHITNEY - Midland Funding Llc; 201915657; Judgment fr. District Justice; \$1,191.30.

RYEN, JASON - Midland Funding Llc; 201915661; Judgment fr. District Justice; \$5,814.22.

SAMUEL, WILLE - Midland Funding Llc; 201915652; Judgment fr. District Justice; \$1,283.94.

SERIANNI, DIANA - Midland Funding Llc; 201915755; Judgment fr. District Justice; \$2,331.44.

SHANER, KEVIN - Brown, Kirk; 201916102; Judgment fr. District Justice; \$358.52.

SHANLEY, MICHAEL - Midland Funding Llc; 201915761; Judgment fr. District Justice; \$2,555.65.

SIMMONS, TROY - Aldridge, Tracy; 201914866; Judgment fr. District Justice; \$4925.00.

SIX, STEVEN - Absolute Resolutions Investments Llc; 201915805; Judgment fr. District Justice; \$7536.13.

SPARKS, KIMBERLY - Midland Funding Llc; 201915654; Judgment fr. District Justice; \$2,058.18.

STRUNK, AMY - Midland Funding Llc; 201915775; Judgment fr. District Justice; \$1,331.90.

SWEET, KYLE - Midland Funding; 201915687; Judgment fr. District Justice; \$952.03.

TAYLOR, WILLIAM - Barclays Bank Delaware; 201915794; Certification of Judgment; \$2,544.55.

VARELA, NATASHA - Midland Funding Llc; 201915648; Judgment fr. District Justice; \$1,415.79.

VIELHAUER, RYAN - Midland Funding Llc; 201915650; Judgment fr. District Justice; \$1,034.30.

WILLIAMS, MARK - Lvnv Funding Llc; 201915808; Judgment fr. District Justice; \$6593.41.

WOLF, AMANDA - Midland Funding Llc; 201915735; Judgment fr. District Justice; \$909.72.

ZIEGLER, JOANNA - Midland Funding Llc; 201915679; Judgment fr. District Justice; \$896.78.

ZIEGLER, MICHELE - Pottstown Memorial Medical Center; 201916020; Judgment fr. District Justice; \$3329.92.

LOWER FREDERICK TWP. - entered municipal claims against:

Adeleye, Sunday: Modinat; 201915848; \$251.50.

Boyer, Steven; 201915876; \$251.50.

Bradbury, John: Jessica; 201915841; \$250.90.

Callahan, Dawn: Sean; 201915866; \$251.50.

Domine, Kip: Cynthia; 201915851; \$251.50.

Harman, Kenneth; 201915874; \$212.44.

Heitz, David; 201915875; \$251.50.

Kolb, Jason: Amy; 201915868; \$251.50.

Lauridsen, Haylie: Christopher; 201915867; \$251.50.

Martin, Mark; 201915873; \$251.50.

Moffit, Charles: Patricia; 201915849; \$251.50.

Sammartino, Michael: Miller, Lee; 201915869; \$251.50.

Soda, Joseph; 201915842; \$251.50.

Sproat, James: Linda; 201915843; \$251.50.

Sutter, Catharine; 201915852; \$251.50.

Thomas, Denise; 201915865; \$251.50.

Tilley, Vincent: Wendy; 201915850; \$251.50.

Viveros, Michael: Heckman, Laura; 201915845; \$248.75.

Woods, Yaneaka; 201915844; \$251.50.

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

Young, Paul; 201915720; \$1053.80.

**MUNICIPALITY OF NORRISTOWN -
entered municipal claims against:**

Castanon Rojas, Raul; 201915984; \$728.00.
Jar Investments; 201915881; \$728.00.
Jar Investments Inc; 201915880; \$728.00.
Jar Investments Inc; 201915870; \$1,029.40.
Jar Investments Inc; 201915871; \$1,632.20.
Jar Investments Inc; 201915879; \$728.00.
Kuklinski, Joseph: Rosemary; 201915929; \$1029.40.
Kuklinski, Joseph: Rosemary; 201915931; \$728.00.
Leahy, Linda: Justin; 201915928; \$728.00.
Livers, Donald; 201915908; \$728.00.
Martin, Albert; 201915487; \$1,029.40.
Martin, Richard; 201915904; \$728.00.
Maximum Properties Llc; 201915792; \$728.00.
Mccarthy, Martin; 201915890; \$1029.40.
Mccarthy, Martin; 201915893; \$728.00.
Mccarthy, Martin; 201915899; \$1029.40.
Mccarthy, Maureen; 201915882; \$1029.40.
Pbh Investments Llc; 201915907; \$728.00.
Resendiz, Horacio; 201915986; \$728.00.
Rubin, Marcia; 201915983; \$728.00.
Sallad, Patricia; 201915982; \$728.00.
Satterwhite, Naomi; 201915981; \$728.00.
Smith, Emma; 201915979; \$728.00.
Soupik, Joseph; 201915978; \$728.00.
Stanford, Moncey: Tyche; 201915977; \$728.00.
Stillman, Robert: Eileen; 201915975; \$728.00.
Stillman, Robert: Eileen; 201915971; \$728.00.
Taylor, Thelma; 201915935; \$728.00.
Tolbert, Ruben: Millie; 201915909; \$728.00.
Torretta, Catherine; 201915906; \$1,029.40.
Ware, Ossie; 201915905; \$728.00.
Watson, Tamika; 201915901; \$728.00.

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

Bradbury, Rand; 201961650; \$7826.00.
Downing, Issac; 201961652; \$7974.00.
Forston, Anderson; 201961654; \$1009.00.
Gigunitos Italian Sandwiches Llc; 201961641; \$1,000.00.
Gradistanac, Vladan; 201961655; \$2958.00.
Martin, Raymonnd; 201961653; \$1113.00.
Martinez, Nikolai; 201961651; \$1257.00.
Mayo, John; 201961647; \$1877.00.
Myatt, Andrew; 201961649; \$6331.00.
Plummer, Robert; 201961648; \$6752.00.
Tomlin, Cynthia; 201961656; \$5282.00.

**PERKIOMEN VALLEY SCHOOL DIST. -
entered municipal claims against:**

Savavage, William; 201916109; \$5407.64.
Schlesman, Geoffrey; 201916107; \$900.98.
Schneider, Gary: Christine; 201916104; \$4038.41.
Spillane, Jeffrey; 201916100; \$14779.43.
Tosco, Joseph; 201916098; \$20325.05.

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

Black, Rachel; 201916065; \$5294.98.
Bodge, Travis: Monica; 201916127; \$2393.96.
Booth, Christopher: Patricia; 201916124; \$3201.91.
Bowen, Scott: Kirstin; 201916119; \$1293.67.
Chicco, Frank: Susan; 201916060; \$5369.21.
Cooper, William; 201916057; \$3086.67.
Crocker, Henry: Barbara; 201916054; \$6383.78.

