

## SHERIFF'S SALES

*By virtue of various writs issued out of the Court of Common Pleas of Montgomery County, Pa. to me directed will be sold at public sale on February 27, 2019 at 1:00 o'clock P.M. prevailing time, in Court Room "A", Court House, Swede and Airy Streets, in the Borough of Norristown, said County, the following described Real Estate.*

### To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on March 27, 2019 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

### First Publication

07-06290

ALL THAT CERTAIN unit in the property known, named and identified as Latch's Lane, a condominium, located in **Lower Merion Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA. C.S. Section 3101, et. seq. by the recording in the Montgomery County Recorder of Deeds Office of a Declaration dated January 19, 1981, and recorded on January 27, 1981 in Deed Book 4600, page 134 &c. and said Declaration was amended by a First Amendment dated June 22, 1981 and recorded in Deed Book 4635, page 521 &c. on June 25, 1981, and a Second Amendment dated November 19, 1981 and recorded in Deed Book 4678, page 477 &c. on February 2, 1982 and a Third Amendment dated October 6, 1982 and recorded in Deed Book 4695, page 1557 on November 15, 1982, being and designated as Unit No. 406, together with a proportionate undivided interest in the common elements (as defined in such Declaration) of 1.1850430 %.

BEING the same premises which AMPEC Properties, LTD, a Delaware Corporation by Deed dated August 9, 1983 and recorded on August 17, 1983 in the Montgomery County Recorder of Deeds Office in Deed Book 4715, page 239 &c. conveyed unto Dr. Tawoos Bazargani, in fee.

UNDER and SUBJECT to any and all covenants, conditions, restrictions, rights-of-way, easements and agreements of record in the aforesaid office, contained in the aforesaid Declaration, the Certificate of Completion of Structural Components and Mechanical Systems recorded in Deed Book 4600, Page 00132, the Certificate of Substantial Completion of the Condominium Units, recorded in Deed Book 4679, page 2260, and the Declaration and Restrictions recorded in Deed Book 3220, page 505.

Parcel Number: 40-00-44101-10-3.

Location of property: 40 Old Lancaster Road, Unit 406, Merion Station, PA 19066.

The improvements thereon are: Condominium unit.

Seized and taken in execution as the property of **Dr. Tawoos Bazargani** at the suit of Latch's Lane Owners Association. Debt: \$22,242.88.

**D. Barry Pritchard, Jr.**, Attorney. I.D. #23938

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

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

13-03627

ALL THAT CERTAIN lot or piece of ground, situate in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania and described according to a Certain Plan thereof known as "Birchwood Farms" made by Donald H. Schurr, Civil Engineer and Surveyor, dated August 8, 1961, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Birchwood Drive (fifty feet wide) said point being the four following courses and distance from a point of curve on the Northwestwardly side of Old Arch Road (forty-six and fifty one-hundredths feet wide): (1) leaving Old Arch Road on the arc of a circle curving to the left having a radius of twenty feet the arc distance of thirty-one and forty-two one-hundredths feet to the point of tangent on the Southwestwardly side of Birchwood Drive; (2) North twenty-seven degrees no minutes West along the Southwestwardly side of Birchwood Drive one hundred forty and seventy-five one-hundredths feet to a point of curve on the same; (3) Northwestwardly and Southwestwardly partly along the Southwesterly and partly along the Southeasterly sides of Birchwood Drive on the arc of a circle curving to the left having a radius of two hundred seventy-five feet the arc distance of three hundred ninety-nine and ninety-one one-hundredths feet to a point of tangent on the Southeasterly side of the same; (4) South sixty-nine degrees, forty minutes, thirty seconds West along the Southeasterly side of Birchwood Drive two hundred sixty-five and six one-hundredths feet to the point of beginning; thence extending from said point of beginning South twenty degrees, nineteen minutes, thirty seconds East, one hundred forty-nine and ninety-eight one-hundredths feet to a point; thence extending South sixty-eight degrees, fifty-four minutes West, one hundred and one one-hundredths feet to a point; thence extending North twenty degrees, nineteen minutes, thirty seconds West, one hundred fifty-one and thirty-three hundredths feet to a point on the Southeasterly side of Birchwood Drive aforesaid; thence extending North sixty-nine degrees, forty minutes, thirty seconds East along the Southeasterly side of Birchwood Drive one hundred feet to the first mentioned point and place of beginning.

BEING Lot No. 9 as shown on the above mentioned plan.

BEING the same premises which Rose Marie Peterson by Deed recorded on April 2, 2008 in the Recorder's Office of Philadelphia County, Pennsylvania, Deed Book Volume 5687, Page 1275 granted and conveyed unto Thomas Masucci.

Parcel Number: 33-00-00676-00-2.

Location of property: 2012 Birchwood Drive, East Norriton, PA 19401.

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

Seized and taken in execution as the property of **Thomas Masucci** at the suit of Nationstar Mortgage LLC. Debt: \$241,172.40.

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

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

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

13-10632

ALL THAT CERTAIN Unit in the Property known, named and identified as Thacher Court, a Residential Condominium, located in **Lower Merion Township**, Commonwealth of Pennsylvania, which has heretofore been submitted to the Provisions of the Uniform Condominium Act, 68 Pa. C.S. Sec. 3101 et. seq. by the Recording in the County of Montgomery Department of Records of a Declaration dated 11/2/1983 and recorded of a Declaration dated 11/2/1983 and recorded 11/3/1983 in Deed Book 4722 page 255; an Amendment thereto dated 3/1/1986 and recorded on 3/18/1986 in Deed Book 4794 page 1130 an amended and restated Declaration of Condominium thereto dated 8/24/1999 and recorded 9/2/1999 in Deed Book 5286 page 1018, being and designated as Unit No. 19, together with a proportionate interest in the Common Elements, as defined in such Declaration.

TITLE TO SAID PREMISES IS VESTED IN Alice D. Reinke, by Deed from Stephen R. Leibowitz, Dated 11/17/2004, Recorded 12/14/2004, in Book 5536, Page 1265.

Parcel Number: 40-00-40004-36-6.

Location of property: 251 Montgomery Avenue, Unit 19 a/k/a 251 West Montgomery Avenue, Condo 19, Haverford, PA 19041-1863.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Alice D. Reinke a/k/a Alice Donavin Reinke a/k/a Alice Donavin** at the suit of HSBC Bank USA, National Association, as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2007-11. Debt: \$805,991.49.

**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.

14-02777

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Dublin Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of property made for Frederick F. Heck, by William T. Weir, Registered Professional Engineer, on June 26, 1970 and recorded at Norristown, Pennsylvania, in Plan Book B-18, Page 29, as follows, to wit:

BEGINNING at a point in the original center line of Twining Road (thirty-three feet wide), which point is at the distance of four hundred eighty-six and four one hundredths feet measured South forty-six degrees, three minutes, six seconds West from the point of intersection of the said center line of twining Road and the center line of Dale Road (extended) (presently thirty-four feet wide); thence extending along said Twining Road, South forty-six degrees, three minutes, six seconds West, one hundred fifty feet to a point a corner of Lot #1 on said plan; thence extending along said Lot #1 North thirty-six degrees, forty-eight minutes, twenty-four seconds West, crossing the Northwest side of Twining Road, as proposed to be widened, three hundred eleven and thirteen one-hundredths feet to a point in line of lands of Pennsylvania Railroad; thence extending along same North sixty degrees, fifty-two minutes, seventeen seconds East, one hundred fifty-one and fifty-five one-hundredths feet to a point a corner of Lot #3 on said plan; thence extending along the same South thirty-eight degrees, forty-eight minutes, twenty-four seconds East, two hundred seventy-two and twenty-two one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 2 on said plan.

BEING the same premises which Tyrone Johns and Alyce Johns, by Indenture dated 09-20-95 and recorded 09-25-95 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5126, Page 934, granted and conveyed unto Man K. Kim and Tok Su Kim, husband and wife, as Tenants by the Entirety.

Parcel Number: 54-00-16278-00-3.

Location of property: 1710 Twining Road, Willow Grove, PA 19090.

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

Seized and taken in execution as the property of **Man K. Kim a/k/a Mon K. Kimman K. Kim a/k/a Mon K. Kimman K. Kim a/k/a Mon K. Kim a/k/a Mon K. Kimtok Su Kim and Tok Su Kim** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to LaSalle Bank, National Association, as Trustee for Lehman XS Trust Mortgage Pass-Through Certificates, Series 2006-8. Debt: \$982,659.39.

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

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

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

14-18077

ALL THAT CERTAIN lot or piece of ground, situate in **Whitpain Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a record plan prepared for Faux Management Corporation by Chambers Associates, dated 06/12/1985 and last revised on 08/08/1985, recorded 10/03/1985 in Plan Book A-46, Page 463, as follows, to wit:

BEGINNING at a point on the Northwest ultimate right-of-way line of Cathcart Road (60 feet wide) said point being measured the two following courses and distances along the centerline of Cathcart Road with the centerline of Skippack Pike (L.R. 197) (80 feet wide) viz: (1) along the center line of Cathcart Road North 44 degrees, 08 minutes, 00 seconds East, 816.45 feet to a point a corner of lands now or formerly of Eugene P. and Jane M. Kenworthy; and (2) leaving the centerline of Cathcart Road and along lands of Kenworthy, North 43 degrees, 58 minutes, 00 seconds West, 30 feet to a point on the Northwest side of the ultimate right-of-way line of Cathcart Road and place of beginning; thence from said place of beginning and along the Northwest side of the ultimate right-of-way line of Cathcart Road, South 44 degrees, 08 minutes, 00 seconds West, 367.90 feet to a point in the centerline of a 20 feet wide private driveway easement; thence through the centerline of the 20 feet wide private driveway easement North 45 degrees, 52 minutes, 00 seconds West, 122.00 feet to a point a corner of Lot No. 7; thence along Lot No. 7 North 44 degrees, 08 minutes, 00 seconds East and crossing over a detention basin easement 371.95 feet to a point in line of lands of Kenworthy; thence along said lands South 43 degrees, 58 minutes, 00 seconds East, 122.07 feet to a point on the Northwest ultimate right-of-way line of Cathcart Road and first mentioned point and place of beginning.

BEING the same premises which Masoud Ashraphijuo and Mohtaram Ashraphijuo a/k/a Mohtaram Satchmei, husband and wife, by Deed dated January 7, 1999 and recorded in the Montgomery County Recorder of Deeds Office on January 21, 1999 in Deed Book 5256, Page 1650, granted and conveyed unto Mohtaram Ashraphijuo a/k/a Mohtaram Satchmei.

Parcel Number: 66-00-00760-00-2.

Location of property: 805 Cathcart Road, Blue Bell, PA 19422.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Mohtaram Satchmei a/k/a Mohtaram Ashraphijuo** at the suit of JP Morgan Chase Bank, National Association. Debt: \$235,690.81.

**Katherine M. Wolf**, Attorney.

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

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

14-19897

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Gwynedd Township**, Montgomery County, Pennsylvania, bounded and described according to a plan of Subdivision of 'Woods at Gwynedd Valley' by Chambers Associates, Inc., dated 9/26/1996 last revised 1/19/1998 and recorded in Montgomery County in Plan Book A-59, Page 31, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Penn Oak Road South (50 feet wide) said point being a corner of Lot 12 as shown on the above mentioned plan; thence extending from said point of beginning along the Southerly side of Penn Oak Road South on the arc of a circle curving to the right having a radius of 275.00 feet the arc distance of 393.03 feet to a point in line of lands now or late of Richard D. Weber; thence extending along the same, South 44 degrees, 19 minutes, 00 seconds West, 214.74 feet to a point a corner of lands known as Open Space as shown on the above mentioned plan; thence extending along the same South 13 degrees, 41 minutes, 57 second West, 32.65 feet to a point a corner of Lot 12 as shown on the above mentioned plan; thence extending along the same the (2) following courses and distances: (1) North 76 degrees, 78 minutes, 03 seconds West, 81.47 feet to a point; and (2) North 54 degrees, 48 minutes, 35 seconds West, 138.29 feet to the first mentioned point and place of beginning.

CONTAINING in area of 42,505 square feet.

BEING Lot Number 11 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Nicholas J. Ochs and Karen L. Ochs and Harry G. Finocchio, by Deed from Nicholas J. Ochs and Karen L. Ochs, h/w, dated 07/28/2007, recorded 06/12/2008 in Book 5696, Page 69.

Harry G. Finocchio was a co-record owner of the mortgaged premises as a Joint Tenant With the Right of Survivorship. By virtue of Harry G. Finocchio's death on or about 12/06/2009, his ownership interest was automatically vested in the Surviving Joint Tenant(s).

Parcel Number: 39-00-03443-43-3.

Location of property: 847 South Penn Oak Road a/k/a 870 South Penn Oak Road, Lower Gwynedd, PA 19002.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Nicholas J. Ochs and Karen L. Ochs** at the suit of U.S. Bank National Association, as Trustee for Residential Funding Mortgage Securities I, Inc., Mortgage Pass-Through Certificates, Series 2005-SA2. Debt: \$1,260,045.00.

**Peter Wapner**, Attorney, I.D. #318263

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

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

14-22008

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected hereditaments and appurtenances, situate in **Upper Moreland Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a subdivision plan of Colonial Manor X for Dominic LaRosa, made by Charles E. Shoemaker, Inc., Engineers and Surveyors, Abington Pennsylvania, dated 8/15/1980 and last revised 6/8/1981 and recorded in Montgomery County in Plan Book A-44, Page 459, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Pioneer Road (50 feet wide) a corner of Lot #35 as shown on above mentioned plan; thence extending along Lot #35, North 37 degrees, 40 minutes, 10 seconds West, 123.67 feet to a point in line of lands now or late of Joseph and Patricia Kraft; thence along same, North 43 degrees, 20 minutes, 10 seconds East, 136.27 feet to a point, a corner of Lot #33; thence along Lot #33, South 14 degrees, 51 minutes, 20 seconds East, 172.13 feet to a point on the Northeasterly side of Pioneer Road on the arc of a circle curving to the right having a radius of 175 feet the arc distance of 69.96 feet to the first mentioned point and place of beginning.

BEING Lot #34, House #2720 Pioneer Road as shown on the above mentioned plan.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

TITLE TO SAID PREMISES IS VESTED IN United States of America, c/o United States Attorney for the Eastern District of Pennsylvania, Richard W. Felte a/k/a Richard Felte and Donna M. Felte a/k/a Donna Felte by Deed from Anthony B. Aquila and Janice Aquila dated June 30, 2000 and recorded July 11, 2000 in Deed Book 5322, Page 2323.

Parcel Number: 59-00-14378-32-3.

Location of property: 2720 Pioneer Road, Hatboro, PA 19040.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Richard W. Felte a/k/a Richard Felte, Donna M. Felte a/k/a Donna Felte and United States of America, c/o United States Attorney for the Eastern District of Pennsylvania**, at the suit of Bayview Loan Servicing, LLC. Debt: \$443,422.77.

**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.

14-29951

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **East Norriton Township**, County of Montgomery and State of Pennsylvania, described according to a survey and plan made by Donald H. Schurr, Registered Surveyor of Norristown, Pennsylvania on July 14, 1954 and revised October 5, 1954 as follows, to wit:

BEGINNING at a point on the Southeast side of Shirlene Road (50 feet wide) which point is measured South 71 degrees 56 minutes 30 seconds West sixty-five and thirty five one hundredths feet from a point which point is measured on the arc of a circle curving to the right having a radius of one hundred seventy five feet the arc distance of one hundred fifty-six and seventy-seven one hundredths feet from a point which point is measured on the arc of a circle curving to the left having a radius of ten feet the arc distance of thirteen and eighty-one hundredths feet from a point on the Southwest side of Marcia Lane (50 feet wide).

CONTAINING in front or breadth on said Shirlene Road seventy-five feet and extending of that width in length or depth Southeast between parallel lines at right angles to the said Shirlene Road and crossing the bed of a twenty feet wide drainage easement one hundred seventy-five feet.

BEING THE SAME PREMISES which Mary S. Tole, Executrix of the Estate of Mary E. Smith, by Deed dated 7/27/07 and recorded 8/6/07 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5658, Page 2643, granted and conveyed unto Gene Strikwerda and Susan Laird.

Parcel Number: 33-00-07966-00-2.

Location of property: 3126 Shirlene Road, East Norriton, PA 19403.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Susan Laird a/k/a Susan L. Laird and Gene Strikwerda** at the suit of U.S. Bank National Association, as Trustee for the SROF-2013-S3 REMIC Trust I. Debt: \$334,811.49.

**Katherine M. Wolf**, Attorney.

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

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

15-02505

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Whitemarsh Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision prepared for Redcor Properties, Inc., by Herbert H. Metz, Inc. Civil Engineers and Surveyors dated August 10, 1988 and last revised December 1, 1989 and recorded in Plan Book A-51 page 448, as follows, to wit:

BEGINNING at a point on the Northerly side of the right of way of Rogers Circle said point being at the common boundary of the lot about to be described and Lot 2 as shown on said plan, thence leaving the right of way of Rogers Circle and by Lot 2, North 9 degrees 13 minutes 00 seconds East 372.02 feet to a point at the edge of the Southerly right of way of Militia Hill Road, thence by Militia Hill Road South 88 degrees 44 minutes 0 seconds East 162.28 feet to a concrete monument, thence by the line of a circle curving to the right having a radius of 20 feet the arc distance of 35.15 feet to a concrete monument set along the Westerly edge of the right of way of Stenton Avenue, thence by Stenton Avenue South 11 degrees 50 minutes 0 seconds West 358.90 feet to a point, thence by the line of a circle curving to the right having a radius of 23 feet the arc distance of 36.13 feet to a point at the Northerly edge of the right of way of Rogers Circle North 78 degrees 06 minutes 00 seconds West 142.77 feet to the point and place of beginning.

BEING THE SAME PREMISES which Kevin A. Mulrain and Suanne Mulrain by Deed dated December 3, 2004 and recorded on December 29, 2004, in the Office of the Montgomery County Recorder of Deeds in Deed Book Volume 5938 at Page 916 and Instrument# 2004245911 granted and conveyed unto Michael A. Carr and Lisa A. Carr.

Parcel Number: 65-00-10319-00-2.

Location of property: 5281 Rogers Circle, Plymouth Meeting, PA 19462.

The improvements thereon are: Single-family residential dwelling.

Seized and taken in execution as the property of **Michael A. Carr and Lisa A. Carr** at the suit of Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificate Holders of CWALT, Inc., Alternative Loan Trust 2007-1T1, Mortgage Pass-Through Certificates, Series 1T1. Debt: \$989,865.49.

**Stephen M. Hladik**, 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.

15-23391

ALL THAT CERTAIN lot or piece of ground, situate in **Whitemarsh Township**, County of Montgomery, Pennsylvania, and described according to a certain plan thereof known as Plan of Proposed Subdivision Section No. 2, Militia Hill Development made for Costello Bros., by Daniel J. McLaughlin, Civil Engineer and Surveyor, dated December 20, 1961, said plan being recorded in the Office of the Recorder of Deeds, for Montgomery County at Norristown, Pennsylvania, in Plan Book A-6, Page 105, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Cannon Hill Road (50 feet wide) said point being the 2 following courses and distances from a point of curve on the Northeasterly side of Powder Horn Road (50 feet wide): (1) leaving Powder Horn Road on the arc of a circle curving to the right, having a radius of 10 feet the arc distance of 15.71 feet to a point of tangent on the Southeasterly side of Cannon Hill Road; (2) North 17 degrees, 24 minutes East along the Southeasterly side of Cannon Hill Road, 675 feet to the point of beginning.

CONTAINING in front or breadth Northeastwardly along the Southeasterly side of Cannon Hill Road, 125 feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to Cannon Hill Road 200 feet.

BEING Lot No. 75 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Ian Sturrock and Mary P. Sturrock by Deed from Ian Sturrock and Mary P. Sturrock dated February 19, 2008 and recorded February 27, 2008 in Deed Book 5683, Page 2013.

Parcel Number: 65-00-01555-00-9.

Location of property: 6011 Cannon Hill Road, Fort Washington, PA 19034.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Ian Sturrock and Mary P. Sturrock** at the suit of Cascade Funding RMI Acquisitions Grantor Trust by Compu-link Corporation d/b/a Celink. Debt: \$438,033.31.

**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.

15-24009

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County Of Montgomery and State of Pennsylvania and described according to a Survey and Plan of Cedarbrook Park made by Albright and Friel, Incorporated, Civil Engineers of Philadelphia on August 24, 1939, as follows, to wit:

BEGINNING at a point on the Northeast side of Evergreen Avenue (45 feet wide) at its radial intersection with the Northeast side of Summit Road (40 feet wide); thence extending North 81 degrees, 55 minutes, 30 seconds East and along the Northwest side of said Evergreen Avenue 47.32 feet to a point said point being the center of a certain 8 feet wide driveway laid out on these premises and on the premises adjoining to the Northeast and which extending Northwestward for a depth of 60 feet from the Northwest side of said Evergreen Avenue; thence extending North 8 degrees, 4 minutes, 30 seconds West partly along the center of the said 8 feet wide driveway 80.47 feet to a point; thence extending South 72 degrees, 20 minutes, 14 seconds West, 74.23 feet to a point on the Northeast side of said Summit Road; thence extending South 23 degrees, 2 minutes East along the Northeast side of said Summit Road 62.82 feet to a point of curve; thence extending Southeastward on a line curving to the left on the arc of a circle curving having a radius of 10 feet the arc distance of 13.10 feet to the point and place of beginning.

