117-120

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Montgomery County

Law Reporter

VOLUME 157, NUMBER 15, NORRISTOWN, PA APRIL 9, 2020

PERIODICAL PUBLICATION

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*** Dated Material. Do Not Delay. Please Deliver Before Monday, April 13, 2020**

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BAR ASSOCIATION NEWS

The Following Notices Are For Montgomery Bar Association Members Only

MBA'S COVID 19 Resource Center and Other Important Updates

First of all, we hope you and your family staying safe and healthy during this unprecedented and difficult time. We would like to remind you that the MBA has been working diligently to ensure that our operations have been uninterrupted and we are able to offer the same resources, support, and assistance that we've provided to our members and the community for 135 years. To that end, please note the following:

We've created a COVID-19 Resource Center to centralize important court orders and procedural changes, as well as other updates relevant to the practice of law in and around Montgomery County. Visit www.montgomerybar.org.

Please utilize the Unified Justice System of Pennsylvania's resource page, which includes state and county procedural updates.

MBA staff is working remotely and is available via phone and email. Please visit our staff directory for contact information.

Please utilize our committee and section listservs. They are valuable resource for communication with colleagues and to share important updates from the court. If you would like to sign up for any of our listservs please contact George Cardenas at george@montgomerybar.org.

The Pennsylvania CLE board has postponed the April 30th compliance deadline to August 31st. Please continue to utilize our convenient Online CLE Center to earn your distance learning credits.

Our Lawyer Referral Service continues to be a valuable resource for members of the community who are seeking legal assistance - now more than ever. If you would like to participate in the Lawyer Referral Service, please contact Sherry Sutton at sherry@montgomerybar.org.

Teleconferencing (both video and phone) is available to our members for remote committee meetings and other events. Please contact George Cardenas at george@montgomerybar.org.

Again, we sincerely hope you are staying safe and healthy and thank you for working with us as we navigate these uncharted waters.



While the situation with COVID-19 evolves and you work through your own business continuity plans, we understand if you're a bit unsettled by the uncertainty of current circumstances, as well as the possibility of missing out on cash flow. Our Affinity Partners at LawPay understand the critical role that electronic payments will play as this situation evolves, and that's why they're offering a $100 credit on processing fees if you want to get started with a new LawPay account. Their team is fully operational and here to support you however they can.

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2020 NEW MONTGOMERY BAR ASSOCIATION MEMBERS

(The following members were admitted on March 26, 2020)

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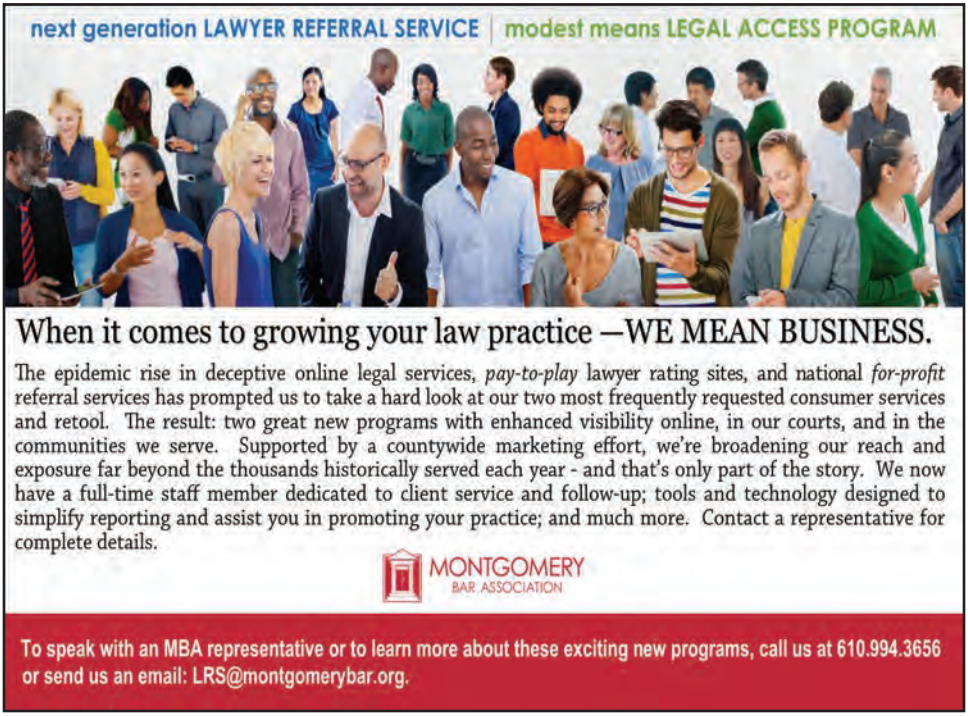
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SHERIFF'S SALES

*****IMPORTANT UPDATE*****

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,

Via court order, the Montgomery County Sheriff's Sale scheduled for March 25, 2020 AND April 29, 2020 has been postponed until May 27, 2020 at 1:00 o'clock P.M. prevailing time, in Court Room "A", Court House, Swede and Airy Streets, in the Borough of Norristown, said County, the following described Real Estate as a precautionary measure to mitigate the spread of the COVID-19 virus.

To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on May 27, 2020 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

Second Publication

12-09570

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

BEGINNING at a point on the Northerly side of Seventh Street, a corner of this and property now or late of James Graham; thence Westwardly along the said side of said Seventh Street 20.00 feet to Bishop Alley; thence along the Easterly side of said alley Northwardly 115.10 feet to a corner on the line of land of Joshua Ward; thence Eastwardly along said land 21.00 feet to a corner of this and the said Graham's land; thence Southwardly along line of said Graham's land and passing through the middle of the partition wall between this house and the adjoining house, which said partition wall is to be used and occupied as a common and partition wall forever, 108.75 feet, more or less, to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael F. Zielinski and Danielle Zielinski, h/w, as Tenants by the Entirety, by Deed from Michael F. Zielinski, dated 08/03/2006, recorded 09/08/2006, in Book 5615, Page 2142.

Parcel Number: 02-00-05700-00-4.

Location of property: 123 W. 7th Street, Bridgeport, PA 19405-1115.

The improvements thereon are: Single family, residential property.

Seized and taken in execution as the property of **Michael F. Zielinski, Danielle Zielinski and The United States of America c/o The United States Attorney for the Eastern District of Pennsylvania** at the suit of U.S. Bank National Association, as Trustee for Greenpoint Mortgage Funding Trust Mortgage Pass-Through Certificates, Series 2006-AR6. Debt: $275,511.65.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

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

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

13-05620

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Merion Township,** Montgomery County, Pennsylvania, as 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, being more fully described, as follows, to wit:

BEGINNING at a point on the Northerly 1right-of-way line in the former alignment of Valley Forge Road (of variable width and now closed to traffic) said point being the following two courses and distances from the intersection of the title in in said road and the projection of a common boundary between Tax Block 25H and Unit 3 and Unit 7 located on the Southerly side of the aforementioned Valley Forge Road: (1) North 82 degrees, 45 minutes, 00 seconds East, 0.58 feet; (2) North 07 degrees, 15 minutes, 00 seconds West, 20.03 feet; thence from said point of beginning extending along said Northerly right-of-way line of Valley Forge Road the following two courses to a point on a common boundary between Lot 2 and Lot 3 of the subdivision: (1) North 07 degrees, 15 minutes, 00 seconds West, 4.97 feet; (2) 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 extending along and common boundary line between Lot 2 and Lot 3 North 08 degrees, 54 minutes, 14 seconds East, 145.49 feet to a point on the Southerly right-of-way line of Valley Forge Road and along the aforementioned right-of-way in the former alignment of Valley Forge Road the following four courses and distances: (1) South 46 degrees, 05 minutes, 00 seconds East, 78.05 feet; (2) along the arc of a circle curving to the left having a radius of 440.00 feet the arc distance of 167.50 feet (3) along the arc of a circle curving to the right having a radius of 8.00 feet the arc distance of 20.40 feet; (4) South 82 degrees, 45 minutes, 00 seconds East, 16.82 feet (shown incorrectly on the plans as 16.69 feet) to the point and place of beginning.

CONTAINING 13,874 square feet (0.318 acres) of land area be the same more or less.

BEING Lot No. 3 on Subdivision Plan.

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BEING the same premises which Scott Alexaki and Deborah S. Alexaki by Deed dated August 6, 2004 and recorded August 25, 2004 in Deed Book 5524, Page 2914 granted and conveyed unto Scott M. Alexaki, in fee.

Parcel Number: 58-00-19471-62-2.

Location of property: 720 West Valley Forge Road, King of Prussia, PA 19406.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Scott Alexaki and Scott M. Alexaki** at the suit of Deutsche Bank National Trust Company, as Trustee for WAMU Mortgage Pass-Through Certificates, Series 2005-AR8. Debt: $1,000,418.07 (plus costs).

Eckert Seamans Cherin & Mellott, LLC, Attorneys.

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

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

14-12147

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitpain Township,** Montgomery County, Pennsylvania, bounded and described according to a site plan made for Whitpain Hills, Home Owners Association, dated June 5, 1976 and recorded in Plan Book A-27, Page 42, as follows, to wit:

BEING Building Number 4 East Side Drive.

BEING Unit Number 12 East Side Drive.

TOGETHER with the free and common use, right, liberty and privilege of a certain 86 feet wide right-of-way extending in a Southwesterly direction from a point on the title line in the bed of Pennsylvania Route 73, known as 'Skippack Pike' said centerline of said right-of-way is measured the two following courses and distances from a point a corner of lands now or late of David M. Law: (1) along the title line in the bed of Skippack Pike North 49 degrees, 50 minutes West a distance of 353.45 feet to a point; and (2) North 48 degrees, 52 minutes West, 112.50 feet to the point of beginning; thence extending along the centerline of said 86 feet wide right-of-way and through the property now or late of Thomas Meehan Estate South 46 degrees, 47 minutes, 56 seconds West, 730.04 feet to a point.

SUBJECT to the proportionate part of the expense of maintaining said 86 feet wide right-of-way.

TITLE TO SAID PREMISES IS VESTED IN Frances P. Knox, by Deed from Luigi Palatano and Mary Jane Palatano, dated 12/23/2008, recorded 12/31/2008 in Book 5718, Page 1385.

Parcel Number: 66-00-06406-96-2.

Location of property: 412 Whitpain Hills, Blue Bell, PA 19422-1346.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Frances Page Knox** at the suit of Newrez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing. Debt: $77,213.43.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

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

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

14-18897

ALL THAT CERTAIN piece or parcel of ground, with the buildings and improvements thereon erected, situate in **Springfield Township,** Montgomery County, Pennsylvania and described according to a certain lot location plan of property of Ernest D. Ballard made by C. Raymond Wier Associates, Inc., Civil Engineers and Surveyors dated October 4, 1968, as follows, to wit:

BEGINNING at a point in the center line of Northwestern (Wissahickon) Avenue (50 feet wide) a corner of lands now or late of Dr. Warren, said center line being the dividing line between Montgomery County and Philadelphia County; thence extending from said point distances (1) North 40 degrees, 42 minutes, 04 seconds West, crossing the Northwesterly side of Northwestern Avenue 199.10 feet to a point; (2) North 89 degrees, 13 minutes, 22 seconds West, 28.38 feet to a point of curve; and (3) Westwardly and Southwestwardly on the arc of a circle curving to the left having a radius of 300.00 feet the arc distance of 20.94 feet to a point of tangent in line of Parcel "B" on said plan; thence extending North 50 degrees, 46 minutes, 38 seconds East along parcel "B" 182.28 feet to a point in line of lands now or late of Martin H. Semerjian; thence extending South 40 degrees, 27 minutes, 23 seconds East along the last mentioned lands also along lands now or late of Mary A. McNelis re-crossing the Northwesterly side of Northwestern avenue aforesaid 209.72 feet to a point a nail in the center line of same; thence extending South 44 degrees, 50 minutes, 30 seconds West along the center line of Northwestern Avenue 141.39 feet to the first mentioned point and place of beginning.

CONTAINING in area 0.7134 acre more or less.

BEING Parcel "A" as shown on the above-mentioned plan.

BEING the same premises which Joan Ziejewski by Deed dated 9/19/1997 recorded 10/9/1997 in Montgomery County in Deed Book 5202, Page 1634 conveyed unto Joan E. Ziejewski and Walter J. Ziejewski, mother and son, in fee.

Parcel Number: 52-00-12499-00-4.

Location of property: 131 W. Northwestern Avenue, Philadelphia, PA 19118.

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

Seized and taken in execution as the property of **Joan Ziejewski a/k/a Joan E. Ziejewski and Walter Ziejewski a/k/a Walter J. Ziejewski** at the suit of Deutsche Bank National Trust Company, as Trustee, in Trust for Registered Holders of Long Beach Mortgage Loan Trust 2006-5, Asset-Backed Certificates, Series 2006-5. Debt: $398,659.01.

KML Law Group, Attorneys.

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.

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14-28869

ALL THAT CERTAIN lot or piece of ground, situate in **Towamencin Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision prepared for John Waligora, by Urwiler and Walter, Registered Professional Engineers, dated September 16, 1980 and last revised on November 18, 1980, as recorded in Plan Book A-41, Page 91, as follows to wit:

BEGINNING at a point on the northwesterly side of Old Forty Foot Road (LR 46056), as widened to 50 feet from its center line, said point being a corner of lands, now or late of Martin David Lawler, thence extending along the northwesterly side of Old Forty Foot Road, south 40 degrees 21 minutes 30 seconds west 205.82 feet to a point, a corner in line of Lot No. 1 as shown on the above mentioned plan; thence extending along the same north 49 degrees 38 minutes 20 seconds west 553.10 feet to a point, a corner in line of Lot No. 4 as shown on the above-mentioned plan, said point being at a point on the Skippack Creek, thence extending along Lot No. 4 and through said creek, the 3 following courses and distances, as follows to wit: thence (1) north 59 degrees 52 minutes 22 seconds east 58.27 feet to a point, thence (2) north 16 degrees 12 minutes 55 seconds east 69.64 feet to a point; thence (3) north 49 degrees 24 minutes 00 seconds east 88.45 feet to a point, a corner of lands now or late of Lawler, aforesaid; thence extending along the same south 49 degrees 38 minutes 30 seconds east 498.22 feet to a point on the northwesterly side of Old Forty Foot Road, the point and place of beginning.

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

UNDER AND SUBJECT to restrictions as of record.

BEING Tract No. 2 as described in Deed Book 5078, Page 1751.

TITLE TO SAID PREMISES IS VESTED IN Eric C. Tyson and Karen M. Tyson, h/w, by Deed from Eric C. Tyson and Karen M. Tyson and Waynes S. Mural, dated 08/04/2004, recorded 11/29/2004, in Book 5534, Page 2016.

Parcel Number: 53-00-05973-10-3.

Location of property: 2030 Old Forty Foot Road, Harleysville, PA 19438-3017.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Eric Tyson a/k/a Eric C. Tyson a/k/a Eric T. Tyson; Karen M. Tyson; and The United States of America c/o The United States Attorney for The Eastern District of Pennsylvania** at the suit of Wells Fargo Bank, National Association, as Trustee for Securitized Asset Backed Receivables LLC Trust 2005-OP2, Mortgage Pass-Through Certificates, Series 2005-OP2. Debt: $993,493.48.

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.

16-12690

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 curved Southwesterly line of Curtis Drive distant 61.90 Southeastwardly from the Southeasterly end of the curve connecting the curved Southwesterly line of Curtis Drive with the Southeasterly line of Arboretum Road, said connecting curve having a radius of 20 feet, said beginning point being in the division line between Lots 1 and 2, Block 3, on a plan hereinafter mentioned; thence Southeastwardly along the curved Southwesterly line of Curtis Drive curving to the left with a radius of 425 feet an arc distance of 100 feet to a point in the division line between Lots 2 and 3, Block 3, said plan; thence South 49 degrees 14 minutes 44 seconds West along the division line between Lots 2 and 3 said plan, 144.29 feet to a point in the rear line of Lot 31, Block 3 said plan; thence North 47 degrees 47 minutes 22 seconds West partly along the rear lines of Lots 31 and 32 Block 3, said plan 126.64 feet to a point in the division line between Lots 1 and 2, Block 3, said plan; thence North 58 degrees 03 minutes 55 seconds East along the last mentioned division line 173.56 feet to the place of beginning.

BEING Lot No. 2, Block 3 on Plan of Curtis Hills, Section No. 1, made for Curtis Hills Development Corp. by George B. Mebus, Reg. P.E. dated February 7, 1953.

TITLE TO SAID PREMISES IS VESTED IN Efelda M. Young, an Unmarried Woman by Deed from Efelda M. Young and Efelda M. Young, Administrator of The Estate of Wallace E. Young, (Deceased) dated 11/09/2009 recorded 01/07/2010 in Book 12786, Page 2297.

Parcel Number: 31-00-07885-00-4.

Location of property: 316 Curtis Drive, Wyncote (Cheltenham Township), PA 19095.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Efelda M. Young** at the suit of Bank of America, N.A. Debt: $266,411.72.

RAS Citron, LLC, Attorneys.

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

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

16-14620

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Springfield Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Revised Lots Line for Lots 143-B, 143-C and 143-D, "Leawood #6" prepared by Howard W. Doran, Inc., Reg. Surveyor, dated November 2, 1973, last revised May 20, 1974, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book B-26 page 41, as follows, to wit:

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BEGINNING at a point on the Southerly side of Marshall Road (50 feet wide), at a corner of Lot Number 143-C, as shown on said Plan and which point is measured the 3 following courses and distances from a point of reverse curve on the Westerly side of Hull Drive (50 feet wide), viz: (1) leaving the said Westerly side of Hull Drive on the arc of a curve, curving to the left, having a radius of 25.00 feet, the arc distance of 34.177 feet to a point of tangent on the said Southerly side of Marshall Road; (2) thence extending South 63 degrees 17 minutes 20 seconds West, along the said Southerly side of Marshall Road, the distance of 126.831 feet to a point of curve on the same; and (3) thence extending Westwardly along the said Southerly side of Marshall Road on the arc of a curve, curving to the right, having a radius of 575.00 feet, the arc distance of 88.855 feet to the point of beginning; thence extending from said point of beginning and along Lot Number 143-C, aforesaid, the 3 following courses and distances, viz: (1) extending South 18 degrees 29 minutes 54 seconds West, the distance of 82.34feet to a point, a corner; (2) thence extending South 27 degrees 57 minutes 39 seconds West, the distance of 96.90 feet to a point, a corner; (3) thence extending South 86 degrees 24 minutes 13 seconds West, the distance of 81.323 feet to a point, a corner; thence extending North 01 degrees 15 minutes 19 seconds East, the distance of 141.554 feet to a point on the said Southerly side of Marshall Road on the arc of a curve, curving to the left, having a radius of 575.00 feet, the arc distance of 152.419 feet to the first mentioned point and place of beginning.

BEING Lot Number 143-B, as shown on the above-mentioned Plan; and House Number 8706 Marshall Road.

BEING THE SAME PREMISES which Peter Demkovitz, by Deed dated July 18, 2002 and recorded August 27, 2002 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5421, Page 1689, granted and conveyed unto Peter H. Demkovitz and Laura C. Demkovitz, husband and wife.

Parcel Number: 52-00-11161-53-2.

Location of property: 8706 Marshall Road, Wyndmoor, PA 19038.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Peter H. Demkovitz, Laura C. Demkovitz a/k/a Laura Demkovitz and The United States of America** at the suit of Nationstar Mortgage, LLC d/b/a Mr. Cooper. Debt: $136,164.24.

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.

16-14835

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, situate in Beechwood, **Lower Merion Township**, Montgomery County, Pennsylvania and described according to a plan thereof made by Over and Tingley, Civil Engineers dated the 18th day of April A.D., 1951 as follows, to wit:

BEGINNING at a point on the Southwesterly side of Haverford Road (50 feet wide) at the distance of 100 feet Southeastwardly from the Southeasterly side of Homestead Avenue (50 feet wide); thence extending South 81 degrees 36 minutes East along the said side of Haverford Road 50 feet to a point: thence extending South 08 degrees 24 minutes West re-crossing the Northeasterly side of a certain 5 feet wide easement 125 feet to a point: thence extending North 81 degrees 36 minutes West 50 feet to a point; thence extending North 08 degrees 24 minutes East re-crossing the Northeasterly side of said 5 feet wide easement and partly through a 10 feet Joint drive 125 feet to the first mentioned point and place of beginning.

BEING the same property conveyed from Roger P. Cameron to Roger P. Cameron and Anne Cameron, husband and wife, as Tenants by the Entireties, as described in Deed Book Volume 5194, Page 1618, dated 07/31/1997, recorded 08/05/1997.

Parcel Number: 40-00-23928-00-8.