Davidheiser, Evelyn; 201916052; \$5411.63.
Dilworth, Arthur: Annette; 201916048; \$3141.08.
Diven, Natasha: Hawley, Allen; 201916045; \$5995.01.
Garrison, Corrielynn: Sombers, Cynthia; 201916064; \$3386.23.
Granger, Karen; 201916143; \$2889.88.
Gro, Brian: Judith; 201916139; \$9440.90.
Kalin, Pearl: Peter; 201916138; \$4640.63.
Kalin, Peter: Pearl; 201916137; \$3053.00.
Qfc Investments Llc; 201916061; \$3819.62.
Schaeffer, Kevin: Moyer, Stacey; 201916046; \$5429.99.
Sdc Smkoz Llc; 201916067; \$3980.99.
Shirey, Bryle: Sherry; 201916044; \$5321.98.

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

11W3 Prop Transformation Llc; 201916089; \$1243.20.
Briones Heredia, Brumel; 201916069; \$1351.77.
Kissinger, Kathleen; 201916128; \$931.35.
Ta Investments Group; 201916083; \$1119.62.
Wright, Moshe; 201916078; \$1421.07.

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

Burrell, Gregory; 201970467; \$593069.64.
David, Pinhas; 201970468; \$40005.18.
Dipietro, Edward: Kathleen; 201970470; \$26218.52.
Finkel, Igor: Vengrinovici, Elina; 201970472; \$20803.63.
Fox Ridge Cleaners Inc; 201970460; \$17969.83.
Francis Mckelvey & Sons Inc; 201970459; \$3709.18.
Frank Penna Landscaping Inc; 201970461; \$16549.20.
Frankel, Sean: Rachel; 201970475; \$210589.86.
Ghr Management Company Inc; 201970479; \$52686.95.
Gray, John; 201970463; \$25428.16.
Harris, Tarena; 201970469; \$11996.37.
Hays, Lauryn; 201970484; \$111368.13.
Ims, Edward; 201970476; \$22728.61.
Kauffman, Earl: Marion; 201970478; \$8241.36.
Kohalmi, Zsolt; 201970477; \$17058.20.
Learn Through Play Child Care Inc; 201970481; \$2918.77.
Martin, Danielle; 201970483; \$28662.83.
Ondik, Michael: Donna; 201970471; \$48282.19.
Orourke, Patrick: Jeanine; 201970480; \$58881.48.
Que Johnson Enterprise Llc; 201970473; \$19276.92.
Rey, Juan; 201970482; \$63960.00.
Rist, Gregory; 201970485; \$275367.67.
Rnr Office Systems Inc Trading As Progressive Rehab; 201970462; \$10368.97.
Stamps, Melissa; 201970465; \$65506.72.
Stamps, Richard; 201970464; \$65506.72.
Total Performance Automotive Llc: Strozziere, Lisa; 201970466; \$73614.52.
Zhu, Jialin; 201970474; \$14934.83.

**UPPER PERKIOMEN SCHOOL DIST. -
entered municipal claims against:**

Cohen, Hilliard; 201915734; \$4198.66.
Lamble, Deborah; 201915728; \$2882.00.

**WHITPAIN TWP. -
entered municipal claims against:**

Anderson, Francis: Doris; 201916274; \$408.38.
Beall, William: Donna; 201916269; \$385.00.
Condello Laurie R Trustee Condello Christopher A Trust; 201916259; \$481.27.

Cooper, Joseph: Lori; 201916238; \$385.00.
 Curran, Patricia; 201916239; \$408.38.
 Edinger, William: Denise; 201916240; \$411.13.
 Elliott, James; 201916246; \$385.00.
 Harper, Adorable; 201916245; \$411.13.
 Hildenbrand, Elizabeth; 201916234; \$385.00.
 Hong, Hyun; 201916244; \$408.38.
 Jeong, Saemyi: Doori; 201916235; \$364.39.
 Johnson, Abram: Gooding, Gloria; 201916247; \$385.00.
 Kim, David: Laura; 201916236; \$375.65.
 Maiale, John: Denise; 201916261; \$385.00.
 Maiale, Michael: Jeanne; 201916233; \$408.38.
 Malmed, Richard; 201916242; \$385.00.
 Marberger, Joan; 201916237; \$385.00.
 Markakis, Dimitrios: Maria; 201916243; \$385.00.
 Medaris, Jack; 201916270; \$385.00.
 Nero, Amy: Lauren; 201916272; \$385.00.
 Novak, Andrew: Maria; 201916241; \$408.38.
 Osterneck, Julian: Maria; 201916257; \$385.00.
 Shapiro, Michael: Ross, Jennifer; 201916276; \$431.76.
 Suh, Yoosung: Park, Young; 201916273; \$385.00.
 Valunas, Jill: Brian; 201916275; \$385.00.
 Weldon, Alma; 201916258; \$385.00.
 White, Gary; 201916271; \$385.00.
 Young, Timothy: George, Irene: Young, Colleen;
 201916232; \$378.83.

LETTERS OF ADMINISTRATION

Granted Week Ending June 25, 2019

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

ASCHER, RALPH W., SR. - Lansdale Borough;
 Ascher, Ralph, 132 Deysher Road
 Fleetwood, PA 19522.
 BENEK, BARRY F. - Upper Moreland Township;
 Benek, Ruth, 653 Parmentier Road
 Warminster, PA 18974.
 BUTLER-HICKS, DOROTHY L. - Norristown Borough;
 Butler, Tiffany, 627 Corson Street
 Norristown, PA 19401.
 CLAYTON, BEATRICE B. - Hatfield Township;
 Semisch, Scot W., 408 North Easton Road
 Willow Grove, PA 19090.
 FELL, JAMES L., JR. - Norristown Borough;
 Fell, James L., Sr., 28 Kormar Road
 Plymouth Meeting, PA 19462.
 GUIDA, JOHN P. - Upper Dublin Township;
 Guida, Susan F., 1765 Terrace Drive
 Maple Glen, PA 19002.
 KENDIG, JANET B. - Lower Moreland Township;
 Cronlund, Jayne R., 3827 Sw Beaverton Avenue
 Portland, OR 97239.
 LEHMAN, OLIVIA E. - Lower Merion Township;
 Friedman, Jill, 559 General Lafayette Road
 Merion Station, PA 19066.
 MARTIN, ELEANOR S. - Norristown Borough;
 Martin-Crawford, Serena, 128 East Marshall Street
 Norristown, PA 19401.
 MARTIN, JASPER S. - Norristown Borough;
 Martin-Crawford, Serena, 128 East Marshall Street
 Norristown, PA 19401.
 MCBRIEN, ANDREW T. - Abington Township;
 McBrien, George W., 805 Susquehanna Road
 Ambler, PA 19002.