BEING Lot Number 23 on the above plan.

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

BEING THE SAME PREMISES which Ralph A. Cerino and Marilyn T. Cerino, by Deed dated January 31, 2001 and recorded February 13, 2001 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5350, Page 0706, granted and conveyed unto Linda F. Smith.

Parcel Number: 31-00-09673-00-7.

Location of property: 21 Evergreen Avenue, Wyncote, PA 19095.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Linda F. Smith a/k/a Linda Smith and The United States of America** at the suit of Ocwen Loan Servicing, LLC. Debt: \$135,375.78.

**Andrew J. Marley**, 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.

15-31953

ALL THAT CERTAIN lot or piece of land with the buildings and improvements to be erected thereon, situate in **Limerick Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan entitled "The Hamlet" now known as "Waterford Greene", drawn by Carroll Engineering Corporation, Consulting Engineers, Warrington, PA dated 8-18-1989, last revised 7-7-1992 and recorded in Plan Book A-53 pages 373- 378, and a Phasing Plan entitled "Waterford Greene" dated 12-11-1995, last revised 2-19-1996 and recorded in Plan Book A-56 page 135, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Prince Court, said point of beginning is being at a point a corner of Lot No. 192 as shown on said plan; thence extending from said point of beginning and extending along the line of said Lot No. 192, South 06 degrees 51 minutes 44 seconds West 88.00 feet to a point in line of Open Space Area shown on said plan; thence extending along the line of said Open Space Area, North 83 degrees 08 minutes 16 seconds West 24.00 feet to a point in line of Lot No. 194 as shown on said plan; thence extending along the line of said Lot No. 194, North 06 degrees 51 minutes 44 seconds East 88.00 feet to a point on the Southwesterly side of Prince Court, aforesaid, thence extending along the said Southwesterly side of Prince Court, aforesaid; South 83 degrees 08 minutes 16 seconds East 24.00 feet to a point a corner of Lot No. 192, aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 193 on said Plan.

BEING the same property conveyed to Dominic Scomo and Sandra Scomo who acquired title by virtue of a(n) Tenants by the Entireties from Heritage-Waterford, L.P. , dated July 31, 1998, recorded September 9, 1998, at Deed Book 5239, Page 1645, Montgomery County, Pennsylvania records.

Parcel Number: 37-00-03482-21-6.

Location of property: 1802 Prince Court, Limerick, PA 19468.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Sandra J. Scomo a/k/a Sandra Scomo and Dominic Scomo** at the suit of PNC Bank, National Association. Debt: \$227,885.55.

**Meredith H. Wooters**, 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.

15-31955

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a plan of subdivision made for Mangers Mill Estates by Chambers Associates, Inc., Villanova, PA, dated September 25, 1998 and last revised February 26, 1999 and recorded in Plan Book A-58, Page 238, bounded and described, as follows, to wit:

BEGINNING at a point on the Northerly side of Butternut Drive, a corner of this and Lot No. 28 on the above mentioned plan; thence extending along Lot No. 28, North 34 degrees, 42 minutes, 30 seconds East, 125.00 feet to a point in line of Lot No. 25 on the above mentioned plan; thence extending along Lot No. 25, South 31 degrees, 26 minutes, 00 seconds East, 161.86 feet to a point on the Westerly side of Aspen Drive; thence extending along the same two (2) following courses and distances: (1) South 58 degrees, 34 minutes, 00 seconds West, 58.02 feet to a point of curve; and (2) along the arc of a circle curving to the right having a radius of 15.00 feet the arc distance of 19.54 feet to a point of reverse curve on the aforesaid side of Butternut Drive; thence extending along the same two (2) following courses and distances: (1) along the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 29.44 feet to a point of tangent; and (2) North 55 degrees, 17 minutes, 30 seconds West, 78.93 feet to a point, a corner of Lot No. 28, aforesaid, the first mentioned point and place of beginning.

BEING Lot No. 27 on the above mentioned plan.

BEING part of the same premises which David M. Buttaro and Cheryl Ann Buttaro, his wife, by Indenture dated June 14, 1994 and recorded June 15, 1994 at Norristown in the Office for the Recording of Deeds, in and for the County of Montgomery in Deed Book 5081, Page 290 granted and conveyed unto Renovations by Design, Inc., a Pennsylvania corporation, in fee.

TITLE TO SAID PREMISES IS VESTED IN Thomas D. Harrar and Deborah Harrar by Deed from Renovations by Design, Inc., dated May 4, 2000 and recorded May 11, 2000 in Deed Book 5316, Page 1053.

Parcel Number: 60-00-00060-09-6.

Location of property: 121 Butternut Drive, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Thomas D. Harrar and Deborah Harrar** at the suit of The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1. Debt: \$303,663.97.

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

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

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

16-01777

ALL THAT CERTAIN tract or parcel of land and messuage situate in the Tenth Ward of **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the easterly property line of a public street (50 feet wide) known as Washington Street, said point being distant north 44 degrees 56 minutes east, 216.0 feet from the point of intersection of the northerly property line of another public street (50 feet wide), known as Grace Street; thence continuing along the aforementioned easterly property line of Washington Street, north 44 degrees 56 minutes east, 54.91 feet to a corner of other lands of the grantor (Lot No. 6); thence along the same, south 45 degrees 04 minutes east, 107.00 feet to a corner of land of Warren Zern (Belmont Apartments); thence along the same, south 44 degrees 56 minutes west, 54.91 feet to a corner of other lands of the grantor (lot no. 4); thence along the same, north 45 degrees 04 minutes west, 107.0 feet to the place of beginning.

CONTAINING 5875.37 square feet of land and being all of Lot No. 5.

TITLE TO SAID PREMISES IS VESTED IN Robert Hetrick and Leatrice M. Hetrick by deed from Walter J. Gdowik and Annetta M. Gdowik dated June 25, 1962 and recorded June 27, 1962 in Deed Book 3248, Page 108.

Parcel Number: 16-00-32224-00-7.

Location of property: 974 North Washington Street, Pottstown, Pennsylvania 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Robert Hetrick and Leatrice M. Hetrick** at the suit of LSF9 Master Participation Trust. Debt: \$149,068.25.

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

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

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

16-01802

ALL THAT CERTAIN parcel or piece of ground, hereditaments and appurtenances, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, and described according to a Certain Plan thereof known as "Plan of Part of Lots 185 to 187" on a Certain Plan of Huntingdon Terrace, made by George B. Mebus, Inc., Engineers, dated November 25, 1957, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Arthur Avenue (formerly Glendale Avenue) (40 feet wide), said point being the 2 following courses and distances from a point of curve on the Northeasterly side of Morris Avenue (40 feet wide): (1) leaving Morris Avenue on the arc of a circle curving to the left having a radius of 10 feet arc of a circle curving to the left having a radius of 10 feet the arc distance of 8.61 feet to a point of reverse curve on the Northwesterly side of Arthur Avenue; and (2) Northeastwardly along the Northwesterly side of Arthur Avenue on the arc of a circle curving to the right having a radius of 345 feet the arc distance of 10.06 feet to the place of beginning; thence extending from said point of beginning North 34 degrees, 26 minutes, 35 seconds West through Lot No. 185, 107.91 feet to a point; thence extending North 51 degrees, 44 minutes, 27 seconds East through Lots Nos. 185, 186 and 187, 77.27 feet to a point in line of Lot No. 188; thence extending South 33 degrees, 05 minutes, 29 seconds East along the line of Lot No. 188, 106.72 feet to a point on the Northwesterly side of Arthur Avenue aforesaid; thence extending Southwestwardly along the Northwesterly side of Arthur Avenue on the arc of a circle curving to the left having a radius of 345.00 feet the arc distance of 75.00 feet to the first mentioned point and place of beginning.

BEING the same premises which Edward R. Love and Joan P. Love, by Deed dated August 26, 2003 and recorded September 10, 2003 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5472, Page 1249, granted and conveyed unto Edward R. Love.

Parcel Number: 30-00-02572-00-8.

Location of property: 1060 Winding Creek Lane, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Edward R. Love** at the suit of Wells Fargo Bank, N.A. Debt: \$238,488.77.

**Powers Kirn & 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.

16-07321

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, being bounded and described according to a Plan of Property made for Fred T. Conger and Elizabeth W. Conger by Charles E. Shoemaker, Inc., Engineers and Surveyors, dated October 8, 1973 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Plan B-25, Page 41, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Country Club Drive (50 feet wide) said point also being a corner of Lot D, as shown on the above mentioned plan; thence extending from said point of beginning still along said Southeasterly side of Country Club Drive, North 60 degrees, 46 minutes, 00 second East, 103 feet to a point; thence extending South 25 degrees, 40 minutes, 40 seconds East, 426.60 feet to a point; thence extending South 55 degrees, 06 minutes, 00 second West, 35.93 feet to a point; thence extending North 34 degrees, 54 minutes, 00 seconds West, 90 feet to a point; thence extending South 55 degrees, 06 minutes, 00 second West, 44 78 feet to a point in a corner of Lot D; thence extending along same North 27 degrees, 07 minutes, 30 seconds West, 344.42 feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Enrico A. Disandro and Tricia Hagerty-Disandro, h/w, by Deed from Bohdan S. Bezushko and Vivienne C. Bezushko, h/w, dated 11/14/2005, recorded 11/22/2005, in Book 5580, Page 490.

Parcel Number: 59-00-03250-00-3.

Location of property: 2165 Country Club Drive, Huntingdon Valley, PA 19006-5605.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Enrico A. Disandro and Tricia Anne Hagerty-Disandro** at the suit of LSF10 Master Participation Trust. Debt: \$324,633.38.

**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.

16-10348

ALL THAT CERTAIN lot or piece of ground, situate in **Hatfield Township**, Montgomery County, Commonwealth of Pennsylvania and described according to a certain Plan thereof known as Subdivision of "Logan Square" made for Peter Roberts Enterprises, Inc., by David Meixner, Civil Engineer and Surveyors dated November 5, 1965 and last revised February 1, 1966 as follows, to wit:

BEGINNING at a point on the Southwesterly side of Carpenter Lane (50 feet wide) said point being the two following courses and distances from a point of curve on the Northwesterly side of Logan Drive (50 feet wide): (1) leaving Logan Drive on the arc of a circle curving to the left having a radius of 20.00 feet the arc distance of 31.42 feet to a point of tangent on the Southwesterly side of Carpenter Lane; and (2) North 49 degrees 06 minutes West along the Southwesterly side of Carpenter Lane 370.00 feet to the point of beginning.

CONTAINING in front or breadth northwesterly along the Southwesterly side of Carpenter Lane 100.00 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to Carpenter Lane 205.00 feet.

BEING Lot No. 65, Section Number 1, as shown on the above-mentioned Plan.

TITLE TO SAID PREMISES VESTED IN Gregory D. Wolffe and Donna Wolffe by Deed from Bilal Gondal dated July 6, 2007 and recorded on July 27, 2007 in the Montgomery County Recorder of Deeds in Book 5657, Page 01368 as Instrument No. 2007090603.

Parcel Number: 35-00-01393-00-3.

Location of property: 390 Carpenter Lane, Hatfield, PA 19440.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Gregory D. Wolffe and Donna Wolffe** at the suit of Wells Fargo Bank, N.A. Debt: \$293,558.37.

**Meredith H. Wooters**, 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.

16-22074

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

BEGINNING at the point on the North side of Rockland Avenue (forty feet wide) at the distance of two hundred and forty-seven feet, ten and one-half inches Westwardly from the Westerly side of Price Street (forty feet wide); thence extending North two hundred feet to a point in the South side of Ebenezer Street (forty feet wide); thence extending Westwardly along the same twenty-five feet to a point; thence extending South two hundred feet to a point in the North side of Rockland Avenue aforesaid; thence extending East twenty-five feet to the point and place of beginning, the East line thereof running from the middle of the partition or division wall dividing these premises from the premises adjoining to the East.

TOGETHER with the free and common use of the well of water located on the dividing line between these premises and the premises adjoining to the East, in common with the owners, tenants and occupiers of the premises adjoining to the East. Subject to the proportionate part of the cost and expense of keeping the said well and pump therein in good order and repair.

TITLE TO SAID PREMISES IS VESTED IN Anthony Vangieri, single man, by Deed from Marianna Vangieri, a/k/a, Maria Vangieri, widow, dated 05/16/1985, recorded 05/17/1985 in Book 4766, Page 1764.

Mortgagor Anthony Vangieri died on 11/21/2016, and upon information and belief, his surviving heirs are John L. Vangieri, Louis S. Vangieri, Michael J. Vangieri, George Vangieri, James Vangieri, and Louis Vangieri. By executed waiver, Louis Vangieri a/k/a Louis C. Vangieri waived his right to be named as a defendant in the foreclosure action.

James Vangieri a/k/a James F. Vangieri died on 02/16/2017 and Joseph Vangier was appointed Administrator of his estate. Letters of Administration were granted to him on 03/20/2017 by the Register of Wills of Chester County, No. 1517-0565. Decedent's surviving heir(s) at law and next-of-kin is/are Louis S. Vangieri a/k/a Louis Vangieri, Michael J. Vangieri a/k/a Michael Vangieri, John L. Vangieri a/k/a John Vangieri, George Vangieri, And Louis Vangieri a/k/a Louis C. Vangieri.

George Vangieri a/k/a George S. Vangieri, Sr died on 11/28/2017, and upon information and belief, his surviving heir is Joseph Vangieri and George W. Vangieri, Jr.

Parcel Number: 40-00-52200-00-5.

Location of property: 127 Rockland Avenue, Bala Cynwyd, PA 19004-1827.



The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph Vangieri, in His Capacity as Administrator of The Estate of James Vangieri a/k/a James F. Vangieri Deceased Heir of Anthony Vangieri and in His Capacity as Heir of George Vangieri a/k/a George S. Vangieri, Sr., Deceased Heir of Anthony Vangieri and Deceased Heir of the Estate of James Vangieri a/k/a James F. Vangieri, Deceased Heir of Anthony Vangieri, Deceased, Michael J. Vangieri a/k/a Michael Vangieri, in His Capacity as Heir of Anthony Vangieri, Deceased, and in His Capacity as Heir of the Estate of James Vangieri a/k/a James F. Vangieri, Deceased Heir of Anthony Vangieri, Deceased, Louis S. Vangieri a/k/a Louis Vangieri, in His Capacity as Heir of Anthony Vangieri, Deceased and in His Capacity as Heir of the Estate of James Vangieri a/k/a James F. Vangieri, Deceased Heir of Anthony Vangieri, Deceased, John L. Vangieri a/k/a John Vangieri, in His Capacity as Heir of Anthony Vangieri, Deceased and in His Capacity as Heir of the Estate of James Vangieri a/k/a James F. Vangieri, Deceased Heir of Anthony Vangieri, Deceased, Brent Gregory Williams, in His Capacity as Devisee of Last Will and Testament of Anthony Vangieri, George W. Vangieri, Jr., in His Capacity as Heir of George Vangieri a/k/a George S. Vangieri, Sr., Deceased Heir of Anthony Vangieri and Deceased Heir of the Estate of James Vangieri a/k/a James F. Vangieri, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Anthony Vangieri, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under James Vangieri a/k/a James F. Vangieri, Deceased Heir of Anthony Vangieri, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under George Vangieri a/k/a George S. Vangieri, Sr., Deceased Heir of Anthony Vangieri and Deceased Heir of The Estate of James Vangieri** at the suit of Nationstar Mortgage LLC d/b/a Champion Mortgage Company. Debt: \$304,231.55.

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

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

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

16-22240

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, County of Montgomery and State of Pennsylvania, described according to a survey and plan made by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania, on March 14, 1950, as follows, to wit:

BEGINNING at a point on the Northeast side of Forest Avenue (fifty feet wide) which point is measured South forty-five degrees, fifty-two minutes, fifteen seconds East, four hundred sixty-eight and ninety one-hundredths feet from a point which point is measured on the arc of a circle curving to the left having a radius of twenty feet the arc distance of thirty-one and seventy-nine one-hundredths feet from a point on the Southeast side of Division Avenue (forty five feet wide).

CONTAINING in front or breadth in the said Forest Avenue, fifty feet and extending of that width in length or depth Northeast between parallel lines at right angles to the said Forest Avenue one hundred fifteen feet.

BEING Lot No. 5, Section E, Forest Avenue, on the said plan.

BEING the same premises which Fred H. Beckerich, Jr. by Indenture bearing date the 6/10/2013 and recorded the 6/14/2013 in the Office of the Recorder of Deeds, in and for the County of Montgomery, aforesaid, in Deed Book 5876, Page 2618, granted and conveyed unto Chad Johnson and Patricia A. Johnson, his wife in fee.

Parcel Number: 59-00-08089-00-6.

Location of property: 319 Forest Avenue, Willow Grove, PA 19090.

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

Seized and taken in execution as the property of **Patricia A. Johnson and Chad L. Johnson a/k/a Chad Johnson** at the suit of JP Morgan Chase Bank, National Association. Debt: \$178,973.10.

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

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

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

16-22801

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

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

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

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

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

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

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

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **John J. Hunt, II** at the suit of U.S. Bank National Association, as Trustee for SASCO Mortgage Loan Trust 2006-WF2. Debt: \$391,601.07.

**Meredith H. Wooters**, 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.

16-25712

ALL THAT CERTAIN tract or parcel of land, situate in **Cheltenham Township**, the County of Montgomery and Commonwealth of Pennsylvania on a plan of property prepared for Roy L. Hollinger, by C. L. Moore, Licensed Surveyor and dated February 10, 1986, bounded and described, as follows:

BEGINNING at a point of intersection of the middle line of Old Soldiers Road (33 feet wide) with the Northwesterly side of Spring Avenue (unopened); thence along the middle line of said Old Soldiers Road, North 17 degrees, 56 minutes West, 228.52 feet to a point in said line of Old Soldiers Road; thence North 72 degrees, 04 minutes East, 16.5 feet to a point in the Northeasterly line of said Old Soldiers Road; thence by the arc of a circle curving Northwesterly to Northeasterly having a radius of 40 feet, the arc distances of 48.22 feet to a point in the Southeasterly line of Ryers Avenue (40 feet wide); thence along the Southeasterly side of said Ryers Avenue North 51 degrees, 08 minutes East, 249.86 feet to a point a corner of this and Lot 41; thence along said Lot 41 South 38 degrees, 52 minutes East, 75.00 feet to a point; thence still along Lot No. 41, North 51 degrees, 08 minutes East, 66.14 feet to a point in line of Lot No. 29; thence along said Lot No. 29 South 50 degrees, 59 minutes East, 73.07 feet to a point; thence still along Lot No. 29 North 46 degrees, 33 minutes East, 5.66 feet to a point, a corner of this and Lot No. 38; thence along Lot No. 38, South 50 degrees, 59 minutes East, 151.07 feet to a point in the bed of stream, in the Northwesterly line of Spring Avenue aforementioned; thence along the Northwesterly side of said Spring Avenue South 57 degrees, 59 minutes West, 506.73 feet to the first mentioned point and place of beginning.

CONTAINING an area 2.460 acres more or less.

TITLE TO SAID PREMISES IS VESTED IN Matthew Laychock and Melanie Sibre, as Joint Tenants With the Right of Survivorship, by Deed from Matthew Laychock and Melanie Sibre, dated 02/07/2012, recorded 02/23/2012, in Book 5828, Page 401.

Melanie Sibre was a co-record owner of the mortgaged premises as a joint tenant with the right of survivorship. By virtue of Melanie Sibre's death on or about 07/02/2013, her ownership interest was automatically vested in the surviving joint tenant(s).

Parcel Number: 31-00-24016-00-1.

Location of property: 525 Ryers Avenue, Cheltenham, PA 19012.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Matthew Laychock** at the suit of Pennymac Loan Services, LLC. Debt: \$318,462.05.

**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.

16-26275  
PREMISES 'A'

ALL THOSE CERTAIN lots or pieces of ground, situated in **Horsham Township**, County of Montgomery, State of Pennsylvania, being bounded and described according to a recent survey thereof made by Weir and Thieme, Civil Engineers, as the Parkview Realty Company plot, as follows, to wit:

BEING Lots 20, 21, 22, 23 of Section 13 as shown and laid out on a certain plan Evergreen Terrace, being 100 feet front by 125 feet in depth; as per plan, which plan is recorded in the Office for the Recording of Deeds in and for the county of Montgomery, in Deed Book 959, Page 600 the street being named Roberts Avenue.

PREMISES 'B'

ALL THOSE CERTAIN lots of land, situate in **Horsham Township**, County of Montgomery, State of Pennsylvania, being bounded and described according to a recent survey thereof made by Weir and Thieme, Civil Engineers, as the Parkview Realty Company plot, as follows, to wit:

TITLE TO SAID PREMISES IS VESTED IN Michael Ben and Karen M. Ben, by Deed from Robert Meacham, a/k/a, Robert E. Meacham and Mary F. Meacham, a/k/a, Mary Meacham, dated 06/27/1996, recorded 07/09/1996, in Book 5153, Page 920.

Parcel Numbers: 36-00-10192-00-5 and 36-00-10189-00-8.

Location of property: 205 Roberts Avenue, Horsham, PA 19044.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Karen M. Ben and Michael Ben** at the suit of Pingora Loan Servicing, LLC. Debt: \$101,783.09.