Location of property: 614 Haverford Road, Havertown, PA 19083.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Anne Cameron a/k/a Anne Claire Gumina Cameron a/k/a Anne J. Cameron and Roger P. Cameron** at the suit of U.S. Bank Trust, National Association as Trustee for the Cabana Series III Trust. Debt: $400,928.28.

Tucker Arensberg, P.C., Attorneys.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or $3,000. 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.

16-25980

ALL THAT CERTAIN parcel of land situate in **Hatfield Township**, Montgomery County, Pennsylvania, as shown on the plan entitled "Plan of Boundary Survey", prepared for Old Republic National Title Insurance Co., dated 12/22/2016, prepared by Howell Kline Surveying, LLC, West Chester, PA being more particularly described as follows:

BEGINNING at a ½: rebar found on the northwesterly right-of-way line of East Walnut Street at its intersection with the northeasterly line of lands now or late of Christine R. DeLongis as shown on said plan; thence from said point of beginning, leaving said northwesterly right-of-way line of East Walnut Street and running along said lands of DeLongis, North 36° 08' 42" West, 359.36 feet to a ½" rebar found at the base of a 24" tree, said point being a corner of lands now or late of Colmar Business Center Partnership; thence, along said lands of Colmar Business Center Partnership: thence, along said lands of Colmar Business Center Partnership, North 53° 52' 25" East, 50.00 feet to a 5/8" rebar set at the westerly corner of Kenneth E. Mandes and Manuela Mandes, h/w, thence, along said lands of Mandes, South 36° 08' 42" East, partially along a common driveway shared with said lands of Mandes, 359.38 feet to a point on said northwesterly right-of-way ling of East Walnut Street, thence, along the same, South 53° 53' 30" West, 50.00 feet to the point and place of beginning.

CONTAINING 17,968 square feet of land, be the same more or less.

BEING Tax Block 51, Units 17 & 65 as shown on said plan.

SUBJECT TO any easements or encumbrances as may appear of record.

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TITLE TO SAID PREMISES IS VESTED IN Edmund S. Buzby and Jeanne Buzby, Individuals, by Deed from The North Penn Water Authority, dated 03/03/1987, recorded 07/14/1987, in Book 4844, Page 561.

Jeanne Buzby a/k/a Jeanne C. Buzby died on 05/04/2016, and upon information and belief, her surviving heirs are Lynn A. Danner, Victoria L. Babylon, Karen S. Capriotti, Ruth A. Killion, and Peggy J. Buzby. By executed waiver Lynn A. Danner, Victoria L. Babylon, Karen S. Capriotti, Ruth A. Killion, and Peggy J. Buzby waived their right to be named in the foreclosure action.

Parcel Number: 35-00-10945-00-9; 35-00-10944-90-1.

Location of property: 2896 E. Walnut Street a/k/a 2896 Walnut Street, Colmar, PA 18915-9413.

The improvements thereon are: Single-family, residential property.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Jeanne Buzby a/k/a Jeanne C. Buzby, Deceased** at the suit of Wells Fargo Bank, N.A. Debt: $180,456.50.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

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

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

16-28762

ALL THAT CERTAIN lot or piece of ground, situate in **Perkiomen Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan, Record Plan - Weaterly Section, Perkiomen Greene, prepared by Boucher and James, Inc., dated 4/3/1992, last revised 10/15/1997 and recorded to Plan Book A-57, Page 308, as follows, to wit:

BEGINNING at a point on the southwesterly side of Commons Lane (50 feet wide), a corner of this and Lot No. 225 on said Plan; thence extending from said point of beginning and along the southwesterly side of Commons Lane, aforesaid, the two (2) following course and distance viz: (1) Along the arc of circle curving to the left having radius of 175.00 feet, the arc distance of 21.12 feet to a point of tangent therein; and (2) South 34 degrees 01 minutes 30 seconds East 25.00 feet to a point a corner of Open Area "J"; thence extending along the same, south 55 degrees 58 minutes 30 seconds West 110.00 feet to a point, a corner of Lot No. 223 on said plan, thence extending along the same North 34 degrees 01 minutes 30 seconds West 59.56 feet to a point, a corner of Lot No. 225, aforesaid; thence extending along the same, North 62 degrees 53 minutes 22 seconds East 112.09 feet to the first mentioned point and place of beginning.

BEING Lot No. 224 on said Plan.

BEING the same premises in which William P. Brown, also known as William Brown, and Diane L. Brown, husband and wife by deed dated October 20, 2006 and recorded on January 03, 2007 in the Office of Recorder of Deeds in and for Montgomery County in Deed Book 5629, Page 2134-2137.1 and Instrument #2007000894, conveyed unto William P. Brown.

Parcel Number: 48-00-00611-00-7.

Location of property: 201 Commons Lane, Collegeville, PA 19426.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **William P. Brown** at the suit of LSF10 Master Participation Trust. Debt: $340,727.65.

Richard M. Squire & Associates, LLC, Attorneys.

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

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

17-09457

PREMISES "A"

ALL THAT CERTAIN tract or parcel of land, together with the improvements thereon erected situate in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described according to a survey made by George F. Shaner, Registered Engineer, as follows, to wit:

BEGINNING at a corner of lands of Paul Dori, said point being on the Easterly property line of Hanover Avenue (thirty-three feet wide), thence along the Easterly side of Hanover Avenue, North thirty-eight degrees, forty-three minutes East, eighty feet to a corner of other lands of Glendale Realty Company, thence along the same South fifty-one degrees, seventeen minutes East, one hundred sixty feet to a corner, and South thirty-eight degrees, forty-three minutes West, eighty feet to a corner of lands of Paul J. Dori, thence along the same, North fifty-one degrees, seventeen minutes West, one hundred sixty feet to the place of beginning.

CONTAINING 0.2938 acres of land.

PREMISES "B"

ALL THAT CERTAIN tract or parcel of land situate in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania, according to a survey by Howard F. Meixner, Registered Engineer, dated August 30, 1951, bounded and described as follows, to wit:

BEGINNING at a corner of lands now or late of Paul and Marie Dori, said point being North 38 degrees 43 minutes East, a distance of 100 feet from the Northerly property line of unnamed 60 feet wide street; thence North 38 degrees 43 minutes East, a distance of 80 feet to a point; thence South 51 degrees 17 minutes East, a distance of 40 feet to a point; thence South 38 degrees 43 minutes West along lands of Glendale Realty, Co. a distance of 80 feet to point; thence North 51 degrees 17 minutes West, a distance of 40 feet to the point of beginning.

Parcel Number: 60-00-01231-00-5.

Location of property: 1280 N. Hanover Street, Upper Pottsgrove, PA 19464.

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The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Melissa D. Hess** at the suit of Township of Upper Pottsgrove. Debt: $2,170.77.

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.

17-15326

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Towamencin Township**, Montgomery County, Pennsylvania, described in accordance with a survey made by Stanley F. Moyer, Registered Engineer and Land Surveyor, Souderton, Pennsylvania, dated April 17, 1956 and revised March 18, 1958 as follows, to wit:

BEGINNING at a spike in the center line of Fretz Road at the distance of 298.01 feet northeastwardly from the point of intersection of the center line or Fretz Road with the center line of Tomlinson Road produced; said beginning point being in line of land of Gustavo and Evelyn L. Schmitt; thence along the same, the four following courses and distances: (1) north 19 degrees 18 minutes east' crossing an iron pin in the headwall at the distance of 14.97 feet northeastwardly from beginning point, the distance of 156.31 feet to a point; (2) north 86 degrees 59 minutes east 160.24 feet to a point; (3) north 6 degrees 31 minutes west 173.93 feet to a point; (4) north 69 degrees 42 minutes east 77.66 feet to an iron pin, a corner in line of lands of Allan C. Moyer; thence along the same, south 92 degrees 28 minutes east crossing an iron pin in the side line of Fretz Road, at the distance of 21.76 feet northwest of center line of Fretz Road, the distance of 390.93 feet to a spike in the center line of Fretz Road; thence along the center line of Fretz Road, the following two courses and distances: (1) south 86 degrees 30 minutes west 33 feet to another spike; thence (2) south 86 degrees 59 minutes west 442.46 feet to a spike, being the first mentioned point and place of beginning.

BEING the same premises which The Estate of Martin J. Musilek, Cheryl A. Huey, Executrix by Deed dated 5/3/2015 and recorded 5/21/2015 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5954 at Page 2248, granted and conveyed unto Cheryl A. Huey

Parcel Number: 53-00-03316-00-6.

Location of property: 490 Fretz Road, Souderton, PA 18964.

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

Seized and taken in execution as the property of **Cheryl A. Huey, Individually and as Executrix of the Estate of Martin J. Musilek, Deceased** at the suit of New Penn Financial LLC d/b/a Shellpoint Mortgage Servicing. Debt: $291,916.40.

KML Law Group, P.C., Attorneys.

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

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

17-22938

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected situate in **Springfield Township,** Montgomery County, Pennsylvania, bounded and described according to a Plan of Lots made for J.P. Henric by Barton and Martin Engineers, on the 22nd day of July 1946, as follows, to wit:

BEGINNING at a point on the Northeast side of Oreland Mill Road (40 feet wide) at the distance of 240.04 feet from the intersection of the Southeasterly side of Plymouth Avenue (50 feet wide) and the said Northeast side of Oreland Mill Road; thence extending North 64 degrees, 6 minutes East, 175 feet to a point; thence South 25 degrees, 54 minutes East, 65 feet to a point; thence South 64 degrees, 6 minutes West, 175 feet to a point on the aforesaid side of Oreland Mill Road; thence along said side of Oreland Mill Road North 25 degrees, 54 minutes, 65 feet to the first mentioned point and place of beginning.

BEING Lot No. 27 on said plan.

BEING the same premises which Michael Guicheteau and Jennifer A. Lynch by Deed dated 7/13/2005 and recorded 7/28/2005 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 05564 at Page 0619, granted and conveyed unto Michael Guicheteau and Jennifer A. Guicheteau.

Parcel Number: 52-00-12670-00-4.

Location of property: 414 Oreland Mill Road, Oreland, PA 19075.

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

Seized and taken in execution as the property of **Michael Guicheteau and Jennifer Guicheteau** at the suit of M&T Bank. Debt: $293,543.78.

KML Law Group, P.C., Attorneys.

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

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

17-24431

ALL THAT CERTAIN lot or piece of ground situate in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania, as shown on the subdivision plan of Cherry Tree Farm, prepared for Thomas Kimmel, Sr. by Bursich Associates, Inc., dated January 3, 1996 and recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-55, Page 442 to 445 more fully bounded and described as follows:

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BEGINNING at a point in the southwestern right of way line of Laura Lane (50 feet wide) at a corner of Lot 110 and in a 20 feet wide storm sewer easement; thence along said right of way line (1) in a southeasterly direction by the arc of a curve deflecting to the left having a radius of 806.00 feet and an arc distance of 92.74 feet to a point of tangent and (2) South 52 degrees 27 minutes 31 seconds East a distance of 93.34 feet to a corner of Lot 112; thence along said lot South 42 degrees 45 minutes 51 seconds West a distance of 156.93 feet to a corner in line of Lot 117; thence along said lot north 46 degrees 32 minutes 11 seconds West a distance of 80.08 feet to a corner of Lot 118; thence along said lot North 69 degrees 07 minutes 42 seconds West a distance of 119.22 feet to a corner of Lot 110; thence along said lot and passing through said 20 feet wide storm sewer easement North 44 degrees 08 minutes 02 seconds East a distance of 188.79 feet to a corner in the southwestern right of way line of said Laura Lane, the point and place of beginning.

Parcel Number: 60-00-01628-15-7.

Location of property: 1906 Laura Lane, Upper Pottsgrove, PA 19465.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Margaret Gentile** at the suit of Township of Upper Pottsgrove. Debt: $1,379.02.

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.

17-27118

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, described according to a revised Plan of Lots of Huntingdon Manor Section No. 2, made for Rockledge Homes Inc., by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania, dated September 9, 1955, as follows, to wit:

BEGINNING at a point on the southwesterly side of Rockledge Avenue (sixty feet wide) at the distance of six hundred seventy-five and thirteen hundredths feet (675.13') measured South forty-three degrees eleven minutes East from a point of tangent in the same which point of tangent is measured on the arc of a circle on a line curving to the right with a radius of twenty feet the arc distance of thirty-one and forty-two hundredths (31.42') feet from a point on the southeasterly side of Vansant Road (fifty feet wide); thence from said beginning point extending along the southwesterly side of Rockledge Avenue South forty-three degrees eleven minutes East, sixty-eight feet to a point; thence extending of that width in length or depth South forty-six degrees forty-nine minutes West, between two parallel lines at right angles to the said Rockledge Avenue one hundred nine and fifty hundredths feet (109.50').

BEING known as Lot No. 10-A on said plan.

BEING the same premises which Sallie J. Rosenfeld and Leonard M. Rosenfeld, husband and wife, by Deed dated June 5, 1974 and recorded June 5, 1974 in Deed Book 3947, page 379, in the Office of the Recorder of Deeds in and for the County of Montgomery, granted and conveyed unto Robert J. Sion and Frances S. Sion, husband and wife, in fee.

Parcel Number: 30-00-57140-00-7.

Location of property: 386 Rockledge Avenue a/k/a 368 Rockledge Avenue, Huntingdon Valley, PA 19006.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Frances S. Sion, Robert J. Sion and United States of America, Department of the Treasury - Internal Revenue Service** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Successor in Interest to JPMorgan Chase Bank, N.A., as Trustee for Centex Home Equity Loan Trust 2006-A. Debt: $322,165.46.

Shapiro & DeNardo, Attorneys.

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

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

18-00601

ALL THAT CERTAIN Unit in the property known named and identified in the Declaration Plan referred to below as Grays Lane House, Northwest corner of intersection of Montgomery Avenue and Grays Lane, **Lower Merion Township**, Montgomery County, Pennsylvania which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, Public Law 195, by the Recording in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania of a Declaration dated February 27, AD 1975 and recorded on February 27, AD 1975 in Deed Book 4008, Page 365, and First Amendment thereto dated February 27, 1975 and recorded November 17, 1976 in Deed Book 4158, Page 17, and a Second Amendment thereto dated February 10, 1977 and recorded March 16, 1977 in Deed Book 4185, Page 409, and a Third Amendment thereto dated June 10, 1977 and recorded June 22, 1977 in Deed Book 4210, Page 443, a Declaration Plan dated January 15, AD 1975 and recorded February 27, 1975 in Condominium Plan Book 3, Page 84, First Amendment thereto dated November 1, 1976 and recorded November 1, 1976 and recorded November 17, 1976 in Condominium Plan Book 4, Page 87, Second Amendment thereto dated February 10, 1977 and recorded May 16, 1977 in Condominium Plan Book 5, Page 3, and Third Amendment thereto dated June 17, 1977 and recorded June 22, 1977 in Condominium Plan Book 5, Page 11, and a Code of Regulations dated February 27, AD 1975 and recorded February 27, AD 1975 in Deed Book 4008, Page 405, being and designated on such Declaration Plan as Unit No. 303, as more fully described in such Declaration Plan and Declaration, together with an initial proportionate undivided interest in the Common Elements (as defined in such Declaration of 1.302%).

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BEING the same property conveyed to Susan Starr Ginsburg (deceased), as sole owner who acquired title by virtue of a deed from Susan Starr Ginsburg, formerly known as Susan L. Starr, no marital status shown, dated May 4, 2006, recorded May 24, 2006, at Document ID 2006063499, and recorded in Book 05602, Page 0152, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 40-00-20173-20-8.

Location of property: 100 Grays Lane, Unit 303, Haverford, PA 19041.

The improvements thereon are: Condominium high-rise.

Seized and taken in execution as the property of **Kenneth D. Starr, as Co-Executor to the Estate of Susan Starr Ginsburg, a/k/a Susan L. Starr; and Andrew M. Starr, as Co-Executor to the Estate of Susan Starr Ginsburg, a/k/a Susan L. Starr** at the suit of Nationstar Mortgage LLC d/b/a Mr. Cooper. Debt: $375,262.48.

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.

18-03163

ALL THAT CERTAIN messuage or tenement and lot or land with the buildings and improvements thereon erected, situate in **Horsham Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey and Plan thereof made by William T. Muldrew, Civil Engineer and Surveyor, Jenkintown, Pennsylvania, on February 7, 1924, as follows, to wit:

BEGINNING at a point in the center line of Norristown Road at the distance of four hundred eighty-five feet West of an angle being one hundred and fifteen feet nine inches Southwest of the center line of Horsham Road (thirty-three feet wide); thence along the center line of Norristown Road South seventy-four degrees thirty-seven minutes West three hundred feet to a corner of Lot No. 11; thence along the same North fifteen degrees twenty-three minutes West five hundred seventeen and twenty-three feet to a corner of Lot No. 8; thence along the same South seventy-six degrees fourteen minutes forty-five seconds East three hundred forty-three and forty-seven one-hundredths feet to a corner of Lot No. 9; thence along the same South fifteen degrees twenty-three minutes East three hundred fifty feet to the place of beginning.

CONTAINING two and nine hundred eighty-six one thousandths Acres, more or less.

TITLE TO SAID PREMISES IS VESTED IN Frank Penna and Lisa Penna, h/w, by Deed from Teresa Penna, widow, dated 01/28/2005, recorded 07/26/2005, in Book 5583, Page 1974.

Parcel Number: 36-00-08983-00-8.

Location of property: 410 Norristown Road, Horsham, PA 19044-1219.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lisa Penna, Frank Penna and The United States of America c/o The United States Attorney for The Eastern District of Pennsylvania** at the suit of JPMorgan Chase Bank, National Association. Debt: $692,134.66.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

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

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

18-07717

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

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

BEING the same premises which Eugene C. Field and Gail A. Field, his wife, by Deed dated 10/31/1988 and recorded 11/10/1988 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 4893 at Page 708, granted and conveyed unto Patricia A. Rogers (Deceased).

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

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

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

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

KML Law Group, P.C., Attorneys.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or $3,520. 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.

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18-08915

PREMISES "A"

ALL THAT CERTAIN lot or piece of ground, situate in that part of Montgomery County, Commonwealth of Pennsylvania, Called Arlingham in **Springfield Township**, being Lot No. 42 on a plan of lots surveyed by Walter A. Tiers, Surveyor and recorded at Norristown, Pa., in the Office for Recording of Deeds, etc. in Deed Book 912 Page 600 and described according to a re-survey made subsequently to the recording of said plan, as follows:

BEGINNING at a point in the middle line of Sunnybrook Avenue at the distance of 163.38 feet Northeast of the intersection of this line with the centerline of Meadow Street; thence South 33 degrees, 22 minutes, 50 seconds East 171.75 feet to a point; thence North 56 degrees, 37 minutes, 10 seconds East 50 feet to a point; thence North 33 degrees, 22 minutes, 50 seconds West 171.89 feet to a point in the centerline of the said Sunnybrook Avenue; thence by centerline South 56 degrees, 37 minutes, 10 seconds West 50 feet to the point and place of beginning.

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in that part of Montgomery County, Commonwealth of Pennsylvania, called Arlingham in **Springfield Township**, being Lot No. 41 on a plan of lots surveyed by Walter A. Tiers, Surveyors and recorded at Norristown Pa., in the Office for Recording of Deeds, etc., in Deed Book 910 page 600 and described according to a re-survey thereof made April 15, 1924, corrected November 10, 1927 and recorded at Norristown, PA., in the aforesaid Office, in Deed Book 1061 page 600 as follows:

BEGINNING at a point in the centerline of Sunnybrook Avenue at the distance of 213.38 feet to Northeast of the intersection of this line with the centerline of Meadow Street; thence South 33 degrees 22 minutes, 50 seconds East 171.81 feet to a point; thence North 56 degrees, 37 minutes, 10 seconds East 50 feet to a point; thence North 33 degrees 22 minutes 50 seconds West 171.87 feet to a point in the centerline of the said Sunnybrook Avenue; thence by this centerline South 56 degrees 37 minutes 10 seconds West 50 feet to the point and place of beginning.

PREMISES "C"

ALSO ALL THAT CERTAIN lot or piece of ground, situate in that part of the Montgomery County, Commonwealth of Pennsylvania, called Arlingham, in **Springfield Township**, being the Southwest 25 feet of Lot No. 40 on a plan of lots surveyed by Walter A. Tiers, Surveyor and recorded at Norristown, PA., in the Office for Recording of Deeds etc., in Deed Book 912 page 600 and described according to a corrected re-survey thereof recorded in Deed Book 1061 page 600 as follows:

BEGINNING at a point in the centerline of Sunnybrook Avenue a corner of other land now or late of Charles R. Hillsley, and wife and extending along said centerline, North 56 degrees, 37 minutes, 10 seconds East 25 feet to a point; thence South 33 degrees, 22 minutes, 50 seconds East one hundred seventy one and nine hundred five one thousandths feet to a point; thence South 56 degrees, 37 minutes, 10 seconds West 25 feet to a point in line of other land now or late of the said Charles R. Hillsley, and wife; thence by said last mentioned land, North 33 degrees, 22 minutes, 52 West 171.87 feet to a point the first mentioned point and place of beginning.