MCNEAL, LYNNETTE H. - Lower Merion Township;
 Mcneal, George E., Jr., 1128 Wyndon Avenue
 Rosemont, PA 19010.
 MOONEY, CHARLES P. - Lower Providence Township;
 Mooney, Mary T., 157 Farm House Drive
 Audubon, PA 19403.
 MOYER, ELAINE - Horsham Township;
 Roggio, Thomas, 976 Independence Lane
 Lansdale, PA 19446.
 NEGLEY, BENJAMIN D. - Upper Moreland Township;
 Negley, Kathryn, 325 S Warminster Road
 Hatboro, PA 19040.
 RIGGS, KENNETH L. - Abington Township;
 Riggs, Helen, 7800 York Road Elkins Park, PA 19012.
 SHUMAKER, COLETTE - Worcester Township;
 Shumaker, William, 1601 Southwest Del Rio Boulevard
 Port St Lucie, FL 34953-1145.
 STEVENS, MARY C. - Skippack Township;
 Stevens, Mark L., 416 Buchert Road
 Pottstown, PA 19464.
 TUSTIN, GEORGE - Horsham Township;
 Tustin, Deborah M., 425 Avenue A
 Horsham, PA 19044.
 WELSH, JOHN T., JR. - Conshohocken Borough;
 Leflar, Janet M., 117 W 10TH Ave
 Conshohocken, PA 19428.
 ZAK, DOLORES M. - Lower Moreland Township;
 Zak, Robert, 128 Hickemell Road Fombell, PA 16123.

SUITS BROUGHT

Week Ending June 25, 2019

The Defendant's Name Appears First in Capital Letters

541 ASTOR LP: PRO FUTURE PROPERTIES INC:
 SIMON, MICHAEL - Grimm Brothers Realty Co;
 201915801; Civil Action.
 AMERICAN STANDARD - Liberty Mutual
 Insurance Company; 201916023; Civil Action;
 Zellner, Brian K.
 APPLEBAUM, JULIE: KIM, SEWON -
 Weiss, Theodore; 201915817; Petition;
 Reilly, Mary Ellen.
 BAILEY, ROBERT - Bailey, Janice; 201916229;
 Complaint Divorce; Fineman, Elizabeth J.
 BARDOL, DEANNA - Bardol, Randy; 201916133;
 Complaint Divorce.
 BECKLES, AYODELE - Graham, Mark; 201916071;
 Complaint Divorce.
 BOULDIN, MORSHICA - Ragozzino, Ken; 201915955;
 Defendants Appeal from District Justice.
 BRADY, MARYANNE: BERNARD -
 Wells Fargo Bank Na; 201915953; Complaint In
 Mortgage Foreclosure; Wapner, Peter.
 BURLEY, DANIEL - American Express
 National Bank; 201915800; Civil Action;
 Felzer, Jordan W.
 BUTLER, AMY - Kilgallon, Kevin; 201915813;
 Civil Action; Berschler, Jerold S.
 CAREY, RICHARD - Wells Fargo Bank Na; 201916162;
 Complaint In Mortgage Foreclosure; Wapner, Peter.
 CASTRO, ARIEL - Armas, Bryan; 201915762;
 Defendants Appeal from District Justice.
 CHARNO, MARY - Midland Funding Llc; 201916147;
 Plaintiffs Appeal from District Justice; Santucci, Daniel.

- CLINTON, MIKE: GREGORY, AMY - Jga Home Services Inc; 201914474; Plaintiffs Appeal from District Justice; Donoghue, Jason.
- CULBREATH, ROCHELLE - Culbreath, Brian; 201916110; Complaint Divorce; Strenfel, David.
- D ALESSANDRO, ALYSON: JOHN - Wells Fargo Bank Na; 201915877; Complaint In Mortgage Foreclosure; Wapner, Peter.
- DAVIS, JAYNEE - Davis, Keith; 201914429; Complaint Divorce.
- DELAWARE, JAMES - Portfolio Recovery Associates Llc; 201915939; Civil Action; Titus, Christopher.
- DEOLIVEIRA, SERGIO - Melo Campos, Andrea; 201916037; Complaint Divorce; Melhor, Ana.
- DOWNING, SHAWN - Petch, Stephanie; 201915872; Complaint Divorce.
- FARRIS, LAURA - Ditech Financial Llc; 201915857; Complaint In Mortgage Foreclosure; Wapner, Peter.
- FONTANEZ-DIAZ, CARMEN - Armas, Gonzalo; 201916263; Complaint Divorce; Fabick, Edward J.
- FORDHAM ENTERPRISES INC: FORDHAM, DIANA: MARTY - Pro Martial Arts Franchise Corporation; 201916230; Civil Action; Bush, Robert J.
- GONZALEZ, ELLIOT - Discover Bank; 201916106; Civil Action; Winograd, Ian Z.
- HIDEAWAY SWIM CLUB - Horsham Water And Sewer Authority; 201915988; Declaration of Taking Eminent Domain Gov; Mullin, Paul G.
- HOBBS, JERMAINE: CLARK, SHANNON - Cashatt, Lori; 201916114; Complaint for Custody/Visitation.
- J & J GRAVES - Plymouth Hill Condo; 201915770; Defendants Appeal from District Justice.
- JEAN, COLLINS: FEROZ, AMANDA - Nicolas, Mary; 201916032; Complaint for Custody/Visitation.
- JOHNSON, DARLENE - Nationstar Mortgage Llc; 201915942; Complaint In Mortgage Foreclosure; Megowan, Michelle L.
- JONES, DHESTIN - Portfolio Recovery Associates Llc; 201915574; Civil Action; Titus, Christopher.
- KASUMU, TAOHEED: MCCOY, SHAYANA - 251 Dekalb Llc; 201915862; Petition to Appeal Nunc Pro Tunc; Mayer, Jonathan.
- KEITH VALLEY PROPERTIES LP - Horsham Water And Sewer Authority; 201915910; Declaration of Taking Eminent Domain Gov; Mullin, Paul G.
- KIM, AE - Midland Funding Llc; 201915658; Civil Action; Santucci, Daniel.
- KRADI, ZAINAB - Discover Bank; 201915937; Civil Action; Winograd, Ian Z.
- LAROCCA, SAMUEL - Horsham Water And Sewer Authority; 201915912; Declaration of Taking Eminent Domain Gov; Mullin, Paul G.
- LATHROP, ROBERT - Noone, Thomas; 201916265; Defendants Appeal from District Justice.
- MAULE, WILLIAM: WILLIAM - Ditech Financial Llc; 201915970; Complaint In Mortgage Foreclosure; Wapner, Peter.
- MCMICHAEL LAWRENCE: CHRISTOPHER POLITYKA DEVISEE OF THE ESTATE OF KATHLEEN FIEL: FIELD, ALEXANDER, ET.AL. - Jp Morgan Chase Bank Na; 201916212; Complaint In Mortgage Foreclosure; Bates, Kenya.
- MEAD, KYLE - Mead, Andrea; 201916132; Complaint Divorce; McBrien, Frederick W. Iii.
- MENSAH, NANA - Lawrence, Jeronica; 201915936; Complaint Divorce.
- MEZADATA MEDICAL LLC: IN VITRO DYNAMICS CORPORATION: MEZADATA MEDICAL HOLDINGS IP HOLIDNGS LLC, ET.AL. - Belopolsky, Inna; 201908176; Civil Action; Pritchard, D. Barry, Jr.
- MILLER, JASON - Miller, Leslie; 201915799; Complaint Divorce.
- MINISSALE, ANTHONY: UNITED STATES OF AMERICA - Firstrust Bank; 201916165; Complaint In Mortgage Foreclosure; Bates, Kenya.
- MIRANDA, JULIO: OCCUPANTS - Reo Trust 2017-Rp11; 201916156; Complaint in Ejectment; Wapner, Peter.
- MOORE, DOUGLAS - Omatta, Joy; 201915782; Complaint Divorce.
- MORETZSOHN, ELLEN - Mascio, Will; 201915528; Complaint for Custody/Visitation.
- NGUYEN, PHAT - Discover Bank; 201915911; Civil Action; Winograd, Ian Z.
- PENNSYLVANIA DEPARTMENT OF CORRECTIONS: DOE D, JOHN: DOE E, JOHN, ET.AL. - Muir, Joel; 201915802; Civil Action.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Vagvala, Subash; 201915962; Appeal from Suspension/Registration/Insp; Schiffman, Jonathan.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Huynh, Thien; 201916115; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Knapstein, Steven; 201916135; Appeal from Suspension/Registration/Insp; Cullen, Sean E.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Thompson, Jordan; 201916117; Appeal from Suspension/Registration/Insp; Guyer, Edwin L.
- PRICE, MARIA: EDWARD - Pennymac Loan Services Llc; 201915318; Complaint In Mortgage Foreclosure; Wapner, Peter.
- RADCLIFFE, RHONDA - Bank Of America Na; 201915795; Civil Action; Palaia, Ashley.
- RANDALL, GLENN: SMITH, DIANE - Mermelstein, David; 201915855; Defendants Appeal from District Justice.
- RICKETTS, MARION - Specialized Loan Servicing Llc; 201916053; Complaint In Mortgage Foreclosure; Megowan, Michelle L.
- RINEHART, JEFFREY - Phillips, Margaret; 201915763; Petition to Appeal Nunc Pro Tunc.
- ROBINSON, SEDEAL - Discover Bank; 201915853; Civil Action; Winograd, Ian Z.
- RUIZ, FAWN - Ruiz, Jamil; 201916248; Complaint Divorce; Vangrossi, Paul E.
- SIXSMITH, KATHLEEN - Sixsmith, Thomas; 201916086; Complaint Divorce.
- SMITH, ANTHONY: OCCUPANTS - Secretary Of Veterans Affairs; 201915976; Complaint in Ejectment; Wapner, Peter.
- SOLER, TARA - Soler, John; 201915769; Complaint Divorce.
- STASKIN, SEAN - Staskin, Seliena; 201916161; Complaint Divorce.
- STEPHENS, ALEXANDER: YOUNG, MONIQUE - Young, Monette; 201915990; Complaint for Custody/Visitation.