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

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

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

17-04225

ALL THAT CERTAIN lot or piece of ground, situate in **Limerick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision made for Skippack Associates, made by Urwiler & Walter, Inc., Registered Professional Associates, Sumneytown, PA, dated 1/11/1979, and last revised 3/26/1979, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Haines Drive, said point being measured along the arc of a circle curving to the right, having a radius of 25 feet, the arc distance of 39.27 feet from a point on the Southwesterly side of Saylor Road; thence, extending from said point of beginning along Haines Drive the following four courses and distances: (1) South 38 degrees, 48 minutes West, 81.76 feet to a point; (2) along the arc of a circle curving to the left, having a radius of 375 feet, the arc distance of 150.59 feet to a point of tangent; (3) South 15 degrees, 47 minutes, 27 seconds East, 151.02 feet to a point of curve; (4) along the arc of a circle curving to the right, having a radius of 325 feet, the arc distance of 15.00 feet to a point, a corner of Lot No. 2; thence, extending along Lot No. 2, North 49 degrees, 30 minutes, 40 seconds West, 437.30 feet to a point; thence, extending North 44 degrees, 54 minutes, 34 seconds East, 157.50 feet to a point of curve on the Southeasterly side of Limerick Road; thence extending along said road along the arc of a circle curving to the left, having a radius of 175 feet, the arc distance of 69.81 feet to a point of tangent; thence, extending North 46 degrees, 44 minutes, 30 seconds East, 151.41 feet to a point of curve; thence, along the arc of a circle curving to the right, having a radius of 15 feet, the arc distance of 5.80 feet to a point of tangent on the Southwesterly side of Saylor Road; thence, extending along Saylor Road, South 51 degrees, 12 minutes, 00 seconds East, 232.20 feet to a point of curve; thence, extending along the arc of a circle curving to the right, having a radius of 25 feet, the arc distance of 39.27 feet to a point on the Northwesterly side of Haines Drive, the first mentioned point and place of beginning.

BEING Lot No. 1 on said plan.

BEING the same premises which John J. Manorek and Joan L. Manorek by Deed dated 4/28/09 and recorded 6/11/09 in the Recorder's Office of Montgomery, Pennsylvania, Deed Book 5733, Page 871, Document # 09-060802 granted and conveyed unto Carla D. Watts, as Sole Owner.

Parcel Number: 37-00-01115-00-9.

Location of property: 10 Haines Drive, Schwenksville, PA 19473.

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

Seized and taken in execution as the property of **Carla D. Watts** at the suit of U.S. Bank National Association, not in its Individual Capacity, but Solely as Trustee for The RMAC Trust, Series 2016-CTT. Debt: \$315,514.52.

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

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

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

17-09517

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Moreland Township**, County Montgomery, Commonwealth of Pennsylvania bounded and described according to a final plan subdivision known as "the Buehler Estate" made by Eastern Chadrow Associates, Inc., Registered Professional Land Surveyors dated 6/3/1998, being Recorded on 9/25/1998 in the Recorder of Deeds Office of Montgomery County of Norristown, PA, in Plan Book A58, Page 39, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Madison Road (50 feet wide) said point of beginning being South 42 degrees 19 minutes 00 seconds West, 125 feet from the Southwesterly side of Sheldon Road (50 feet wide), thence extending from said point of beginning along lands now or late of Donald and Joyce Mignona, Block 43, Unit 28, South 47 degrees 41 minutes 00 seconds East, 125 feet to a point, a concrete monument, a corner of part of lands now or late of Eugene and Katherine Brett, Block 43 Unit 72, thence extending along part of the aforesaid lands and along lands now or late of Griffith and Sara Lee Lloyd, Block 43 Unit 71, South 42 degrees 19 minutes 00 seconds West, 75 feet to a point, a corner of Lot 1, as shown on the above mentioned plan, thence extending along the aforesaid Lot North 47 degrees 41 minutes 00 Seconds West, passing through part of an existing garage and also passing through part of an existing Bituminous Drive 125 feet to an iron pin on the aforesaid Southeasterly side of Madison Road, North 42 degrees 19 minutes 00 seconds East 75 feet to a concrete monument to the first mentioned point and place of beginning.

BEING THE SAME PREMISES conveyed to Kathleen Marco, as to 1/2 interest and Steven G. Hurley and Megan A. Hurley, husband and wife as to the other 1/2 as tenants by the entireties, by deed dated 5/09/2007 and recorded 05/10/2007 in Book 5646, Page 2023.

Parcel Number: 59-00-11749-00-9.

Location of property: 7 Madison Road, Willow Grove, PA 19090.

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

Seized and taken in execution as the property of **Megan A. Hurley, Steven G. Hurley and Kathleen Marco** at the suit of U.S. Bank National Association, as Trustee on Behalf of The Holders of The Citigroup Mortgage Loan Trust Inc. Asset-Backed Pass-Through Certificates, Series 2006-FX1. Debt: \$346,657.77.

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

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

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

17-17604

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

BEGINNING at a point on the center line of Gilbert Road (fifty feet wide) a corner of Lot #21 on a Plan of the Duell Tract, said point being at the distance of four hundred five feet measured South forty-seven degrees, twenty-three minutes West from the intersection which the said center line of Gilbert Road makes with the center line of Lindsay Lane (fifty feet wide); thence along the said center line of Gilbert Road South forty-seven degrees, twenty-three minutes West, two hundred eighty-six and twenty-eight one-hundred feet to a point a corner of Lot #19; thence along the Northeasterly line of Lot #19 North forty-two degrees, thirty-seven minutes West, two hundred twenty and forty-three one-hundredths feet to a point a common rear corner of Lots #19, 20, 22 and 23; thence along the rear line of Lot #21, said point being also a common rear corner of Lots #20 and 22; thence along the said Southwesterly line of Lot #21 South forty-two degrees, thirty-seven minutes East, one hundred forty feet to a point on the aforementioned center line of Gilbert Road, the place of beginning.

CONTAINING approximately 1.184 acres, more or less.

FEE SIMPLE TITLE VESTED IN Kay Campbell by Quit-Claim Deed from, Kay Rueda, dated 02/02/2001, recorded 02/02/2001, in the Montgomery County Recorder of Deeds in Deed Book 5349, Page 234, as Instrument No. 002562

Parcel Number: 30-00-23932-00-5.

Location of property: 1362 Gilbert Road, Jenkintown, PA 19046.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Kay Campbell, by Deed from Kay Rueda, dated 02/02/2001, recorded 02/02/2001, in the Montgomery County Recorder of Deeds in Deed Book 5349, Page 234, as Instrument No. 002562** at the suit of U.S. Bank National Association, not in its Individual Capacity, but Solely as Legal Title Trustee for BCAT 2016-17TT. Debt: \$822,077.30.

**Stern & Eisenberg, P.C.**, Attorneys.

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

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

17-19902

ALL THAT CERTAIN unit in the property known, named and identified as "Beaver Court Condominium", located in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 Pa. C.S. 3101 et. seq. by the recording in the Recorder of Deeds Office for Montgomery County at Norristown, Pennsylvania, of the Declaration of Condominium of Beaver Court Condominium, dated December 17, 1987, and recorded December 21, 1987, in Deed Book 4860, Page 2087, &c., together with the "Plats and Plans" thereto dated October 12, 1987, as revised, and marked Exhibit "C" therein, being and designated as Unit No. 19, together with a proportionate undivided interest in the common elements (as defined in such Declaration) of 3.4482%, by Deed dated February 1, 2000, and recorded on February 17, 2000, by the Montgomery County Recorder of Deeds in Book 5307, at Page 975.

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

Parcel Number: 31-00-01737-36-5.

Location of property: 765 Limekiln Pike, Unit 19, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Anthony L. Richardson and The United States of America** 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: \$65,426.21.

**Stern & Eisenberg, P.C.**, Attorneys.

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

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

17-21585

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Hereditaments and Appurtenances, situate in **Upper Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, and known as Lot No. 20, Section E on a plan of "Willow Grove Highlands", said Plan recorded at Norristown in the Office of Recording of Deeds in and for the County of Montgomery in Deed Book No. 977, page 600, as follows:

SITUATE on the Southwest side of Inman Terrace (40 feet wide) at the distance of 107.62 feet Southwestward from the intersection of the said side of Inman Terrace and the Southeast side of Davidson Avenue.

CONTAINING in front or breadth on the said Inman Terrace, 50 feet and extending of that width in length or depth, Southwestward between parallel lines at right angles to the said Inman Terrace 121.02 feet.

BEING the same premises in which Richard A. Lovenstein and Cheryl A. Lovenstein, by Deed dated July 18, 2014 and recorded on July 31, 2014 in the Office of Recorder of Deeds in and for Montgomery County at Book 5922, Page 400 and Instrument #201449448, conveyed unto Joseph O'Donnell.

Parcel Number: 59-00-09886-00-9.

Location of property: 304 Inman Terrace, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joseph O'Donnell** at the suit of Allied Mortgage Group, Inc. Debt: \$84,250.37.

**Bradley J. Osborne**, 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.

17-22585

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, situate in **Whitemarsh Township**, Montgomery County, State of Pennsylvania and described according to a subdivision plan, known as "Cherrydale Farms" ?Barren Hill? made by C. Raymond Weir, Registered Professional Engineer, dated May 6th A.D. 1955 and recorded at Norristown in Plan Book B-2 Page 85, as follows, to wit:

BEGINNING at a point on the northeasterly side of Barren Hill Road (41.5 feet wide) (widened by the addition of 8.5 feet on the northerly side thereof) at the distance of 99.25 feet measured on a bearing of north 81 degrees 29 minutes west along the said side of Barren Hill Road from a point an angle in the same, said point or angle being at the distance of 122.21 feet measured on a bearing of north 80 degrees 3 minutes west still along the said side of Barren Hill Road from a point of tangent in the same, said point of tangent being at the distance of 218.22 feet northwestwardly measured still along the said side of Barren Hill Road on the arc of a circle curving to the left having a radius of 3025 feet from a point of curve on the same, said point of curve being at the distance of 236.09 feet measured on a bearing of north 75 degrees 55 minutes west still along the said side of Barren Hill Road from a point of tangent in the same, said point of tangent being at the distance of 231.56 feet southwestwardly and northwestwardly measured partly along the northwesterly and partly along the northeasterly sides of Barren Hill Road on the arc of a circle curving to the right having a radius of 725 feet from a point of curve on the northwesterly side of Barren Hill Road said point of curve being at the distance of 231.70 feet measured on a bearing of south 85 degrees 47 minutes west still along the said northwesterly side of Barren Hill Road from a point of tangent in the same, said point of tangent being at the distance of 302.90 feet northwestwardly and southwestwardly measured partly along the northeasterly and partly along the northwesterly sides of Barren Hill Road on the arc of a circle curving to the left having a radius of 2225 feet from a point of curve on the northeasterly side of Barren Hill Road, said point of curve being at the distance of 13.19 feet measured on a bearing of north 86 degrees 25 minutes west still along the said northeasterly side of Barren Hill Road from a point, an angle in the same, said point or angle being at the distance of 203.56 feet measured on a bearing of north 81 degrees 48 minutes west still along the said northeasterly side of Barren Hill Road from a point of tangent in the same, said point of tangent being at the distance of 47.74 feet measured on the arc of a circle curving to the right having a radius of 20 feet from a point of curve on the southwesterly side of ridge pike (65 feet wide) (widened by the addition of 15 feet on the southwesterly side thereof); thence extending from said point of beginning north 81 degrees 29 minutes west along the said northeasterly side of Barren Hill Road 102.82 feet to a point of curve in the same; thence extending northwestwardly still along the said northeasterly side of Barren Hill Road on the arc of a circle curving to the left having a radius of 1525 feet the arc distance of 69.20 feet to a point; thence extending north 8 degrees 31 minutes east 105.36 feet to a point; thence extending north 71 degrees 53 minutes east 192.35 feet to a point; thence extending south 8 degrees 31 minutes west 190.10 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Louis B. Klein and Evelyn F. Klein a/k/a Evelyn Klein, his wife by deed from Jefron Homes Inc. dated March 8, 1956 and recorded March 13, 1956 in Deed Book 2663, Page 436. The said Louis B. Klein departed this life on 6/14/05, whereby title vested in Evelyn F. Klein a/k/a Evelyn Klein by right of survivorship. The said Evelyn F. Klein a/k/a Evelyn Klein died on July 1, 2012. On July 23, 2012 Letters of Testamentary were granted to Ilsa F. Klein, nominating and appointing her as the Executrix of the Estate of Evelyn F. Klein a/k/a Evelyn Klein.

Parcel Number: 65-00-00361-00-6.

Location of property: 2303 Barren Hill Road, Lafayette Hill, Pennsylvania 19444.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Ilsa M. Klein, Executrix of the Estate of Evelyn F. Klein a/k/a Evelyn Klein** at the suit of Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not Individually, but as Trustee for Carlsbad Funding Mortgage Trust. Debt: \$253,707.30.

**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.

17-23296

ALL THAT CERTAIN lot or piece of ground situate in **Upper Hanover Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a Final Sub-division Plan "West Forty", made by George Reid Nevels, Registered Surveyor, dated February 19, 1973, last revised May 4, 1973 and recorded at Norristown, Pennsylvania, in Plan Book A 22 Page 30, bounced and described as follows, to wit:

BEGINNING at a point on the Northeast side of Bent Road (50 feet wide), which point is measured North 47 degrees, 00 minutes 40 seconds West, 297.69 feet from a point of curve; which last mentioned point of curve is measured on the arc of a circle curving to the right, having a radius of 25.00 feet the arc distance of 36.43 feet from a point

on the Northwest side of Steven Road (50.12 feet wide); thence extending from said point of beginning along said side of Steven Road, North 47 degrees, 00 minutes 40 seconds West, 150.00 feet to a point a corner of Lot No. 16, on said Plan, thence extending along the same, North 42 degrees, 59 minutes, 20 seconds East, 298.06 feet to a point in line of lands now or late of Larry J. Wentz; thence extending along the same, passing in part over 50 feet wide Mobil Oil Pipe Line, Right of way, South 47 degrees, 00 minutes, 40 seconds East, 183.96 feet to a point a corner of Lot No. 18; thence along the same, and along Lot No. 19, re-crossing said 50 feet wide Right of Way, South 49 degrees, 29 minutes, 20 seconds West, 300.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 17 on above mentioned Plan.

CONTAINING 1.1425 acres of land, more or less.

FEE SIMPLE TITLE VESTED IN Truman F. Smith and Shirley O. Smith, his wife, as tenants by the entireties, by deed from, Peter A. Hemmerle and Anita L. Hemmerle, his wife, dated 8/30/1982, recorded 9/2/1982, in the Montgomery County Recorder of deeds in Deed Book 4691, Page 994.

Parcel Number: 57-00-02646-40-2.

Location of property: 2107 Old Barn Road, East Greenville, PA 18041-2345.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Shirley O. Smith and Truman F. Smith (now deceased), as Tenants by the Entireties, by Deed from Peter A. Hemmerle and Anita L. Hemmerle, his wife, dated 08/30/1982, recorded 09/02/1982, in the Montgomery County Recorder of Deeds in Deed Book 4691, Page 994** at the suit of U.S. Bank Trust National Association, as Trustee of the Igloo Series II Trust. Debt: \$296,168.47.

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

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

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

17-23906

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Lower Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot No. 5 on plan of Philmont Manor, made by Edward Pickering, Jr., Registered Surveyor of Woodbourne, Pennsylvania, on the 20th day of August A.D., 1941 and described as follows, to wit:

BEGINNING at a point on the Southeasterly side of Pine Road at the distance of five hundred forty-nine and three one-hundredths feet measured North forty-three degrees forty-seven minutes East, along said side of Pine Road from its point of intersection with the Northwesterly side of Bethayres and Huntingdon Road, Route 63; thence extending along said Southeasterly side of Pine Road, north forty-three degrees forty-seven minutes East, seventy-five feet to a point a corner of Lot No. 6 on said plan, thence along Lot No. 6, South forty-six degrees thirteen minutes East, one hundred ninety-three feet and eighty-seven one-hundredths of a foot to a point, a corner of Lot No. 19 on said plan; thence along Lot No. 19, south sixty-one degrees two minutes West, seventy-eight feet and fifty-three one-hundredths of a foot to a point a corner of Lot No. 4 on said plan; thence along Lot No. 4, North forty-six degrees thirteen minutes West, one hundred seventy feet and fifty-seven one-hundredths of a foot to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Christopher P. Smith and Heidi S. Smith, h/w, by Deed from Seymour Lenet and Sharyn Lenet, h/w, Dated 06/23/2006, Recorded 07/10/2006, in Book 5607, Page 1069.

Parcel Number: 41-00-07357-00-9.

Location of property: 3011 Pine Road, Huntingdon Valley, PA 19006-4119.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Heidi S. Smith and Christopher P. Smith** at the suit of Towne Mortgage Company. Debt: \$340,061.35.

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

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

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

17-25477

ALL THAT CERTAIN lot or ground with the buildings and improvements thereon erected situate in **Hatboro Borough**, County of Montgomery and state of Pennsylvania. Described according to a survey and plan made by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania, on January 31, 1952, as follows, to wit:

BEGINNING at a point on the northwest side of Jefferson Avenue (50 feet wide) which point is measured north forty-two (42) degrees, forty-five (45) minutes east four hundred seventy-eight and fifty-seven one-hundredths (478.57) feet from a point, which point is measured on the arc of a circle curving to the left having a radius of twenty (20) feet the arc distance of thirty-one and seventy-three one-hundredths (31.73) feet from a point on the northeast side of Corinthian Avenue (50 feet wide), thence extending along the northwest side of Jefferson Avenue north forty-two (42) degrees forty-five (45) minutes east sixty and fifty one- hundredths (60.50) feet to a point, thence extending north forty-seven (47) degrees fifteen (15) minutes west one hundred five and sixty-four one-hundredths (105.64) feet to a point, thence extending south forty-three (43) degrees fifty-two(52) minutes west sixty and fifty-one one-hundredths (60.51) feet to a point and thence extending south forty-seven (47) degrees fifteen (15) minutes east one hundred six and eighty-two one-hundredths (106.82) feet to a point on the northeast side of Jefferson Avenue, the first mentioned point and place of beginning.

BEING THE SAME PREMISES as Francis E. Huff, Jr., and Betty L. Huff, by Deed dated April 4, 2001, and recorded on May 2, 2001, by the Montgomery County Recorder of Deeds in Book 5358, at Page 1412, granted and conveyed unto Betty L. Huff, an Individual.

Parcel Number: 08-00-02785-00-6.

Location of property: 467 Jefferson Avenue, Hatboro, PA 19040.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Betty L. Huff** 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: \$257,726.09.

**Stern & Eisenberg, P.C.**, Attorneys.

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

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

17-26760

ALL THAT CERTAIN unit in the property known, named and identified as the Tower at Oak Hill, a Condominium, located in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA. C.S. (section) 3101, et seq., by the recording in the Montgomery County Department of Records of a Declaration dated February 24, 1989, and recorded on February 28, 1989 in Deed Book 4903, Page 1429, and a First Amendment thereto recorded May 10, 1989 in Deed Book 4910, Page 1533, being and designated as Unit No. 2F together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 0.56779%.

TITLE TO SAID PREMISES IS VESTED IN Hilde Needleman and Wendy N. Caputi, jointly with rights of survivorship, by Deed from Hilda Needleman, Dated 07/02/2001, Recorded 09/14/2001, in Book 5376, Page 1107.

HILDANEEDLEMAN was a co-record owner of the mortgaged premises as a joint tenant with the right of survivorship. By virtue of Hilda Needleman's death on or about 10/18/2011, her ownership interest was automatically vested in the surviving joint tenant(s).

Parcel Number: 40-00-22136-25-2.

Location of property: 1600 Hagyesford Road, Unit 2F, a/k/a 1600 Hagys Ford Road, Narberth, PA 19072.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Wendy N. Caputi** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association. Debt: \$225,450.43.

**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.

17-28332

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Final Location Plan of Roberts Park made by George C. Heilman, Registered Surveyor, Norristown, PA, on the 13th day of November A.D., 1966, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Linda Lane (66 feet wide) at the distance of 201.58 feet measured North 49 degrees 14 minutes West, along the said side of Linda Lane from its point of intersection with the Northwesterly side of New Hope Street (66 feet wide); thence from said point of beginning South 41 degrees, 9 minutes, 20 seconds west, crossing the head of a 20 feet wide drainage easement 119.87 feet to a point; thence North 13 degrees, 1 minutes, 30 seconds East, along Lot No. 16, as shown on said Plan and re-crossing the aforesaid 20 feet wide drainage easement, and passing partly through the party wall of the building erected on this lot and the building erected on Lot No. 16 adjoining to the West thereof, 120.25 feet to a point on the Southwesterly side of Linda Lane; thence along the same on the arc of a curve curving to the right having a radius of 117.00 feet the arc distance of 56.65 feet to a point of tangent therein; thence still along the same South 49 degrees, 14 minutes East, 2.54 feet to the first mentioned point and place of beginning.

BEING Lot No. 15 as shown on said Plan.

BEING THE SAME PREMISES which Bobby Etheridge and Jewell Etheridge by Deed dated May 29, 2013 and recorded August 9, 2013 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5884 Page 1888 granted and conveyed unto Jewell Etheridge, in fee.

Parcel Number: 13-00-20336-00-9.