BEING the same property conveyed to Edward M. Dunham, Jr. who acquired title by virtue of a deed from Lawrence J. Collins, dated May 19, 2009, recorded June 2, 2009, at Instrument Number 2009055727, and recorded in Book 5731, Page 2880, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 52-00-17032-00-7.

Location of property: 210 Sunnybrook Road, Flourtown, PA 19031.

The improvements thereon are: Single-family, dwelling.

Seized and taken in execution as the property of **Edward M. Dunham, Jr. a/k/a Edward Dunham, Jr. and The United States of America, Department of Treasury, Internal Revenue Service** at the suit of Wells Fargo Bank, NA. Debt: $532,558.77.

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.

18-13203

ALL THAT CERTAIN unit in the property known, named and identified as "Woodhollow Condominium" located in **Montgomery Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act by the recording in the Montgomery County Recorder of Deeds, a Declaration dated 7/12/1983 and recorded 7/13/1983 in Deed Book 4712, Page 185 and the plate and plans attached thereto; a First Amendment thereto dated 8/30/1983 and recorded 9/19/1983 in Deed Book 4718, Page 587; a Second Amendment thereto dated 9/28/1983 and recorded 9/29/1983 in Deed Book 4719, Page 462; a Third Amendment thereto dated 10/31/1983 and recorded 11/7/1983 in Deed Book 4722, Page 791; a Fourth Amendment thereto dated 12/7/1983 and recorded 1/13/1984 in Deed Book 4726, Page 2163; a Fifth Amendment thereto dated 2/23/1984 and recorded 2/28/1984 in Deed Book 4730, Page 1126; a Sixth Amendment thereto dated 6/28/1984 and recorded 7/10/1984 in Deed Book 4741, Page 867; a Seventh Amendment thereto dated 8/28/1984 and recorded 9/24/1984 in Deed Book 4748, Page 1389; a Eighth Amendment thereto dated 8/28/1984 and recorded 11/9/1984 in Deed Book 4752, Page 338, a Ninth Amendment thereto dated 11/29/1984 and recorded 12/5/1984 in Deed Book 4754, Page 512; and a Tenth Amendment thereto dated 12/31/1984 and recorded 1/4/1985 in Deed Book 4756, Page 1897; and an Eleventh Amendment thereto dated 3/28/1985 in Deed Book 4763, Page 1614, and a Twelfth Amendment thereto dated 6/19/1985 and recorded 6/28/1985 in Deed Book 4770, Page 1695; and Thirteenth Amendment thereto dated 7/26/1985 and recorded 8/1/1985 in Deed Book 4774, Page 27; and a Fourteenth Amendment thereto dated 8/16/1985 and recorded 9/19/1985 in Deed Book 4779, Page 90; being and designated as Unit No. 2714 together with a proportionate undivided interest in the Common Elements (as defined in such Declaration and Amendments thereto) 1.336%.

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BEING the same premises which Deborah Daniels, by Deed dated April 28, 2005 and recorded July 25, 2005, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5563, Page 1429, as Instrument No. 2005102425, granted and conveyed unto Stuart Zonies, in fee.

Parcel Number: 46-00-00002-93-3.

Location of property: 2714 Adams Court, North Wales, PA 19454.

The improvements thereon are: Condominium and proportionate undivided interest in the Common Elements.

Seized and taken in execution as the property of **Stuart Zonies** at the suit of Colonial Savings, F.A. Debt: $142,775.18.

Richard M. Squire & Associates, LLC, Attorneys.

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

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

18-15840

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan made for John Daye, by Charles E. Shoemaker, Inc., Engineers and Surveyors, Abington, Pa., dated 5/12/1993 and recorded in Plan Book B-41, Page 303 as follows to wit:

BEGINNING at a point on the southwesterly side of Old Welsh Road (S.R. 2029) said point being a corner of lands n/f John Daye, Trustee; thence extending from said point of beginning and along the southwesterly side of Old Welsh Road south 53 degrees 02 minutes 30 seconds east 100.00 feet to a point a corner of n/f Ralph & Maureen Boccella; thence extending along same south 44 degrees 15 minutes 00 seconds west 120.94 feet to a point a corner of lands n/f Roosevelt S. & Norman E. Hinds; thence extending along same north 45 degrees 45 minutes 00 seconds west 33.66 feet to a point a corner of Lot #2; thence extending along same north 45 degrees 45 minutes 00 seconds west 64.74 feet to a point a corner of lands n/f John Daye, Trustee aforesaid; thence extending along same north 43 degrees 50 minutes 00 seconds east 108.24 feet to a point, said point being the first mentioned point and place of beginning.

BEING Lot #1 as shown on the above mentioned plan.

CONTAINING in area 11,324 square feet or 0.2600 acres.

BEING the same premises which Melvez J. Dinkins, Executrix of the Estate, of Sebon Dupree by Deed dated May 23, 2001 and recorded on July 2, 2001 in the Office for the Recording of Deeds in Book 5365 and Page 1536 conveyed unto Annette C. Lewis Berry, as sole owner.

AND the said Annette C. Lewis Berry departed this life on October 30, 2016, whereupon ownership of the said premises became vested in Joshua Berry as Heir to the Estate of Annette C. Lewis-Berry and Nathan Berry as Heir to the Estate of Annette C. Lewis-Berry and Marjorie Carasquero as Executrix to the Estate of Annette C. Lewis-Berry.

Parcel Number: 30-00-49036-00-2.

Location of property: 2510 Old Welsh Road, Willow Grove, PA 19090.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Joshua Berry, as Heir to the Estate of Annette C. Lewis-Berry a/k/a Annette C. Berry a/k/a Annette Berry a/k/a Annette C. Lewis Berry a/k/a Annette Lewis Berry a/k/a Annette Lewis a/k/a Annette Lewis-Berry a/k/a Annette Camille Lewis-Berry a/k/a A. Lewis-Berry; Nathan Berry, as Heir to the Estate of Annette C. Lewis-Berry a/k/a Annette C. Berry a/k/a Annette Berry a/k/a Annette C. Lewis Berry a/k/a Annette Lewis Berry a/k/a Annette Lewis a/k/a Annette Lewis-Berry a/k/a Annette Camille Lewis-Berry a/k/a A. Lewis-Berry; and Marjorie Carasquero, as Executrix to the Estate of Annette C. Lewis-Berry a/k/a Annette C. Berry a/k/a Annette Berry a/k/a Annette C. Lewis Berry a/k/a Annette Lewis Berry a/k/a Annette Lewis a/k/a Annette Lewis-Berry a/k/a Annette Camille Lewis-Berry a/k/a A. Lewis-Berry** at the suit of U.S. Bank National Association, as Trustee under the Pooling and Servicing Agreement, dated as of October 1, 2004, 2004-CB7 Trust, C-BASS Mortgage Loan Asset-Backed Certificates, Series 2004-CB7. Debt: $175,322.00.

Stern & Eisenberg, PC, Attorneys.

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

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

18-17474

ALL THAT CERTAIN lot or piece of ground with buildings and improvements thereon erected, situate in **Montgomery Township**, Montgomery County, Pennsylvania, bounded and described according to a plan of Section 1, and Future Selections of Montgomery Village made for Knapco, Inc., by Doucher and James, Inc., Consulting Engineers, Glenside, PA dated 3/23/1970. Last revised 7/26/1971 as follows, to wit:

BEGINNING at a point on the Northeast side of Village Drive (50 feet wide) which point is measured the two following courses and distances from a point of curve on the Southeast side of Hawthorne Drive (50 feet wide); (1) on the arc of a circle curving to the left in a Northwestwardly direction having a radius of 15 feet the arc distance of 23.63 feet to a point of tangent on the said of Village Drive; (2) South 50 degrees 47 minutes 53 seconds East, 195.86 feet to the point and place of beginning, thence extending from said point of beginning North 39 degrees 12 minutes 7 seconds East 200 feet to a point a corner of land now or late of Thomas DiCandilo; thence along same South 50 degrees 47 minutes 53 seconds East 100 feet to a point a corner of Lot 29; thence South 39 degrees 12 minutes 7 seconds West 200 feet to a point West, 100 feet to the first mentioned point and place of beginning.

BEING Lot No. 30 on the above-mentioned plan.

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FEE SIMPLE TITLE VESTED IN Ralph Pescatore and Gwen Pescatore, as tenants by the entireties by deed from Rachel M. Walter, dated November 2, 2000, recorded November 16, 2000, in the Montgomery County Recorder of Deeds Office in Deed Book 5338, Page 1864.

Parcel Number: 46-00-03970-75-4.

Location of property: 104 Village Drive, North Wales, PA 19454.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Gwen Pescatore and Ralph Pescatore** at the suit of 20 CAP FUND I, LLC. Debt: $172,509.34.

Stern & Eisenberg, PC, Attorneys.

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

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

18-18365

ALL THAT CERTAIN Lot or piece of land with the buildings and improvements thereon erected, situate in **Hatboro Borough**, Montgomery County, Pennsylvania, and described according to a Plan and Survey made by Alfred C. Young, Registered Professional Engineer of Hatboro, Pennsylvania on November 14, 1951, as follows, to wit:

BEGINNING at a point in the middle of Byberry Avenue (forty feet wide) at the distance of two hundred seventy feet East of the middle line of the Northeast Pennsylvania Railroad Company's land or a sixty feet wide right of way; thence extending by land now or late of Phillip Wunderle Estate, South eighty two degrees fifty one minutes East seventy two and forty four one-hundredths feet to a corner and thence extending still by land now or late of Phillip Wunderle Estate North seven degrees nine minutes East two hundred feet to a point in the middle line of Byberry Avenue; thence extending along the middle line of Byberry Avenue North eighty two degrees fifty one minutes West seventy feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Thomas J. Marron, unmarried, by Deed from Stephen H. Blumhardt and Delyn B. Blumhardt, his wife, dated 02/02/1976, recorded 02/06/1976, in Book 4086, Page 483.

Parcel Number: 08-00-00604-00-9.

Location of property: 138 Byberry Road, Hatboro, PA 19040-3401.

The improvements thereon are: Duplex.

Seized and taken in execution as the property of **Thomas J. Marron** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A. Debt: $181,759.61.

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.

18-21050

ALL THAT CERTAIN unit of piece of land, with the buildings and improvements erected or to be erected thereon, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, being a part of "Wyngate, a Planned Community", a Declaration thereof being dated 6/16/2008 and recorded 6/23/2008 in Deed Book 5697 page 643, bounded and described according to a Declaration Plat entitled "Wyngate, a Planned Community", drawn by Taylor Wiseman and Taylor Engineering/ Surveyors/ Scientists, Chalfont, Pennsylvania, as an Exhibit to the Fifth Amendment thereto the Declaration of Wyngate, a Planned Community, by the Fairways at Cedarbrook Hills, L.P., a Pennsylvania Limited Partnership, the Declarant, dated 1/17/2013 and recorded 1/25/2013 at Norristown, Pennsylvania in Deed Book 5862, Page 937.

BEING Unit No. 2905, Building 29.

BEING the same premises which The Fairways at Cedarbrook Hills, L.P., A PA Limited Partnership by Deed dated 11/8/2017 and recorded 12/13/2017 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 6073 at Page 145, granted and conveyed unto Doreen D. Workman.

Parcel Number: 31-00-17338-12-7.

Location of property: 323 Ross Court, Wyncote, PA 19095.

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

Seized and taken in execution as the property of **Doreen D. Workman** at the suit of Pacific Union Financial, LLC. Debt: $225,163.80.

KML Law Group, P.C., Attorneys.

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

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

18-27000

ALL THAT CERTAIN lot or piece of land, with the messuage thereon erected, situate in **Lansdale Borough**, Montgomery County, Pennsylvania, being No. 109 North Towamencin Avenue on a Plan of Lots surveyed for Daub, Metz & Shartley, on 11/25/1924 by Herbert H. Metz, Registered Engineer and Land Surveyor and recorded in the Office for the Recording of Deeds in and for Montgomery County at Norristown, PA, in Deed Book No. 964, Page 600 and bounded and described as follows, to wit:

BEGINNING at a point a comer on the Southeast side of Towamencin Avenue, as laid out 40 feet wide, at the distance of 107 feet Northeast of the Northeast side of 2nd Street as laid out 48 feet wide, being a corner of

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Lot No. 107 North Towamencin Avenue; thence extending along the Southeast side of said Towamencin Avenue, North 45 degrees 40 minutes East 26 feet to a point a corner of Lot No. 111 North Towamencin Avenue and extending of that width between parallel lines the Northeast thereof passing through the middle of the partition wall of the building erected on this lot and Lot No. 111 North Towamencin Avenue South 44 degrees 20 minutes East 128 feet to the Northwest side of a 12 foot wide alley.

BOUNDED on the Northeast by Lot No. 111 North Towamencin Avenue, on the Southeast by said 12 foot wide alley; on the Southwest by Lot No. 107 North Towamencin Avenue and on the Northwest by Towamencin Avenue.

AND the said Towamencin Avenue and the said 12 foot wide alley are detected to public use forever.

TITLE TO SAID PREMISES VESTED IN Mark Lee Faubert a/k/a Mark Faubert and Robin A. Faubert a/k/a Robin Faubert by Deed from James E. Hemmig dated June 6, 2001 and recorded on July 12, 2001 in the Montgomery County Recorder of Deeds in Book 5366, Page 2392.

Parcel Number: 11-00-17264-00-5.

Location of property: 109 N. Towamencin Avenue, Lansdale, PA 19446.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robin A. Faubert a/k/a Robin Faubert and Mark Lee Faubert a/k/a Mark Faubert** at the suit of U.S. Bank National Association, as Trustee for the Holders of the Home Equity Pass-Through Certificates, Series 2003-1. Debt: $147,853.83.

Milstead & Associates, LLC, Attorneys.

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

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

18-27578

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in **Hatboro Borough**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Tanner Park, made for Fred W. Mahnke, by George W. Mebus, Registered Professional Engineer, of Glenside, Pennsylvania dated July 19, 1947, as follows, to wit:

BEGINNING at a point in the center line of Tanner Avenue (50 feet wide) at the distance of one hundred sixty-eight and eighty-eight one-hundredths feet measured North forty-four degrees fifty-six minutes West from the intersection which the center line of Tanner Avenue makes with the center line of Warminster Street (33 feet wide); thence through Lots 28 and 29 South forty-five degrees four minutes West one hundred fifty-nine and eighty-four one-hundredths feet to a point, thence North forty-five degrees thirty-six minutes West fifty feet to a point, thence through Lot No. 27 North forty-five degrees four minutes East one hundred sixty and forty-two one-hundredths feet to a point in the aforesaid center line of Tanner Avenue, thence along the same South forty-four degrees fifty-six minutes East fifty feet to the place of beginning.

BEING the same premises which Mary Kadash, by Deed dated May 26, 2005 and recorded June 15, 2005, in Book 05557, Page 2004 in Instrument#2005081615, in the Office of the Recorder of Deeds in and for the County of Montgomery, granted and conveyed unto William Harding and Loretta Harding, as tenants by the entirety, in fee.

Parcel Number: 08-00-05716-00-9.

Location of property: 350 Tanner Avenue, Hatboro, PA 19040.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **William Harding and Loretta Harding** at the suit of JPMorgan Chase Bank, National Association. Debt: $152,410.84.

Shapiro & DeNardo, Attorneys.

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

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

18-28301

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Lower Moreland Township**, Montgomery County, Pennsylvania, described according to a plan thereof made the Twenty-Fourth day of March A.D. 1952, by Russell S. Lyman, Registered Professional Engineer, Surveyor, Bryn Athyn, Pennsylvania, as follows, to wit:

BEGINNING at a point in the center line of Philmont Avenue (fifty feet wide, proposed to be widened to sixty feet), said point being measured five hundred thirty and seventy-two one-hundredths feet, north seventy-six degrees, twenty-seven minutes east from a point formed by the intersection of the center line of Red Lion Road (forty feet wide) and the center line of Philmont Avenue; thence extending along said Philmont Avenue, north seventy-six degrees, twenty-seven minutes east, one hundred forty-five feet to a point; thence along the westerly line of Herbert Cone, Sr. lot, south twenty-five degrees fifty-nine minutes east, two hundred fifty feet to the northwesterly line of the Graco Metal Products Company, Inc. line, south seventy-six degrees twenty-seven minutes west, one hundred forty-five feet to the easterly side of a thirty feet roadway; thence north twenty-five degrees fifty-nine minutes west, two hundred fifty feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Svetlana Sych and Eugene Sych, by Deed from Susie Lloyd, dated 12/23/2004, recorded 01/11/2005, in Book 5540, Page 288.

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EUGENE SYCH was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Eugene Sych's death on or about 12/07/2015, his ownership interest was automatically vested in the surviving tenant by the entirety.

Parcel Number: 41-00-06961-00-9.

Location of property: 2615 Philmont Avenue, Huntingdon Valley, PA 19006-5301.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Svetlana Sych** at the suit of Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not Individually, but as Trustee for Pretium Mortgage Acquisition Trust. Debt: $240,163.21.

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.

18-29162

ALL THAT CERTAIN lot or parcel of ground with buildings and improvements, hereditaments, and appurtenances, situate in **Limerick Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Subdivision Plan of the Herr Tract made for the Cutler Group, Inc., by J. Staats Brokaw Associates. Inc., Land Planners and Civil Engineers, Lebanon, New Jersey, dated 11/4/1988, last revised 5/16/1989 and recorded 8/25/1989 as Plan #A-51, Pages 181 and 182 as follows, to wit:

BEGINNING at a point on the Northeasterly side of Wisteria Drive (50 feet wide), said point being a corner of Lot No.133 (as shown on said plan); thence from said point of beginning along Wisteria Drive North 44 degrees 02 minutes 04 seconds West 80.00 feet to a point, said being a corner of Lot No.135 North 45 degrees 57 minutes 56 seconds East 125.00 feet to a point, said point being a common corner of Lots 135, 139 and 140; thence extending along Lot No. 140 South 44 degrees 02 minutes 04 seconds East 80.00 feet to a point, said point being a common corner of Lots No. 133, 140 and 141; thence extending along Lot No. 133 South 45 degrees 57 minutes 56 seconds West 125.00 feet to the first mentioned point and place of beginning.

BEING Lot #134 on the above-mentioned plan.

BEING the same premises which Richard G. Hoffman and Debra L. Hoffman, husband and wife, by Deed dated March 29, 2002 and recorded April 8, 2002 in Deed Book 5402, Page 1078 in the Office of the Recorder of Deeds in and for the County of Montgomery, granted and conveyed unto John G. DiFrancesco and Carol Lynn DiFrancesco, husband and wife, in fee.

Parcel Number: 37-00-05350-12-6.

Location of property: 208 Wisteria Drive, Limerick, PA 19468.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **John G. DiFrancesco and Carol Lynn DiFrancesco** at the suit of Nationstar Mortgage LLC d/b/a Mr. Cooper. Debt: $295,427.13.

Shapiro & DeNardo, Attorneys.

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

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

19-00625

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision, prepared for Sal Paone by Chambers Associates, Consulting Engineers and Surveyors, dated 8/5/86 and last revised 4/3/87 in Plan Book A48, Page 234, as follows, to wit:

BEGINNING at a point on the northeast side of Saljon Court (50 feet wide) said point being located along Saljon Court, the four following courses from the southernmost terminus of a round corner connecting the northeast side of Saljon Court with the northwest side of Shalimar Lane (50 feet wide) viz: (1) on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 30.33 feet to a point of reverse curve, (2) on the arc of a circle curving to the left having a radius of 225.00 feet the arc distance of 150.26 feet to a point of reverse curve, (3) on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 30.51 feet to a point of reverse curve, (4) on the arc of a circle curving to the left having a radius of 50.00 feet the arc distance of 70.14 feet to a point, a corner of Lot No. 3 and place of beginning; thence continuing along the northeasterly to northwesterly side of Saljon Court cul-desac on the arc of a circle curving to the left having a radius of 50.00 feet the arc distance of 61.39 feet to a point, a corner of Lot No. 5; thence along and around Lot No. 5, the two following courses and distances viz: (1) north 47 degrees, 59 minutes, 00 seconds west 150.91 feet, (2) north 42 degrees, 01 minutes, 00 seconds east 148.00 feet to a point, a corner in line of Marple manor swim club; thence along Marple manor swim club south 47 degrees, 59 minutes, 00 seconds east 185.00 feet to a point, a corner of Lot No. 3; thence along Lot No. 3 south 42 degrees, 01 minutes, 00 seconds west 101.56 feet to a point on the northeasterly side of Saljon Court cul-de-sac and first mentioned point and place of beginning.

BEING Lot No. 4 on said plan.