TORONEY, JOSHUA - Toroney, Laura; 201908134;
Complaint Divorce; Norcross, Colleen.
TWO MEN AND TRUCK - Peronace, Rocco;
201916148; Defendants Appeal from District Justice.
UDOEKWERE, UBONG - Stroman, Katie;
201916113; Complaint Divorce; Solomon, Don J.
VANGIERI, JOSEPH: OCCUPANTS - Federal
National Mortgage Association; 201915961;
Complaint in Ejectment; Wapner, Peter.
WHALEN, CHELSEA - American Express
National Bank; 201915771; Civil Action;
Felzer, Jordan W.
YON, STARR - Ally Bank; 201916030; Civil Action;
Ratchford, Michael F.

WILLS PROBATED

Granted Week Ending June 25, 2019

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

BARON, JANE S. - Skippack Township; Baron, John P.,
18 Wheatshaf Lane Eagleville, PA 19403.
BELLES, PHYLLIS M. - Whitpain Township;
Mild, Obie, 1135 North Evans Street
Pottstown, PA 19464.
BOYLE, HELEN M. - Upper Moreland Township;
Boyle, Elaine D., 501 Corinthian Avenue
Hatboro, PA 19040; Boyle, Michael P.,
501 Corinthian Avenue Hatboro, PA 19040.
BOZOARTH, VERA M. - Abington Township;
Mcdowell, Randal J., 801 Old York Road
Jenkintown, PA 19046.
BRADLEY, JOSEPH E., JR. - Abington Township;
Beasley, Alyson, 400 Cadwalader Avenue
Elkins Park, PA 19027.
CLAGHORN, KATHARINE T. - Worcester Township;
Claghorn, Edward T., 457 Upper Weadley Road
Wayne, PA 19087; Claghorn, Frederic S., Jr.,
908 Surrey Drive Gwynedd Valley, PA 19437;
Kelly, James J., 510-A Abbott Drive
Broomall, PA 19084.
CLEMMER, CORA L. - Souderton Borough;
Clemmer, Dennis K., 17345 Wood Acre Trail
Chagrin Falls, OH 44023; Deichmann, Deborah C.,
448 N Roland Ave Pottstown, PA 19464.
COLLIGON, DOLORES E. - Towamencin Township;
Vargas, Barbara A., 1500 Canterbury Drive
Lansdale, PA 19446.
CORENSWET, JOHN - Lower Merion Township;
Corenswet, Amy, 23 South 23Rd Street
Phila, PA 19103; Corenswet, David,
625 E. Lancaster Avenue Wynnewood, PA 19096.
CRESSWELL, CAROLYN C. - Lower Providence
Township; Cresswell, Thomas J., 170 Jessica Circle
Schwenksville, PA 19473.
CROTHERS, MARGOT H. - Lower Merion Township;
Crothers, Samuel Iii, Waverly Heights
Gladwyne, PA 19035.
DAHL, IRENE M. - Upper Merion Township;
Dahl, Robert B., 268 Sweetbriar Circle
King Of Prussia, PA 19406.
DIAMONDSTEIN, ELIZABETH - Lower Merion
Township; Stamps, Nicole, 103 Haws Lane
Flourtown, PA 19031.
EGAN, DORIS V. - Abington Township;
Egan, Michael F., 811 Garfield Avenue
Glenside, PA 19038.
ELLENBERG, JAMES E. - Upper Moreland Township;
Ellenberg, Dorothy M., 11 Lawnton Road
Willow Grove, PA 19090.
FAASS, GEORGE S. - Lower Providence Township;
Faass, Marsha, 25102 Shannondell Drive
Audubon, PA 19403.
FIELDS, LUELLEN - Lower Merion Township;
Fields, David B., 622 Carisbrooke Road
Bryn Mawr, PA 19010.
FIORILLO, THERESA E. - Limerick Township;
Curran, Kathleen M., 2713 Juniper Lane
Phoenixville, PA 19460; McNulty, Susan F.,
3806 Lisa Lane Collegeville, PA 19426.
GREENBERG, WILLIAM B. - Lower Merion Township;
Greenberg, Mary P., 577 Ott Road
Bala Cynwyd, PA 19004; Kauffman, Warren J.,
1650 Market Street Phila, PA 19103.
HANZLIK, JANET M. - Whitpain Township;
Hanzlik, Thomas E., 406 Tailwater Bend
Lexington, SC 29072-6308.
HARRIS, MABEL - Upper Merion Township;
Harris, Leslie T., 731 George Drive
King Of Prussia, PA 19406.
HAUPT, PATRICIA E. - New Hanover Township;
Haupt, Guy J., 451 Mock Road Pottstown, PA 19464.
JACKSON, GABRIELE B. - Lower Merion Township;
Winkowski, David J., 30 Valley Stream Parkway
Malvern, PA 19355.
KLEIN, HENRY L. - Abington Township;
Klein, Janet S., 1475 Hampton Road
Rydal, PA 19046.
KRIEBEL, FLOSSIE - Pottstown Borough;
Bednar, Thomas J., Jr., 2484 Austin Avenue
Deltona, FL 32738.
LONG, JANET E. - Royersford Borough;
Long, Merle D., 360 Green St Royersford, PA 19468.
MAITIN, ELLEN C. - Lower Merion Township;
Behar, Brittany J., 2337 Decca Lane
Charlottesville, VA 22901.
MCCORMICK, TODD S. - Lower Gwynedd Township;
McCormick, Shawn P., 1719 North Wales Road
Eagleville, PA 19403.
MCVAUGH, MARY B. - Franconia Township;
Lorentz, Sharon P., 6565 Upper Ridge Road
Green Lane, PA 18054; Minninger, James K.,
665 Lower Road Souderton, PA 18964;
Quinty, Carol S., 4368 East Campbell Road
Pennsburg, PA 18073.
MISUDA, DIANA L. - Abington Township;
Nowak, Diane P., 103 Blossom Hill Lane
Chalfont, PA 18914.
NEFF, JOHN B. - Lower Providence Township;
Neff-Ryave, Lisa B., 5 Rabbit Run Rd
Malvern, PA 19355.
NYCE, JOHN N. - Lower Providence Township;
Nyce, Kenneth M., 2001 West Main St
Jeffersonville, PA 19403.
REIGNER, DOUGLAS K. - Douglass Township;
Kolarz, Bonnie, 184 Buchert Road
Gilbertsville, PA 19525; Reigner, Robin D.,
162 Buchert Road Gilbertsville, PA 19525.
REYNOLDS, GERALDINE N. - West Norriton Township;
Reynolds, Margaret S., 906 Black Rock Road
Gladwyne, PA 19035.