Location of property: 658 Linda Lane, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Bobby Etheridge and Jewell Etheridge** at the suit of U.S. Bank National Association, as Trustee for Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates, Series 2006-AB2. Debt: \$164,050.87.

**Katherine M. Wolf**, Attorney.

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

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

17-28513

ALL THAT CERTAIN lot or parcel of ground with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, described according to a final location plan of a portion of Roberts Park made by George C. Hellman, registered surveyor, Norristown, Pennsylvania, on the 18th day of July, A.D. 1965, and last revised on the 26th day of July, A.D. 1965 as follows, to wit:

BEGINNING at a point on the Southwesterly side of Caroline Drive (50 Feet Wide) at the distance of 705 feet measured North 49 degrees 14 minutes West, along the said side of Caroline Drive from a point of tangent thereon, which last mentioned point of tangent is measured on the arc of a curve curving to the left having a radius of 15 feet, the arc distance of 23.56 feet from a point of curve on the Northwesterly side of Tremont Avenue (50 feet wide) containing in front or breadth on the said side of Caroline Drive 30 feet and extending of that width in length or depth Southwesterly between parallel lines at right angles to the said Caroline Drive, the Southeasterly line thereof passing party through the party wall of the building erected on this lot and the building erected on the log adjoining to the Southeast thereof, 100.08 feet being Lot No. 157 as shown on said plan.

BEING Lot 157 on said Plan.

TITLE TO SAID PREMISES IS VESTED IN Lance Lawson and Yvonne S. Lawson, by deed from Thomas M. McDonald and Jacqueline M. McDonald, dated August 12, 2005, recorded August 19, 2005 in the Montgomery County Clerk's Register's Office in Deed Book 6568, Page 908, Instrument #2005121074.

Parcel Number: 13-00-06416-00-6.

Location of property: 600 Caroline Drive, Norristown, PA 19401.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Lance Lawson and Yvonne S. Lawson** at the suit of Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, not Individually, but as Trustee for Carlsbad Funding Mortgage Trust. Debt: \$224,472.24.

**Emmanuel J. Argentieri**, Attorney. I.D. #59264

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

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

18-00368

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

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

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

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

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

The improvements thereon are: Residential property.

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

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

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

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

18-03217

ALL THAT CERTAIN Unit, designated as Unit Number C-1 Building C being a Unit in Maple Gardens Condominium, Situate in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, which as heretofore been submitted to the provisions of the Uniform Condominium Act 68 page C.S. 3101 et seq., as designated in the Declaration of Condominium of Maple Gardens Condominium bearing date 9/12/1983 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, PA on 10/14/1983 and Plats and Plans for Condominium bearing date 4/20/1982 and recorded as Exhibit "B" of the Declaration of Condominium of Maple Gardens Condominium in Deed Book 4720 page 1157, which Declaration was amended by Amendment dated 1/30/1984 and recorded in Deed Book 4730 page 2168.



BEING the same property conveyed to Michael A. Discuillo, no marital status shown who acquired title by virtue of a deed from Doris M. Hunsberger, also known as Doris Hunsberger, no marital status shown, dated April 28, 2008, recorded May 6, 2008, at Instrument Number 2008046719, and recorded in Book 5691, Page 01571, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 16-00-12992-18-6.

Location of property: 200 Maplewood Drive, C1, Pottstown, PA 19464.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Nicholas Discuillo, Jr., as believed Heir and/or Administrator to the Estate of Michael A. Discuillo; Edna M. Discuillo, as believed Heir and/or Administrator to the Estate of Michael A. Discuillo; Angela Mattingly, as believed Heir and/or Administrator to the Estate of Michael A. Discuillo; Unknown Heirs and/or Administrators of the Estate of Michael A. Discuillo** at the suit of Wells Fargo Bank, NA. Debt: \$88,260.27.

**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.

18-05633

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Cheltenham Township**, described according to a plan of lots and an official survey thereof made by William T. Muldrew, Civil Engineer, Jenkintown, Pennsylvania, dated April 4, 1928, as follows, to wit:

SITUATE on the northeasterly side of Arbor Road (forty feet wide), beginning at a point five hundred and one one-hundredths feet northwesterly from the intersection of the northwesterly building line of Walden Road (forty feet wide) with the northeasterly building line of said Arbor Road (both projected); thence extending along said side of said Arbor Road on the arc of a circle curving to the left with a radius of two-hundred thirty-three and thirty-nine one-hundredths feet, an arc distance of twenty-five and nineteen one-hundredths feet to a point; thence extending northeasterly on a line parallel with the said Walden Road, one hundred twenty-eight and fifty-one one-hundredths feet to a point; thence extending south fifty-one degrees forty-five minutes east, twenty-five feet to a point; thence extending southwestwardly on a line parallel with the said Walden Road, one hundred twenty-five and fifty one-hundredths feet to the first mentioned point or place of beginning.

BEING THE SAME PREMISES conveyed to Linda B. Zwanetsky and Nancy Zurfluh from Linda B. Zwanetsky by deed dated August 15, 1990, and recorded on August 28, 1990, as Instrument Number 1990056802 in Book 4956, Page 284.

Parcel Number: 31-00-00286-00-7.

Location of property: 641 Arbor Road, Cheltenham, Pennsylvania 19012

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Nancy Zurfluh and United States of America, c/o United States Attorney for the Eastern District of Pennsylvania** at the suit of American Advisors Group. Debt: \$126,877.55.

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

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

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

18-05932

ALL THAT CERTAIN single brick message or dwelling house and lot or piece of land, Situate upon the Northwesterly side of Green Street, and known as No. 285 Green Street, in **Royersford Borough**, County of Montgomery and Commonwealth of Pennsylvania, hounded and described as follows, to wit:

BEGINNING at a stake in the center of Green Street, 324 feet distant from the center of Maple Street; thence along the center of said Green Street, North 43 degrees 45 minutes East, 50 feet to a corner of Lot #15; thence along said Lot #15, North 44 degrees 18 minutes West 200 feet to the center of a 20 foot alley; thence along the center of said alley, South 43 degrees 45 minutes West, 50 feet to a corner of Lot #13; thence along said Lot #13, South 44 degrees 18 minutes East 200 feet to the place of beginning.

CONTAINING 10,000 square feet more or less.

BEING the same premises in which John C. Taylor, Jr. and Florence D. Taylor, his wife, by deed dated 09/26/1966 and recorded 09/29/1966 in the Office of the Recorder of Deeds in and for the County of Royersford, book 3445, page 929, granted and conveyed unto Robert P. Yeager, Jr. and Emma L. Yeager, his wife. AND THE SAID Robert P. Yeager Jr. passed away on or about January 12, 2017 thereby vesting title solely unto Emma L. Yeager by operation of law.

Parcel Number: 19-00-01808-00-9.

Location of property: 285 Green Street, Royersford, PA 19468.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Emma L. Yeager** at the suit of CIT Bank, N.A. Debt: \$142,288.47.

**Katherine M. Wolf**, Attorney.

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

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

18-06067

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

BEGINNING on the east side of Evans Street, between South and New Street in the middle division wall of double brick dwelling; thence easterly through said division wall, 122 feet 6 inches to a stake; thence southerly 30 feet to stake at a corner of lands now or late of Cecilia Whitsell et ux thence by said land westerly 122 feet 6 inches to Evans Street aforesaid; thence by the same northwardly 30 feet to the place of beginning.

BEING THE SAME PREMISES conveyed to David J. Amadu and Linda Amadu from David J. Amadu, incorrectly identified as David T. Amadu, and Linda Amadu by deed dated March 11, 2009 and recorded March 19, 2009 in Book 5724, Page 02148 and Instrument Number: 2009024934.

TITLE TO SAID PREMISES IS VESTED IN Linda Amadu and David J. Amadu, husband and wife, by deed from David J. Amadu incorrectly identified as David T. Amadu and Linda Amadu, husband and wife, dated March 11, 2009 and recorded March 19, 2009 in Deed Book 5724, Page 02148 Instrument Number 2009024934.

Parcel Number: 16-00-08584-00-4.

Location of property: 74 South Evans Street, Pottstown, Pennsylvania 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Linda Amadu and David Amadu** at the suit of Mid America Mortgage, Inc. Debt: \$130,592.83.

**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.

18-06621

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Bridgeport Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan "Green Hill Village" prepared by John L. Pregmon, Professional Engineer, dated March 31, 1975, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-24 page 89, last revised September 4, 1975, as follows, viz:

BEGINNING at a point on the Northwesterly side of Green Street (originally 40 feet wide, but widened to a width of 45 feet wide by the addition of 05 feet on the Northwesterly side of said centerline, as shown on said Plan), said point being at the distance of 201.13 feet measured South 28 degrees, 25 minutes West along said Northwesterly side of Green Street, from its point of intersection with the Southwesterly side of Ninth Street (50 feet wide); thence extending from said point of beginning, South 28 degrees, 25 minutes West along said Northwesterly side of Green Street, the distance of 45.00 feet to a point a corner of Lot No. 10, as shown on said Plan; thence extending North 61 degrees, 35 minutes West along Lot No. 10, passing through the party wall of these premises and the premises adjoining to the Southwest and crossing a four foot wide utility easement, as shown on said Plan, the distance of 144.28 feet to a point on the Southeasterly side of DeKalb Street (66 feet wide); thence extending North 28 degrees, 15 minutes East along said Southeasterly side of DeKalb Street the distance of 45.00 feet to a point a corner of Lot No. 12, as shown on said Plan; thence extending South 61 degrees, 35 minutes East along said Lot No. 12, re-crossing the aforesaid four foot wide utility easement, also for a portion of the distance extending through the bed of a ten foot wide easement for Transcontinental Gas Pipe Line Corporation, as shown on said Plan, the distance of 144.40 feet to a point on the said Northwesterly side of Green Street, being the first mentioned point and place of beginning.

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

TOGETHER with, and in common with the other owners, tenants and occupiers of parcels of land in the Greenhill Village Subdivision, their servants and uninterrupted right, use, liberty and privilege of, in and to the hereinafter described driveway as a means of Ingress and egress to and from DeKalb Street and the above described parcel of land.

BEGINNING at a point on the Southwesterly side line of DeKalb Street (66.00 feet wide) on the face of the curb to the Northerly side of the entrance driveway to Green Hill Village from said DeKalb Street on the Westerly line of Lot No. 12, as shown on said Plan; thence extending from said side of DeKalb Street on the arc of a curve, curving to the left, having a radius of 20.00 feet through Lot No. 12, along the face of the aforementioned curb, the arc distance of 29.11 feet to a point of tangent; thence extending South 61 degrees 45 minutes East still through Lot No. 12, 2.80 feet to a point thence extending North 28 degrees 15 minutes East through a portion of Lot No. 12, Lot No. 13, through Lot No. 17 and a portion of Lot No. 18, 139.00 feet more or less to a point; thence extending South 61 degrees 45 minutes East through Lot No. 18, 20.00 feet to a point a corner; thence extending south 28 degrees 15 minutes West through a portion of Lot No. 18, Nos. 2 through 17 and a portion of Lot No. 1, 429.00 feet more or less to a point a corner; thence extending North 61 degrees 45 minutes West through Lot No. 1, 20.00 feet to a point a corner; thence extending North 28 degrees 15 minutes East through a portion of Lot No. 1, Lot No. 2 through Lot No. 10 and a portion of Lot No. 11, 239.00 feet to a point a corner; thence extending North 61 degrees 45 minutes West through Lot No. 11, 2.80 feet to a point of curve; thence extending on the arc of a curve, curving to the left, having a radius of 20.00 feet along the face of the curb of the Southerly side of the entrance driveway to Green Hill Village from DeKalb Street, through Lot No. 11, the arc distance of 29.11 feet to a point of tangent on the Southwesterly side of DeKalb Street on the Westerly line of Lot No. 11; thence extending North 28 degrees 15 minutes East along the said Southwesterly side line of DeKalb Street, the Westerly line of Lots No. 11 and 12, 25.50 feet more or less to the first mentioned point and place of beginning.

RESERVING, however, unto the said Hillox Company, its successors and assigns, and/or the Bridgeport Borough Sewer Authority, its successors and assigns an easement 10.00 feet in with (being 5.00 feet to the Southeasterly side and 5.00 feet to the Northwesterly side of the 08 inch A.C.P. Sanitary Sewer Main as same is now constructed and connects the Green Hill Village Subdivision with existing sanitary sewer lines of the said Bridgeport Borough Sewer Authority in the bed of DeKalb Street.

TOGETHER with the free and uninterrupted and unobstructed right of way, in, under, across and over the property above conveyed for the purposes of installing, laying, relaying and adding to from time to time pipe or pipes with necessary appurtenances and fitting necessary for the transmission of sanitary sewage from the above described premises to existing sanitary sewer lines of the Bridgeport Borough Sewer Authority, with the right unto the said Hillox Company, its successors and assigns to dedicate and set-over unto the said Bridgeport Borough Sewer Authority those rights ad facilities with the joiner of the Grantees herein, their heirs and assigns.

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

BEING the same property conveyed to David C. Williams who acquired title by virtue of a deed from Mary C. Sugaiski, Executrix of Estate of Joseph N. Demarco, dated January 5, 2017, recorded February 10, 2017, at Deed Book 6033, Page 01410, Montgomery County, Pennsylvania records.

Parcel Number: 02-00-03224-08-6.

Location of property: 922 Green Street, Bridgeport, PA 19405.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **David C. Williams** at the suit of MidFirst Bank. Debt: \$206,726.61.

**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.

18-07262

ALL THAT CERTAIN lot or piece of ground with a two-story frame dwelling house (#208) thereon erected, situate in **Ambler Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey made by Thomas S. Gillin, C.P., September, 1888, being Lot #16 on said Plan.

BEGINNING at a stake set on the Southwesterly side of Chestnut Street (40 feet wide) at the distance of 128.8 feet Southeastwardly from the Southeasterly corner of the said Chestnut Street and Centre Street (35 feet wide) a corner of Lot #15 to be conveyed to, now or late of John S. Buchanan; thence, along the said side of the said Chestnut Street, South 20 degrees 23 minutes East, 42.8 feet to a stake, a corner lot of #17 to be conveyed to, now or late, Richard V. Mattison, M.D.; thence, by said Lot #17, South 68 degrees 50 minutes West, 135 feet to a stake set at the Northerly side of a 20 feet wide alley; thence, by the said side of the said alley, North 20 degrees 23 minutes West, 42.8 feet to a stake, a corner of Lot #15 to be conveyed to John S. Buchanan; thence, by said Lot #15, North 68 degrees 50 minutes East, 135 feet to the place of beginning.

BEING THE SAME PREMISES which was conveyed to Rinaldo J. Corbitt by Deed of Rinaldo J. Corbitt and Vicki Milkis Corbitt, his wife, dated 01/10/1997 and recorded 11/14/1997 in Deed Book 5206 Page 1483 in the Montgomery County Recorder of Deeds Office, in fee. AND THE SAID Rinaldo J. Corbitt passed away on or about October 21, 2017, thereby vesting title unto A. Bradford Corbitt and Anya Corbitt, known heirs of Rinaldo J. Corbitt, deceased and any unknown heirs, successors, or assigns of Rinaldo J. Corbitt, deceased.

BEING Map: 01029-027.

Parcel Number: 01-00-01039-00-4.

Location of property: 208 South Chestnut Street, Ambler, PA 19002.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **A. Bradford Corbitt, Known Heir of Rinaldo J. Corbitt, deceased, Anya Corbitt, Known Heir of Rinaldo J. Corbitt, deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest from or under Rinaldo J. Corbitt, deceased** at the suit of CIT Bank, N.A. Debt: \$136,650.78.

**Samantha Gable**, 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.

18-08496

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, designated as Lot No. 11 of a plan of lots known as the "Ideal Bungalow Lots of Spring Mount, PA" and recorded in the office for the recording of deeds at Norristown, situate in **Lower Frederick Township**, County of Montgomery and commonwealth of Pennsylvania bounded limited and described as follows, to wit:

BEGINNING at an iron pin on the westerly side of a public road leading from Spring Mount to Ziegler'sville, a corner of this and Lot No. 10 on said plan thence along Lot No. 10 and passing over a marble stone in line south 55 degrees west 150 feet to a marble stone, a corner, thence along Lot No. 22 north 35 degrees west 72 feet to a corner in line of Aaron Fryer's land: thence along the same north 47 degrees east 152 feet to an iron pin, a corner, thence along westerly side of the said road south 35 degrees east 95 feet to the place of beginning.

BEING the same property conveyed to Matthew J. Moore, II, no marital status shown who acquired title by virtue of a deed from John T. Minnick, III and Florene P. Minnick, husband and wife, dated July 26, 1999, recorded July 27, 1999, at Document ID 015727, and recorded in Book 5281, Page 353, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 38-00-01405-00-6.

Location of property: 208 Main Street, Schwenksville, PA 19473.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Matthew J. Moore, II, no marital status shown** at the suit of U.S. Bank National Association. Debt: \$93,838.77.

**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.

18-08799

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Springfield Township**, County of Montgomery, State of Pennsylvania, described according to a revised plan of streets and lots, portion of Whitemarsh Village, Section #2-A made for McCloskey Homes, Inc., by Franklin Lindsey Registered Engineers, Pennsylvania on September 2, 1960 and recorded at Norristown in the Office for the Recording of Deeds in Deed Book 2094 Page 601 and also in accordance with a certain revised plan of Whitemarsh Village Section #2 recorded as aforesaid, in Deed Book 2093 Page 601, as follows, to wit:

BEGINNING at a point on the Northwest side of Patton Road (50 feet wide) measured along the said side of Patton Road the nine following courses and distances from a point of curve on the Southwest side of Cheltenham Avenue (41.5 feet wide) (1) on the arc of a circle curving to the right having a radius of 40 feet the arc distance of 62.83 feet to a point of compound curve on the said side of Patton Road; (2) on the arc of a circle curving to the right having a radius of 325.21 feet the arc distance of 306.72 feet to a point of tangent; (3) South 81 Degrees, 6 Minutes West 681.59 feet to a point or angle; (4) South 84 Degrees, 53 Minutes, 12 Seconds West 751.72 feet to a point of curve; (5) on the arc of a circle curving to the left having a radius of 1525 feet the arc distance of 197.88 feet; (6) South 77 Degrees, 27 Minutes, 7 Seconds West 205.59 feet; (7) in a Southwesterly direction on the arc of a circle curving to the right having a radius of 1671.55 feet, the arc distance of 332.04 feet to a point of tangent; (8) South 88 Degrees, 50 Minutes West 498.04 feet; (9) in a Southwesterly direction along the said side of Patton Road on the arc of a circle curving to the left having a radius of 625 feet the arc distance of 100 feet to the point and place of beginning; thence extending from said beginning point along the said side of Patton Road in a Southwesterly direction on the arc of a circle curving to the left having a radius of 625 feet the arc distance of 85 feet to a point; thence extending North 18 Degrees, 57 Minutes, 4 Seconds West 170 feet to a point; thence extending in a Northeasterly direction on the arc of a circle curving to the right having a radius of 795 feet the arc distance of 180.12 feet to a point; thence extending South 11 Degrees, 9 Minutes, 32 Seconds East 170 feet to the Northwest side of Patton Road, the first mentioned point and place of beginning.

BEING the same premises which John J. Miller and Jane D. Miller, by Deed dated 8/28/1988 and recorded 8/31/1988 at Norristown, Montgomery County in Deed Book 4885 Page 624, granted and conveyed unto Glenn Edward Miller.

BEING MAP #52070 007.

Parcel Number: 52-00-13783-00-7.

Location of property: 8801 Patton Road, Glenside PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Glenn Edward Miller** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$228,029.99 plus interest to Sale date.

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

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

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

18-08915  
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 known and numbered as 210 Sunnybrook Road, Flourtown, PA 19031.

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: \$498,673.27.

**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.

18-08961

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in Bethayres, **Lower Moreland Township**, Montgomery County, Pennsylvania, and described according to a Plan thereof made by Charles E. Shoemaker, Registered Professional Engineer, dated October 28, 1952, as follows, to wit:

BEGINNING at the point formed by the intersection of the southwesterly side of Hillside Avenue (50 feet wide) with the northwesterly side of Packard Avenue (50 feet wide); thence extending South 29 degrees 47 minutes West along the said side of Packard Avenue, 122.07 feet to a point; thence extending North 49 degrees 39 minutes West, 191.28 feet to a point; thence extending North 40 degrees 21 minutes East, 120 feet to a point on the southwesterly side of Hillside Avenue aforesaid; thence extending South 49 degrees 39 minutes East along the said side of Hillside Avenue, 168.91 feet to the first mentioned point and place of beginning.

HAVING THEREON erected a dwelling house.

BEING the same premises which the Estate of Clarence Herwig, by deed dated February 23, 2011 and recorded March 7, 2011, Montgomery County Deed Book 5794, page 02692, granted and conveyed unto Douglas M. Britton and Heather L. Britton.

UNDER AND SUBJECT to certain building restrictions and conditions as of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

TO BE SOLD as the Property of Douglas M. Britton and Heather L. Britton under Judgment No. 2018-08961.

BEING Tax Map ID #41015 005.

Parcel Number: 41-00-06397-00-6.

Location of property: 2274 Packard Avenue, Huntingdon Valley, PA 19006.

The improvements thereon are: A residential dwelling, as indicated above.