BEING the same premises which M.L.S.C. Inc., a PA Corp., by Deed dated June 17, 1988 and recorded on June 28, 1988 in the Office for the Recording of Deeds in Book 4877 and Page 1534, conveyed unto Michael P. Creedon and Regina A. Creedon, his wife, as Tenants by the Entireties.

Parcel Number: 54-00-13860-52-2.

Location of property: 4 Saljon Court, Maple Glen, n/k/a Ambler, PA 19002.

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The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Michael P. Creedon and Regina A. Creedon** at the suit of Wells Fargo Bank, National Association as Trustee for Asset Backed Securities Corporation Home Equity Loan Trust 2003-HE6, Asset Backed Pass-Through Certificates, Series 2003-HE6. Debt: $566,252.66.

Stern & Eisenberg, Attorneys.

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

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

19-01989

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: $75,073.02.

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.

19-04493

ALL THAT CERTAIN lot or piece of ground, situate in **Marlborough Township**, Montgomery County, Pennsylvania, and described according to a Plan of Subdivision made for Robert N. Reifsneider, Jr., by Urwiler and Walter, Inc., dated August 24, 1982, last revised May 24, 1983 and recorded in Montgomery County in Plan Book A-44, Page 441, as follows, to wit:

BEGINNING at a point on the title line in the bed of Gravel Pike (Route 29) (33 feet wide) which point is common to this Lot and Lot Number 2 as shown on said Plan; thence extending from said point of beginning along said Lot Number 2, North 50 degrees 00 minutes East crossing the former sixty feet wide Perkiomen Railroad Right of Way and also crossing the Northeasterly Ultimate Right of Way line of Gravel Pike 1147.90 feet to a point; thence extending still along Lot Number 2 North 13 degrees 49 minutes 27 seconds East 295.55 feet to a point; thence extending North 38 degrees 14 minutes 23 seconds East, 357.78 feet to a point, a corner of land now or late of Carl Bardman; thence extending along the same, South 47 degrees 30 minutes East 704.99 feet to a point; thence extending still along said land, South 47 degrees 04 minutes 37 seconds East 345.29 feet to a point; a corner of land now or late of Montgomery County Industrial Development Authority; thence extending along the same, the four following courses and distances, viz: (1) South 67 degrees 10 minutes 23 seconds West 808.47 feet to a point; (2) South 51 degrees 25 minutes 32 seconds West 676.60 feet to a point; (3) North 21 degrees 56 minutes 33 seconds West 240.53 feet to a point; thence extending South 55 degrees 20 minutes 47 seconds West 445.20 feet to a point on the said Northeasterly Ultimate Right of Way line of Gravel Pike; thence extending along the same, Southeastwardly on the arc of a circle curving to the right, having a radius of 848.52 feet the arc distance of 111.26 feet to a point; thence extending South 72 degrees 13 minutes 27 seconds West re-crossing the former Perkiomen Railroad Right of Way 90.20 feet to a point on the title line in the bed of Gravel Pike; thence extending along the same, the two following courses and distances, viz: (1) North 28 degrees 43 minutes 35 seconds West 297.60 feet to a point; and (2) North 38 degrees 14 minutes 17 seconds West 49.61 feet to the first mentioned point and place of beginning.

BEING Lot Number 3 as shown on said Plan.

CONTAINING in area 24.680 acres, more or less.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM, ALL THAT CERTAIN tract or piece of ground, situate in **Marlborough Township**, Montgomery County, Pennsylvania, being known as lands of Montgomery County (formerly the Perkiomen Railroad) and described according to a Plan of Subdivision, made for Robert N. Reifsneider, Jr., by Urwiler and Walter, Inc., dated August 24, 1982 and last revised June 8, 1983 as follows, to wit:

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BEGINNING at a point on the Southwesterly sideline of lands of Montgomery County (formerly the Perkiomen Railroad) (sixty feet wide) said point being located the three following courses and distances from the intersection of the title line of Gravel Pike (Route 29) with the center line of Snyder Road, viz: (1) Southeastwardly along the title line in the bed of Gravel Pike 1272 feet (more or less) to a point; (2) South 41 degrees 24 minutes 32 seconds East 480.00 feet to a point; and (3) North 50 degrees 00 minutes East 14.04 feet to the place of beginning; thence extending from said point of beginning, North 50 degrees 00 minutes East through lands of Montgomery County 60.00 feet to a point; thence extending South 39 degrees 27 minutes 23 seconds East 101.78 feet to a point of curve; thence extending Southeastwardly on the arc of a circle curving to the right having a radius of 848.52 feet the arc distance of 279.29 feet to a point; thence extending South 72 degrees 13 minutes 27 seconds West through lands of Montgomery County 60.07 feet to a point; thence extending Northwestwardly on the arc of a circle curving to the left having a radius of 788.50 feet the arc distance of 256.58 feet to a point of tangent; thence extending North 39 degrees 27 minutes 23 seconds West 101.21 feet to the first mentioned point and place of beginning.

BEING the same property conveyed to Vincent A. Sorichillo, who acquired title by virtue of a deed from Robert N. Reifsreider, Jr. and Patericia D. Reifsheider, dated July 24, 1986, recorded August 6, 1986, at Document ID 013742, and recorded in Book 4808, Page 877, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 45-00-01030-50-9.

Location of property: 4705 Gravel Pike, Perkiomenville, PA 18074.

The improvements thereon are: Single-family, dwelling.

Seized and taken in execution as the property of **Unknown Heirs and/or Administrators of the Estate of Vincent A. Sorichillo** at the suit of PNC Bank, National Association. Debt: $131,679.24.

Manley Deas Kochalski LLC, Attorneys.

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

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

19-05043

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Providence Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision, prepared for the Cutler Group by Stout, Tacconelli and Assoc, Inc., Civil Engineers and Land Surveyoring, dated 06/24/1996 and last revised on 05/29/1997 and recorded in Plan Book A-37 Page 330, as follows, to wit:

BEGINNING at a point of curve on the Northeasterly side of Cambridge Drive (50.00 feet wide), at a corner of this and Lot No. 17 as shown on the above mentioned plan; thence extending from said point of beginning and along Lot No. 17, North 65 degrees 33 minutes 09 seconds East 249.35 feet to a point, a corner in line of Lot No. 31, "Providence Knoll" Subdivision; thence extending along the same South 42 degrees 14' 07" East 75.62 feet to a point of angle in line of Lot No. 27; thence extending along the same South 01 degree 31' 14" East 137.71 feet to a point, a corner in line of Lot No. 19; thence extending along the same South 79 degrees 46' 49" West 247.83 feet to a point, a corner on the Northeasterly side of Cambridge Drive; thence extending along the same, the (2) following courses and distances, as follows, to wit: thence (1) North 10 degrees 13' 12" West 34.53 feet to a point of curve; thence (2) on the arc of a circle curving to the left having a radius of 425.00 feet the arc distance of 105.53 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 18 on the above-mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Joseph S. Henshaw and Barbara A. Henshaw, h/w, by Deed from T.H. Properties, (PA Limited Partnership), dated 08/07/1998, recorded 09/29/1998, in Book 5242, Page 188.

Parcel Number: 61-00-01010-22-5.

Location of property: 305 Cambridge Drive, Royersford, PA 19468-2845.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph S. Henshaw a/k/a Joseph S. Henshaw, Jr., Barbara A. Henshaw and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of Wells Fargo Bank, N.A. Debt: $238,839.03.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

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

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

19-05776

ALL THAT CERTAIN one-half of a double frame house and lot of land, situate No. 15 Walnut Street, in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded, limited and described as follows, to wit:

BEGINNING at a point on the North side of Walnut Street distant 152 feet 1 inch Eastwardly from the Northeast corner of Walnut and Manatawny Streets, a corner of this and House No. 13 Walnut Street; thence Northwardly a distance of 140 feet to the South side of Union Alley, 20 feet wide, passing in part of said course and distance through the middle of the division wall between this and House No. 13 adjoining on the West; thence Eastwardly along said Union Alley a distance of 20 feet 8 inches to a point; thence Southwardly and parallel with the first described line a distance of 140 feet to the North side of Walnut Street aforesaid; thence along said Walnut Street Westwardly 20 feet 8 inches to the point or place of beginning.

BEING the same premises which John P. Durante, Sheriff of the County of Montgomery by Deed dated May 6, 2009 and recorded May 11, 2009 at Norristown in the Office of the Recording of Deeds in and for Montgomery County in Deed Book 5729, Page 2025, granted and conveyed unto QAC, Inc., in fee.

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TOGETHER with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the revisions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, chain and demand whatsoever of it, the said grantor, as well at law as in equity, of, in and to the same.

TITLE TO SAID PREMISES IS VESTED IN Edith L. Johns, as Sole Owner by Deed from QAC, Inc. recorded 03/08/2010 in Book 5760, Page 01353.

Parcel Number: 16-00-30436-00-4.

Location of property: 15 Walnut Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Edith L. Johns a/k/a Edith Louise Johns, as Sole Owner** at the suit of Bank of America, N.A. Debt: $61,495.21.

RAS Citron, LLC, Attorneys.

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

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

19-06397

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Springfield Township**, Montgomery County, State of Pennsylvania, and described according to a plan of Section No. 3, Whitemarsh Village, made for McCloskey Homes, Inc., by Barton and Martin, Engineers, Philadelphia, Pennsylvania on 3/17 /1947 and recorded at Norristown in Deed Book 2062 page 601 as follows, to wit:

BEGINNING at a point on the Southeast side of Paper Mill Road (41.5 feet wide) measured along same the three following courses and distances from its point of intersection with the Northeast side of Stotesbury Avenue (50 feet wide) (both lines produces); (1) North 37 degrees 5 minutes 50 seconds East 1,015.51 feet to a point of curve; (2) on the arc of a circle curving to the right having a radius of 504.87 feet the arc distance of 76.07 feet to a point of tangent; (3) North 45 degrees 43 minutes 50 seconds East 189.99 feet to the point and place of beginning; thence extending from said beginning point South 44 degrees 16 minutes 10 seconds East 200 feet to a point; thence extending North 45 degrees 43 minutes 50 seconds East 121.23 feet to a point; thence extending North 37 degrees 2 minutes 10 seconds West 196.88 feet to a point on the Southeast side of Paper Mill Road; thence extending along the said side of Paper Mill Road in a Southwesterly direction on the arc of a circle curving to the left having a radius of 600 feet the arc distance of 74.71 feet to a point of tangent; thence extending still along the said side of Paper Mill Road South 45 degrees 43 minutes 50 seconds West 71.17 feet to the point and place of beginning.

BEING LOT NO. 546 Paper Mill Road on said Plan.

BEING the same premises which Donald C. Morris and Fredricka Morris by Deed dated 5/22/2006 and recorded 1/18/2007 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5631 at page 02898, granted and conveyed unto Raymond Anderson and Mintora Eaddy.

Parcel Number: 52-00-13441-00-7.

Location of property: 1304 Paper Mill Road, Erdenheim, PA 19038.

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

Seized and taken in execution as the property of **Raymond Anderson and Mintora Eaddy** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association as Successor by Merger to Lasalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset Backed Securities I LLC, Asset-Backed Certificates, Series 2006-HE7. Debt: $350,311.19.

KML Law Group, Attorneys.

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

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

19-07257

ALL THAT CERTAIN tract of land, situated in **Montgomery Township**, Montgomery County, Pennsylvania, being Lot No. 1 on a Minor Subdivision Plan prepared for Paul J. Goettner, by Showalter & Associates, Civil Engineers and Land Surveyors, Chalfont, Pennsylvania, Sheet 1 of 1, dated April 5, 1990, and last revised May 25, 1990, bounded and described as follows, to wit:

BEGINNING at a point on the ultimate right-of-way for Richardson Road (30 foot half width at this point), also being along line of lands of N/L Robert A. and Jenny D. Slater, thence, along said lands, South 30 degrees 09 minutes 42 seconds East, a distance of 307.47 feet to a point, said point being a common corner of Lot No. 1 and Lot No. 2 of this Subdivision Plan; thence, along line of Lot No. 2, South 59 degrees 50 minutes 18 seconds West, a distance of 103.46 feet to a point on the right-of-way of Broad Acres Road (50 feet wide); thence, along said right-of-way and along line of Basin for the adjacent Fox Creek Subdivision, North 30 degrees 09 minutes 42 seconds West, a distance of 307.47 feet to a point on the ultimate right-of-way of Richardson Road; thence, along said right of way, North 59 degrees 50 minutes 18 seconds East, a distance of 103.46 feet to a point, said point being the place of beginning.

INCLUDING a 06 foot wide easement for entrance and exit as shown on the above reference Plan, Beginning at a point in the centerline of Richardson Road; thence, continuing along said centerline, North 59 degrees 50 minutes

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18 seconds East, a distance of 6.00 feet to a point; thence, crossing through the ultimate right-of-way of Richardson Road and through Lot No. 1 of this Subdivision Plan, South 30 degrees 09 minutes 42 seconds East, a distance of 188.56 feet to a point; thence, South 59 degrees 50 minutes 18 seconds West, a distance of 6.00 feet to a point along the property line of Lot No. 1; thence, along said property line, North 30 degrees 09 minutes 42 seconds West, a distance of 188.66 feet to a point, said point being the place of beginning.

RESERVING THEREFROM AND THEREOUT unto the owners, tenants and occupiers or the adjoining premises to the Southwest the free and unobstructed use, right, liberty and privilege of entrance and exit, of a width of 06 feet, into and from the garage erected or to be erected on the within described premises, of one or more private automobile used exclusively for pleasure, but no commercial automobiles or other vehicles whatsoever, over and along the driveway, to an from the garages now or hereafter to be erected on each of said premises, in common with the owners, tenants, occupiers of the premises herein described at all times hereafter forever or until such time hereafter as such right of user shall be abolished by the then owners of both of said premises, but not otherwise, each owner to pay one-half of the property charges, costs and expenses of keeping said driveway in good order, condition and repair and free from snow and ice in the winter season, so that such automobile shall be able to have the use of said passageway as planned for a total width of 12 feet.

TOGETHER with the free and unobstructed use, right, liberty and privileges of entrance and exit of a width of 06 feet, into and from the garage erected or to be erected on the within described premises of one or more private automobiles used exclusively for pleasure, but no commercial automobiles or other vehicles whatsoever, over and along the driveway as above mentioned and set forth in common with the owners, tenants, occupiers and occupiers of the adjoining premises to the Southwest at all times hereafter or until such time hereafter as such right of user shall be abolished by the then owners of said premises, but not otherwise, and subject to the payment of one-half of the proper costs, charges and expenses of keeping driveway in good order, conditions, and repair and free from snow and ice in the winter season so that such automobiles shall be able to have the use of a passageway for a total width of 12 feet.

BEING Lot No. 1 on the above-mentioned Plan.

TITLE TO SAID PREMISES IS VESTED IN Albert House, by Deed from Ford Consumer Finance Company, INC, Dated 10/11/1996, Recorded 10/23/1996, in Book 5165, Page 578.

Parcel Number: 46-00-03175-00-1.

Location of property: 210 Richardson Road, Lansdale, PA 19446-1455.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Albert House a/k/a Albert J. House and The United States of America, Department of The Treasury - Internal Revenue Service c/o The United States Attorney for The Eastern District of Pennsylvania** at the suit of HSBC Bank USA, National Association, as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2004-FM1. Debt: $289,208.72.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

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

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

19-07825

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon, situate in **Abington Township**, Montgomery County, Pennsylvania and described according to a Plan of Willow Park Homes made December 30, 1950 and recorded at Norristown in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 2151, Page 601 as follows, to wit:

BEGINNING at a point on the Southeast side of Preston Avenue (50 feet wide) measured the two following courses and distances along same, from its point of intersection with the Northeast side of Columbia Avenue (50 feet wide) (both lines produced): (1) North 54 degrees 44 minutes East 634.95 feet to a point of curve; (2) on the arc of a circle curving to the left having a radius of 165 feet the arc distance of 60.05 feet to the point and place of beginning; thence extending from said beginning point along side of Preston Avenue on the arc of a circle curving to the left having a radius of 165 feet the arc distance of 55 feet to a point; thence extending South 75 degrees 12 minutes 57 seconds East 200.24 feet to a point; thence extending South 54 degrees 44 minutes West 127.88 feet to a point; thence extending North 56 degrees 7 minutes 2 seconds West 134.62 feet to the Southeast side of Preston Avenue, the point and place of beginning.

BEING Lot No. 42 on said Plan.

BEING the same premises which Edward McMenamin, by Deed dated 9/30/2016 and recorded 9/30/2016 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 6017 at Page 01872, granted and conveyed unto Ciante Bradley.

Parcel Number: 30-00-54620-00-7.

Location of property: 1955 Preston Avenue, Willow Grove, PA 19090.

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

Seized and taken in execution as the property of **Ciante Bradley** at the suit of Freedom Mortgage Corporation. Debt: $215,350.17.

KML Law Group, P.C., Attorneys.

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

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

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19-08164

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Georgetown of Philadelphia, located on the Old Penllyn Pike and Penn Ambler Road in **Lower Gwynedd Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania Act of July 3, 1963 P.L. 196 by the Recording in the Office for the recording of Deeds as Montgomery County, a Declaration dated August 29, 1979 and recorded September 23, 1979 in Deed Book 4452, Page 33; and First Amendment thereto dated January 29, 1980 in Deed Book 4496, Page 411; and Second Amendment thereto dated May 2, 1988 and recorded June 10, 1988 in Deed Book 4875, Page 2066; and a Third Amendment thereto to dated April 18, 1989 and recorded June 21, 1989 in Deed Book 4912, Page 2067; and a Declaration Plan dated January 4, 1978, last revised July 19, 1978 and recorded September 11, 1979 in Condominium Plan Book 6, Page 58, as Amended by First Amendment to Declaration Plan dated December 26, 1979 and recorded December 26, 1979 in Condominium Plan Book 6, Page 82 through 90; and a Code of Regulations dated September 11, 1979 and recorded September 12, 1979 in Deed Book 4452, Page 79; and First Amendment to the Code of Regulations dated January 29, 1980 and recorded January 29, 1980 in Deed Book 4496, Page 418; Being designated on said Declaration Plan as No. 18-B, as more fully described in said Declaration Plan and Declaration, together with proportionate undivided interest in the common elements as defined in such Declaration as amended.

BEING the same premises which Elizabeth M. Wenhold and Elizabeth W. Black, by Indenture bearing the date of August 20, 2003 and recorded in the Office of the Recorder of Deeds, in and for the County of Montgomery at Norristown, Commonwealth of Pennsylvania on February 9, 2004 in Book 5494 Page 1630 granted and conveyed unto Taryn L. Brackin, her heirs and assigns, in fee and the said Taryn L. Brackin is now known as Taryn B. Barrett.

Parcel Number: 39-00-02430-01-5.

Location of property: 126 Macklenburg Drive, Condo L 18B, Penllyn, PA 19422.

The improvements thereon are: Residential-condominium townhouse (subject to a first mortgage).

Seized and taken in execution as the property of **Anthony G. Biddle, III** at the suit of Georgetown of Philadelphia Condominium Association. Debt: $5,452.01.

BarrowHoffman, 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.

19-12677

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements erected Lot #8 Section "G", situate in **Lower Moreland Township**, Montgomery County, Pennsylvania, described according to a Plan known as part of Philmont Manor, made by George B. Mebus, Registered Professional Engineer, Glenside, Penna., dated March 28, 1956, as follows to wit:

BEGINNING at a point on the Southerly side of Manor Road (50 feet wide) at the distance of 265 feet measured South 43 degrees 35 minutes 50 seconds West from a point of tangent on the said side of Manor Road, which point of tangent is measured on the arc side of a circle on a line curving to the left having a radius of 25 feet the arc distance of 39.27 feet from a point on the Southwesterly side of Woodland Road (50 feet wide); thence extending from said beginning point along the Southeasterly side of Manor Road 43 degrees 35 minutes 50 seconds West 90 feet to a point; thence extending South 46 degrees 24 minutes 10 seconds East 174.19 feet to a point, thence extending North 53 degrees 40 minutes 2 seconds East 91.41 feet to a point in line of Lot No. 9 on said plan; thence extending along Lot No. 9 North 46 degrees 24 minutes 10 seconds West 190.12 feet to a point on the Southeasterly side of Manor Road, being the first mentioned point and place of beginning.

BEING the same premises which Barton M Cahan and Barbara S. Cahan, his wife by Deed dated 7/1/1969 and recorded 7/3/1969 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 3561 at Page 238, granted and conveyed unto Herman Brandes (deceased) and Lillian Brandes (deceased), his wife.

Parcel Number: 41-00-05293-00-3.

Location of property: 3223 Manor Road, Huntingdon Valley, PA 19006.

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

Seized and taken in execution as the property of **Robert Jay Brandes, as Executor of the Estate of Herman Brandes, Deceased and Lillian Brandes, Deceased** at the suit of Nationstar HECM Acquisition Trust 2018-1, Wilmington Savings Fund Society, FSB, not Individually, but Solely as Trustee. Debt: $413,571.12.