RICE, HUBERT - Abington Township; Rice, Steven, 633 Oakshade Avenue Elkins Park, PA 19027.

RIGLER, RALEIGH L. - Upper Merion Township; Rigler, Peter, 5 Stone Creek Ln Bryn Mawr, PA 19010.

ROCUS, MARYANNE - Hatfield Township; Beers, Natalie M., 2413 Jean Drive Hatfield, PA 19440; Rocus, David M., 176 Miller Road Barto, PA 19504.

ROSE, JENNARO C. - Montgomery Township; Dempster, Lynda P., Easton Court 5 B Whiting, NJ 08759.

ROSENBERG, KENNETH I. - Abington Township; Rosenberg, Shelley K., 1250 Greenwood Avenue Jenkintown, PA 19046.

SANDS, FRANCIS J. - Upper Frederick Township; Kurtz, Heather S., 3441 Foxfield Circle Perkiomenville, PA 18074.

SCHRAMP, JEAN S. - Lower Gwynedd Township; Hand, Christine, 702 Barrington Court Warrington, PA 18976.

SCHROEDER, JOYCE H. - Whitemarsh Township; Oelschlegel, Barbara, 426 East Sedgwick Street Philadelphia, PA 19119.

SEIDEL, STEPHEN V. - Worcester Township; Herrmann, Rebecca S., 303 W Market St Perkasio, PA 18944.

STAHL, SYLVIA J. - Pennsburg Borough; Moser, Linda S., 926 Walnut Street Royersford, PA 19468.

STAMBAUGH, EVELYN M. - Upper Moreland Township; Stambaugh, Thomas L., 1705 Sycamore Ave Hatboro, PA 19040.

STANNARD, ANN - Towamencin Township; Stannard, Mark J., 4486 Pin Oak Lane East Greenville, PA 18041.

SUTCH, MARY E. - Whippain Township; Hughes, Edward J., 1250 Germantown Pike Plymouth Meeting, PA 19426.

WIMMER, SARAH M. - Upper Hanover Township; Wimmer, Dustin, 4232 Kozy Korner Road Center Valley, PA 18034.

RETURN DAY LIST

**July 15, 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. Ahmed v. Abulatifa - Defendant's Motion to Compel Discovery (Seq. 4 D) - **J. Benson - D. Dawson.**
2. American Express Bank, FSB v. Lima - Plaintiff's Motion to Amend Caption (Seq. 19) - **J. Cawley - K. Gallagher.**
3. American Express Bank, FSB v. Morrison - Plaintiff's Motion to Amend Caption (Seq. 22) - **J. Cawley - M. Nahrgang.**
4. American Heritage Federal Credit Union v. Scott - Plaintiff's Petition to Amend Complaint in Quiet Title Nunc Pro Tunc (Seq. 12) - **M. Von Rosenstiel.**

5. Angelucci v. Unger - Plaintiff's Motion to Compel Discovery (Seq. 94 D) - **M. Simon - C. Tretta.**
6. Arkema, Inc. v. Sullivan - Plaintiff's Motion to Compel Inspection of Defendant's Personal Computer and Cell Phone (Seq. 49 D) - **L. Greenspan - J. Nolan.**
7. Arkema, Inc. v. Sullivan - Plaintiff's Motion to Strike Defendant's Objections to Subpoena (Seq. 51 D) - **L. Greenspan - J. Nolan.**
8. Arkema, Inc. v. Sullivan - Plaintiff's Motion to Strike Defendant's Objections and Compel More Specific Responses to Discovery (Seq. 50 D) - **L. Greenspan - J. Nolan.**
9. Asplundh v. Smith - Plaintiff's Motion to Transfer Venue to Orphans' Court Division (Seq. 122) - **A. Frank - C. Strauss.**
10. Balzaretto v. KBF Associates, L.P. - Defendant's Motion to Compel Plaintiff's Answers to Discovery (Seq. 6 D) - **T. Sacchetta - C. Comeau.**
11. Bank of America, N.A. v. Jong - Plaintiff's Motion to Reassess Damages (Seq. 43) - **J. Lobb - Z. Perlick - R. Crawley.**
12. Bank of America, N.A. v. Sanford - Plaintiff's Motion to Strike Pleadings from Record (Seq. 40) - **A. Brunner.**
13. Barnes-Mack v. AKZ Delaware Valley Hospitality, Inc. - Plaintiff's Motion to Compel Defendant's Answers to Discovery and Requests for Production of Documents (Seq. 11 D) - **M. Creedon - E. Heffron.**
14. Barone v. Alfredos Restaurant - Defendant's Motion to Compel Plaintiff's Depositions (Seq. 16 D) - **L. Haberman - P. Moran.**
15. Battisto v. Behm - Plaintiff's Motion to Consolidate (Seq. 7) - **M. Pansini - K. Sykes.**
16. Beagle v. Brunner - Defendant's Motion to Compel Responses to Defendant's First Request for Production of Documents and Interrogatories (Seq. 37 D) - **G. Lightman - J. Gavin.**
17. Beckier v. Hunter - Defendant's Motion to Compel Discovery Responses (Seq. 17 D) - **R. Madden - A. Venters.**
18. Bianco v. Ambler Healthcare Group, LLC - Plaintiff's Motion to Compel Discovery (Seq. 46 D) - **I. Norris - W. Mundy.**
19. Bitting v. Primo Brick Oven Pizza, Inc. - Defendant Morgan Silks and Gerald Silks, Jr.'s Motion to Compel Answers to Discovery (Seq. 16 D) - **K. Marciano - G. Mercogliano.**
20. Bitting v. Primo Brick Oven Pizza, Inc. - Plaintiff's Motion to Compel Defendant, Morgan A. Silks and Gerald J. Silks, Jr.'s Answers to Discovery (Seq. 18 D) - **K. Marciano - G. Mercogliano.**
21. Bonds v. Riley - Plaintiff's Motion to Compel Deposition of Corporate Designee of Defendant, Bryn Mawr Medical Specialist Association (Seq. 55 D) - **G. Samms - R. Mongeluzzi.**
22. Brake v. The Bryn Mawr Terrace - Plaintiff's Motion to Compel Discovery Responses of Defendants, Bryn Mawr Terrace and Main Line Senior Care (Seq. 88 D) - **J. Lindheim - M. Schwartz.**
23. Brown v. Pier-Matteo - Plaintiff's Motion to Compel Discovery (Seq. 1 D) - **S. Schatz.**
24. Brown v. Suburban Community Hospital - Plaintiff's Motion to Compel More Specific Responses to Discovery (Seq. 51 D) - **S. Wilson - A. Kessler.**