Seized and taken in execution as the property of **Heather L. Britton and Douglas M. Britton** at the suit of U.S. Bank National Association, As Trustee for The Pennsylvania Housing Finance Agency. Debt: \$186,386.83 (total amount of judgment).

**Purcell, Krug & Haller**, Attorneys.

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

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

18-13080

ALL THAT CERTAIN lot or piece of ground situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision of Brookshyre Woods prepared for W.B. Homes, Inc., made by Schlosser & Claus dated 10/14/1996 and last revised 1/9/1998 and recorded in the Office of the Recorder of Deeds at Norristown, Pennsylvania, in Plan Book A-57, Page 328, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Brookshyre Way cul-de-sac (various widths), said point being a corner of this and Lot No. 13; thence extending from said point and place of beginning and extending along Lot No. 13 South 71 degrees, 41 minutes, 35 seconds East, 186.68 feet to a point a corner in line of lands now or late of

Herbert and Irene Koennecker; thence extending along the same South 37 degrees, 33 minutes, 44 seconds West, 134.24 feet to a point a corner of Lot No. 11; thence extending along the same North 63 degrees, 23 minutes, 40 seconds West, 157.38 feet to a point a corner on the Southeasterly side of Brookshyre Way; thence extending along the same the (2) following courses and distances as follows, to wit: thence (1) North 26 degrees, 36 minutes, 20 seconds East, 79.59 feet; thence (2) on the arc of a curve curving to the left having a radius of 175.00 feet the arc distance of 25.35 feet to the point and place of beginning.

BEING Lot No. 12 as shown on said Plan.

BEING the same premises which Penn Gwynn, L.P., by Deed dated May 21, 1999 and recorded May 28, 1999, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5273, Page 1136, granted and conveyed unto John P. Stephenson and Bethann C. Stephenson, in fee.

Parcel Number: 46-00-00535-31-9.

Location of property: 111 Brookshyre Way, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **John P. Stephenson and Bethann C. Stephenson** 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: \$128,747.26.

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

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

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

18-13539

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 Survey and Plan of Section No. 4 of Green Ridge Farm, made by Chester W. Mebus, Registered Professional Engineer, Glenside, Pennsylvania on February 21, 1959, and recorded in the Office of the Recorder of Deeds at Norristown, Pennsylvania in Plan Book A-5, Page 54 on January 13, 1961 and more fully described as follows, to wit:

BEGINNING at a point on the Southwest side of Emerson Road (50 feet wide) which point is measured South 44 degrees 32 minutes 10 seconds East 602.96 feet from a point, which point is measured on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 41.06 feet from a point on the Southeast side of Burns Road (50 feet wide) thence extending along the Southwest side of Emerson Road South 44 degrees 32 minutes 10 seconds East 129.20 feet to a point, thence extending South 45 degrees 27 minutes 50 seconds East 147.33 feet to a point on the Southwest side of Emerson Road, the first mentioned point and place of beginning.

BEING Lot No. 257.

BEING the same premises which Joseph Roth and Marlene Roth, h/w by Deed dated 2/27/2015 and recorded 3/4/2015 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5945, Page 2490, granted and conveyed unto Nikki Fink.

Parcel Number: 41-00-02998-00-3.

Location of property: 392 Emerson Road, Huntingdon Valley PA 19006.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Nikki Fink** at the suit of Pennsylvania Housing Finance Agency. Debt: \$330,374.13 plus interest to Sale date.

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

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

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

18-13577

ALL THAT CERTAIN lot or piece of ground, situate in **West Pottsgrove Township**, Montgomery County, Commonwealth of Pennsylvania and described according to a plan of subdivision made for Holly Acres, dated 1/19/1973, last revised 2/19/1980 and recorded in Montgomery County in Plan Book A-39, Page 63, as follows, to wit:

BEGINNING at a point of curve on a cul-de-sac on the southwesterly side of Evergreen Road (50 feet wide), which point is measured the 6 following courses and distances from a point of curve on the westerly side of Dogwood Lane (50 feet wide), viz: (1) on the arc of a circle curving to the left having a radius of 25 feet, the arc distance of 28.98 feet to a point of tangent; (2) north 7 degrees 7 minutes 28 seconds east, 10.44 feet to a point; (3) on the arc of a circle curving to the left having a radius of 25 feet, the arc distance of 25.16 feet to a point; (4) north 50 degrees 32 minutes 26 seconds west, 44.34 feet to a point; (5) on the arc of a circle curving to the left having a radius of 50 feet, the arc distance of 36.14 feet to a point of reverse curve; and (6) on the arc of a circle curving to the right having a radius of 50 feet, the arc distance of 46.03 feet to the place of beginning; thence extending from said point of beginning, along Lot #78, south 50 degrees 47 minutes 45 seconds west, 73.35 feet to a point in line of lot #84; thence extending along the same and also along Lot #85, north 48 degrees 34 minutes 6 seconds west, 78.63 feet to a point, a corner of Lot #76; thence extending along the same, north 79 degrees 45 minutes 12 seconds east, 105.13 feet to a point of curve on the said southwesterly side of Evergreen Road; thence extending along the same, southeastwardly on the arc of a circle curving to the left having a radius of 50 feet, the arc distance of 25.27 feet to the first mentioned point and place of beginning.

BEING Lot #77 as shown on the said plan.

BEING the same premises which Nathan Giersch by Deed dated January 16, 2009 and recorded January 20, 2009 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5719 Page 2437, granted and conveyed unto Theresa L. Avis, Sole Tenant.

Parcel Number: 64-00-01157-30-9.

Location of property: 12 Evergreen Road, Pottstown, PA 19464.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Nathan Giersch, by Deed dated January 16, 2009 and recorded January 20, 2009 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5719, Page 2437, granted and conveyed unto Theresa L. Avis, Sole Tenant** at the suit of Ocwen Loan Servicing, LLC. Debt: \$127,726.81.

**Andrew J. Marley**, 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.

18-14445

ALL THAT CERTAIN piece or parcel of ground, situate in **Abington Township**, Montgomery County, Pennsylvania, and described according to a Certain Plan of Property made for Fischer Homes, Inc., by Charles E. Shoemaker, Registered Professional Engineer, dated October 11, 1960, as follows, to wit:

**BEGINNING** at a point on the Southeastly side of Birchwood Avenue (50 feet wide) said point being at the distance of 755.00 feet measured North 44 degrees no minutes East along the Southeastly side of Birchwood Avenue from its point of intersection with the Northeastly side of Patane Avenue (50 feet wide).

**CONTAINING** in front or breadth Northeastwardly along the Southeastly side of Birchwood Avenue 39.75 feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to Birchwood Avenue 110.00 feet.

BEING part of Lot Number 31 and 32, Section M on Plan of Roslyn Heights, recorded in Deed Book 1053, Page 600.

BEING the same premises which Harold T. Wik, by Deed dated April 23, 2010 and recorded May 04, 2010 in Deed Book 5765, page 2010, Instrument #2010035837, in the Office of the Recorder of Deeds in and for the County of Montgomery, granted and conveyed unto Owen D. Gibbons, in fee.

Parcel Number: 30-00-04584-00-3.

Location of property: 1561 Birchwood Avenue, Abington, PA 19001.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Owen D. Gibbons** at the suit of BankUnited N.A. Debt: \$188,036.70.

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

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

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

18-15430

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Whitemarsh Township**, County of Montgomery and State of Pennsylvania, and described according to a Plan of Plymouth Meeting Village made by George B. Mebus, Registered Professional Engineer, Glenside, PA dated April 24, 1950 which plan is recorded in the Office for the Recording of Deeds at Norristown, PA in Deed Book 2160, page 601 as follows, to wit:

**BEGINNING** at a point on the Northwest side of Colony Lane (50 feet wide) measured along the Northwest and Northeast sides of Colony Lane the 6 following courses and distances from a point of curve on the Southeastly side of Mayflower Road (50 feet wide); (1) on the arc of a circle curving to the left having a radius of 20 feet the arc distance of 32.08 feet to a point of compound curve; (2) on the arc of a circle curving to the left having a radius of 3,415.22 feet the arc distance of 124.69 feet to a point of tangent; (3) South 34 degrees 26 minutes 30 seconds East 81.82 feet to a point of curve; (4) on the arc of a circle curving to the left having a radius of 2,932.77 feet the arc distance of 272.99 feet to a point of compound curve; (5) on the arc of a circle curving to the left having a radius of 300 feet the arc distance of 472.33 feet to a point; (6) North 50 degrees 01 minute East 360.50 feet to the point and place of beginning.

**CONTAINING** in front or breadth on the said side of Colony Lane from the said beginning point North 50 degrees 01 minute East 72 feet extending of that width in length or depth North 39 degrees 59 minutes West between parallel lines at right angles to the said Colony Lane the Northeast line extending partly through the center line of certain 10 feet wide driveway laid out between these premises and the premises adjoining to the Northeast 175 feet.

BEING known as Lot #32 on said Plan.

**TOGETHER** with the free and common use, right, liberty and privilege of the above recited driveway, as and for a driveway, passageway and watercourse at all times hereafter, forever in common with the owners, tenants and occupiers of the premises adjoining. Subject, however, to the proportionate part of the expense of keeping said driveway in good order, condition and repair at all times hereafter, forever.

BEING the same property conveyed to Lisa M. Kaufmann and Thomas J. Kaufmann, Jr. who acquired title by virtue of a deed from Lisa M. Iannitti, dated March 23, 1993, recorded March 31, 1993, at Book 5037, Page 0868, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

BEING the same property conveyed to Thomas J. Kaufmann, Jr. who acquired title by virtue of a deed from Thomas J. Kaufmann, Jr. and Lisa M. Kaufmann, dated September 5, 2003, recorded September 10, 2003, at Document ID 019225, and recorded in Book 5472, Page 1155, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 65-00-02467-00-6.

Location of property: 3168 Colony Lane, Plymouth Meeting, PA 19462.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Thomas J. Kaufmann, Jr. a/k/a Thomas Kaufmann, Jr.** at the suit of Wells Fargo Bank, N.A. Debt: \$111,728.20.

**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.

18-15791

ALL THAT CERTAIN lot or piece of land, situate in **Abington Township**, Montgomery County, Pennsylvania, known and designated as Lot No. 540 on a certain Plan of Lots of Crestmont, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, in Deed Book 496, Page 500, bounded and described as follows:

BEGINNING at a point on the Southwest side of Old Welsh Road (40 feet wide) 151 feet, 5 ½ inches Southeast from the Easterly side of Old York Road (60 feet wide); thence extending from said point of beginning and along the said Southwest side of Old Welsh Road 40 feet to a corner of Lot 541 on said plan; thence extending from Old Welsh Road along Lot 541 on said plan Southwestwardly 83 feet, 6 inches to a corner of Lot No. 538 on the plan; thence along same Northeastwardly 66 feet, 1 inch to a point on the said Southwest side of Old Welsh Road, being the first mentioned point and place of beginning.

BEING the same premises as Joseph J. Latarre, Jr., by Deed dated May 31, 2001, and recorded on June 5, 2001, in Deed Book 5365, at Page 2303, granted and conveyed unto George W. Hentschel and Teri L. Hentschel, as Tenants by the Entireties.

Parcel Number: 30-00-48916-00-5.

Location of property: 2094 Old Welsh Road, Abington, PA 19001.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **George W. Hentschel and Teri L. Hentschel** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWABS, Inc. Asset-Backed Certificates, Series 2007-7. Debt: \$191,055.58.

**Jessica N. Manis**, Attorney. I.D. #318705

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.

18-15840

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.

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 and 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 c/o Ocwen Loan Servicing, LLC. Debt: \$175,322.00.

**Edward J. McKee**, 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.

18-16075

ALL THAT CERTAIN Unit designated as Unit No. 602C-III; being a Unit in "International Village" a Condominium located on Fitzwatertown Road and Moreland Road, in **Upper Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, as being designated in the Declaration of Condominium of "International Village" under the Unit Property Act, dated September 1, 1978, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 4351 page 79 &c., and also as being designated on the Declaration Plan of "International Village" dated May 10, 1978, and recorded in the aforesaid Recorder of Deeds Office, in Condominium Plan Book 6 page 21 &c.

TOGETHER with an 1.38% undivided interest in and to the Common Element as fully set forth in the aforesaid Declaration of Condominium of "International Village."

TITLE TO SAID PREMISES VESTED IN Cecilia Elaine Turner by Deed from International Village, Inc., A Pennsylvania Corporation dated August 10, 1979 and recorded on August 15, 1979 in the Montgomery County Recorder of Deeds in Book 4442, Page 168.

Parcel Number: 59-00-07492-60-3.

Location of property: 22 Fitzwatertown Road, Unit F2, Willow Grove, PA 19090.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kelly E. Turner, Executrix for the Estate of Cecilia E. Turner a/k/a Cecilia Elaine Turner, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Cecilia E. Turner a/k/a Cecilia Elaine Turner, Deceased and The United States of America c/o the U.S. Attorney for the Eastern District of Pennsylvania** at the suit of U.S. Bank National Association, as Indenture Trustee, for the CIM Trust 2016-1, Mortgage-Backed Notes, Series 2016-1. Debt: \$134,022.27.

**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.

18-16262

ALL THAT CERTAIN lot or piece of land situate in **Whitemarsh Township**, Montgomery County, State of Pennsylvania, bounded and described according to a survey by Will D. Hiltner, Reg., Feb. 23, 1948, as follows:

BEGINNING at a pipe on the Southwesterly side of Second Street (thirty-three feet wide) at the distance of one hundred fifty-seven and five-tenths feet north fifty-one degrees forty-nine minutes West from the Northwesterly side of Center Avenue (thirty-three feet wide); thence along said side of Second Street North fifty-one degrees forty-nine minutes West one hundred seven feet to a stake a corner at a fifteen feet wide alley; thence along the Southeasterly side of said alley South thirty-eight degrees eleven minutes West seventy-five feet to a pipe; thence along land of Mary Scheidner South fifty-one degrees forty-nine minutes East a distance of one hundred and seven feet to a pipe; thence along other land of said Joseph Minninger Spare and wife, of which this was a part, North thirty-eight degrees eleven minutes east seventy-five feet to the Southwesterly side of Second Street, the place of beginning.

BEING the same property conveyed to Elwood J. Spare and Florence M. Spare, Trustees of the Spare Family Trust, dated: July 7 1999 who acquired title by virtue of a deed from Elwood Spare and Florence M. Spare, husband and wife, dated July 7, 1999, recorded August 31, 1999, at Document ID 018742, and recorded in Book 5285, Page 2454, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 65-00-10504-00-6.

Location of property: 410 2nd Street, Lafayette Hill, PA 19444.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Elwood J. Spare and Florence M. Spare, Trustees of the Spare Family Trust, The Spare Family Trust; Unknown Successor Trustees of the Spare Family Trust, dated July 7, 1999** at the suit of Wells Fargo Bank, N.A. Debt: \$53,629.42.

**Meredith H. Wooters**, 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.

18-17102

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof made by William T. Muldrew, Civil Engineer, Jenkintown, PA., on May 7, 1929, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Church Road (33 feet wide) at the distance of 253.79 feet Northwest of the point of curve of the Northerly radius corner of Church Road and Ogontz Avenue (50 feet wide); thence along the Northeasterly side of said Church Road North 41 degrees 7 minutes 30 seconds West 50 feet to a corner; thence North 48 degrees 52 minutes 30 seconds East partly along the Southeasterly side of a 10 feet wide right-of-way and crossing a 10 feet wide right-of-way 181.45 feet to a corner on the Westerly side of Tacony Creek; thence along the same South 15 degrees 7 minutes 30 seconds East 55.63 feet to a corner; thence South 48 degrees 52 minutes 30 seconds West crossing a 10 feet wide right-of-way 157.06 feet to the place of beginning.

EXCEPTING out this for the use of this and adjoining owners a certain 10 feet wide right-of-way across the rear of this lot. Together with the right and use of a certain 10 feet wide right-of-way running along the Northwest side of the above described premises and extending into Church Road the Southeast side thereof being described above.

BEING the same property conveyed to John W. Leonard and Shawna Leonard who acquired title by virtue of a deed from Jimmie Baker, Jr., and Barrie G. Baker, dated January 25, 2007, recorded February 16, 2007, at Instrument Number 2007020720, and recorded in Book 5635, Page 02495, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 31-00-06298-00-7.

Location of property: 537 Church Road, Elkins Park, PA 19027.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **John Leonard a/k/a John W. Leonard and Shawna Leonard** at the suit of LNV Corporation. Debt: \$547,950.42.

**Manley Deas, 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.

18-17525

ALL THAT CERTAIN lot or piece of ground with a building and improvements erected thereon, situate in **Perkiomen Township**, Montgomery County, Commonwealth of Pennsylvania described according to a plan of the Maple Hill Development and recorded in Montgomery County Court House in Plan Book Vol. A23, page 87 on 1/3/1975 more fully bounded and described as follows:

BEGINNING at a point on the Northwesterly corner of Lot No 190, being 10 43 feet from the front of the building erected thereon and 3.45 feet from the Southwesterly corner of Lot No 191, thence from the point of beginning along land of Lot No 191 and through the party wall (the depth of the lot) the Four following courses and distances (1) North 82 degrees, 16 minutes East, 10.45 feet to a point, the front of the unit; (2) South 07 degrees, 44 minutes East, 0.07 feet to a point, (3) North 82 degrees, 16 minutes East, 34.50 feet to a point (the back of the unit); (4) North 82 degrees, 16 minutes East, 25.00 feet to a point, thence extending South 07 degrees, 44 minutes East, 20.33 feet to a point (the breadth or back of the lot), thence along land of Lot No. 189 and through the party wall (the depth of the lot) the Five following courses and distances. (1) South 82 degrees, 16 minutes West, 33.00 feet to a point (the back of the unit); (2) North 07 degrees, 44 minutes West, 0.33 feet to a point; (3) South 87 degrees, 16 minutes West, 31.50 feet to a point, (4) North 07 degrees, 44 minutes West, 0.33 feet to a point (the front of the unit); (5) South 82 degrees, 16 minutes West, 3.45 feet to a point; thence extending North 07 degrees, 44 minutes West, 19.72 feet to a point (the breadth or front of the lot) and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Rebecca Mogel, by Deed from Greenwich Investors IX, LLC, Dated 11/30/2000, Recorded 12/07/2000, in Book 5341, Page 0850.

Parcel Number: 48-00-01417-99-2.

Location of property: 234 Lexington Road, Schwenksville, PA 19473-1204.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Rebecca Mogel** at the suit of Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-W11. Debt: \$232,409.26.

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

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

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

18-17949

ALL THAT CERTAIN lot or piece of land with the buildings and improvements to be erected thereon, situate in **Plymouth Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision plan prepared for Fazio Property, drawn by Borusiewicz, Surveyors and Site Planners, dated 4-26-2004, last revised 2-8-2005 and recorded in Plan Book 25 page 73, as follows, to wit:

BEGINNING at a point on the Northwesterly side of the ultimate right of way line of Butler Pike, said point of beginning is being at a point a corner of Lot No. 2 as shown on said plan; thence extending form said point of beginning and extending along line of said Lot No. 2, North 46 degrees 00 minute 00 second West 186.31 feet to a point in line of lands

now or late of Amy and Ruth Davis, Block 3 Unit 59 as shown on said plan; thence extending along the line of said lands of Davis, North 44 degrees 26 minutes 00 second East 56.97 feet to a point in line of lands of the said Amy and Ruth Davis; thence continuing along the line of said lands of Davis, South 45 degrees 43 minutes 00 second East 185.80 feet to a point on the Northwesterly side of the ultimate right of way lone of Butler Pike, aforesaid; thence extending along the said Northwesterly side of the ultimate right of way line of Butler Pike, South 43 degrees 55 minutes 00 second West 56.05 feet to a point a corner of Lot No. 2, aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 1 on said Plan.

BEING the same premises which P.C.M. Properties, Inc. by deed dated 01/17/2007 and recorded 03/09/2007 in Deed Book 5638 Page 01614 as Instrument Number 2007030199 in the Office of the Recorder of Deeds in and for the County of Montgomery granted and conveyed unto Mark Canale and Philip Mascio, in fee.

Parcel Number: 49-00-01444-00-1.

Location of property: 1738 Butler Pike, Plymouth Township, PA 19428 f/k/a 19422.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Phillip Mascio and Mark Canale** at the suit of Deutsche Bank National Trust Company, as Trustee for BCAP Trust LLC 2007-AA2 Mortgage Pass-Through Certificates Series 2007-AA2. Debt: \$307,840.25.

**Samantha Gable**, 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.

18-18429

ALL THAT CERTAIN lot of ground situate in **Upper Moreland Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a survey and plan made by Charles L. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania to February 5, 1954, as follows, to wit:

BEGINNING at a point on the southwesterly side of Beechwood Road (50 feet wide), which point is measured south 51 degrees 59 minutes 00 seconds east 133.38 feet from a point, which point is measured on the arc of a circle curving to the left, having a radius of 325 feet, the arc distance of 73.20 feet from a point, which is measured south 39 degrees 4 minutes 40 seconds east 343.84 feet from a point, which point is measured on the arc of a circle curving to the right, having a radius of 20 feet, the arc distance of 23.34 feet from a point on the southeasterly side of Fitzwatertown Road (46.5 feet wide).

CONTAINING in front or breadth on the said Beechwood Road, 60 feet and extending of that width in length or depth southwesterly parallel lines at right angles to the said Beechwood Road, 144 feet.

BEING Lot #25.