KML Law Group, P.C., Attorneys.

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

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

19-13995

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

BEGINNING at a corner in the center line of Dotts Street (said corner being 265 feet and 3 inches in a Southerly direction from a corner) at the intersection of Pottstown Avenue and Dotts Street, which corner being located in the center line of Dotts Street South 17-1/2 degrees East 22 feet and 6 inches to a corner in the center line of said Dotts Street; thence along land of formerly the Pennsburg Building Company, now Charles E. Nace and through the middle of the party wall of this house and the adjoining house South 72-1/2 degrees West 200 feet, more or less to a proposed 20 feet wide alley; thence along said alley North 17-1/2 degrees West 22 feet and 6 inches to a corner; thence along other land of the said Pennsburg Building Company, North 72-1/2 degrees East 200 feet, more or less, to the place of beginning.

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

FEE SIMPLE TITLE VESTED IN William Kiefer by Deed from Carolyn R. Runkle a/k/a Carolyn R. Wheeler n/k/a Carolyn R. Adair-Hakes, dated 7/21/2017, recorded 8/25/2017, in the Montgomery County Clerk's Office in Deed Book 6058, Page 2744.

Parcel Number: 15-00-00223-00-5.

Location of property: 507 Dotts Street, Pennsburg, PA 18073.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **William Kiefer** at the suit of First Choice Loan Services, Inc. Debt: $171,767.62.

Stern & Eisenberg, PC, Attorneys.

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

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

19-15270

ALL THAT CERTAIN lot or tract of ground situate in **Springfield Township**, Montgomery County, Pennsylvania, described in accordance with a revised Section 3 Subdivision Plan of Stotesbury Townhomes, prepared for Evans Builders, Inc. by C. Raymond Weir Associates, Inc., Civil Engineers and Surveyors, dated 7/18/1985 and last revised 6/10/1986 and recorded in Plan Book A48 at Page 14, as follows to wit:

BEGINNING at a point on the Northwesterly side of Duveen Drive (50 feet wide) said point being a corner of Lot 109 as shown on the above mentioned plan: thence extending from said point of beginning along Lot 109 as shown on the above mentioned Plan North 45 degrees 45 minutes 30 seconds West 115.0 feet to a point; thence extending North 44 degrees 14 minutes 30 seconds East 28 feet to a point, a corner of Lot 111 as shown on the above mentioned plan; thence extending along the same South 45 degrees 45 minutes 30 seconds East 115.0 feet to a point on the Northwesterly side of Duveen Drive; thence extending along the same South 44 degrees 14 minutes West 28 feet to the first mentioned point and place of beginning.

CONTAINING in area 3,220 square feet.

UNDER AND SUBJECT to covenants, conditions and restrictions of record.

BEING Lot No. 110 as shown on the above-mentioned plan.

BEING the same premises which Adrian C. Bing-Zaremba and Debbie E. Bing-Zaremba, his wife, by Deed dated June 30, 1998 and recorded July 10, 1998 in Book 5232, Page 0986 in the Office of the Recorder of Deeds in and for the County of Philadelphia, granted and conveyed unto Maria E. Pagano, in fee.

Parcel Number: 52-00-05160-51-2.

Location of property: 8767 Duveen Drive, Wyndmoor, PA 19038.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Maria E. Pagano** at the suit of Nationstar Mortgage LLC d/b/a Mr. Cooper. Debt: $94,857.69.

Shapiro & DeNardo, Attorneys.

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

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

19-16747

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements to be erected, situate in **New Hanover Township**, Montgomery County, Pennsylvania, bounded and described according to a plan of subdivision of Willow Woods, made by Aston Engineers, Inc., dated April 8, 1991 and last revised February 11, 1997 and recorded in Montgomery County in Plan Book A-57, Page 15 & 16 as follows to wit:

BEGINNING at a point on the Southwesterly side of Willow Brook Lane (52 feet wide) which point of beginning is common to this Lot and Lot No. 33 as shown on said plan; thence extending from said point of beginning along Lot No. 33 South 39 degrees 29 minutes 06 seconds West 115.00 feet to a point, a corner of Lot No. 26 as shown on said plan; thence along the same North 50 Degrees 30 minutes 54 seconds West 80.00 Feet to a point, a corner of Lot No. 35 as shown on said plan; thence extending along the same, North 39 degrees 29 minutes 06 seconds East 115.00 Feet to a point on the said Southwesterly side of Willow Brook Lane, thence extending along the same South 50 Degrees 30 minutes 54 seconds East 80.00 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Bruce Leonard Forsyth, by Deed from Nick & Les Inc., a PA Corp., dated 08/05/99, recorded 11/09/99 in Book 5296, Page 0045, as Instrument Number 025032.

Parcel Number: 47-00-07832-40-1.

Location of property: 2584 Willow Brook Lane, Pottstown, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Bruce Leonard Forsyth** at the suit of U.S. Bank National Association, as Trustee et al. Debt: $275,161.70.

Parker McCay, P.A., Attorneys.

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

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

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19-18134

ALL THAT CERTAIN lot or piece of land together with the dwelling and improvements erected thereon known as 272 W. Chestnut Street, situate on the southerly side of W. Chestnut Street and the Easterly side of Gable Avenue in the Third Ward (formerly Ninth Ward), **Pottstown Borough,** Montgomery County, Pennsylvania, bounded and described in accordance with a Subdivision Plan prepared by George F. Shaner, Registered Engineer, Pottstown, Pa., for Pottsgrove Manor Inc., Owners and Developers, as revised July 19, 1953 and more fully described as follows, to wit:

BEGINNING at a point on the southerly property line of W. Chestnut Street (50 feet wide) said point being distant from a point marking the intersection as projected, of the southerly side of W. Chestnut Street with the easterly side of Gable Avenue (50 feet wide) South 63 degrees 39 minutes East 22.0 feet; thence along the southerly side of W. Chestnut Street South 63 degrees 39 minutes East 48.0 feet to a corner of Lot No. 85; thence leaving said street and along Lot No. 85, South 26 degrees 21 minutes West 100.0 feet to a corner in the middle of a 10 foot wide utility easement; thence along the middle of said utility easement North 63 degrees 39 minutes West 70.0 feet to a corner on the easterly side of Gable Avenue; thence along Gable Avenue North 26 degrees 21 minutes East 70.0 feet to a point of curvature; thence by a line curving to the right having a radius of 22.0 feet an arc length of 34.56 feet to a point of tangency and place of beginning.

BEING all of Lot No. 86 of the Pottsgrove Manor, Inc. Plan of lots dated July 1953 and recorded in the office for the Recording of Deeds, etc. at Norristown, Montgomery County, Pennsylvania, on December 8, 1953 in Plan Book No. A1 at Page____.

UNDER AND SUBJECT to the restrictions, covenants and conditions as set forth in the Declaration of Restrictions recorded in Deed Book 2323 at Page 556 and under and subject to the rights of way granted by Pottsgrove Manor, Inc. to Philadelphia Electric Company and the Bell Telephone Company of Pennsylvania recorded in Deed Book 2317 page 282 and other restrictions of record.

BEING the same premises which Charles Michael Morris by Deed dated 4/16/2008 and recorded 5/2/2008 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5691 at Page 840, granted and conveyed unto Sean Sucoloski and Lynn Sucoloski.

Parcel Number: 16-00-06468-00-5.

Location of property: 272 W. Chestnut Street, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Lynn Sucoloski and Sean Sucoloski** at the suit of Nationstar Mortgage LLC d/b/a Mr. Cooper. Debt: $149,371.64.

KML Law Group, P.C., Attorneys.

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

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

19-18309

ALL THAT CERTAIN unit designated as Unit No. 101, Building A, being a unit in Somerset House Condominium, a Condominium located on Bethlehem Pike, near Pennsylvania Avenue, in **Upper Dublin Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the Pennsylvania Uniform Condominium Act, No. 1980-82 as designated in the Declaration of Condominium of Somerset House Condominium, a Condominium, including the plats and plans attached as an exhibit thereto, bearing date the 9th day of July, A.D., 1984 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, PA on the 16th day of July, A.D., 1984 in Deed Book 4741, Page 2420.

TOGETHER with a 1.42% undivided interest of in and to the Common Elements of such Condominium as set forth in the aforesaid Declaration of Condominium.

TITLE TO SAID PREMISES IS VESTED IN Thomas E. Burnetta, Jr., by Deed from Cynthia Ann Davis, dated 4/30/1993, recorded 5/11/1993 in Book 5040, Page 2242.d

Parcel Number: 54-00-02380-10-4.

Location of property: 120 N. Bethlehem Pike, Unit 101 a/k/a Apartment A101, Fort Washington, PA 19034.

The improvements thereon are: Condominium - garden style.

Seized and taken in execution as the property of **Thomas E. Burnetta, Jr.** at the suit of Citizens Bank, N.A. s/b/m to Citizens Bank of Pennsylvania. Debt: $67,203.46.

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.

19-18575

ALL THAT CERTAIN messuage and two lots or pieces of land, herein described as one lot. situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northeast side of Main Street, at the distance of Seventy five feet Southeast from Selma Street, a corner of this and other property formerly of Samuel Roberts, now or late of George W Rambo; thence Northwest along the line passing through the middle of the partition wall between the house erected on these premises and the house on the adjoining premises now or late of George W. Rambo, One hundred sixty one feet three inches to the Southwest side of Ten feet wide alley running into and from the said Selma Street. thence along side of a ten feet wide alley running into and from said Selma Street; thence along said side of said alley. Southeast 35 feet to

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a stake, a corner of this and land formerly of B. Frank Stritzinger, now or late of Samuel Roberts: thence Southwest along the said land formerly of B. Frank Stritzinger and parallel with Selma Street One hundred sixty one feet, three inches to the Northeast side of Main Street aforesaid: and thence Northwest along the said side of said Main street, 35 feet to the place of beginning.

TOGETHER with the free and common use, right, liberty and privilege of said 10 feet wide alley as and for a passageway and watercourse at all times hereafter forever.

TITLE TO SAID PREMISES IS VESTED IN Willie Livingston, Jr. and Virginia L. Livingston, his wife, as tenants by entireties, by Deed from Andrew Livingston, a single man and Josephine S. Livingston, a single woman, Dated 06/29/1977, Recorded 06/29/1977, in Book 4213, Page 181.

WILLIE LIVINGSTON, JR a/k/a Willie Livingston was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Willie Livingston, Jr. a/k/a Willie Livingston's death on or about 11/25/1983, his ownership interest was automatically vested in the surviving tenant by the entirety.

Parcel Number: 13-00-23228-00-6.

Location of property: 1217 W. Main Street, Norristown, PA 19401-4332.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Virginia Livingston a/k/a Virginia L. Livingston a/k/a Virginia L. Butler** at the suit of Deutsche Bank National Trust Company, as Trustee for Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2007-A, Home Equity Mortgage Loan Asset-Backed Certificates Series INABS 2007-A. Debt: $78,285.18.

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.

19-18677

ALL THAT CERTAIN lots or pieces of ground with the buildings and improvements thereon erected, known as Lots No. 143 and 144 on plan of Willow Grove annex which plan is recorded in Deed Book 799 Page 600, in and for the County of Montgomery at Norristown, said lots being situate in **Upper Moreland Township**, Montgomery County, Pennsylvania.

BEGINNING at a point on the southwesterly side of Brook Street (40 feet wide) at the distance of 200.27 feet measured southeastwardly along said side of Brooke Street from its intersection with the southeasterly side of Old York Road (45 feet wide); thence extending along the said southwesterly side of Brook Street South 70 degrees 57 minutes 30 seconds East 50 feet to a point a corner of Lot No. 142; thence extending along said Lot No. 142 South 19 degrees 2 minutes, 30 seconds West 105 feet to a point, a corner of Lot No. 168; thence extending along said Lot No. 168 and Lot No. 169 North 70 degrees 57 minutes 30 seconds West 50 feet to a point a corner of Lot No. 145; thence extending along said Lot No. 145 North 19 degrees 2 minutes 30 seconds West 105 feet to the first mentioned point and place of beginning.

BEING the same premises which William B. Eagan, Executor of the Estate of Ruby C. Bower, by Deed dated 1/15/2014 and recorded 1/16/2014 in the County of Montgomery in Deed Book 5902, Page 116, conveyed unto Nicholas Mims.

BEING Map #59027 020.

Parcel Number: 59-00-01585-00-3.

Location of property: 240 Brook Street, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Nicholas Mims** at the suit of Pennsylvania Housing Finance Agency. Debt: $119,651.97 plus interest to Sale date.

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

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

19-18801

ALL THAT CERTAIN messuage or tenement and lot or piece of land situate in **Pottstown Borough,** Montgomery County, Pennsylvania, being No. 42 West Fourth Street, bounded and limited and described as follows, to wit:

BEGINNING at a point on the South side of Forth Street, at a distance of 236 feet more or less the Southeast corner of Old State Road and Fourth Street; thence through the middle of the partition or division wall between the house built on the premises herein described and the house immediately adjoining on the West (the said two houses together being a double brick house) and along other lands late of William H. Wiand about to be conveyed to Pierce K. Grimley, 140 feet more or less to a certain 20 feet wide alley; thence Eastwardly along said alley, 22 feet 6 inches more or less to a point; thence Northwardly along land now or late of said William H. Wiand, 140 feet more or less to the south side of Fourth Street and thence Westwardly along the same, 22 feet 6 inches more or less to the point or place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Ian D Stewart, Married and Jennifer L. Stewart, his wife, as tenants by the entirety, by Deed from Martin T. Schlosser, Married and Judith L. Schulze, now by marriage, Judith L. Schlosser, Dated 11/24/1997, Recorded 11/26/1997, in Book 5208, Page 331.

Parcel Number: 16-00-09900-00-2.

Location of property: 42 W. 4th Street, a/k/a 42 W. Fourth Street, Pottstown, PA 19464-5220.

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The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jennifer Stewart and Ian Stewart** at the suit of New Residential Mortgage Loan Trust 2018-5. Debt: $84,457.51.

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.

19-20124

ALL THAT CERTAIN one-half of a double brick messuage or tenement and lot of land, situate in **Pottstown Borough,** Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake on the North line of Fifth Street, distant 105 feet Westerly from Johnson Street, at a corner of this and other land of William D. Hertzog; thence by said land Northerly 140 feet to a 22 feet wide alley; thence by said alley Westerly 20 feet to other land of William D. Hertzog; thence by said land Southerly 140 feet, passing in part of said course and distance through the middle of the brick partition or division wall of this and house of said Hertzog immediately adjoining to the West, to Fifth Street aforesaid; thence by said Fifth Street Easterly 22 feet to the place of beginning.

BEING a part of Lot Nos. 119 and 120.

BEING the same premises which Cendant Mobility Government Financial Services Corporation, a Delaware Corporation by Deed dated 8/6/2003 and recorded 11/3/2003 in Montgomery County in Deed Book 5479, Page 2327 conveyed unto Matthew M. Wells and Megan L. Wells husband and wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Christopher Minkle and Danielle Margaret Minkler, by Deed from Mortgage Electronic Registration Systems, Inc. Acting Solely as Nominee for Plaza Home Mortgage Inc., dated 03/27/2015, recorded 05/28/2015, in Book 13951, Page 2889.

Parcel Number: 16-00-09524-00-9.

Location of property: 11 W. Fifth Street, Pottstown, PA 19464-5223.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christopher Minkler and Danielle Margaret Minkler** at the suit of Lakeview Loan Servicing, LLC. Debt: $83,789.16.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

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

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

19-20336

ALL THAT CERTAIN lot or piece of ground, situate in **Hatfield Township,** Montgomery County, Pennsylvania, bounded and described according to a Minor Subdivision Plan prepared for Richard W. Sauppe dated 8/23/1999 and last revised 2/10/2000 and recorded in the office for the Recorder of Deeds at Norristown, Pennsylvania in Plan Book _____ page _____, as follows, to wit:

BEGINNING at a point on the Southwesterly ultimate right of way line of Cowpath Road (as widened to 40 feet from existing centerline to Southwesterly ultimate right of way line), said point being a corner of this and Lot #3; thence extending from said point and place of beginning and extending along the Southwesterly ultimate right of way line of Cowpath Road South 52 degrees 06 minutes 00 seconds East 100.00 feet to a point a corner of lands now or late of Joseph E. Mroz; thence extending along the same the (2) following courses and distances as follows to wit: thence (1) South 44 degrees 23 minutes 59 seconds West 64.34 feet to a point; thence (2) South 39 degrees 03 minutes 00 seconds West 146.86 feet to a point a corner of Lot #2; thence extending along the same North 52 degrees 06 minutes 00 seconds West 94.00 feet to a point a corner of Lot #3; thence extending along the same North 39 degrees 03 minutes 00 seconds East 210.80 feet to the point and place of beginning.

BEING Lot # 1 as shown on said Plan.

TITLE TO SAID PREMISES IS VESTED IN John F. Boyle, by Deed from John F. Boyle and Mary A. Boyle, h/w, dated 12/07/2010, recorded 01/24/2011, in Book 5791, Page 1782.

Parcel Number: 35-00-02284-00-3.

Location of property: 1000 Cowpath Road, Hatfield, PA 19440-2613.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John F. Boyle a/k/a John Frederick Boyle** at the suit of Wells Fargo Bank, N.A. Debt: $374,010.41.

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.

19-20698

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 Subdivision prepared for "Hillside Investment, Inc., Section IIIA", by Yerkes Associates, Inc., Consulting Engineers, dated February 23, 1981 and recorded in the Office of the Recorder of Deeds in Plan Book A-45 page 119 A, as follows, to wit:

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BEGINNING at a point on the Southeasterly side of Canterbury Drive (50 feet wide) measured the two following courses and distances from a point of curve on the Southwesterly side of Yorktown North (60 feet wide); (1) on the arc of a circle curving to the left having a radius of 15 feet the arc distance of 26.15 feet to a point of reverse curve; (2) on the arc of a circle curving to the right having a radius of 175 feet the arc distance of 80.16 feet; thence extending from said point and place of beginning passing through a partition wall South 58 degrees 4 minutes 32 seconds East 117.28 feet to a point, a corner of Lot #95; thence extending along said lot South 44 degrees 10 minutes West 20.47 feet to a point, a corner of Lot #168; thence extending along said lot passing through a partition wall North 58 degrees 4 minutes 32 seconds West 113.76 feet to a point on the Southeasterly side of Canterbury Road; thence extending along said side thereof on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 20.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 169 on said plan.

BEING the same premises which Matthew F. Unger, by Deed dated May 23, 2002 and recorded September 17, 2002 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5424, Page 1453, granted and conveyed unto Joseph Obermiller.

Parcel Number: 63-00-00881-19-9.

Location of property: 512 Canterbury Road, Jeffersonville, PA 19403.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph Obermiller** at the suit of Bank of America, N.A. Debt: $70,074.29.

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.

19-20850

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, at Page 2586 and First Amendment in Deed Book 5648, at Page 70 and Corrective Amendment in Deed Book 5722, at Page 800 and Second Corrective Amendment in Deed Book 5829, at Page 670 and Plats and Plans attached thereto and any further amendments.

TOGETHER with all right, title and interest, being an undivided interest, of in and to the Common Element as set forth in the aforementioned Declaration of Condominium and as the same may be changed by any Amendment that may be recorded from time to time.

BEING part of the same premises which Manatawny Village Associates, LLC, a Pennsylvania Limited Liability Company by Deed in Lieu of Foreclosure dated December 2, 2011 and recorded January 5, 2012 in Montgomery County in Deed Book 5824, at Page 557 conveyed unto Leading Edge Development Group, Inc., a Pennsylvania Corporation, Grantor herein.

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

Location of property: 1544 Glasgow Street, Unit 83, Pottstown, PA 19464.

The improvements thereon are: Condominium dwelling.

Seized and taken in execution as the property of **Foundation for Eldercare** at the suit of Tri County Area Federal Credit Union. Debt: $147,655.56.

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

19-21575

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in **Lower Providence Township,** Montgomery County, Pennsylvania being Lot No. 56 on a plan of Subdivision No. 3 of lots, laid out for Harry W. Roediger, by Donald H. Schurr, R.L.S., Norristown, Pennsylvania on 9/12/1953 and revised 10/27/1953 and bounded and described in accordance therewith as follows, to wit:

BEGINNING at a point on the Northwest side of Oak Lynn Avenue (50 feet wide), at the distance of 298.88 feet Southwestwardly from a point of tangent of the radius round corner of Oak Lunn Avenue and Marilyn Avenue (50 feet wide), a corner of Lot No. 55 on said plan; thence along the Northwest side of Oak Lynn Avenue, South 47 degrees 40 minutes West, 100 feet to a corner of Lot No. 57; thence along Lot No. 57, North 42 degrees 20 minutes West, 200 feet to a point; thence by other land of Harry W. Roediger, North 47 degrees 40 minutes East, 100 feet to a point, a corner of Lot No. 55, aforesaid thence along Lot No. 55 South 42 degrees 20 minutes East, 200 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Nicholas J. Warren and Ana C. Warren, as tenants by the entirety, by Deed from Tahir Saeed and Naila Saeed, Dated 02/11/2016, Recorded 02/17/2016, in Book 5989, Page 200.