25. *Bruce v. Neff-Merion Enterprises, Inc. - Defendant's Motion to Dismiss All Claims Against Neff Pharmacy Management, Inc.* (Seq. 15) - **D. Sherman - K. Michaels.**
26. *Campion v. Rossky - Defendant's Motion to Compel Plaintiff's Answers to Discovery* (Seq. 10 D) - **M. Fleishman - A. Zabicki.**
27. *Capozzi v. Rotelle - Defendant's Motion to Strike Plaintiff's Objections to Subpoenas* (Seq. 5) - **B. Tabakin - M. Riley.**
28. *Cetra Propainters, LTD v. Lufkin - Defendant's Motion to Withdraw as Counsel* (Seq. 25) - **G. Shantz - J. Pratz.**
29. *Chase Manhattan Bank, USA v. Kratzer - Plaintiff's Motion to Compel Defendant's Answers to Interrogatories* (Seq. 1-8 D) - **W. Molczan.**
30. *Chase Manhattan Bank, USA, N.A. v. Wayden - Plaintiff's Motion to Compel Defendant to Answer Interrogatories* (Seq. 22 D) - **W. Molczan.**
31. *Chester A. Asher, Inc. v. Wricley Nut Products Company - Plaintiff's Motion to Compel Defendant's Responses to Plaintiff's Discovery Requests* (Seq. 14 D) - **B. Feinauer - A. Kessler.**
32. *Citizens Bank, N.A. v. DiPaul - Plaintiff's Motion to Amend Electronic Complaint Filing to Add Party* (Seq. 16) - **G. Javardian.**
33. *Cleary v. Lee - Defendant's Motion to Compel Plaintiff, Estate of Kenneth Williams' Answers to Request for Production of Documents* (Seq. 36 D) - **P. Rodden - A. Lynam - T. Dougherty - E. Fabick - G. Peterson.**
34. *Combs v. Floyd - Defendant's Motion to Compel Identities of Decent, Alfred C. Payne's Treating Physicians* (Seq. 43 D) - **J. McMahon - J. Mayers - G. Kundle.**
35. *Companion Realty, LLC v. Helios Builders, Inc. - Petition to Confirm Arbitration Award and Enter Judgment* (Seq. 0) - **C. Amentas.**
36. *Conshohocken Borough v. Conshohocken Borough Zoning Hearing Board - Intervenor's Motion to Strike Joint Petition of Appellants* (Seq. 37) - **M. McHugh - M. Clarke.**
37. *CW Kitchen, LLC v. Ostroff - Plaintiff's Motion to Compel Defendant's Responses to Interrogatories* (Seq. 35 D) - **J. First - S. Ostroff.**
38. *Daisey v. Landis - Defendant's Motion to Compel Answers to Discovery and Production of Documents* (Seq. 13 D) - **M. Simon - C. Harrington.**
39. *Daisey v. Landis - Defendant's Motion to Deem Requests for Admissions Admitted* (Seq. 1-4 D) - **M. Simon - C. Harrington.**
40. *David v. Cheri - Defendant's Motion to Consolidate* (Seq. 16) - **P. Van Blunk - K. May.**
41. *Davis v. Galluppi - Defendant's Motion to Withdraw as Counsel* (Seq. 25) - **F. Walsh - S. McIntosh.**
42. *Dewalt v. Maguire Hayden Real Estate Company - Defendant's Motion to Compel Plaintiff's Deposition* (Seq. 28 D) - **J. Fine - A. Riemenschneider.**
43. *Doran v. Schiowitz - Motion in Limine* (Seq. 67) - **W. Roark - G. Samms.**
44. *Elliott Greenleaf, P.C. v. DeMarco - Defendant's Motion to Submit Documents for in Camera Review* (Seq. 6-2) - **C. O'Boyle - G. Bochetto.**
45. *ERA Continental Realty v. McKiernan - Petition to Consolidate* (Seq. 9).
46. *ERA Continental Realty v. McKiernan - Petition to Consolidate* (Seq. 14) - **J. Pizonka.**
47. *Erie Insurance Exchange a/s/o Neil Halberstadt v. Vega - Plaintiff's Motion to Reassess Damages* (Seq. 7).
48. *Estate of Frank P. McGinty v. Creative Health Services, Inc. - Defendant's Motion to Compel Plaintiff's Depositions* (Seq. 102 D) - **J. Bigatel - A. Benedict - S. Utke.**
49. *Evans v. Pottstown Borough - Defendant's Motion to Compel Plaintiff to Execute SS Administration Authorization Form to Secure Release of Records* (Seq. 51 D) - **M. Greenfield - T. McAndrew.**
50. *Evans v. Pottstown Borough - Defendant's Motion to Consolidate* (Seq. 50) - **M. Greenfield - T. McAndrew.**
51. *Federal National Mortgage Association v. Comber - Defendant's Motion to Set Aside Sheriff's Sale* (Seq. 16) - **M. Von Rosenstiel - M. Forbes.**
52. *Feick v. Docktor - Plaintiff's Petition to Withdraw as Counsel* (Seq. 76) - **B. Faigenbaum - V. Angst.**
53. *Fernandez v. McCreesh - Plaintiff's Motion to Compel Answers to Interrogatories and Request for Production of Documents* (Seq. 11 D) - **R. Madden - P. Sweeney.**
54. *Fritz v. McMullen - Defendant's Petition to Withdraw as Counsel* (Seq. 57) - **J. Watts - M. Divinsky.**
55. *Gardner v. Booker - Defendant's Motion to Compel Plaintiff's Answers to Interrogatories and Responses to Request for Production of Documents* (Seq. 1 D) - **J. Fine - P. Casey.**
56. *Garland v. Cobrysh, Inc. - Plaintiff's Motion to Compel Defendant, Cobrysh, Inc. to Answers Discovery and Production of Documents* (Seq. 41 D) - **A. Braitman - J. Murphy.**
57. *Gehringer v. S - Plaintiff's Motion to Compel Discovery* (Seq. 17 D) - **J. Rendemonti - S. Engle.**
58. *Gendall v. Hirsch - Defendant's Motion to Compel Plaintiff's Answers to Discovery* (Seq. 190 D) - **B. Smith - G. Knoell, III - A. Romanowicz.**
59. *Gibbons v. Isabella - Plaintiff's Motion to Compel Discovery* (Seq. 38 D) - **M. Simon - G. Mondjack.**
60. *Gladwyne Montessori School v. Thomas - Plaintiff's Motion to Reassess Damages* (Seq. 13) - **J. Watson.**
61. *Goff v. Wynnewood Investment Group, LLP - Defendant's Motion to Compel Plaintiff's Answers to Discovery* (Seq. 16 D) - **J. Marx - R. Siegel.**
62. *Gregg v. Mothers Love Home Health Care - Defendant's Motion to Compel Plaintiff's Deposition* (Seq. 38 D) - **P. McNamara - J. Taima.**
63. *Harris v. Harris - Defendant's Petition to Intervene* (Seq. 13) - **G. Emmons - D. Parrish.**
64. *Hayman v. Hayman - Plaintiff's Motion to Withdraw as Counsel* (Seq. 349) - **R. Feldman - S. Orloff.**
65. *Heaney v. Wilson - Defendant's Motion to Compel Discovery* (Seq. 61 D) - **G. Lentz - T. Schindler.**
66. *Henry v. Get Air King of Prussia, LLC - Plaintiff's Motion to Compel Interrogatories from Defendants* (Seq. 33 D) - **D. Shulick - P. Casey.**
67. *Holiday v. Greco - Defendant's Motion to Compel Plaintiff's Discovery Responses* (Seq. 1 D) - **W. Siegel.**
68. *Holmes v. Spring Meadows of Lansdale - Plaintiff's Motion to Compel Defendant's Discovery* (Seq. 50 D) - **J. Lindheim - W. Mundy.**
69. *Indelicato v. Fletcher - Defendant's Motion to Compel Plaintiff's Answers to Discovery* (Seq. 9 D) - **J. Zimmerman - J. Godin.**