TITLE TO SAID PREMISES IS VESTED IN Anthony Glasgow and Tracy Glasgow by deed from Damian R. Schroeder and Michelle F. Schroeder dated July 31, 2003 and recorded September 9, 2003 in Deed Book 5472, Page 379.

Parcel Number: 59-00-00847-00-3.

Location of property: 620 Beechwood Road, Willow Grove, Pennsylvania 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Anthony Glasgow and Tracy Glasgow** at the suit of Lakeview Loan Servicing, LLC. Debt: \$151,592.84.

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

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

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

18-18545

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as The Village Condominiums, **Lower Pottsgrove 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 Recorder of Deeds of Montgomery County, a Declaration dated May 8, 1978 and recorded on July 19, 1978 in Deed Book 4321 page 5121 and Declaration Plan dated 12/2/1977 and recorded in Plan Book Condo 6 Page 101 and a Code of Regulation dated 5/8/1978 and recorded in Deed Book 4321 page 5301 being and designated on Declaration Plan as Unit 105 as were fully described in such Declaration Plan and Declaration together with a proportionate undivided interest in the Common Elements (as defined in such declaration) of 1.408.

TITLE TO SAID PREMISES IS VESTED IN Edward J. Grain and Linda L. Grain, His Wife, by Deed from Edward J. Grain, Dated 09/24/1997, Recorded 11/24/1997, in Book 5207, Page 2013.

LINDA L. GRAIN was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Linda L. Grain's death on or about 02/08/2012, her ownership interest was automatically vested in the surviving tenant by the entirety.

MORTGAGOR Edward J. Grain died on 03/11/2017, leaving a Last Will and Testament dated 10/15/2010. Letters Testamentary were granted to Sherry K. Shank a/k/a Sherry Shank on 03/22/2017 in Montgomery County, No. 46-2017-x1096. The Decedent's surviving devisees are Sherry K. Shank, Lisa A. Borzumati, Samuel K. Stalsby, II, Edward G. Grain, and Kevin S. Grain. By executed waivers, Lisa A. Borzumati and Kevin S. Grain waived their rights to be named as defendants in the foreclosure action.

Parcel Number: 42-00-04529-05-5.

Location of property: 105 Village Lane a/k/a 105 Village Lane, Bldg. 1, Pottstown, PA 19464-3015.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sherry K. Shank a/k/a Sherry Shank, in Her Capacity as Executrix and Devisee of The Estate of Edward J. Grain, Samuel K. Stalsby, II a/k/a Sam Stalsby, in His Capacity as Devisee of The Estate of Edward J. Grain, Edward G. Grain a/k/a Eddie Grain, in His Capacity as Devisee of The Estate of Edward J. Grain** at the suit of CitiMortgage, Inc. Debt: \$36,334.69.

**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.

18-18678

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

BEGINNING at the South side of Lincoln Avenue at the corner of Lot No. 140; and thence extending Southerly by the same One Hundred Forty feet to Spruce Alley; thence by the same Easterly Thirty feet to a corner of Lot No. 142; thence by the same Northerly One Hundred Forty feet to Lincoln Avenue as aforesaid; thence by the same Westerly Thirty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Dorothy M. Moore, by Deed from James S. Schaeffer and Russell S. Schaeffer, Dated 10/29/1993, Recorded 11/08/1993, in Book 5060, Page 906.

Parcel Number: 60-00-00421-62-7.

Location of property: 192 Stone Hill Drive, Pottstown, PA 19464-7514.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Himanshu Arora** at the suit of U.S. Bank National Association. Debt: \$231,028.82.

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

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

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

18-19019

ALL THAT CERTAIN unit designated as Unit Number 701 being a unit in Middleton Place Townhomes Condominium, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of Middleton Place Townhomes Condominium bearing date the 6th day of January A.D. 1982 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, on the 7th day of January A.D. 1982 in Deed Book 4674 page 1029, etc. and Plats and Plans for Middleton Place Townhomes Condominium bearing date the 6th day of January A.D. 1982 and recorded as Exhibit "C" of the Declaration of Condominium, of Middleton Place Townhouses Condominium.

TOGETHER with all right, title and interest being a 0.86947 percent undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

SUBJECT to and with the benefit of the terms, conditions and provisions of the declaration and the By-Laws as said documents are of record in the office aforesaid in Deed Book 4674 page 1029, all of which are incorporated herein by reference.

BEING the same premises conveyed to Susana B. Irizarry, by deed from William D. Huttinger and Lisa M. Huttinger, dated 5/28/1998 and recorded 6/3/1998 in Book 5227, Page 2047.

Parcel Number: 63-00-05210-60-4.

Location of property: 701 Middleton Place, Eagleville, PA 19403.

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

Seized and taken in execution as the property of **Susana B. Irizarry** at the suit of Pennsylvania Housing Finance Agency. Debt: \$38,143.23.

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

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

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

18-19898

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in **Cheltenham Township**, Montgomery County, PA., described according to a survey and plan made for Laverock Gardens made by George B. Mebus Inc Engineers Glenside PA on 08/08/1915 an revised November 1955 as follows to wit:

BEGINNING at a point on the southeasterly side of Laverock Road 50 feet wide which point is measured South 44 degrees 18 minutes 22 seconds West 128.39 feet from a point which point is measured on the arc of a circle curving to the left having a radius of 1184.82 feet the arc distance of 164.35 feet from a point which point is measured on the arc of a circle curving to the left having a radius of 20.00 feet the arc distance of 34.24 feet from a point on the southwesterly side of Twickenham Road 50 feet wide said point of beginning being in the center line of a certain 20.00 feet wide right of way for drainage thence extending from said point of beginning South 45 degrees 41 minutes 38 seconds east passing through the bed of aforesaid right of way for drainage 138.60 feet to a point thence extending South 26 degrees 6 minutes 5 seconds West 60 feet to a point thence extending North 45 degrees 41 minutes 38 seconds West 162.99 feet to a point on the southeasterly side of Laverock Road thence extending along the southeasterly side of Laverock Road North 44 degrees 18 minutes 22 seconds East 76.00 feet to the first mentioned point and place of beginning.

BEING Tax Map ID #31117E016.

BEING the same premises Marilyn R. Sousa n/k/a Marilyn R. Bowman, single woman, by Deed dated May 23, 2006 and recorded August 8, 2006 in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Book 05611, Page 0424 as Instrument Number 2006096969, granted and conveyed unto James B. Sousa and Vera E. Sousa, husband and wife, in fee. AND THE SAID Vera E. Sousa passed away on or about February 6, 2018, thereby vesting title solely unto James B. Sousa by operation of law. AND THE SAID James B. Sousa passed away on or about February 10, 2018, thereby vesting title unto Rosalind E. Neal as Administratrix of the Estate of James B. Sousa, deceased.

Parcel Number: 31-00-16942-00-1.

Location of property: 612 Laverock Road, Glenside, PA 19038.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Rosalind E. Neal, Administratrix of the Estate of James Bourke Sousa a/k/a James B. Sousa, Deceased** at the suit of Nationstar Mortgage LLC d/b/a Mr. Cooper. Debt: \$305,102.34.

**Samantha Gable**, 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.

18-20781

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

BEGINNING at the South side of Lincoln Avenue at the corner of Lot No. 140; and thence extending Southerly by the same One Hundred Forty feet to Spruce Alley; thence by the same Easterly Thirty feet to a corner of Lot No. 142; thence by the same Northerly One Hundred Forty feet to Lincoln Avenue as aforesaid; thence by the same Westerly Thirty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Dorothy M. Moore, by Deed from James S. Schaeffer and Russell S. Schaeffer, Dated 10/29/1993, Recorded 11/08/1993, in Book 5060, Page 906.

Parcel Number: 16-00-18768-00-8.

Location of property: 426 Lincoln Avenue, Pottstown, PA 19464-4704.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dorothy M. Moore** at the suit of Nationstar Mortgage LLC d/b/a Champion Mortgage Company. Debt: \$166,644.34.

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

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

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

18-20919

ALL THAT CERTAIN lot of ground with the buildings and improvements thereon erected, hereditaments and appurtenance, situate in **Horsham Township**, Montgomery County, Pennsylvania and described according to certain plan thereof known as plan of lots Hollowell made by Charles E. Shoemaker, Registered Professional Engineers, dated 08/06/1951 and recorded in the Office of the Recorder of Deeds at Norristown, Pennsylvania in Deed Book 2201 Page 601, as follows, to wit:

BEGINNING at a point on the southwesterly side of County Line Road (56.5 feet wide) said side of County Line Road being the extension of the southwesterly side of County Line Road (65 feet wide) at the distance of 500.90 feet measured on bearing of south 48 degrees, 16 minutes east along the said sides of County Line Road from a point an angle in the same said point or angle being the distance of 505.68 feet measured on a bearing of south 47 degrees, 07 minutes, 30 seconds east along the southwesterly side of County Line Road (65 feet wide) and its extension from its point of intersection with the extension of the southwesterly side of Easton Road (65 feet wide).

CONTAINING in front of breadth on the southwesterly side of County Line Road (56.5 feet wide) 60 feet and extending of that width in length or depth southwesterly between parallel lines at right angles to County Line Road 150 feet.

BEING known as Lot No. 13 as shown on the above-mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Guy Michael Reale by deed from Paulo A. Marques and Rebekah J. Marques, husband and wife, dated December 28, 2006 and recorded February 28, 2007 in Deed Book 5636, Page 2956.

Parcel Number: 36-00-02914-00-2.

Location of property: 711 West County Line Road, Hatboro, Pennsylvania 19040.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Guy Michael Reale** at the suit of Lakeview Loan Servicing, LLC. Debt: \$182,324.62.

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

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

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

18-21476

ALL THAT CERTAIN lot or piece of ground with buildings and improvements to be thereon erected, situate in **Montgomery Township**, Montgomery County, Pennsylvania, bounded and described according to a plan of subdivision of the Reserve at Knapp Farm prepared for the Cutler Group, Inc., made by Horizon Engineering Associates, LLC dated 1/14/2002 and last revised 11/4/2002 and recorded in Plan Book A 61 Pages 163, 164, 165, 166 as follows, to wit:

BEGINNING at a point on the southeast side of Dayton Drive North (50 feet wide) said point of beginning a point a corner of Lot 35 as shown on above plan; thence from said point of beginning and along said lot south 79 degrees 14 minutes 06 seconds east 112.17 feet to a point a corner of Lot 37 as shown on above place; thence along said lot south 19 degrees 23 minutes 46 seconds east 122.11 feet to a point of curve on the northeast side of Cheswick Drive (50 feet wide); thence along same the three following courses and distances: (1) on an arc of a circle curving to the left having a radius of 325.00 feet having a radius of 21.69 feet to a point of tangent; (2) north 79 degrees 14 minutes 06 minutes 06 seconds west 63.33 feet to a point of curve; and (3) on an arc of a circle curving to the right having a radius of 10.71 feet and having an arc distance of 15.71 feet to a point of tangent on the southeast side of Dayton Drive North; thence along same north 10 degrees 45 minutes 54 seconds east 110.08 feet to the first mentioned and place of beginning.

BEING the same premises which Vinod Punjabi and Pinki Punjabi, by Deed dated July 06, 2007 and recorded August 01, 2007 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5658, Page 67, granted and conveyed unto Winifred Custus and James Custus.

Parcel Number: 46-00-00702-13-4.

Location of property: 201 Cheswick Drive, North Wales, PA 19454.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Winifred Custus and James W. Custus a/k/a James Custus** at the suit of Bank Of America, N.A. Debt: \$408,254.01.

**Powers, Kirn & Associates, 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.

18-21494

ALL THAT CERTAIN brick message or tenement and lot of land situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, on the North side of chestnut Street, East of Adams Street, bounded and described as follows, to wit:

BEGINNING at a point on the North side of Chestnut Street, at corner of lands of Morris Delong; thence Northwardly parallel with Adams Street, along the said land of Morris Delong one hundred and forty feet to a twenty feet wide alley, thence Westwardly and parallel with Chestnut Street aforesaid, sixteen feet six inches to a corner of lands of William Reifsnnyder; thence Southwardly one hundred and forty feet along the lands of William Reifsnnyder to Chestnut Street aforesaid, thence Eastwardly along said Chestnut Street sixteen feet six inches to the place of beginning, leaving a passageway between these premises and premises of Morris Delong, which is two feet six inches wide and twenty-eight feet in length beginning at Chestnut Street the half of which is the property of Morris Delong, but which shall not be blockaded by either party. Being No. 641 Chestnut Street, Pottstown, PA, and a part of Lot No. 2 in a plan of lots as laid out by Benjamin F. Stratton, et al.

TITLE TO SAID PREMISES IS VESTED IN William N. Walker and Lois E. Walker, his wife, as Tenants by the Entireties, by Deed from James C. White and Florence V. White, his wife, dated 10/30/1987, recorded 11/05/1987, in Book 4856, Page 689.

WILLIAM N. WALKER A/K/A WILLIAM N. WALKER, SR was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of William N. Walker a/k/a William N. Walker, Sr.'s death on or about 01/15/2005, his ownership interest was automatically vested in the surviving tenant by the entirety, Mortgagee Lois E. Walker died on 09/23/2017, and upon information and belief, her surviving heir is Andrea Musso. By executed waiver Andrea Musso waiver her right to be named in the foreclosure action.

Parcel Number: 16-00-06412-00-7.

Location of property: 641 Chestnut Street, Pottstown, PA 19464-5740.

The improvements thereon are: Exempt dwelling, Veterans.

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 Lois E. Walker, Deceased** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee, Successor by Merger to Lasalle Bank National Association, as Trustee for Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2004-9. Debt: \$60,899.83.

**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.

18-21786

ALL THAT CERTAIN lot or piece of ground, together with the semi-detached brick dwelling erected thereon, situate on the Northern side of Chestnut Street (50 feet wide), between Washington Street and Warren Street, being No. 535 Chestnut Street, in **Pottstown Borough**, County of Montgomery and commonwealth of Pennsylvania, bounded and described more fully, as follows, to wit:

BEGINNING at corner marked by an iron pin, said iron pin being a distance of 320.36 feet measured along the Northern topographical building lines of Chestnut Street, in an Easterly direction from the intersection of the Northern topographical building line of Chestnut Street, with the Eastern topographical building line of Washington Street (40 feet wide); thence leaving the said Chestnut Street, and along the property belonging to Guy M. Haupt and Patricia E. Haupt, his wife, being No. 529 Chestnut Street, North 15 degrees, 37 minutes, 20 seconds East, a distance of 140.00 feet to a corner marked by an iron pin in the Southern side of a 20 feet wide alley, known as Rowan Alley; thence along the same, South 75 degrees, 00 minutes East, a distance of 24.93 feet to a corner of property belonging to Lottie Ward, widow of Ernest F. Ward, deceased, being No. 537 Chestnut Street; thence along the same, passing through the party wall between Nos. 535 and 537 Chestnut Street, South 15 degrees, 55 minutes, 40 seconds West, a distance of 140.00 feet to a point in the aforesaid Northern topographical building line of Chestnut Street; thence along the same, North 75 degrees, 00 minutes West, a distance of 24.19 feet to the place of beginning.

CONTAINING 3,438.40 square feet.

BEING THE SAME PREMISES which Gordon and Gordon, a PA General Partnership, by Deed dated September 26, 1994 and recorded October 6, 1994, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5093, Page 841, granted and conveyed unto Julio Miranda, in fee.

Parcel Number: 16-00-06328-00-1.

Location of property: 535 Chestnut Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Julio Miranda** at the suit of REO Trust 2017-RPL1. Debt: \$94,982.79.

**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.

18-22475

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

BEGINNING at a point on the Southeasterly side of Haws Avenue at the distance of 216 feet from the Easterly corner of Haws Avenue and Oak Street said point being a corner of this and other land now or late of said Keeler, thence by said Lot Southeasterly at right angles to said Haws Avenue the line for a part of the distance passing through the middle of the partition wall between the house on this lot and the house on said adjoining Lot 129.24 feet to a point on the Northwesterly side of Ryan's Alley, thence along said side of said alley, Northeasterly 21.5 feet to a corner of this and other land, now or late of said Keeler, thence by the same Northwesterly parallel to the first course 129.18 feet to the Southeasterly side of Haws Avenue, and along the same Southwesterly 21.5 feet to the place of beginning.

BEING the same premises which Grevel Grant and Hilda M. Grant, his wife, by deed dated 7/11/1995 and recorded on 8/11/1995 in the office for the Recorder of Deeds in and for the County of Montgomery as Book 5121, Page 1539 granted and conveyed unto Hilda M. Grant.

Parcel Number: 13-00-11912-00-9.

Location of property: 403 E. Fornance Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Devon W. Davis, As Administrator Of The Estate Of Hilda M. Grant a/k/a Hilda M. Miller Grant, Deceased** at the suit of Beneficial Bank f/k/a Beneficial Mutual Savings Bank. Debt: \$41,223.17.

**Weber Gallagher 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.

18-22558

ALL THAT CERTAIN lot of land, with the buildings thereon, situate in **West Norriton Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey thereof made by Hiltner and Hitchcock, Civil Engineer, in the Month of March, 1931, as follows:

BEGINNING at a point on the northwesterly side of Forrest (erroneously spelled Forest in prior deed) Avenue (fifty feet wide) at the distance of two hundred seventy five and four one hundredths feet northeastwardly from its intersection with the northeasterly side of Marshall Street (fifty feet wide); it being a corner of this and land now or late of said Smith, north forty six degrees forty two minutes west the line for part of the distance passing through the middle of the party wall between the house located on the premises covered hereunder and the one on the adjoining lot of the said Leroy J. Smith and wife, one hundred fifty six and sixteen one hundredths feet to a point on the northwesterly side of a private right of way or alley eighteen feet in width; thence extending along the northwesterly side of the said alley north forty four degrees thirty five minutes East twenty five feet to point in line of land now or late of Harvey H. Martin and wife; thence extending along said line, south forty six degrees forty two minutes east one hundred fifty six and seventy two one hundredths feet to appoint on the northwesterly side of Forrest (erroneously spelled Forest in prior deed) Avenue aforesaid; thence extending along said side of said Forrest (erroneously spelled Forest in prior deed) Avenue South forty four degrees thirty five minutes west twenty five feet to the first mentioned point and place of beginning.

TOGETHER with the free and uninterrupted use, right, liberty and privilege of said passage in and along the aforesaid private right of way of alley eighteen feet in width, extending across the rear of said premises, the aforesaid private right of way or alley.

BEGINNING at a point on the southwesterly side of Buchanan Avenue (fifty feet wide) at the distance of one hundred thirty nine and eighty four one hundredths feet northwestwardly from its point of intersection with the northwesterly side of Forrest (erroneously spelled Forest in prior deed) Avenue; thence extending along said side of Buchanan Avenue northwestwardly eighteen feet to appoint inline of lot number 16 on revised plan of lots laid out by Hiltner and Hitchcock; thence extending along said lot number 16; southwestwardly one hundred fifty feet to a point in line of land now or late of J. Donald Roberts. Being lot number 3 on the aforesaid plan; thence extending along said lot southeastwardly eighteen feet to a point; thence northeastwardly one hundred fifty feet to a point on the southwesterly side of Buchanan Avenue, the place of beginning.

TITLE TO SAID PREMISES VESTED IN Valorien Briscoe-Bell and Shubrey Harrell by Deed from Michael McHarg and Meghan McHarg dated January 3, 2006 and recorded on January 5, 2006 in the Montgomery County Recorder of Deeds in Book 05585, Page 1819 as Instrument No. 2006001540.

Parcel Number: 63-00-02347-00-2.

Location of property: 629 North Forrest Avenue, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Valorien Briscoe-Bell and Shubrey Harrell** at the suit of Nationstar Mortgage LLC d/b/a Mr. Cooper. Debt: \$98,348.44.

**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.

18-22966

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, County of Montgomery and Commonwealth of Pennsylvania and described in accordance with a Final Subdivision Plan for St. Mary's Villa Southern made by Unitech Engineers, Inc., Langhorne, PA dated July 10, 1988 and the last revised January 23, 1989 and recorded in Plan Book A-51 Page 99, being Lot 20 on said Plan, and being more accurately described on Exhibit "A" attached hereto and made a part thereof.

BEGINNING at a point in the Southeasterly side of Villa Drive (50.00 feet wide ) which point is measured the three following courses and distances along the Southeasterly side of Villa Drive from its Intersection with the Northeastly side of Bellaire Avenue (50.00 feet wide); (1) leaving the Northeastly side of Bellaire Avenue and extending on the arc of a circle curving to the right having a radius of 15.00 feet the arc distance of 20.99 feet to a point of tangent on the southeasterly side of Villa Drive; (2) thence extending along the same North 75 degrees 23 minutes 30 seconds East, 94.61 feet to a point of curve; (3) thence extending on the arc of a circle curving to the right having a radius of 975.00 feet the arc distance of 47.16 feet to a point a corner of Lot No. 19 being the point of beginning; thence from the beginning point and still along the Southeasterly side of Villa Drive on the arc of a circle curving to the right having a radius of 975.00 feet the arc distance of 120.47 feet to a point a corner of Lot #21; thence leaving the Southeasterly side of Villa Drive and extending along Lot 21 South 03 degrees 42 minutes 00 seconds East 140.82 feet to a point a corner of Lot #18; thence extending along Lot # 18 South 85 degrees 13 minutes 53 seconds West, 120.02 feet to a point a corner of Lot #19 thence extending along Lot #19, North 03 degrees 42 minutes 00 seconds West, 133.41 feet to a point on the Southeasterly side of Villa Drive being the first mentioned point and place of beginning.