Parcel Number: 43-00-09727-00-4.

Location of property: 113 Oaklyn Avenue, Norristown, PA 19403-1725.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Nicholas J. Warren and Ana C. Warren** at the suit of Freedom Mortgage Corporation. Debt: $313,640.22.

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.

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19-21611

ALL THAT CERTAIN Southern half of a double frame slate house and lot or piece of ground, situate on the East side of Dotts Street, in **Pennsburg Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner in said Dotts Street at the line of William H. Bauer's land, now Faith Baver; thence along said Dotts Street North nineteen degrees and a quarter West, twenty feet to a point in said Dotts Street, in line with other land of J. Vincent Markley; thence along said Markley's land and through the center of the party wall, North seventy degrees and three quarters East two hundred and fifteen feet to the center line of the West Side Alley; thence along said Alley South nineteen degrees and a quarter East, twenty feet to a point in the center line of said Alley in the line of the said Faith Baver's land; thence along the same South seventy degrees and three quarters West two hundred and fifteen feet to the place of beginning.

BEING the same premises which David K. Cressman by Deed dated 3/21/2014 and recorded 3/27/2014 in the Office of the Recorder Of Deeds of Montgomery County in Deed Book 5908, at Page 21, granted and conveyed unto Tyler A. Battistoni.

Parcel Number: 15-00-00067-00-8.

Location of property: 312 Dotts Street, Pennsburg, PA 18073.

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

Seized and taken in execution as the property of **Tyler A. Battistoni** at the suit of Lakeview Loan Servicing LLC. Debt: $135,048.44.

KML Law Group, P.C., Attorneys.

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

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

19-21628

ALL THAT CERTAIN lot or piece of land and dwelling thereon erected, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, being Lot #154 on plan of Belmont Terrace made by George P. Shaner, R.E., of Pottstown, Pa., April 20, 1949, and bounded and described in accordance therewith as follows, to wit:

BEGINNING at a point on the Northwest side of Terrace Lane (60 feet wide) at the distance of 9.79 feet Northeast from the point of intersection of the extended lines of said Terrace Lane and the Northeast side of Mineral Street (50 feet wide), said point of beginning being the end of a rad. round corner connecting the Northwest side of Terrace Lane with the Northeast side of Mineral Street; thence extending along said side of Terrace Lane North 47 degrees East, 55.21 feet to a point, a corner of this and Lot #155 on said plan; thence extending by said Lot #155 at right angles to said side of Terrace Lane North 43 degrees West, 123.12 feet to a corner of this and land now or late of Michael Yonkovitch; thence extending by the same South 46 degrees 45 minutes West, 67.63 feet to a point on the aforesaid Northeast side of Mineral Street and extending thence by the same South 44 degrees 14 minutes East 111.89 feet to the North end of the aforesaid rad. corner and thence in an Eastern direction on a curve to the left with a radius of 10 feet, the arc distance of 15.40 feet to the first mentioned point and place of beginning.

BEING the same premises which Federal Home Loan Mortgage Corporation by Deed dated 6/6/2016 and recorded 6/7/2016 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 6001 At Page 1764, granted and conveyed unto Matthew J. Galamba.

Parcel Number: 16-00-29116-00-1.

Location of property: 1005 Terrace Lane a/k/a 105 Terrace Lane, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Matthew J. Galamba** at the suit of Quicken Loans Inc. Debt: $106,977.61.

KML Law Group, P.C., Attorneys.

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

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

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19-22007

ALL THAT CERTAIN unit or parcel of ground, situate in **Douglass Township,** Montgomery County, Pennsylvania, known and designated as Unit No 506 on a certain Final Plan of Subdivision known as Village Green Estates, prepared for Gambone Brothers Development Co., by Urwiler and Walter, Inc., dated April 6, 1987 and last revised July 21, 1987 and recorded in Montgomery County in Plan Book A-48, at Page 464, as follows, to wit:

BEGINNING at a point which is common to its Unit and Unit No 505 as shown on said Plan; thence extending from said point of beginning, along said Unit No 505, South 00 degrees 35 minutes 00 seconds East 100.00 feet to a point; thence extending South 89 degrees 25 minutes 00 seconds West 20.00 feet to a point, a corner of Unit No. 507 on said Plan, thence extending along the same, North 00 degrees 35 minutes 00 seconds West 100 00 feet to a point; thence extending North 89 degrees 25 minutes 00 seconds East 20 00 feet to the first mentioned point and place of beginning.

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, dated August 10, 1987 and recorded in the Office of the Recorder of Deeds of Montgomery County in Deed Book 4847, page 1173, &c., and any amendments to the said Declaration, as the same may be duly adopted from time to time.

TITLE TO SAID PREMISES IS VESTED IN Andrew S. Mucho, by Deed from Timothy Morgan and Jennifer Sloan Morgan, formerly known as Jennifer Sloan, dated 11/04/2005, recorded 11/10/2005, in Book 5578, Page 2795.

Parcel Number: 32-00-00423-07-6.

Location of property: 506 Village Green Drive, Gilbertsville, PA 19525-9502.

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The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Andrew S. Mucho** at the suit of Wells Fargo Bank, N.A., s/b/m to Wells Fargo Southwest, N.A., f/k/a Wachovia Mortgage, F.S.B, f/k/a World Savings Bank, F.S.B. Debt: $87,643.20.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

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

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

19-22275

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Moreland Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan "Philmont Manor", by Eastern Engineers & Surveyors, Inc., dated December 17, 1985 and last revised April 23, 1986 as follows to wit:

BEGINNING at a point on the Northwesterly side of Philmont Avenue (80.00 feet wide)(L.R. 198) said point being measured the two following courses and distances along the Northwesterly side of Philmont Avenue from a point of curve on the Northeasterly side of Manor Road (50.00 feet wide): (1) leaving Manor Road on the arc of a circle curving to the left having a radius of 25 feet, the arc distance of 39.78 feet to a point of tangent; (2) North 58 degrees 10 minutes 20 seconds East 678.67 feet to the point of beginning said point also being a corner of Lot No. 21 as shown on the above mentioned plan; thence extending from said point of beginning along Lot No. 21 as shown on the above mentioned plan North 31 degrees 49 minutes 40 seconds West 132.50 feet to a point; thence extending North 58 degrees 10 minutes 20 seconds East 103.09 feet to a point a corner of Lot No. 23 as shown on the above mentioned plan; thence extending along the same South 28 degrees 12 minutes 05 seconds East 135.15 feet to a point on the Northwesterly side of Philmont Avenue; thence extending along the same the two following courses and distances; (1) on the arc of a circle curving to the left having a radius of 1190 feet, the arc distance of 75.31 feet to a point of tangent; and (2) South 58 degrees 10 minutes 20 seconds West 19.27 feet to the first mentioned point and place of beginning.

CONTAINING area of 13,167 square feet.

BEING Lot No. 22 as shown on the above-mentioned plan.

BEING the same property conveyed to Grigoriy Bagramyan who acquired title by virtue of a deed from Linda E. Mazaud, dated September 29, 2006, recorded October 25, 2006, at Instrument Number 2006132642, and recorded in Book 5621, Page 1361, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 41-00-06856-00-6.

Location of property: 3170 Philmont Avenue, Huntingdon Valley, PA 19006.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Grigoriy Bagramyan** at the suit of Nationstar Mortgage LLC d/b/a Mr. Cooper. Debt: $558,312.40.

Manley Deas Kochalski LLC, Attorneys.

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

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

19-23119

ALL THAT CERTAIN lot or piece of ground with the buildings thereon erected, situate in **West Norriton Township,** Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by Will D Hiltner, Registered Surveyor, dated March, 1941, as follows, to wit:

BEGINNING at a point in the South line of Egypt Road (33 feet wide) at a distance of 436.92 feet West from the West line of Juniata Road (50 feet wide) thence South 9 degrees 3 minutes West 150.94 feet to a point, thence North 87 degrees 20 minutes 46 seconds West 65 feet to a point, thence North 9 degrees 3 minutes East 150.94 feet to a point on the South side of Egypt Road, thence along the same South 87 degrees 20 minutes 46 seconds East 65 feet to the first mentioned pointed and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Anna L. Trapani, by Deed from William J. Perrone, Executor of The Estate of Lucy L. Trapani (Letters of Testamentary Granted by the Montgomery County Registrar of Wills, January 3, 2005, No. 46-05-0001), dated 01/10/2005, recorded 01/10/2005, in Book 5539, Page 2527.

MORTGAGOR Anna L. Trapani died on 02/20/2019, and William J. Perrone, Esq. was appointed Administrator/trix of her estate. Letters of Administration were granted to her on 03/04/2019 by the Register of Wills of Montgomery County, No. 46-2019-X0744. Decedent's surviving heirs at law and next-of-kin are Thomas J. Trapani, Madeline A. Riley, Maria A. Hutchko, Regina Paravatti, Joseph D. Paravatti, and Adam Paravatti.

Parcel Number: 63-00-02083-00-5.

Location of property: 74 Egypt Road, Norristown, PA 19403-3062.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William J. Perrone, Esq., in His Capacity as Administrator of The Estate of Anna L. Trapani; Thomas J. Trapani, in His Capacity as Heir of The Estate of Anna L. Trapani; Madeline A. Riley, in Her Capacity as Heir of The Estate of Anna L. Trapani; Maria A. Hutchko, in Her Capacity as Heir of The Estate of Anna L. Trapani; Regina Paravatti, in Her Capacity as Heir of The Estate of Anna L. Trapani; Joseph D. Paravatti, in His Capacity as Heir of The Estate of Anna L. Trapani; Adam Paravatti, in His Capacity as Heir of The Estate of Anna L. Trapani; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Anna L. Trapani, Deceased** at the suit of Wells Fargo Bank, N.A. Debt: $111,833.45.

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.

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19-23512

PREMISES "A"

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Gwynedd Township**, Montgomery County, Pennsylvania, more particularly bounded and described according to a survey made by Herbert H. Metz, Registered Professional Engineer and Land Surveyor, of Lansdale, Pennsylvania, dated March 25, 1947, as follows, to wit:

BEGINNING at a point, situate in the southeast sideline of Rosemont Avenue as laid out on said plan, 35 feet wide, said point being at the distance of 195.5 feet as measured northeastwardly from the intersection of the southeast sideline of Rosemont Avenue, aforesaid, with the northeast sideline of Park Avenue as laid out on said plan, 40 feet wide, said point being a corner of this and other land now or formerly of the Estate of J. Winfield White, Deceased; thence extending along the southeast sideline of Rosemont Avenue, aforesaid, north 36 degrees 4 minutes east 48.5 feet to a point a corner of this and other land now or formerly of the said Russell Borneman, et ux; thence extending along the same, south 53 degrees 56 minutes east 130 feet to a point a corner, situate in the northwest sideline of a 20 foot wide alley; thence extending along the same, south 36 degrees 4 minutes west 48.5 feet to a point a corner of this and other land now or formerly of the Estate of J . Winfield White, Deceased; thence extending along the same, north 53 degrees 56 minutes west 130 feet to the first mentioned point and place of beginning.

BOUNDED on the northeast by other land now or formerly of the said Russell H. Borneman, et ux, on the southeast by a 20 feet wide alley, on the southwest by other land now or, formerly of the Estate of J. Winfield White, Deceased, and on the northwest by Rosemont Avenue.

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Gwynedd Township**, Montgomery County, Pennsylvania, more particularly bounded and described according to a plan of lots surveyed for the Estate of J. Winfield White, Deceased, by Herbert H . Metz, Registered Professional Engineer and Land Surveyor, of Lansdale, Pennsylvania, dated March 25, 1947, as follows, to wit:

BEGINNING at a point, situate in the southeast sideline of Rosemont Avenue, as laid out 35 feet wide, said point being at the distance of 244 feet from the intersection of the southeast sideline of Rosemont Avenue aforesaid, with the northeast sideline of Park Avenue, as laid out 40 feet wide; thence extending along the southeast sideline of Rosemont Avenue aforesaid, north 36 degrees 4 minutes east 48.5 feet to a point, a corner of this and land now or formerly of Robert V. Caufield and Eva M. Caufield, his wife; thence extending along the same, south 53 degrees 56 minutes east, 130 feet to a point, a corner, situate in the northwest sideline of a 20 foot wide alley; thence extending along the same, south 36 degrees 4 minutes west, 48.5 feet to a point a corner of this and other land now or formerly of the Estate of J. Winfield White, Deceased; thence extending along the same, north 53 degrees 56 minutes west, 130 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Adrienne R. Branch and Tyrone J. Branch, husband and wife, by Deed from Relocation Advantage, LLC, A Delaware Limited Liability Company Dated August 13, 2008 and recorded August 29, 2008 in Deed Book 5705, Page 02276 Instrument Number 2008088924.

Parcel Number: 56-00-07477-00-9.

Location of property: 621 Rosemont Avenue, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Adrienne R. Branch and Tyrone J. Branch** at the suit of Nations Lending Corporation, an Ohio Corporation. Debt: $240,480.83.

McCabe, Weisberg & Conway, LLC, Attorneys.

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

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

19-23755

ALL THAT CERTAIN parcel of land, situate in **Skippack Township,** Montgomery County, Pennsylvania, bounded and described in accordance with an Office Draft of two lots as prepared by Ralph E. Shaner & Son Engineering, Co., as of 8/30/1971 and revised 10/26/1971, as follows, to wit:

BEGINNING at a point on a curve, said point being the Southeasterly corner lands conveyed by Mary Ziegler, Widow to Frank K. Geyer, Jr., et ux: and being on the Northwesterly property line of 40 feet Road (given width by Lot Plan of 60 feet) leading from Township Line Road to Skippack, otherwise designated as Pennsylvania Traffic #73; thence from said point of beginning, continuing along the curve curving to the left having a radius of 2280.00 feet, an arc length of 175.00 feet or a chord bearing of South 29 degrees, 44 minutes, 52 seconds West 174.96 feet to a corner, other lands or the grantor; thence along the same the following 2 courses and distances to wit: (1) North 62 degrees 27 minutes West 332.00 feet; and (2) North 39 degrees, 19 minutes East 256.95 feet to a corner of Lot No. 4; thence along the rear of Lot No. 4, South 46 degrees, 14 minutes East 76.10 feet to a corner on line of the rear of lands now or late of Frank K. Geyer, Jr., et ux (Lot No. 5); thence along the same, South 43 degrees, 46 minutes West 60.00 feet to a corner and continuing along lands of said Geyer's: South 62 degrees, 59 minutes East 229.94 feet to a corner and place of beginning.

BEING all of Lot No. 6.

TITLE TO SAID PREMISES IS VESTED IN Christopher A. Martino, as Sole Owner, by Deed from Georgia D. Slater, dated 03/18/2013, recorded 03/21/2013, in Book 5867, Page 960.

Parcel Number: 51-00-02926-50-6.

Location of property: 2057 Old Forty Foot Road, Harleysville, PA 19438-3324.

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The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christopher A. Martino** at the suit of Home Point Financial Corporation. Debt: $248,630.44.

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.

19-24089

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Lower Providence Township**, Montgomery County, Pennsylvania, being Lot No. 6 on a plan of Grandview Park, made by Will D. Hiltner, Registered Surveyor, dated December, 1946, and described as follows, to wit:

BEGINNING at a point in the middle line of Henry Avenue, (33 feet wide), which point is measured along the middle line of Henry Avenue from a spike set as its intersection with the middle line of State Highway (commonly called Yerkes Road), (33 feet wide), the five following courses and distances, to wit: (1) North Zero (00) degrees fifty-eight (58) minutes West Sixty-seven and seventy-three hundredths (67.73) feet to a point; (2) North fourteen (14) degrees fifty-eight (58) minutes thirty (30) seconds East forty-eight and fifty hundredths (48.50) feet to a point; (3) on the arc of a circle curving to the right with a radius of Two hundred sixty (260) feet, the arc distance of fifty-nine and ninety-four hundredths (59.94) feet to a point; (4) on the arc of a circle curving to the right with a radius of One hundred three and forty-eight hundredths (103.48) feet, the arc distance of One hundred nine and twenty-six hundredths (109.26) feet to a point; (5) North eighty-eight (88) degrees thirty-eight (38) minutes East Four hundred thirty and eighty-one hundredths (430.81) feet to a point, the place of beginning; thence extending due North One hundred forty-four and fifty-four hundredths (144.54) feet to an iron pin a corner in line of Lot No. 10-C; thence extending along the said Lot 10-C North eighty-eight (88) degrees thirty-eight (38) minutes East sixty six (66) feet to an iron pin, a corner of Lot No. 7; thence extending along said Lot No. 7 due South One hundred forty-four and fifty-four hundredths (144.54) feet to a point in the middle of Henry Avenue aforesaid; thence extending along the middle line of said Henry Avenue South eighty-eight (88) degrees thirty-eight (38) minutes West sixty-six (66) feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN William Bailey, by Deed from Stephen G. Prosock, Executor for The Estate of Janet E. Prosock, Deceased, Dated 07/22/2011, Recorded 07/29/2011, in Book 5808, Page 1696.

WILLIAM BAILEY a/k/a William Anthony Bailey a/k/a William A. Bailey died on 01/27/2019, and upon information and belief, his surviving heirs are William J. Bailey and Joanne M. Bailey.

Parcel Number: 43-00-06058-00-1.

Location of property: 6 Henry Avenue, Collegeville, PA 19426-3223.

The improvements thereon are: Single-family, residential property.

Seized and taken in execution as the property of **William J. Bailey, in His Capacity as Co-Administrator and Heir of The Estate of William Bailey a/k/a William Anthony Bailey a/k/a William A. Bailey; Joanne M. Bailey, in Her Capacity as Co-Administrator and Heir of The Estate of William Bailey a/k/a William Anthony Bailey a/k/a William A. Bailey; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under William Bailey a/k/a William Anthony Bailey a/k/a William A. Bailey, Deceased** at the suit of Wells Fargo Bank, N.A. Debt: $74,785.07.

Phelan Hallinan Diamond & Jones, LLP, Attorney.

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

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

19-24184

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 as follows, viz:

BEGINNING at a point on the Southeast side of Fairview Avenue (50 feet wide) at the distance of 157 feet Northeast of a corner stone at the Northeast corner of Parkview Avenue (50 feet wide) and Fairview Avenue; thence along the Southeast side of said Fairview Avenue North 28 degrees 32 minutes East 32 feet; thence South 61 degrees 28 minutes East 125 feet; thence South 28 degrees 32 minutes West 32 feet; thence North 61 degrees 28 minutes West 125 feet to the place of beginning.

UNDER AND SUBJECT to certain conditions and restrictions.

BEING THE SAME PREMISES which Norma B. MacElwee, widow and Richard MacElwee by Deed dated January 4, 1985 and recorded January 24, 1985 in the Office of the Recorder of Deeds in and for the County of Montgomery, Commonwealth of Pennsylvania in Book 4758, Page 744 granted and conveyed unto Richard MacElwee and Helen L. MacElwee, in fee.

AND THE SAID Helen L. MacElwee departed this life on or about March 5, 2009 thereby vesting title unto Richard MacElwee by operation of law

Parcel Number: 30-00-19304-00-7.

Location of property: 1833 Fairview Avenue, Willow Grove, PA 19090.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Richard MacElwee** at the suit of Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust. Debt: $221,001,32.

Shapiro & DeNardo, Attorneys.

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

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

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19-24371

ALL THAT CERTAIN lot or piece of ground situate in **Limerick Township**, Montgomery County, Pennsylvania, bounded and described according to a Record Subdivision Plan of Heritage Hills Golf Club made by Van Cleef Engineering Associates dated September 12, 2000 last revised July 18, 2003 and recorded in Plan Book 24 page 320 to 331 as follows, to wit:

BEGINNING at a point on the Southerly side of Bunker Way said point being a corner of Lot 30 as shown on the above mentioned plan, thence extending from said point of beginning along Lot 30 South 7 degrees 40 minutes 48 seconds West, 115.15 feet to a point in line of Lot 32, thence extending along the same South 80 degrees 57 minutes 13 seconds West 54.98 feet to a point a corner of Lot 28, thence extending along the same North 12 degrees 46 minutes 38 seconds West 129 feet to a point on the Southerly side of Bunker Way, thence extending along the same the 3 following courses and distances (1) North 77 degrees 13 minutes 22 seconds East 2.03 feet to a point of curve, (2) Eastwardly along the arc of a circle curving to the right having a radius of 149 feet the arc distance of 53.20 feet to a point of tangent and (3) South 82 degrees 19 minutes 12 seconds East 43.76 feet to the first mentioned point and place of beginning.

CONTAINING in area 9,481 square feet.