70. Jenderko v. Collie - Plaintiff's Motion to Compel Responses to Interrogatories and Request for Production of Documents (Seq. 6 D) - **R. Braker - J. Livingood.**
71. Johnson v. Altman Management Company, Inc. - Plaintiff's Motion to Compel Discovery (Seq. 36 D) - **A. Braitman - J. Devlin.**
72. Johnson v. Evans - Defendant's Motion to Compel IME of Plaintiffs (Seq. 37 D) - **M. Weinberg - K. Peck.**
73. Johnson v. Evans - Defendant's Motion to Compel IME of Plaintiffs R. Johnson, Minor "T-J", and A. Jordan (Seq. 39 D) - **M. Weinberg - K. Peck.**
74. Kahn v. McHale - Defendant's Motion to Compel Discovery (Seq. 8 D) - **J. Zimmerman - D. Dawson.**
75. Kasapidis v. Weis Market - Plaintiff's Motion to Compel Discovery (Seq. 31 D) - **M. Simon - C. Spitz.**
76. Kerner v. Simms - Defendant's Motion to Compel Plaintiff's Deposition (Seq. 16 D) - **J. Young - J. Godin.**
77. Kim v. Rifkin - Defendant's Motion to Compel Plaintiff's Answers to Discovery (Seq. 14 D) - **J. Solnick - J. Godin.**
78. Kim v. Rifkin - Plaintiff's Motion to Compel Discovery (Seq. 16 D) - **J. Solnick - J. Godin.**
79. Koleszarik v. Matthews - Defendant's Petition to Withdraw as Counsel (Seq. 21) - **C. Mirabile - J. McIntosh.**
80. Leone v. Schempp - Plaintiff's Motion to Compel Directed to Joseph Ashton, III, Esquire to Produce Files (Seq. 105 D) - **J. Ashton - C. Knapp - P. Deeb.**
81. Lopolito v. Hilferty - Defendant's Motion to Compel Physical and Mental Examination of Plaintiff (Seq. 16 D) - **J. Monaco - G. Mondjack.**
82. Manning v. Siry - Defendant's Motion to Compel Plaintiff's Discovery (Seq. 16 D) - **K. Connors.**
83. Markus v. Ed Goodman Chimney Service - Plaintiff's Motion to Amend Complaint (Seq. 143) - **R. Boyd - M. Shusterman - M. Harding.**
84. Martino v. Wakely - Defendant's Motion to Compel Plaintiff's Answers to Discovery and Consent to Release Form (Seq. 14 D) - **G. Levin - M. Lyon.**
85. Mayfield v. Fredericks - Plaintiff's Motion to Compel Defendant's Request for Production of Documents (Seq. 7 D) - **B. McVan.**
86. McGrath v. Cropper - Defendant's Motion to Compel Plaintiff's Answers to Discovery (Seq. 18 D) - **J. Zafran - D. Lewbart.**
87. Mendez-Guerra v. Schroeder - Defendant, Abisaid Loeza-Martinez's Motion to Compel Plaintiff's Answers to Discovery (Seq. 16 D) - **R. Lucente - J. Palmer.**
88. Milito v. Cindrich - Defendant's Petition to Withdraw as Counsel (Seq. 43) - **E. Fabick.**
89. Moghal v. Geo Supermarket & Halal Meat - Defendant, Sas Highend, Inc., Geo Supermarket & Halal Meat's Motion to Compel Plaintiff's Answers to Interrogatories and Documents (Seq. 18 D) - **C. Cooper - J. Bovender.**
90. Nagirniak v. Liebergall - Plaintiff's Motion to Compel Defendant's Answers to Discovery (Seq. 10 D) - **N. Hoffman - M. Hazel.**
91. Newrez, LLC v. Garoppo - Plaintiff's Motion to Amend Complaint (Seq. 6) - **S. Myers.**
92. Nice v. Pennsylvania Department of Transportation - Plaintiff's Petition for Leave to Withdraw as Counsel (Seq. 1-2) - **J. Quinn.**
93. Ortiz v. Whiteley - Defendant's Motion for Protective Order (Seq. 10 D) - **B. Tabakin - D. Bailey.**
94. Parkhouse Nursing and Rehabilitation Center, L.P. v. Kenney - Plaintiff's Motion for Order to Break and Enter (Seq. 17) - **R. Morris.**
95. Peco Energy Company v. Didio - Plaintiff's Motion to Remove Case from Deferred Status, Enter Judgment and Discontinue Case Against Didio (Seq. 17) - **L. Zack.**
96. Petroski v. Weitzel - Defendant's Motion to Compel Plaintiff's Income Tax Returns (Seq. 1-3 D) - **C. Mandracchia - R. Jellen.**
97. Pham v. Black - Defendant's Motion to Compel Plaintiff's Responses to Discovery (Seq. 12 D) - **K. Hovey - K. Nosari.**
98. Pietropaula v. Harad - Plaintiff's Motion to Compel Answers to Interrogatories and Request for Production of Documents (Seq. 9 D) - **B. Gross - J. Oprysko.**
99. Reed v. Eagleville Hospital - Defendant's Motion to Compel Plaintiff's Responses to Discovery (Seq. 8 D) - **J. Bernstein - G. Smith.**
100. Rittenhouse Square Condominium Association v. Ciccaglione - Plaintiff's Motion to Reassess Damages (Seq. 4) - **H. Barrow.**
101. Roach v. Pavilion Land Acquisition General LLC Group - Defendant's Motion to Remand to Compulsory Arbitration (Seq. 19) - **M. Steinberg - D. Pizzica.**
102. Rocci v. Ammarell - Plaintiff's Motion for Leave to Amend Caption and Complaint (Seq. 6) - **J. Zafran - B. Hoffer.**
103. Rodriguez-Pagan v. Taylor - Defendants, Garrison Property and Casualty Insurance Company's Motion to Compel Plaintiff to Produce Photos (Seq. 35 D) - **J. Fine.**
104. Rudolph v. Zabaga - Defendant's Petition to Withdraw as Counsel (Seq. 181) - **C. Mirabile - J. Grossman.**
105. Russell v. Curran - Defendant's Motion to Compel Discovery (Seq. 7 D) - **K. Saffren - D. Stauffer.**
106. Santander Bank, N.A. v. Cordero - Plaintiff's Motion to Reassess Damages (Seq. 8) - **K. Bates.**
107. Scantling v. 850 Paper Mill Road Operations - Plaintiff's Motion to Compel Discovery Depositions (Seq. 88 D) - **R. Wilson - R. Dillon.**
108. Sciarrino v. Mestravick - Plaintiff's Motion to Amend Complaint to Add Defendant (Seq. 7).
109. Shallow v. Taylor - Plaintiff's Motion to Compel Defendant's Answers to Interrogatories and Responses to Request for Production of Documents (Seq. 10 D) - **R. Braker - K. Nosari.**
110. Skariah v. Pelberg - Defendant's Motion to Compel Plaintiff's Depositions (Seq. 14 D) - **M. Breslin - K. Peck.**
111. Slaughter v. Trios Tomato Pie, LLC, t/a and d/b/a Trios Fresh Italian - Defendant's Motion to Answer Discovery and Production of Documents (Seq. 9 D) - **K. Cohen - A. Quasti.**
112. St. Joseph's University v. Anton - Plaintiff's Motion to Reassess Damages (Seq. 13).
113. Stone v. AD Panaccio Building and Renovations - Plaintiff's Motion for Default Judgment (Seq. 22) - **D. Scaggs - J. Malley.**
114. Sun v. Walker - Defendant's Motion to Compel Plaintiff's Answers to Interrogatories and Document Requests (Seq. 7 D) - **E. Levine - J. Gilman.**
115. Szatowalo v. Sager - Defendant's Motion to Compel Discovery (Seq. 11 D) - **M. Hazel.**