BEING Lot 20 on the aforementioned Plan.

BEING the same premises in which Anthony J. Maginnis and Eileen M. Maginnis, by deed dated 05/14/2004 and recorded 05/25/2004 in the County of Montgomery, Commonwealth of Pennsylvania, in Deed Book 5508, Page 2095 at Instrument No. 2004107868, granted and conveyed unto Ami Kassar and Bethany M. Kassar, as tenants by the entirety, in fee.

Parcel Number: 54-00-16372-38-6.

Location of property: 11 Villa Drive, Ambler, PA 19002.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Ami Kassar and Bethany M. Kassar a/k/a Bethany Kassar** at the suit of U.S. Bank National Association, as Trustee for CSFB Mortgage-Backed Pass-Through Certificates, Series 2005-1. Debt: \$418,138.44.

**Katherine M. Wolf**, Attorney.

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

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

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

Notice is hereby given the schedules of distribution by the Sheriff on February 27, 2019 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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



**ACTION TO QUIET TITLE**

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
No. 018-28256

**Mark A. Halberstadt, Jr.**  
21 S. Valley Forge Rd., Unit 301  
Lansdale, PA 19446,  
Plaintiff

vs.

**All Heirs, Devisees, Personal Representatives,  
Beneficiaries and Successors of Gordon W. Crouthamel**  
1926 Lenhart Rd., Apt. B.  
Hatfield, PA 19440

and

**All Heirs, Devisees, Personal Representatives,  
Beneficiaries and Successors of Wilbur I. Crouthamel**  
1926 Lenhart Rd., Apt. B.  
Hatfield, PA 19440,  
Defendants

**To:** All Heirs, Devisees, Personal Representatives,  
Beneficiaries, and Successors of Gordon W. Crouthamel,  
1926 Lenhart Rd., Hatfield, PA 19440.

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within (20) days after this Complaint and Notice are served by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed by the Plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

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

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

**Andrew M. Slom, Esq.**  
**Attorney for Plaintiff**  
1617 JFK Blvd., Suite 1250  
Philadelphia, PA 19103  
267-328-4783

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
No. 2018-22377

**IN RE: Parcel No. 13-00-14212-004**

**NGY Properties, LLC,**  
Plaintiff

vs.

**All Unknown Heirs, Successors, Assigns, Persons,  
Firms or Associations Claiming Any Right, Title  
or Interest From or Through Virginia B. Porter  
a/k/a Virginia V. Porter,**  
Defendant(s)

Notice is given that NGY Properties, LLC, has filed an Action to Quiet Title by way of a Complaint on September 18, 2018 to terminate all rights that you may have to property formerly owned by Virginia B. Porter a/k/a Virginia V. Porter located at 1022 Green Street, Municipality of Norristown, Pennsylvania, identified as parcel number 13-00-14212-004.

**NOTICE**

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

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

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

**ARTICLES OF DISSOLUTION**

NOTICE IS HEREBY GIVEN THAT the shareholders and Directors of **Institute for 4RE Partners, Inc.**, a PA corporation, with a registered address at 234 Mall Blvd., Ste. 105, King of Prussia, PA 19406, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

**Cozen and O'Connor, P.C., Solicitors**  
200 Four Falls Corp. Ctr., Ste. 400  
P.O. Box 800  
Bryn Mawr, PA 19010

Notice is hereby given that the shareholders and directors of **Nutragon, Inc.**, a Pennsylvania corporation, with an address of 412 Wister Road, Wynnewood, PA 19096, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

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## ARTICLES OF INCORPORATION

*Notice is hereby given that a corporation is to be or has been incorporated under the Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.*

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on the 31st day of OCTOBER, 2018, for the purpose of creating a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is **BERRY MANAGEMENT GROUP, INC.**

**Gelasio Gonzalez Construction Inc** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on the 13th day of November, 2018, for the purpose of creating a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is **GROUP ALEXANDRE CORPORATION.**

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

**Stellar Integrity Inc** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

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

**George J. Ozorowski, Esquire**  
1250 Germantown Pike, Suite 205  
Plymouth Meeting, PA 19462

**TheBusinessOffice.com Inc** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

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## 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, on or about January 9, 2019, for:

**909 Willow Condominium Association**  
8218 Ardmore Avenue  
Wyndmoor, PA 19038

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

**Overlook At Gwynedd Valley Community Association** has been incorporated under the provisions of the Nonprofit Corporation Law of 1988, as amended, for the purposes as follows: to manage, maintain, care for, preserve and administer a planned unit community to be known as the Overlook at Gwynedd Valley Planned Community located in Lower Gwynedd Township, Montgomery County, Pennsylvania.

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

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## AUDIT LIST

NOTICE  
ORPHANS' COURT DIVISION  
COURT OF COMMON PLEAS  
OF MONTGOMERY COUNTY, PA.  
ONE MONTGOMERY PLAZA

### Notice of Filing and Audit of Accounts

Notice is hereby given to heirs, legatees, creditors and all parties in interest that accounts in the following estates have been filed in the office of the Register of Wills or Clerk of the Orphans' Court, as the case may be on the date below stated and that the same will be presented to the Orphans' Court Division of said County on February 4, 2019, 10 o'clock a.m. in Court Room "14" for confirmation at which time the Honorable Louis E. Murphy and Cheryl L. Austin, Judges will sit to audit accounts, hear exceptions to the same, and make distribution of the balances ascertained to be in the hands of accountants.

### Second and Final Publication

**NO FILINGS RELATED TO ANY MATTER ON THIS LIST WILL BE ACCEPTED IN THE OFFICE OF THE CLERK OF THE ORPHANS' COURT ON THE MORNING OF THE AUDIT AFTER 9:30 a.m.**

1. ASPLUNDH, EMILIE KESSEL, SETTLOR - December 27 - Stated by Carl H.J. Asplundh, Jr., Rowland Smith and Travis Thompson, Trustees. T/U/D Deed Dated July 11, 1996 F/B/O Carl H.J. Asplundh, Jr.
2. BACINO, EDWARD L., DECEASED - Springfield - December 20 - Stated by Debra A. Bacino, Executrix.
3. BURGEN, STEPHANIE M., DECEASED - Whitemarsh - January 2 - Stated by Jonathan J. Nachum and Eliannah Nachum, Execs.

4. CASSATT, ALEXANDER J., SETTLOR - December 21 - Stated by William L. Bast and W. Roderick Gagne', Esq, Executors of the Estate of Robert L. Bast, Deceased Trustee. Deed Dated May 7, 1973 as Amended and Restated March 30, 1985.
5. GAVIN, KATHLEEN, DECEASED - Abington - December 21 - Stated by Patricia O'Neill, Executrix.
6. IRREVOCABLE TRUST OF CARL H.J. ASPLUNDH, SR., SETTLOR - December 26 - Stated by Carl H.J. Asplundh, Jr., Rowland Smith and Travis Thompson, Trustees. T/U/D Deed Dated December 26, 1963.
7. LUFT, GRACE L., DECEASED - Lower Gwynedd - December 31 - Stated by Mark A. Popjoy, Executor.
8. PEARLSTEIN, RONALD, DECEASED - Lower Merion - January 2 - Stated by Arlene Pearlstein and Sandy Pearlstein, Executrices.
9. PERRY, JOICE C., ALLEGED INCAP. - December 21 - Stated by Marc L. Davidson, Esq., Guardian.
10. TRIFELETTI FAMILY TRUST, SETTLOR - January 2 - Stated by Robert J. Trifeletti, Surviving Trustee. Former Co-Trustee Deceased August 10, 2016. T/U/D Deed Dated January 10, 2004.
11. WOLF, CARYL L., DECEASED - Lower Merion - January 2 - Stated by Scott R. Smith, Executor.
12. WOLF, CARYL L., SETTLOR - January 2 - Stated by Caryl L. Wolf, Deceased Trustee, and Scott R. Smith, Successor Trustee and Executor of the Estate of Caryl L. Wolf, Deceased.

#### **RELISTED ACCOUNTS**

13. BOUTCHER, FRANK B., DECEASED - Abington - November 15 - Stated by Daniel H. O'Connell, Esq., Executor.
14. KANE, BERNICE M., SETTLOR - November 29 - Stated by PNC Bank N.A. and Lauren Hope Kane, Successor Trustees. Deed Dated August 10, 2000 and Amended February 14, 2003. T/U/D.
15. KANE, JOSEPH M., SETTLOR - November 13 - Stated by PNC Bank N.A. Surviving Trustee. Deed Dated August 10, 2000. T/U/D.
16. KUTCHER, ROSETTA G., DECEASED - Lower Merion - December 4 - Stated by Harry E. Kutcher, Co-Executor.
17. KUTCHER, ROSETTA G., QUALIFIED PERSONAL RESIDENCE TRUST, SETTLOR - December 4 - Stated by Harry E. Kutcher and David Kutcher, Trustees. Deed Dated June 03, 1999. T/U/D.
18. LEE, GLORIA A., DECEASED - Whitpain - October 26 - Jeffrey C. Lee, Executor. (Supplemental Account).
19. MIDDLETON, JOHN S., SETTLOR (SEALED) - October 31 - Stated by Larry P. Laubach, Trustee. Deed Dated July 20, 1996 F/B/O **John P. Middleton**. T/U/D.
20. WOLF, ELLA C., DECEASED - November 12 - Stated by Craig Banet, Partner. Banet Family Limited Partnership.

**D. Bruce Hanes, Esquire**  
Register of Wills &  
Clerk of the Orphans' Court

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### **CERTIFICATE OF ORGANIZATION**

NOTICE IS HERE BY GIVEN, that a Certificate of Organization was filed with the Pennsylvania Department of State for **Pink Champagne Motel 2, LLC**, in accordance with the provisions of the Limited Liability Company Act of 1994.

**Kevin J. Sommar, Esquire, Solicitor**  
**Sommar, Tracy & Sommar**  
210 S. Broad Street  
Lansdale, PA 19446

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### **CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2018-29295

NOTICE IS HEREBY GIVEN that the Petition of Cyrelle Le' Best was filed in the above named Court, praying for a Decree to change the name to CYRELLE BEST.

The Court has fixed February 27, 2019, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

**Edward J. Fabick, Esquire, Solicitor**  
**Solomon Berschler Fabick Campbell & Thomas PC**  
317 Swede Street  
Norristown, PA 19401

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IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2018-27595

NOTICE IS HEREBY GIVEN that on November 23, 2018, the Petition of James Paul Soulges was filed in the above named Court, praying for a Decree to change his name to JAMES PAUL SOULGES II.

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

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IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2019-00427

NOTICE IS HEREBY GIVEN that a Petition for the Change of Name has been filed in the above-named Court requesting a decree to change the name of Kimberly Szczepkowicz-Yosua to Kimberly Szczepkowicz and the surnames of her children from Szczepkowicz-Yosua to Szczepkowicz.

The Court has fixed a day of the 13th day of March, 2019 at 9:30 a.m. in Court Room 13, Montgomery County Court House, Norristown, Pennsylvania as the time and place for the hearing of said Petition when and where all persons interested may appear and show cause if they have any objections as to why the request of said Petition should not be granted.

**Kent E. Conway, Esquire, Solicitor**

**Conway Schadler, LLC**

3245 Ridge Pike  
Eagleville, PA 19403  
484-997-2042

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2019-01008

NOTICE IS HEREBY GIVEN that on January 16, 2019, the Petition of Richard Rejmaniak was filed in the above named Court, praying for a Decree to change his name to RICHARD EDWARD REJMANIAK.

The Court has fixed March 20, 2019, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

## ESTATE NOTICES

*Notice is Hereby Given that, in the estate of the decedents set forth below, the Register of Wills has granted letters, testamentary or administration, to the persons named. All persons having claims against said estate are requested to make known the same to them or their attorneys and all persons indebted to said decedents are requested to make payment without delay, to the executors or administrators named below.*

### First Publication

**BAYLISS, KIKUKO, dec'd.**

Late of Borough of Royersford.  
Administrator: STEPHEN M. BAYLISS,  
605 Wexford Court,  
Royersford, PA 19468.

**BLACK, DANIEL MARK also known as DANIEL BLACK, dec'd.**

Late of Lower Merion Township.  
Executrix: PHYLLIS HORN EPSTEIN,  
1515 Market Street, 15th Floor,  
Philadelphia, PA 19102.  
ATTORNEY: PHYLLIS HORN EPSTEIN,  
EPSTEIN, SHAPIRO & EPSTEIN, P.C.,  
1515 Market Street, 15th Floor,  
Philadelphia, PA 19102

**CAROLIN, ALICE E., dec'd.**

Late of Montgomery Township.  
Administratrix CTA: ROSEMARY R. FERRINO,  
608 W. Main Street,  
Lansdale, PA 19446-2012.  
ATTORNEY: ROSEMARY R. FERRINO,  
MONTCO ELDER LAW, LLP,  
608 W. Main Street,  
Lansdale, PA 19446-2012

**CASINO, MICHAEL ANTHONY also known as MICHAEL A. CASINO, SR. and MICHAEL CASINO, dec'd.**

Late of Upper Frederick Township.  
Executrix: LORI ANN CASINO,  
1107 Meadowbrook Lane,  
Perkiomenville, PA 18074.  
ATTORNEY: NICOLAS F. METER,  
MAUGER & METER,  
240 King Street, P.O. Box 698,  
Pottstown, PA 19464

**DAVIDSON, STEVEN JOHN, dec'd.**

Late of Borough of Bridgeport.  
Executor: PHILIP DAVIDSON,  
2743 Lantern Lane,  
Audubon, PA 19403.

**FURLONG, MARIE R., dec'd.**

Late of Lower Merion Township.  
Executor: RICHARD J. RAUCH,  
c/o Peter E. Moshang, Esquire,  
100 Four Falls, Suite 300,  
West Conshohocken, PA 19428-2950.  
ATTORNEY: PETER E. MOSHAN,  
HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,  
100 Four Falls, Suite 300,  
West Conshohocken, PA 19428-2950

**HALLOWELL, BERNADETTE, dec'd.**

Late of Horsham Township.  
Co-Executors: JAMES S. HALLOWELL,  
2204 Claymont Drive,  
Quakertown, PA 18951,  
KEITH M. HALLOWELL,  
98 Overlook Road,  
Morgantown, PA 19543.  
ATTORNEY: MICHAEL D. RECCHIUTI,  
LAW OFFICES OF MICHAEL D. RECCHIUTI,  
1502 Center Street, Suite 202,  
Bethlehem, PA 18018

**HOFSCHER, JEAN E. also known as JEAN C. HOFSCHER, dec'd.**

Late of Lower Providence Township.  
Executor: JOHN F. HOFSCHER, JR.,  
3404 Turnberry Court,  
Murrysville, PA 15668.  
ATTORNEY: JOSEPH J. BALDASSARI,  
FUREY & BALDASSARI, P.C.,  
1043 S. Park Avenue,  
Audubon, PA 19403

**HUFF, ADRIENNE A. also known as ADRIENNE ANNE HUFF, dec'd.**

Late of Franconia Township.  
Executrix: SUZANNE H. PFISTER,  
629 Schoolhouse Road,  
Telford, PA 18969.  
ATTORNEY: DAVID A. PECKMAN,  
PECKMAN CHAIT LLP,  
29 Mainland Road,  
Harleysville, PA 19438

**JEFFERS, CHRISTINE Z., dec'd.**

Late of Limerick Township.  
Co-Executors: ANTHONY JEFFERS AND  
CAROL JEFFERS,  
c/o Jessica R. Grater, Esquire,  
Wolf, Baldwin & Associates, P.C.,  
P.O. Box 444,  
Pottstown, PA 19464.

**JOHNSON, JACQUELYN FERN, dec'd.**

Late of Red Hill, PA.  
 Executrix: ADRIENNE DEVEBER,  
 8 Tenby Drive,  
 Wilmington, DE 19803.

**KENNEDY, BRADLEY KEITH also known as  
BRADLEY KENNEDY, dec'd.**

Late of Towamencin Township.  
 Administratrix: PAMELA H. KENNEDY,  
 c/o Cynthia L. Dengler, Esquire,  
 43 E. Marshall Street,  
 Norristown, PA 19401.  
 ATTORNEY: CYNTHIA L. DENGLER,  
 MURPHY & DENGLER,  
 43 E. Marshall Street,  
 Norristown, PA 19401

**KLINE, CHARLES W. also known as  
CHARLES WILLIAM KLINE, dec'd.**

Late of Cheltenham Township.  
 Executrix: JEANNE T. ROELL.  
 ATTORNEY: MARGUERITE M. NOCCHI,  
 206 S. Broad Street, Rear Office,  
 Lansdale, PA 19446

**KNAUSS, DOROTHY M., dec'd.**

Late of Upper Moreland Township.  
 Executor: DONALD G. KNAUSS,  
 2625 Pleasant Hill Road,  
 Hatboro, PA 19040.

**LAMINA, JAMES F., dec'd.**

Late of Cheltenham Township.  
 Executrices: FRANCES SANTARELLI AND  
 REGINA MARTELLA,  
 c/o Mullaney Law Offices,  
 598 Main Street, P.O. Box 24,  
 Red Hill, PA 18076-0024.  
 ATTORNEY: CHRISTOPHER P. MULLANEY,  
 MULLANEY LAW OFFICES,  
 598 Main Street, P.O. Box 24,  
 Red Hill, PA 18076-0024

**LEWIS, LORETTA, dec'd.**

Late of Montgomery Township.  
 Executor: CHARLES LEWIS,  
 c/o John H. Filice, Esquire,  
 Rubin, Glickman, Steinberg & Gifford, P.C.,  
 2605 N. Broad Street, P.O. Box 1277,  
 Lansdale, PA 19446.

**MARTIN, EDNA M., dec'd.**

Late of Upper Moreland Township.  
 Executor: BRUCE ROGERS,  
 210 Inman Terrace,  
 Willow Grove, PA 19090.  
 ATTORNEY: DAVID P. GRAU,  
 911 N. Easton Road, P.O. Box 209,  
 Willow Grove, PA 19090

**MATERNIA, HELEN M., dec'd.**

Late of Springfield Township.  
 Executor: GARY M. SHIRLEY,  
 620 Russetwood Lane,  
 Powder Springs, GA 30127.  
 ATTORNEY: PHILIP L. GAZAN,  
 GAZAN & JOHN, P.C.,  
 30 W. Airy Street,  
 Norristown, PA 19401

**McNAMARA, MICHAEL C., dec'd.**

Late of Hatboro, PA.  
 Administrator: MICHAEL CHARLES  
 McNAMARA, JR.,  
 930 NE 17th Terrace, Apt. 4,  
 Fort Lauderdale, FL 33304.

**MOYER, JEFFREY L., dec'd.**

Late of Hatfield Township.  
 Executrix: ANNETTE RIVERA,  
 3851 Boardwalk, Unit 2001,  
 Atlantic City, NJ 08401.

**MUNDIE, MARGARET J. also known as  
MARGARET JEAN MUNDIE, dec'd.**

Late of Lower Providence Township.  
 Executrix: KAREN D'ALBA,  
 c/o Peter E. Moshang, Esquire,  
 100 Four Falls, Suite 300,  
 West Conshohocken, PA 19428-2950.  
 ATTORNEY: PETER E. MOSHANG,  
 HECHSCHER, TEILLON, TERRILL & SAGER, P.C.,  
 100 Four Falls, Suite 300,  
 West Conshohocken, PA 19428-2950

**NORMAN, SARA E., dec'd.**

Late of Lower Gwynedd Township.  
 Administrator C.T.A.: J. RICHARD STAMM,  
 c/o George M. Riter, Esquire,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034-7544.  
 ATTORNEY: GEORGE M. RITER,  
 TIMONEY KNOX, LLP,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034-7544

**O'MELIA, JOHN E., dec'd.**

Late of Franconia Township.  
 Executrix: ALICE M. CLEMENS,  
 50 Indian Valley Drive,  
 Telford, PA 18969.  
 ATTORNEY: DOROTHY K. WEIK-HANGE,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**PALEY, DANIEL M. also known as**

**DANIEL PALEY, dec'd.**  
 Late of Horsham Township.  
 Executor: KENNETH W. GROMAN,  
 27 Georgian Bay Drive,  
 Morganville, NJ 07751.  
 ATTORNEY: BRYAN J. ADLER,  
 ROTHKOFF LAW GROUP,  
 425 Route 70 West,  
 Cherry Hill, NJ 08002

**PETERSON, RUTH ANNE, dec'd.**

Late of Upper Moreland Township.  
 Administrator: SAMUEL PETERSON,  
 c/o Hilary Fuelleborn, Esquire,  
 745 Yorkway Place,  
 Jenkintown, PA 19046.  
 ATTORNEY: HILARY FUELLEBORN,  
 LUSKUS & FUELLEBORN, P.C.,  
 745 Yorkway Place,  
 Jenkintown, PA 19046

**PUZAS JR., WILLIAM M., dec'd.**

Late of Flourtown, PA.  
 Administratrix: SANDRA HALVERSON,  
 952 S. Trooper Road,  
 Norristown, PA 19403.