BEING Lot 29 as shown on the above-mentioned plan.

BEING the same premises which DHLP-Limerick Golf Community, L.P. a Pennsylvania Limited Partnership by Deed dated June 20, 2006 and recorded on June 27, 2006, in the Office of the Montgomery County Recorder of Deeds in Deed Book Volume 05606 at Page 0145 granted and conveyed unto Messay Bezabih.

Parcel Number: 37-00-01856-41-1.

Location of property: 19 Bunker Way, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Messay Bezabih** at the suit of The Bank of New York Mellon, as Indenture Trustee, on Behalf of the Holders of the CSMC Trust 2010-16 Mortgage-Backed Notes and Certificates, Series 2010-16. Debt: $422,542.26.

Hladik, Onorato & Federman, LLP, Attorneys.

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

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

19-24517

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitemarsh Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Record Plan of "Whitemarsh Estates", prepared for Sunny Brook Estates, LLC, by Robert E. Blue Consulting Engineers, P.C., dated May 15, 1998, last revised February 8, 2002, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-60 pages 386, 387 and 388, as follows, to wit:

BEGINNING at an iron pin on the Southeasterly side of Monticello Lane (shown on said Plan as Road "B") (50 feet wide) (a private road), at a corner of Lot No. 12, as shown on said Plan; thence extending from said point of beginning and along the said Southeasterly side of Monticello Lane, the three following courses and distances, viz:, (1) extending North 19° 7' 15" East, the distance of 16.73 feet to a point of curve, marked by a concrete monument; (2) thence extending Northeastwardly on the arc of a curve, curving to the right, having a radius of 125 feet, the arc length of 35.81 feet to a point of tangent, marked by a concrete monument; and (3) thence extending North 35° 32' 8" East, the distance of 78.63 feet to an iron pin, at a corner of Lot No. 10, as shown on said Plan; thence extending South 54° 27' 52" East, along Lot No. 10, the distance of 211.15 feet to an iron pin, at a corner in line of lands now or late of GW Realty Associates (George Washington Memorial Park), as shown on said Plan; thence extending North 30° 5' 56" West, along lands of GW Realty Associates (George Washington Memorial Park), the distance of 130 feet to an iron pin, at a corner of Lot No. 12, aforesaid; thence extending North 54° 27' 52" West, along Lot No. 12 and also crossing through Waters of the Commonwealth (0.0244 Acres), as shown on said Plan, the distance of 201.37 feet to the first mentioned iron pin on the said Southeasterly side of Monticello Lane and place of beginning.

BEING Lot No. 11, as shown on the above-mentioned Plan.

BEING part of the same premises which Stenton Avenue Associates, a PA Limited Partnership, by Deed dated March 8, 2002, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 5402 page 69, granted and conveyed unto Sunny Brook Estates, L.L.C., a PA Limited Liability Company, its successors and assigns, in fee.

TOGETHER WITH AND 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 Whitemarsh Chase Planned Community, dated February 28, 2002, as recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 5407 page 1594, and with that Amendment to Declaration of Whitemarsh Chase Planned Community, dated October 9, 2003, recorded as aforesaid, in Deed Book 5477 page 2331, and any other amendments and/or supplements to the aforesaid Declaration, as the same may be duly adopted from time to time.

THE GRANTEE, for and on behalf of the Grantee, its heirs, personal representatives, successors and assigns, by acceptance and recordation of this Indenture acknowledges that this Indenture is subject in every respect to the aforesaid Declaration, as amended, and any other amendments and/or supplements thereto; the foregoing rules and regulations promulgated thereunder; acknowledges that each and every provision thereof is essential to the successful

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operation and management of "Whitemarsh Chase Planned Community" and is in the best interest and for the benefit of all owners of lots thereon; and covenant and agree, as a covenant running with the land, to abide by each and every provision of the aforesaid Declaration, as amended, and as the same may again be amended and/or supplemented from time to time.

TITLE TO SAID PREMISES IS VESTED IN Barry Reinhart and Lizanne Reinhart, by Deed from Sunny Brook Estates, LLC, Dated 1/27/2005, Recorded 2/1/2005 in Book 5542, Page 1171.

Parcel Number: 65-00-01336-22-8.

Location of property: 518 Monticello Lane, Plymouth Meeting, PA 19462.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Barry Reinhart, Lizanne Reinhart and United States of America** at the suit of Citizens Bank, N.A. s/b/m to Citizens Bank of Pennsylvania. Debt: $414,084.67.

Law Office of Gregory Javardian, LLC, Attorney.

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

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

19-24888

ALL THAT CERTAIN messuage and lot or piece of land situate in **Hatfield Borough,** Montgomery County, Pennsylvania, being bounded and described, according to a recent survey thereof made, as follows, to wit:

BEGINNING at an iron pin set for a corner on the Southeast side of an eight feet wide cement pavement on the Southeast side of Broad Street also at a distance of sixty feet and two-tenths of a foot Northeast of the Northeast side of a twelve feet wide alley; thence extending along said pavement North forty-one and three-quarters degrees East fifty-eight feet to an iron pin, a corner of this and land now or formerly of Dill and Fenstermacher South forty-seven degrees East one hundred and fifty-seven feet to an iron pin, a corner of land now or formerly of Henry Wisler; thence extending along said Henry Wisler's Land South forty-one and three-quarters degrees West sixty feet and five-tenths of a foot to an iron pin, a corner of other land now or formerly of said Wilson C. Moyer; thence extending along said other land of said Wilson C. Moyer and through the middle of the partition wall of the building erected on this lot and that erected on the lot adjoining North forty-six degrees and five minutes West one hundred and fifty-seven feet to the place of beginning.

BOUNDED on the Northwest by Broad Street, on the Northeast by land now or formerly of Dill and Fenstermacher on the Southeast by land now or formerly on Henry Wisler and the Southwest by other land now or formerly of Wilson G. Moyer.

TOGETHER with the free and uninterrupted use, liberty and privilege of and passage in and along a certain alley or passage of eight feet in breadth extending along the rear line of said Wilson C. Moyer's other land and leading from the premises above described to the twelve feet wide alley in said description referred to. Together with free ingress, egress and regress to and for the said George W. Seasholtz and Esther R. Seasholtz, his wife, their heirs and assigns, their tenants, occupiers or possessors of the said George W. Seasholtz and Esther R. Seasholtz's messuage and ground contiguous to the said alley or passage, at all times and seasons forever, hereafter, into, along, upon and out of said alley in common with him the said Wilson C. Moyer, his heirs and assigns, tenants or occupiers of the said Wilson C. Moyer's messuage and ground adjacent to the said alley.

TITLE TO SAID PREMISES IS VESTED IN Mary Ann G. Pugliese and James Pugliese, by Deed from Donald R. Limbach and Linda Limbach, husband and wife, dated 07/06/2007, recorded 07/17/2007, in Book 5655, Page 2421.

Parcel Number: 09-00-00106-00-2.

Location of property: 26 E. Broad Street, Hatfield, PA 19440-2401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mary Ann G. Pugliese a/k/a Mary Ann Pugliese and James Pugliese** at the suit of MTGLQ Investors, L.P. Debt: $197,403.59.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

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

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

19-25617

ALL THAT CERTAIN messuage and tract of land together with the dwelling now thereon erected, situate in **Lower Frederick Township,** Montgomery County, Pennsylvania, known as 7 B Avenue, bounded and described according to a survey dated December 27, 1952 as prepared by Francis W. Wack, Registered Surveyor, as follows, to wit:

BEGINNING at an iron pin on the Southwesterly side of a 15 feet wide right of way (said beginning point being North 45 degrees 56 minutes West 86.92 feet from land now or late of Elmer St. Clair); thence South 61 degrees 05 minutes West 129.85 feet to an iron pin a corner of land now or lots of Howard Long; thence along said Long's land North 41 degrees 15 minutes West 47.28 feet to an iron pin on the Southeast side of said 15 feet wide right of way; thence along said side of right of way North 37 degrees 42 minutes East 128.78 feet to an iron pin on the Southwest side of said 15 foot wide right of way; thence along said side of right of way South 45 degrees 56 minutes East 98.1 feet to the place of beginning.

CONTAINING 9,019 square feet of land, more or less.

TOGETHER with the free and uninterrupted use of a right of way 15 feet wide leading to a 20 foot wide road over land of the said Lewis B. and Sarah Hoffman, together with free ingress, egress and regress to and for the said Grantees, their heirs and assigns, in common with other owners of land abutting thereon, their heirs and assigns forever as recited in Deed Book 2356 Page 179.

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BEING the same premises, which Rebecca R. Haines, Deborah Elaine Roshong and Robert Brian Roshong, by Right of Survivorship by Deed dated March 20, 2000 and recorded on July 25, 2000, in the Office of the Montgomery County Recorder of Deeds in Deed Book Volume 12205 at Page 2443, Instrument No. 2007105851 granted and conveyed unto Harry Long.

Parcel Number: 38-00-01927-00-6.

Location of property: 7 B Avenue, Perkiomenville, PA 18074.

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

Seized and taken in execution as the property of **Harry W. Long a/k/a Harry Long** at the suit of Select Portfolio Servicing, Inc. Debt: $$111,604.59.

Hladik, Onorato & Federman, LLP, Attorneys.

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

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

19-26066

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in **Lower Salford Township**, Montgomery County, Pennsylvania bounded and described according to a land development plan made by Richard C. Mast Associates, P.C. dated 5-5-2000 last revised 12-28-2001 and recorded in Land Site Book 6 Page 196 as follows to wit:

BEGINNING at a point on the Southwesterly Side of School Lane said point being a corner of land now or late of Richard & Dolores Hart; thence extending from said beginning point along said Harts Land South 48 degrees 15 minutes 00 seconds West 408.81 feet to a point in line of land now or late of Douglas & Suzanne Shank; thence extending partly along the same and partly along land now or late of Donald S. Hoff, Sr. North 42 degrees 25 minutes 09 seconds West 102.94 feet to a point a corner of Lot 1 as shown on the above mentioned plan; thence extending along the same the three (3) following courses and distances (1) North 48 degrees 15 minutes 00 seconds East 116.12 feet to a point (2) South 41 degrees 45 minutes 00 seconds East 77.93 feet to a Point and (3) North 48 degrees 15 minutes 00 seconds East 293.62 feet to a Point on the Southwesterly Side of School Lane; thence Extending Along the Same South 42 degrees 22 minutes 36 seconds East 25 feet to the First Mentioned Point and Place of Beginning.

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

BEING the same property conveyed to Timothy M. Hollinger who acquired title by virtue of a deed from Arun Savani and Apexa Savani, husband and wife, and Bhaskar Savani and Daksha Savani, husband and wife and Niranjan Savani and Rekha Savani, husband and wife, dated December 2, 2002, recorded January 14, 2002, at Document ID 000904, and recorded in Book 5442, Page 0722, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 50-00-03976-00-6.

Location of property: 454 School Lane, Harleysville, PA 19438.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Timothy M. Hollinger a/k/a Timothy Hollinger and Connie Hollinger** at the suit of LSF8 Master Participation Trust. Debt: $349,349.52.

Manley Deas Kochalski LLC, Attorneys.

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

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

19-26174

ALL THAT CERTAIN lot or piece of land with the buildings and improvements erected thereon, situate in **Hatboro Borough**, Montgomery County, Pennsylvania, being part of Lot No. 52 and Lot No. 51 on plan of lots laid out for John R. Cassel, bounded and described according to a survey made by Edward Pickering, Jr., July 17, 1928, as follows to wit:

BEGINNING at a point on the northeasterly side of Lehman Avenue said point being a common corner of Lots No. 51 and 199, also being twelve hundred thirty-two and fifteen one-hundredths feet (1232.15') from the northwesterly side of Chester Avenue; thence passing along the said side of Lehman Avenue, north sixty-one degrees two minutes west (north 61° 02' west), forty-four feet (44') to a corner, thence passing through Lot No. 52 north twenty-eight degrees fifty-eight minutes east (north 28° 58' east), one hundred fifty feet (150') to a corner in line of land now or late of Benjamin Williams; thence passing along the said land south sixty-one degrees two minutes east (south 61° 02' east), forty-four feet (44') to a corner of the aforementioned Lot No. 199; thence passing along said lot south twenty-eight degrees fifty-eight minutes west (south 28° 58' west) one hundred fifty feet (150') to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Thomas Conard, by Deed from William C. Gowen, dated 09/19/2014, recorded 09/22/2014, Instrument No. 2014062776.

Parcel Number: 08-00-03028-00-6.

Location of property: 174 W. Lehman Avenue, Hatboro, PA 19040-3959.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Thomas Conard** at the suit of Wells Fargo Bank, N.A. Debt: $197,913.88.

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.

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19-26601

ALL THAT CERTAIN messuage or tenement and lot or piece of ground, situate in **Upper Gwynedd Township,** Montgomery County, Pennsylvania, being the southwesterly one-half of Lot No. 201 on plan of lots of North Wales Land Association, situate on the northwest side of Shearer Avenue at the distance of two hundred seventy five feet southwestwardly from the southwesterly side of West Street.

CONTAINING in front or breadth on said Shearer Avenue southwestwardly twenty five feet and extending of that width in length or depth northwestwardly one hundred eighty one feet to the southeasterly side of a twenty feet wide alley, the northeasterly line passing through the partition wall of this and the dwelling house adjoining on the northeast.

BEING the same premises which Karl L. Johnson and Marion Johnson, his wife by Deed dated June 7, 1973 and recorded in Montgomery County in Deed Book 3858 at Page 28 conveyed unto William Harvey Ford, Jr., singleman.

BEING the same premises, which William Harvey Ford, Jr. and Marlene Ford, his wife, by Deed dated March 10, 1975 and recorded in the Office of Recorder of Deeds of Montgomery County on March 12, 1975 at Book 4011, Page 93 granted and conveyed unto Gerald W. Moore and Harvetta E. Moore, his wife.

… and the said Gerald W. Moore departed this life on June 10, 2017, whereupon title to the said premises in question became vested in Harvetta E. Moore, by right of survivorship.

Parcel Number: 56-00-08023-00-3.

Location of property: 526 Shearer Street, North Wales, PA 19454.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Harvetta E. Moore** at the suit of CitiMortgage, Inc. Debt: $106,499.11.

Stern & Eisenberg, PC, Attorneys.

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

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

19-26643

PARCEL "A"

ALL THAT CERTAIN messuage and tract of land, situate in **Upper Pottsgrove Township,** Montgomery County, Pennsylvania, bounded, described in accordance with a survey as made by George F. Shaner, R.E., as follows, to wit:

BEGINNING at a corner other lands now or late Elmer M. Erb, said point being in the middle of North State Street (legal width 33 feet) and situate along the same from a point of deflection in said street, South 57 degrees, 01 minute West, 161.25 feet; thence from said point of beginning continuing along the middle of said road, South 57 degrees, 01 minute West, 255 feet; South 53 degrees, 59 minutes West, 161.16 feet; South 58 degrees, 39 minutes West, 155.5 feet to a corner other lands now or late Elmer M. Erb; thence along the same, North 02 degrees, 46 minutes West, 400 feet; North 05 degrees, 44 minutes East, 125 feet, North 29 degrees 08 minutes East, 248.6 feet to a corner, and continuing along said lands, South 40 degrees, 23 minutes East, 560 feet to the place of beginning.

CONTAINING 4 acres and 81 perches of land, more or less.

BEING Parcel No. 60-00-02971-00-2.

PARCEL "B"

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

BEGINNING at the Northeasterly corner other lands of John E. Smith, said point being in the middle of State Street otherwise designated as Legislative Route No. 46002 leading from Chestnut Grove Road to Farmington Avenue; thence from said point of beginning along the Northerly side of lands of said John E. Smith, North 40 degrees, 23 minutes West, 591.26 feet to a corner in the middle of State Highway Traffic Route No. 100 or Legislative Route No. 779; thence along the middle of the same, North 19 degrees, 50 minutes East, 161 feet to a corner, other lands of Elmer M. Erb intended to be conveyed to Robert D. Snyder and Fern I. Snyder, his wife; thence along the latter lands and other lands of Robert D. Snyder and Fern I. Snyder, South 49 degrees, 22 minutes, 53 seconds East, 404.77 feet to a corner lands Elaine Erb; thence along the same, South 40 degrees, 37 minutes, 04 seconds West, 62.99 feet to a corner; and South 32 degrees, 59 minutes East, 250.44 feet to a corner in the bed of State Street; thence along and in said street, South 57 degrees, 01 minute West, 114.06 feet to a corner and place of beginning.

CONTAINING 2 acres, 54.55 perches and a net area excluding the State Highway of 2 acres, 12.42 perches more or less.

BEING Parcel No. 60-00-02974-00-8.

BEING the same premises which Gladys M. Smith, by Deed dated June 3, 2003 and recorded June 19, 2003 in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania in Book 5460, Page 1762, granted and conveyed unto Darlene O. Weber, in fee.

Parcel Number: 60-00-02971-00-2; 60-00-02974-00-8.

Location of property: 1409 N. State Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Darlene O. Weber** at the suit of Selene Finance LP. Debt: $320,801.04.

Shapiro & DeNardo, Attorneys.

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

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

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19-27158

ALL THAT CERTAIN tract or parcel of land together with the improvements thereon erected situated in **Lower Pottsgrove,** Montgomery County, Pennsylvania, known as Lot #17 on a Subdivision plan known as Alto Grandview Acres, prepared by Serdy, Bursich and Huth, Inc., dated October 13, 1975, last revised July 13, 1976, said tract being more fully bounded and described as follows to wit:

BEGINNING at a point on the Southwesterly right-of-way of North Adams Street (50 feet wide) said point also being the southeastern property corner of the Ringing Hill Fire Company; thence along said right-of-way line of North Adams Street on a curve concave to the Southwest having a radius of 148.63 feet and an arc length of 214.53 feet to a point; thence South 24 degrees 58 minutes 50 seconds West 121.57 feet to a corner of Lot #18; thence along the same North 69 degrees 17 minutes 10 seconds West 130.10 feet to a corner of the Ringing Hill Fire Company aforesaid; thence along the same North 24 degrees 58 minutes 50 seconds East a distance of 278.66 feet to the first mentioned point and place of beginning.

CONTAINING 30,949 square feet of land be the same more or less.

BEING the same premises which Bjagio Esposito by Deed dated February 25, 1986 and recorded on March 3, 1986, in the Office of the Montgomery County Recorder of Deeds in Deed Book Volume 4793 at Page 748 granted and conveyed unto William E. and Patricia C. Bonewitz, Husband and Wife.

Parcel Number: 42-00-0017-16-6.

Location of property: 1823 N. Adams Street, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **William E. Bonewitz and Patricia C. Bonewitz** at the suit of Select Portfolio Servicing, Inc. Debt: $208,785.42.

Hladik Onorato & Federman, Attorneys.

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

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

19-27320

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described according to a Survey and Plan of Roberts Park made by George C. Heilman, Registered Surveyor, on December 2, 1963, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Tremont Avenue (50 feet wide) at the distance of 262.60 feet measured South 40° 46' West along the said side of Tremont Avenue from a point of tangent therein, which point of tangent is measured on the arc of a circle curving to the left having a radius of 15 feet the arc distance of 23.56 feet from a point of curve on the Southwesterly side of Roberts Street (66 feet wide); thence from said point of beginning along Lot No. 7 as shown on said Plan, and partly passing through the party wall of the building erected on this lot and the building erected on the lot adjoining to the Northeast thereof, South 49° 14' East, 90.89 feet to a point; thence South 41° 16' West, 20.11 feet to a point; thence South 41° 7' 30" West, 19.49 feet to a point, a corner of Lot No. 9 as shown on said Plan; thence along the same, North 49° 14' West, 90.25 feet to a point on the Southeasterly side of Tremont Avenue; thence along the same, North 40° 46' East, 39.60 feet to the first mentioned point and place of beginning.

BEING Lot No. 8 as shown on said Plan.

TITLE TO SAID PREMISES IS VESTED IN Sandra L. Jacoby, by Deed from Joseph Anthony Bolognese, dated 2/29/2000, recorded 3/8/2000 in Book 5209, Page 1561.

SANDRA L. JACOBY departed this life on August 19, 2018.

Parcel Number: 13-00-36892-00-4.

Location of property: 1612 Tremont Avenue, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Sandra L. Jacoby a/k/a Sandra Leigh Jacoby, Deceased** at the suit of Citizens Bank, N.A., s/b/m to Citizens Bank of Pennsylvania. Debt: $123,156.83.

Law Office of Gregory Javardian, LLC, Attorneys.