116. The Bank of New York Mellon v. Carr - Plaintiff's Petition to Correct Grantee Name (Seq. 30) - **S. Hladik - M. Donohue.**
117. Timepayment Corporation v. Pointis Steaks & Spuds, LLC - Plaintiff's Motion for Leave to File Second Amended Complaint (Seq. 45).
118. Trout v. FLM Holdings, LLC - Defendant, FLM Holdings, LLC's Motion to Strike Plaintiff's Objections to Subpoenas for Medical Records (Seq. 19) - **D. Breen - K. Connors - M. Kvetan.**
119. Trout v. FLM Holdings, LLC - Defendant's FLM Holdings, LLC's Motion to Compel Answers to Plaintiff's Discovery (Seq. 21 D) - **D. Breen - K. Connors - M. Kvetan.**
120. Twyman v. Wiederman - Plaintiff's Motion for Leave to Conduct Discovery (Seq. 131 D) - **A. Romanowicz.**
121. Twyman v. Wiederman - Plaintiff's Motion to Compel Defendants to Produce Documents (Seq. 134 D) - **A. Romanowicz.**
122. Uriarte v. Cirillo - Plaintiff's Motion to Compel Discovery (Seq. 96 D) - **T. Kline - J. McCarron.**
123. Valley Forge Military Academy v. Williams - Plaintiff's Motion to Reassess Damages (Seq. 13) - **G. Allard.**
124. Villanova Veterinary Hospital v. Lane Builders, LLC - Defendant's Petition to Dismiss Action and Compel Arbitration (Seq. 2) - **A. Cronk.**
125. Washington v. Cash - Plaintiff's Motion to Withdraw as Counsel (Seq. 61) - **M. Van Der Veen - C. Sweeney.**
126. Watson v. Mt. Zion Ame Church - Defendant, Nat Turner's Lawn Care and Dasia Wright's Motion to Compel Plaintiff's Discovery (Seq. 25 D) - **J. Rosenbaum - J. Brooks.**
127. Weinstein v. Tushev - Defendant's Motion for Late Joinder (Seq. 13) - **J. Mittman - E. Kosacci.**
128. Weisel v. Buxmont Medical Associations - Plaintiff's Motion to Compel Discovery (Seq. 8 D) - **R. Tarnowski - B. Welsh.**
129. Wells Fargo Bank, N.A. v. Vosacek - Defendant's Petition to Withdraw as Counsel (Seq. 53) - **M. Wooters - A. Moretsky.**
130. Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A. f/k/a First National Bank v. Lourie - Defendant's Petition to Withdraw as Counsel (Seq. 24) - **P. Wapner - F. Caiola.**
131. Welton v. Simms - Defendant's Motion to Compel Plaintiff's Deposition (Seq. 25 D) - **J. Zafran - A. Zabicki.**
132. Williams v. Sweeney - Plaintiff's Motion to Compel Defendant's Answers to Discovery (Seq. 9 D) - **J. Urban - J. Gilman.**
133. Wood v. Upper Merion Township - Defendant, Upper Merion School District's Motion to Compel Plaintiff's Answers to Written Discovery (Seq. 25 D) - **G. Mullaney - C. Allen - K. McNulty.**
134. Yoder v. White - Defendant's Petition to Withdraw as Counsel (Seq. 158) - **M. Cutillo Teare - M. Winter.**
135. Yost v. Eisner - Defendant's Motion to Compel Plaintiff's and Margaret Mock's Depositions (Seq. 120 D) - **C. Hoey - G. Samms.**
136. Young v. Kim - Plaintiff's Petition to Withdraw as Counsel (Seq. 73) - **T. Hough - H. Hansen.**