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

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

20-00200

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Lower Gwynedd Township,** Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan of Property of G. Lupton Broomell, Jr., et ux, prepared by C. Raymond Weir Associates, Inc., Civil Engineers and Surveyors, dated 12/14/1974 and last revised 12/16/1974, recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pa., in Plan Book B-27 page 29, as follows, to wit:

BEGINNING at a point on the center line of Gypsy Hill Road (33 feet wide), said point being at the distance of 588.70 feet measured, South 33 degrees 38 minutes East along the said center line of Gypsy Hill Road from its point of intersection with the center line of Evans Road (33 feet wide); thence extending from said point of beginning, North 44 degrees 08 minutes 40 seconds East, crossing the Northeasterly side of Gypsy Hill Road also along Parcel "A" as shown on said plan, the distance of 351.12 feet to a point a corner of Parcel "B" as shown on said plan; thence extending, South 48 degrees 11 minutes East along the same, the distance of 372.15 feet to a point, a corner of same;

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thence extending, South 44 degrees 08 minutes West still along said Parcel "B", also recrossing the Northeasterly side of Gypsy Hill Road, the distance of 351.12 feet to a point on said center line; thence extending, North 48 degrees 11 minutes West, along the said center line of Gypsy Hill Road, the distance of 372.18 feet to the first mentioned point and place of beginning.

BEING Parcel "C" as shown on the above-mentioned plan.

BEING the same premises which Thomas H. Bown, II and Bonnie Rae Bown, husband and wife, by Deed dated 9/1/1995 and recorded 9/13/1995 at Norristown, Pennsylvania in Deed Book 5125, at Page 482, granted and conveyed unto Raymond W. Uhlhorn and Elinor B. Uhlhorn, husband and wife, in fee.

Parcel Number: 39-00-01682-00-7.

Location of property: 1345 Gypsy Hill Road, Gwynedd Valley, PA 19437.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Frederick A. Duffy, Jr. and Marilyn T. Duffy** at the suit of Kathleen D. Wise. Debt: $437,428.97.

Pepper Hamilton 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.

20-01305a

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

BEGINNING at a point on the Westerly side of Evans Street, distant 346 feet Northwardly of Jefferson Avenue, a corner of this and Lot Number 42, the property late of James Imbody, thence Westwardly along said Lot Number 42, 100 feet to Lot Number 36, now or late of the Estate of H.H. Hartman, deceased, thence Northwardly along Lot Numbers 36 and 37 and parallel with said Evan Street, 36 feet, 6 and ½ inches to land of John H. Jones thence along the same Eastwardly 110 feet, more or less, to the Westerly line of Evans Street, thence along the same Southwardly 29 feet, 9 inches to the first mentioned point and place of beginning.

AND BEING the same premises which Eileen Whalon Behr, the Sheriff of Montgomery County by Sheriff's Deed Poll dated 12/28/2010 and recorded 1/5/2011 in the Office of the Recorder of Deeds of Montgomery County in Instrument No. 2011001947, Book No. 5789, Page 02704, granted and conveyed unto Aurora Loan Services, LLC in fee.

Parcel Number: 16-00-08196-00-5.

Location of property: 387 N. Evans Street, Pottstown, PA 19464.

The improvements thereon are: Land and buildings.

Seized and taken in execution as the property of **James F. Bergey, Jr.** at the suit of Branch Banking and Trust Company. Debt: $66,459.24.

Buchanan Ingersoll & Rooney PC, Attorneys.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or $6,645.92 dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

20-01305b

ALL THAT CERTAIN lot or piece of land with the brick messuage or tenement thereon erected, situate on the East side of Evans Street, between Oak and West Streets, in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the East side of Evans Street at a distance of 166 feet 9 inches Northwardly from the Northeast corner of Oak and Evans Streets and in the division line of this and land now or late of Mary B Binkley, thence Eastwardly along the line through the center of the partition wall dividing this house and lot from the house and lot on the South 140 feet to a 20 feet wide alley, thence Northwardly along said alley, 17 feet 6 inches, more or less to land now or late of Daniel Amdt, thence Westwardly along the same 140 feet to Evans Street aforesaid, thence Southwardly along the East side of Evans Street, 17 feet 6 inches more or less to the point and place of beginning.

BEING THE SAME PREMISES which Dori Wade, by her deed dated July 26, 2005, and recorded in the Office of the Recorder of Deeds of Montgomery County immediately prior hereto, granted and conveyed unto James F Bergey, Jr., in fee.

Parcel Number: 16-00-07620-00-5.

Location of property: 468 N. Evans Street, Pottstown, PA 19464.

The improvements thereon are: Land and buildings.

Seized and taken in execution as the property of **James F. Bergey, Jr.** at the suit of Branch Banking and Trust Company, Successor-in-Interest to National Penn Bank. Debt: $66,459.24.

Buchanan Ingersoll & Rooney, PC, Attorneys.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or $6,645.92 dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

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*****IMPORTANT UPDATE*****

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,

Via court order, the Montgomery County Sheriff's Sale scheduled for March 25, 2020 AND April 29, 2020 has been postponed until May 27, 2020 at 1:00 o'clock P.M. prevailing time, in Court Room "A", Court House, Swede and Airy Streets, in the Borough of Norristown, said County, the following described Real Estate as a precautionary measure to mitigate the spread of the CORVID-19 virus.

To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on May 27, 2020 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

ARTICLES OF INCORPORATION NONPROFIT

NOTICE IS HEREBY GIVEN that Articles of Incorporation - Nonprofit have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, effective January 20, 2020, for:

Townhomes at Edgewater Community Association
910 Harvest Drive
Blue Bell, PA 19422

The corporation has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

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

DeMUTIS, ROSE J., dec'd.
Late of Norristown, PA.
Executrix: DONNA L. KELLY,
607 Gary Lane,
Norristown, PA 19401.

MARTIN, ROGER, dec'd.
Late of East Norriton Township.
Executrix: HELENE MONTGOMERY-HART,
c/o Anthony J. Caiazzo, Jr., Esquire,
1445 Snyder Avenue,
Philadelphia, PA 19145.
ATTORNEY: ANTHONY J. CAIAZZO, JR.,
ANTHONY J. CAIAZZO, JR., P.C.,
1445 Snyder Avenue,
Philadelphia, PA 19145

McCAFFREY, JAMES MARTIN, dec'd.
Late of Lower Salford Township.
Executrix: PATRICIA MALONEY,
243 Martins Lane,
Media, PA 19063.

McGINNIS, JILL RENEE, dec'd.
Late of Abington, PA.
Executor: JAISEN STANGO,
504 Fairmount Avenue,
Philadelphia, PA 19123.
ATTORNEY: FREDERICK M. STANCZAK,
59 Creek Drive,
Doylestown, PA 18901

McKEON, JOAN G., dec'd.
Late of Lower Gwynedd Township.
Executors: PAMELA McDONALD AND
MICHAEL McDONALD,
c/o Tara M. Walsh, Esquire,
30 Valley Stream Parkway,
Malvern, PA 19355-1481.
ATTORNEY: TARA M. WALSH,
STRADLEY, RONON, STEVENS & YOUNG, LLP,
30 Valley Stream Parkway,
Malvern, PA 19355-1481

WILSON, CHRISTINA M. H. also known as CHRISTINA M. WILSON and CHRISTINE M. WILSON, dec'd.
Late of Hatboro, PA.
Executrix: LINDA M. WISZ,
200 Fiddleleaf Lane, Apt. 203,
Warrington, PA 18976.

Second Publication

AN, JONG HUN, dec'd.
Late of Upper Moreland Township.
Administratrix: JIN HWA AN,
312 Gilpin Road,
Willow Grove, PA 19090.
ATTORNEY: DOUGLAS R. LALLY,
261 Old York Road, Suite 524,
Jenkintown, PA 19046

ANDERSON, MILDRED C., dec'd.
Late of Franconia Township.
Executor: JANET A. RIDGLEY,
151 University Road,
Lincoln University, PA 19352.

BELL, DONALD F., dec'd.
Late of Abington Township.
Executrix: JANIS A. SIRAVO,
945 Delene Road,
Rydal, PA 19046.
ATTORNEY: DOUGLAS R. LALLY,
261 Old York Road, Suite 524,
Jenkintown, PA 19046

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BURT, WILLIAM DAVID, dec'd.
Late of Montgomery Township.
Executrix: VALARIE DISCAFANI,
12 Lisa Court,
Oxford, NJ 07863.

CAMAHO, JOSEPH A., dec'd.
Late of Borough of Pottstown.
Administratrix: LISA D. BEATTY,
73 Buckwalter Road,
Pottstown, PA 19465.
ATTORNEY: DAVID S. KAPLAN,
O'DONNELL, WEISS & MATTEI, P.C.,
41 E. High Street,
Pottstown, PA 19464

CARLIN, STEPHEN J., dec'd.
Late of Borough of Norristown.
Administratrix: NANCY E. CARLIN,
c/o Peter J. Bietz, Esquire,
985 Old Eagle School Road, Suite 516,
Wayne, PA 19087.
ATTORNEY: PETER J. BIETZ,
REARDON & ASSOC., LLC,
985 Old Eagle School Road, Suite 516,
Wayne, PA 19087

DiDOMENICO, SELENA B., dec'd.
Late of Upper Dublin Township.
Executor: MICHAEL P. DiDOMENICO,
6 Mildred Lane,
Ambler, PA 19002.

FROMPOVICH, CATHERINE J., dec'd.
Late of Upper Dublin Township.
Executrix: FAITH M. BALSAMA,
c/o Rachel Fitoussi, Esquire,
62 W. Princeton Road,
Bala Cynwyd, PA 19004.
ATTORNEY: RACHEL FITOUSSI,
62 W. Princeton Road,
Bala Cynwyd, PA 19004

FUNDERBURK-THOMPSON, ROSELEE also known as ROSELEE F. THOMPSON, ROSELEE THOMPSON and ROSELEE FUNDERBURK, dec'd.
Late of Cheltenham Township.
Executrix: JOANNE FORTSON-WILLIAMS,
c/o Andrea B. Paul, Esquire,
140 W. Maplewood Avenue,
Philadelphia, PA 19144-3307.
ATTORNEY: ANDREA B. PAUL,
HARPER & PAUL,
140 W. Maplewood Avenue,
Philadelphia, PA 19144-3307

GODSHALL, EVA, dec'd.
Late of Borough of Red Hill.
Executors: M. MARLENE HENRY AND
LAVERNE M. HENRY,
1607 County Line Road,
Bechtelsville, PA 19505.
ATTORNEY: JEFFREY C. KARVER,
7 E. Philadelphia Avenue, Suite 1,
Boyertown, PA 19512

GREBE, EILEEN, dec'd.
Late of Hatboro, PA.
Executor: JOHN GREBE,
111 Ramsgate Drive,
Phoenixville, PA 19460.

HAY, ROBERT T. also known as ROBERT THOMAS HAY, dec'd.
Late of Upper Moreland Township.
Administratrix: PATRICIA A. HAY,
1136 Hall Avenue,
Roslyn, PA 19001.

INTERRANTE, ELAINE, dec'd.
Late of West Norriton Township.
Co-Executors: MARIA ELENA CAPALDI AND
STEVEN INTERRANTE,
1825 W. Main Street,
Norristown, PA 19403.
ATTORNEY: PAULA C. SCHARFF,
101 Flannery Drive,
Jeffersonville, PA 19403

JOSEPH, ETHEL, dec'd.
Late of Cheltenham Township.
Administrator: CARL A. BARKERS,
11 Conway Street, Apt. 2,
Greenfield, MA 01301.
ATTORNEY: KEVIN J. MURPHY,
2003 Lower State Road, Suite 120,
Doylestown, PA 18901

KRAFT, JOHN CHRISTIAN, dec'd.
Late of Borough of Schwenksville.
Co-Executors: CHRISTINE L. KRAFT AND
JOHN F. KRAFT,
c/o Robert L. Brant, Esquire,
572 W. Main Street, P.O 26865,
Trappe, PA 19426.

LACEK, REGINA B., dec'd.
Late of Worcester Township.
Executor: DAVID A. LACEK,
c/o King Laird, P.C.,
360 W. Main Street,
Trappe, PA 19426.
ATTORNEY: ANDREW C. LAIRD,
KING LAIRD, P.C.,
360 W. Main Street,
Trappe, PA 19426

MACKUS, JANE C., dec'd.
Late of Jenkintown, PA.
Co-Administrators CTA: JOHN E. CRECELIUS,
893 Tomahawk Drive,
Todd, NC 28684,
ANN L. PINKERTON,
26408 Evert Street,
Leesburg, FL 34748.

MIKNIUS, WILLIAM R., dec'd.
Late of Lower Pottsgrove Township.
Executrix: VICKI L. MATTHEWS,
c/o Carolyn Marchesani, Esquire,
Wolf, Baldwin & Associates, P.C.,
P.O. Box 444,
Pottstown, PA 19464.

PASCUCCI, ANTHONY, dec'd.
Late of Willow Grove, PA.
Administrator: CYNTHIA PASCUCCI,
165 Cloverly Drive,
Richboro, PA 18954.

PERKINS, JEANETTE E., dec'd.
Late of Borough of Conshohocken.
Executrix: DIANE BOGAN,
c/o Renata T. Pabisz, Esquire,
2410 Bristol Road,
Bensalem, PA 19020.
ATTORNEY: RENATA T. PABISZ,
DORIAN, GOLDSTEIN, WISNIEWSKI &
ORCHINIK, P.C.,
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REX, JARROD S., dec'd.
Late of Springfield Township.
Administratrix: KRISTINA M. REX,
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ATTORNEY: MARYBETH O. LAURIA,
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RICHARDSON, SUSAN C., dec'd.
Late of Abington Township.
Executors: PNC BANK, NA AND
MEREDITH HAMILTON,
Attn.: Scott D. Evans, AVP,
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ROTH, GERALD MARTIN also known as GERRY ROTH, dec'd.
Late of Upper Merion Township.
Executrix: GAIL P. ROTH,
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ATTORNEY: GAIL P. ROTH,
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TYSON, EDNA B., dec'd.
Late of Towamencin Township.
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Third and Final Publication

ABRAHAM, SELMA G. also known as SELMA ABRAHAM, dec'd.
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BONNIE L. BISHOP,
601 S. Ninth Street,
Perkasie, PA 18944.
ATTORNEY: JEFFREY K. LANDIS,
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ALTEMOSE, CAROL JANE also known as JANE R. ALTEMOSE and CAROL R. ALTEMOSE, dec'd.
Late of Skippack Township.
Executrices: JENNIFER A. ALTEMOSE AND
KAREN A. SPRENKLE,
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Executor: STEVEN L. ALTOMARE,
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ATTORNEY: JOHN A. RULE,
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COLE, KENNETH M. also known as KENNETH MURRAY COLE and KENNETH COLE, dec'd.
Late of Upper Dublin Township.
Executor: EDWARD J. COLE, JR.,
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FERRARO, ANTHONY R., dec'd.
Late of Franconia Township.
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Late of Cheltenham Township.
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GALER III, HAROLD E., dec'd.
Late of Upper Dublin Township.
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GASKIN, THOMAS G., dec'd.
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HLADIK, ONORATO & FEDERMAN, LLP,
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GREEN, PAUL CASEY, dec'd.
Late of Mont Clare, PA.
Administrator: KELLY GREEN,
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GROSSMAN, MARY, dec'd.
Late of Abington Township.
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HAUPT, PATRICIA E., dec'd.
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Late of Lower Providence Township.
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West Chester, PA 19382.
ATTORNEY: JENNIFER H. WALKER,
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HUMPHRIES, ROBERT E., dec'd.
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PATRICE GALASSO,
1217 Lois Road,
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MALIZIA, ANGELO JOSEPH, dec'd.
Late of Harleysville, PA.
Executrix: GINA IACONO,
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MAWHINNEY, WILLIAM P. also known as WILLIAM PHILIP MAWHINNEY, dec'd.
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Administrator: LEONARD PFEFFER,
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POSAVEC III, EDWARD L., dec'd.
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RHOADS, ALBERT L., dec'd.
Late of Upper Pottsgrove Township.
Administrator DBNCTA: NORMAN C. BOWMAN,
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Sanford, FL 32773.
ATTORNEY: JEFFREY C. KARVER,
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ROBINSON SR., EUGENE, dec'd.
Late of New Hanover Township.
Executor: GLEN ROBERT ROBINSON.
ATTORNEY: ROWAN KEENAN,
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610-489-6170

SHAREFF, FREDERICK E., dec'd.
Late of Collegeville, PA.
Administratrix: SUSAN LEVINE.
ATTORNEY: DAVID M. ROTH,
123 N. Fifth Street,
Allentown, PA 18102

SKALAK, JOSEPH also known as JOSEPH M. SKALAK, dec'd.
Late of Borough of North Wales.
Administratrix: KATHERINE W. SKALAK,
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TOLL, MARILYN I., dec'd.
Late of Upper Moreland Township.
Executor: JEFFREY A. TOLL,
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URICK, EDWARD F., dec'd.
Late of Lower Providence Township.
Executrix: GWYN URICK LAUDER,
c/o Brian R. Price, Esquire,
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Chalfont, PA 18914.
ATTORNEY: BRIAN R. PRICE,
SEMANOFF ORMSBY GREENBERG & TORCHIA, LLC,
140 E. Butler Avenue,
Chalfont, PA 18914

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WALKER, BEVERLY M., dec'd.
Late of Abington Township.
Executrix: DANIELLE WALKER,
1216 Fitzwter Road,
Abington, PA 19001.
ATTORNEY: LOUIS P. DiLELLO,
40 W. Evergreen Avenue,
Philadelphia, PA 19118

WILKIE, BEVERLY D. also known as BEVERLY V. WILKIE and BEVERLY WILKIE, dec'd.
Late of Worcester Township.
Executor: RICHARD E. WILKIE, JR.,
P.O. Box 245,
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WILKINSON, MARTHA J., dec'd.
Late of Lower Pottsgrove Township.
Executrix: EILEEN M. KRAJICEK,
526 Village Lane,
Pottstown, PA 19464.
ATTORNEY: JOHN J. KILCOYNE,
KILCOYNE & KELM, LLC,
P.O. Box 528,
Worcester, PA 19490

WISHNICK, ERIC also known as ERIC Z. WISHNICK, dec'd.
Late of West Norriton Township.
Administrators: DANIEL B. WISHNICK AND SANDRA J. WISHNICK,
c/o Stephanie A. Henrick, Esquire,
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Norristown, PA 19404-0671.
ATTORNEY: STEPHANIE A. HENRICK,
HIGH SWARTZ LLP,
40 E. Airy Street, P.O. Box 671,
Norristown, PA 19404-0671

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

Debt Free Depot with its principal place of business at 1203 Walnut Ridge Est., Pottstown, PA 19464-3085.

The name and address of the person owning or interested in said business is: Brian S. Gehman, 1203 Walnut Ridge Est., Pottstown, PA 19464-3085.

The application was filed on March 25, 2020.

Odyssey Rehabilitation with its principal place of business at 1150 First Avenue, Suite 511, King of Prussia, PA 19406.

The name and address of the entity owning or interested in said business is: WV Therapy Services, LLC, 415 Benedum Drive, Bridgeport, WV 26330.

The application was filed on March 17, 2020.

Jason L. Ott, Esquire
501 Grant Street, Suite 1010
Pittsburgh, PA 15219

TRUST NOTICES

Second Publication

THE FRANCIS B. POUGH
REVOCABLE LIVING TRUST
DTD 10/02/2005 AS AMENDED/RESTATED
10/25/2011, 09/30/2016 and 01/27/2018
Francis B. Pough, Deceased

This trust is in existence and all persons indebted to the Trust of the above named Decedent are requested to make payment, and those having claims or demands against the same will make them known without delay to:

Trustee: Roman J. Koropey, Esquire
237 S. Bryn Mawr Avenue, Suite 100
Bryn Mawr, PA 19010

LEGAL NEWS

Courthouse files that include: ***Executions, Judgment/Liens, Suits Brought, Letters of Adminisration and Wills Probated*** *are not available at this time.* ***Return Day List*** *is also unavailable.*

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SECOND ROW (FROM LEFT) – **Vickie Klein**, *Webster Law P.C.;* **Sharon O'Donnell**, **Joanne DiFrancesco**, *High Swartz LLP;* **Joan Wean**, *Hamburg Rubin Mullin Maxwell & Lupin;* **Diane Scholl**, *Law Offices of William L. Goldman PC;* **Linda Andrews**, *Lentz Cantor & Massey Ltd;* **Michele Kissling**, *Marshall Dennehey Warner Coleman & Goggin;* **Conni Sota**, *Heckscher Teillon Terrill & Sager.*

THIRD ROW (FROM LEFT) – **Maureen Austin**, *Blank Rome LLP;* **Anne Paisley**, *Heckscher, Teillon, Terrill & Sager;* **Carmela Ginsberg**, *Berger & Montague PC;* **Ellen Freedman**, *PA Bar Association;* **Adelaine Williams**, *Kaplin Stewart;* **Michele Scarpone**, *Wisler Pearlstine LLP;* **Janet Molloy**, *Sweet Stevens Katz & Williams LLP;* **Darlene Sellers**, *High Swartz LLP.*

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