**QUINTY, THEODORE J., dec'd.**

Late of Borough of Trappe.  
 Executor: ROBERT H. QUINTY,  
 c/o Adam L. Fernandez, Esquire,  
 460 Norristown Road, Suite 110,  
 Blue Bell, PA 19422.  
 ATTORNEY: ADAM L. FERNANDEZ,  
 WISLER PEARLSTINE, LLP,  
 460 Norristown Road, Suite 110,  
 Blue Bell, PA 19422

**SANER, JOSEPH J., dec'd.**

Late of Borough of Norristown.  
 Administratrix: BARBARA SANER,  
 6600 Via Italia Drive,  
 Flower Mound, TX 75077.  
 ATTORNEY: PAUL A. PRINCE,  
 934 High St., P.O. Box 696,  
 Pottstown, PA 19464

**SCHNEIDER, EDWARD PATRICK, dec'd.**

Late of Limerick Township.  
 Executor: MICHAEL SCHNEIDER,  
 809 Sprucewood Road,  
 Royersford, PA 19468.

**SCHULMAN, DORIS W., dec'd.**

Late of Borough of North Wales.  
 Executors: AMY S. NEWMAN,  
 595 Bethlehem Pike, Suite 104,  
 Montgomeryville, PA 18936,  
 JACK A. SCHULMAN,  
 865 Babb Circle,  
 Wayne, PA 19087.

**SCHUSTERMAN, LINDA K., dec'd.**

Late of Worcester Township.  
 Administrator: RICHARD FRASKE,  
 c/o George M. Riter, Esquire,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034-7544.  
 ATTORNEY: GEORGE M. RITER,  
 TIMONEY KNOX, LLP,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034-7544

**THOMAS, PHYLLIS E., dec'd.**

Late of Borough of Pennsylvania.  
 Co-Executors: PAUL A. MARTELL AND  
 BRIAN D. THOMAS,  
 1007 W. Broad Street,  
 Quakertown, PA 18951.  
 ATTORNEY: JAMES M. SCHILDT,  
 1007 W. Broad Street,  
 Quakertown, PA 18951

**VEARLING, MARIANNE R. also known as  
MARIANNE REGINA GIANDOMENICO  
VEARLING, dec'd.**

Late of Borough of Norristown.  
 Executor: ROBERT A. SARACENI, JR.,  
 548 1/2 E. Main Street,  
 Norristown, PA 19401.  
 ATTORNEY: ROBERT A. SARACENI, JR.,  
 548 1/2 E. Main Street,  
 Norristown, PA 19401

**WEIN, LOUIS E., dec'd.**

Late of Plymouth Township.  
 Executrix: ROBIN WEIN,  
 2386 Fields Road,  
 Fayetteville, NC 28312.  
 ATTORNEY: JAMES N. CLYMER,  
 408 W. Chestnut Street,  
 Lancaster, PA 17603

**YOUELS, LINDA LEE also known as  
LINDA L. YOUELLS, dec'd.**

Late of Franconia Township.  
 Executrix: FAY E. YOUELLS,  
 c/o Maza, David & Hoeffel,  
 507 Salfordville Road, P.O. Box 369,  
 Lederach, PA 19450-0369.  
 ATTORNEY: PATRICIA M. DAVID,  
 MAZA, DAVID & HOEFFEL,  
 507 Salfordville Road, P.O. Box 369,  
 Lederach, PA 19450-0369,  
 215-256-0007

**YURCHENCO, MARY C. also known as  
MARY YURCHENCO, dec'd.**

Late of Lower Merion Township.  
 Executrix: CATHERINE Y. GORDON,  
 c/o 1620 Pond Road, Suite 200,  
 Allentown, PA 18104-2255.  
 ATTORNEY: EDWARD H. BUTZ,  
 1620 Pond Road, Suite 200,  
 Allentown, PA 18104-2255

**Second Publication****BECK, JOYCE FAYE also known as  
JOYCE F. BECK and  
JOYCE BECK, dec'd.**

Late of Borough of Royersford.  
 Executrix: KATHARINE GRACE BECK,  
 639 Washington Street,  
 Royersford, PA 19468.  
 ATTORNEY: REBECCA A. HOBBS,  
 OWM LAW,  
 347 Bridge Street, Suite 200,  
 Phoenixville, PA 19460

**BLASTIC, RAYMOND MARTIN, dec'd.**

Late of Borough of Hatboro.  
 Administrator: RAYMOND MARSHALL BLASTIC,  
 523 Cornell Drive,  
 Warrington, PA 18976.

**BOYER, SUSAN NICOLE also known as  
SUSAN N. BOYER, dec'd.**

Late of New Hanover Township.  
 Executor: JOSEPH H. BOYER,  
 2874 Homestead Court,  
 Gilbertsville, PA 19525.

**CARNEY, ANN C. also known as  
ANN CHRISTINE CARNEY, dec'd.**

Late of Lower Providence Township.  
 Executor: DENNIS J. CARNEY,  
 c/o Stacey Willits McConnell, Esquire,  
 24 E. Market Street, P.O. Box 565,  
 West Chester, PA 19381.  
 ATTORNEY: STACEY WILLITS McCONNELL,  
 LAMB McERLANE, PC,  
 24 E. Market Street, P.O. Box 565,  
 West Chester, PA 19381

**CECIL, HENRY S. also known as  
HENRY SHUFORD CECIL, dec'd.**

Late of Springfield Township.  
 Executors: ELIZABETH M. CECIL AND  
 PNC BANK, N.A.,  
 c/o Heather Dorr, VP,  
 1600 Market Street, 6th Floor,  
 Philadelphia, PA 19103.  
 ATTORNEY: JIM HOLLINGER,  
 SMITH, AKER, GROSSMAN & HOLLINGER,  
 60 E. Penn Street,  
 Norristown, PA 19404

**CURTIS, ENID ASHTON also known as  
ENID A. CURTIS and  
ENID CURTIS, dec'd.**

Late of Lower Merion Township.  
 Executrix: DEBORAH CURTIS,  
 11910 Weddington Street, Unit 103,  
 Valley Village, CA 91607.

**D'ELIA SR., MARIO F., dec'd.**

Late of Borough of Ambler.  
 Executrix: REGINA M. VIRKLER,  
 130 Clemens Circle,  
 Norristown, PA 19403.  
 ATTORNEY: JOSEPH J. BALDASSARI,  
 FUREY & BALDASSARI, P.C.,  
 1043 S. Park Avenue,  
 Audubon, PA 19403

**DiRENZO, LEONA M., dec'd.**

Late of Borough of Lansdale.  
 Executor: DENNIS P. DiRENZO,  
 1529 Reading Blvd.,  
 Wyomissing, PA 19610.  
 ATTORNEY: BRIAN R. OTT,  
 c/o BARLEY SNYDER,  
 50 N. 5th Street, 2nd Fl.,  
 Reading, PA 19603

**DONOVAN, NANCY J., dec'd.**

Late of Borough of Conshohocken.  
 Executor: ANDREW J. DONOVAN, V,  
 c/o Beeghley and Beeghley,  
 314 S. Henderson Rd., Ste. G #339,  
 King of Prussia, PA 19406.

**DOUGHERTY, MARGARET ANN, dec'd.**

Late of Hatfield Township.  
 Executrix: JEANNE M. McGINN,  
 3722 Cosmos Ct.,  
 Philadelphia, PA 19136.

**FIELDS, THERESA MARY, dec'd.**

Late of Abington Township.  
 Executrix: ZAKIYA WILLIAMS,  
 31 Waverly Road,  
 Wyncote, PA 19095.

**FORST, WILLIAM E., dec'd.**

Late of Borough of Lansdale.  
 Executor: WENDY F. FARRELL,  
 c/o F. Craig La Rocca, Esquire,  
 800 N. Broad Street,  
 Lansdale, PA 19446.

**GENTILE, ROSE, dec'd.**

Late of Borough of Bridgeport.  
 Executrix: FRANCES GENTILE,  
 501 Grove Street,  
 Bridgeport, PA 19405.  
 ATTORNEY: GREGORY P. DiPIPPPO,  
 BELLO REILLEY McGRORY & DiPIPPPO,  
 144 E. DeKalb Pike, Suite 300,  
 King of Prussia, PA 19406

**GERHARD, JOHN H. also known as**

**JACK GERHARD, dec'd.**  
 Late of Whitpain Township.  
 Executrix: SUSAN L. SCHMIDT,  
 850 Appaloosa Ct.,  
 Collegeville, PA 19426.

**GIANOPULOS, NICHOLAS L. also known as**

**NICHOLAS LOUIS GIANOPULOS and  
 NICK GIANOPULOS, dec'd.**  
 Late of Lower Merion Township.  
 Executrix: CHRISTIANA N. GIANOPULOS,  
 c/o Jill R. Fowler, Esquire,  
 100 Four Falls, Suite 300,  
 West Conshohocken, PA 19428-2983.  
 ATTORNEY: JILL R. FOWLER,  
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,  
 100 Four Falls, Suite 300,  
 West Conshohocken, PA 19428-2983

**GOEPFRICH JR., WILLIAM F., dec'd.**

Late of Towamencin Township.  
 Executrix: EMILY D. GOEPFRICH,  
 2210 Montrose Street,  
 Philadelphia, PA 19146.

**HARRIS, ELAINE S., dec'd.**

Late of East Norriton Township.  
 Executor: WILLIAM J. GARIANO,  
 340 Media Station Road, Apt. B311,  
 Media, PA 19063.

**HERRMANN, RUTH P., dec'd.**

Late of Upper Merion Township.  
 Executor: KAREN ROSE HERRMANN,  
 3713 Worthington Road,  
 Collegeville, PA 19426.  
 ATTORNEY: MARY KAY KELM,  
 KILCOYNE & KELM, LLC,  
 418 Stump Road, Suite 103,  
 Montgomeryville, PA 18936

**HOFFMANN, LOUSE S., dec'd.**

Late of Lower Gwynedd Township.  
 Executrix: VIRGINIA L. HOFFMANN,  
 c/o Andrew M. Logan, Esquire,  
 460 Norristown Road, Suite 110,  
 Blue Bell, PA 19422.  
 ATTORNEY: ANDREW M. LOGAN,  
 WISLER PEARLSTINE LLP,  
 460 Norristown Road, Suite 110,  
 Blue Bell, PA 19422

**JANOSKI JR., FRANCIS J. also known as**

**FRANK J. JANOSKI, JR.,  
 FRANK JR. JANOSKI and  
 FRANCIS JANOSKI, JR., dec'd.**  
 Late of Upper Merion Township.  
 Executrices: ANN H. JANOSKI AND  
 KRISTINE A. CERCHIO,  
 c/o Catherine M. Harper, Esquire,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034.  
 ATTORNEY: CATHERINE M. HARPER,  
 TIMONEY KNOX, LLP,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034

**JANOSKI, JOHN M. also known as**

**JOHN JANOSKI, dec'd.**  
 Late of Upper Merion Township.  
 Executrix: REGINA J. JANOSKI,  
 c/o Catherine M. Harper, Esquire,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034.  
 ATTORNEY: CATHERINE M. HARPER,  
 TIMONEY KNOX, LLP,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034

**KLOSS, MARY ANN, dec'd.**

Late of Borough of North Wales.  
 Executor: WILLIAM E. SCHMIDT,  
 237 Pebble Beach Drive,  
 Mays Landing, NJ 08330.

**KNERR, FRED, dec'd.**

Late of Towamencin Township.  
 Administratrix: PAMELA C. LINDERMAN,  
 c/o Jay C. Glickman, Esquire,  
 Rubin, Glickman, Steinberg & Gifford, P.C.,  
 2605 N. Broad Street, P.O. Box 1277,  
 Lansdale, PA 19446.

**KULP, ARLENE G., dec'd.**

Late of Franconia Township.  
 Executor: KEYBANK, N.A.,  
 c/o Jay C. Glickman, Esquire,  
 Rubin, Glickman, Steinberg & Gifford, P.C.,  
 2605 N. Broad Street, P.O. Box 1277,  
 Lansdale, PA 19446.

**LADER, MORTON, dec'd.**

Late of Whitemarsh Township.  
 Executor: CLIFFORD D. LADER,  
 c/o Andrew M. Logan, Esquire,  
 460 Norristown Road, Suite 110,  
 Blue Bell, PA 19422.  
 ATTORNEY: ANDREW M. LOGAN,  
 WISLER PEARLSTINE LLP,  
 460 Norristown Road, Suite 110,  
 Blue Bell, PA 19422

**LESTER, JOSEPHINE MARY, dec'd.**

Late of Borough of Norristown.  
 Executor: EDWARD J. LESTER, JR.,  
 1426 Locust Street,  
 Norristown, PA 19401.

**LEVIN, EDITH, dec'd.**

Late of Abington Township.  
 Executrix: ARLENE BOOKBINDER,  
 11 Exeter Road,  
 Short Hills, NJ 07078.  
 ATTORNEY: LESTER E. LIPSCHUTZ,  
 COZEN O'CONNOR,  
 One Liberty Place, Suite 2800,  
 1650 Market Street,  
 Philadelphia, PA 19103

**LYONS, RUTH, dec'd.**

Late of Horsham Township.  
 Executor: DONALD EPSTEIN,  
 c/o Law Offices of Michelle C. Berk, Esquire, P.C.,  
 1300 Virginia Drive, Suite 325A,  
 Fort Washington, PA 19034.  
 ATTORNEY: MICHELLE C. BERK,  
 LAW OFFICES OF MICHELLE C. BERK, P.C.,  
 1300 Virginia Drive, Suite 325A,  
 Fort Washington, PA 19034

**ODENHEIMER, THELMA KAHN also known as**

**THELMA ODENHEIMER and  
 THELMA K. ODENHEIMER, dec'd.**

Late of Lower Providence Township.  
 Executors: LINDA K. ZLATKIN,  
 SHEILA K. ALPER AND  
 STEPHEN P. WEISS,  
 c/o Gerald M. Hatfield, Esquire,  
 2000 Market Street, 20th Floor,  
 Philadelphia, PA 19103-3222.  
 ATTORNEY: GERALD M. HATFIELD,  
 FOX ROTHSCHILD LLP,  
 2000 Market Street, 20th Floor,  
 Philadelphia, PA 19103-3222

**OMENSETTER, LOIS A. also known as  
 LOIS OMENSETTER, dec'd.**

Late of Borough of Souderton.  
 Executor: KURT A. OMENSETTER,  
 c/o Lisa J. Cappolella, Esquire,  
 1236 E. High Street,  
 Pottstown, PA 19464.  
 ATTORNEY: LISA J. CAPPOLELLA,  
 1236 E. High Street,  
 Pottstown, PA 19464

**PADDICK, RITA ANN also known as**

**RITAA. PADDICK, dec'd.**  
 Late of Borough of Narberth.  
 Executrix: CYNTHIA ZELLER,  
 403 Woodside Avenue,  
 Narberth, PA 19072.

**PICARD, ANNE F., dec'd.**

Late of East Norriton Township.  
 Executrix: ANDREANA PICARD,  
 3205 Markle Road,  
 Norristown, PA 19403.

**PRESTON, WANDA LYNN, dec'd.**

Late of Cheltenham Township.  
 Administrator: CALVIN PRESTON,  
 95 Glacier Drive,  
 Berlin, NJ 08009.  
 ATTORNEY: JEREMY A. WECHSLER,  
 2300 Computer Avenue, Suite J54,  
 Willow Grove, PA 19090

**RUCH, MITCHELL also known as  
 MITCHELL STUART RUCH and  
 MITCHELL S. RUCH, dec'd.**

Late of Upper Moreland Township.  
 Executor: DANIEL MITCHELL RUCH,  
 c/o Douglas G. Thomas, Esquire,  
 104 N. York Road,  
 Hatboro, PA 19040.  
 ATTORNEY: DOUGLAS G. THOMAS,  
 104 N. York Road,  
 Hatboro, PA 19040

**SALKIND, MARILYN A. also known as  
 MARILYN SALKIND, dec'd.**

Late of Abington Township.  
 Executors: GENE Z. SALKIND AND  
 STEPHEN A. BLEYER,  
 c/o Howard N. Greenberg, Esquire,  
 2617 Huntingdon Pike,  
 Huntingdon Valley, PA 19006.  
 ATTORNEY: HOWARD N. GREENBERG,  
 SEMANOFF ORMSBY GREENBERG &  
 TORCHIA, LLC,  
 2617 Huntingdon Pike,  
 Huntingdon Valley, PA 19006

**SANDLER, DAVID P., dec'd.**

Late of East Norriton Township.  
 Executrix: SHERRY PEARLSTEIN,  
 624 Pembroke Road,  
 Bryn Mawr, PA 19010.

**SLAVIN, MICHAEL P., dec'd.**

Late of Abington Township.  
 Administratrix: SUSAN M. WEBB,  
 c/o 104 N. York Road,  
 Hatboro, PA 19040.  
 ATTORNEY: LAURA M. MERCURI,  
 104 N. York Road,  
 Hatboro, PA 19040

**SMITH, PATRICIA H., dec'd.**

Late of Abington Township.  
 Executor: DAVID J. HALDANE,  
 c/o Robert W. Maher, Esquire,  
 400 Greenwood Avenue, First Floor,  
 Wyncote, PA 19095.  
 ATTORNEY: ROBERT W. MAHER,  
 DYER & MAHER,  
 400 Greenwood Avenue, First Floor,  
 Wyncote, PA 19095



**SPIEGEL, MIRIAM also known as**

**MIMI SPIEGEL and  
MIRIAM S. SPIEGEL, dec'd.**  
Late of Cheltenham Township.

Executrix: JILL R. COOPER,  
c/o Joel G. Kalman, Esquire,  
Kalman Plaza,  
105 Paddlewheel Circle,  
Southampton, PA 18966.  
ATTORNEY: JOEL G. KALMAN,  
KALMAN PLAZA,  
105 Paddlewheel Circle,  
Southampton, PA 18966

**STOCKBERGER, STEPHEN M., dec'd.**

Late of Horsham Township.  
Administrator: PETER K. STOCKBERGER,  
2961 N. La Chiquita Avenue,  
Tucson, AZ 85715-3522.  
ATTORNEY: ROBERT C. GERHARD, III,  
GERHARD & GERHARD, P.C.,  
815 Greenwood Avenue, Suite 8,  
Jenkintown, PA 19046,  
215-885-6785

**SUTERA, LOUISA L., dec'd.**

Late of Plymouth Township.  
Executrix: LINDA BUCHA,  
932 Woodland Avenue,  
Norristown, PA 19403.  
ATTORNEY: MICHAEL A. CIANCI,  
CIANCI LAW OFFICES,  
617 Swede Street,  
Norristown, PA 19401

**UMLAUF, MARTHA ANN, dec'd.**

Late of Upper Moreland Township.  
Executrix: MARSHA K. LANCE,  
406 Preston Lane,  
Hatboro, PA 19040.

**YEHIEL, ASAF, dec'd.**

Late of Lower Providence Township.  
Executor: YORAM MAMAN,  
2051 Berks Road,  
Lansdale, PA 19446.  
ATTORNEY: GARY P. LEWIS,  
LEWIS McINTOSH & TEARE, LLC,  
372 N. Lewis Road, P.O. Box 575,  
Royersford, PA 19468

**Third and Final Publication****AGNEW, JAMES ALOYSIUS also known as**

**JAMES A. AGNEW, JR., dec'd.**  
Late of Hatfield Township.  
Executor: JAMES AGNEW,  
5306 Avenel Boulevard,  
North Wales, PA 19454.

**BIDWELL, BARBARA V., dec'd.**

Late of Borough of Lansdale.  
Executor: DR. MARK BIDWELL,  
763 Hazelwood Drive,  
North Wales, PA 19454.

**BOWEN, RONALD A., dec'd.**

Late of East Norriton Township.  
Executrix: EUNICE PACKER MURPHY,  
c/o Mary R. LaSota, Esquire,  
116 E. Court Street,  
Doylestown, PA 18901.  
ATTORNEY: MARY R. LaSOTA,  
HIGH SWARTZ, LLP,  
116 E. Court Street,  
Doylestown, PA 18901

**BROWN, NELLIE JUNE also known as**

**NELLIE J. BROWN, dec'd.**  
Late of Abington Township.  
Executor: NORMAN BAUER, SR.,  
230 Hamel Avenue,  
Glenside, PA 19038.  
ATTORNEY: MARK R. SEMISCH,  
SEMISCH & SEMISCH,  
408 N. Easton Road, P.O. Box 306,  
Willow Grove, PA 19090-0306

**BRYLAWSKI, KATHRYN K. also known as**

**KATHRYN BRYLAWSKI, dec'd.**  
Late of Cheltenham Township.  
Executors: JOAN B. PAASKE,  
ROBIN B. MATLIN AND  
ROBERT E. BRYLAWSKI,  
2000 Market Street, 20th Floor,  
Philadelphia, PA 19103-3222.  
ATTORNEY: ROBIN B. MATLIN,  
FOX ROTHSCHILD LLP,  
2000 Market Street, 20th Floor,  
Philadelphia, PA 19103-3222

**CAPARO SR., HARRY C., dec'd.**

Late of Plymouth Township.  
Executor: CHARLES D. CAPARO,  
1500 Boyer Boulevard,  
Plymouth Meeting, PA 19462.  
ATTORNEY: MANRICO A. TRONCELLITI, JR.,  
TRONCELLITI LAW ASSOCIATES,  
2500 DeKalb Pike, Suite 100,  
East Norriton, PA 19401

**CARNAVIL, BRIAN DAVID also known as**

**BRIAN D. CARNAVIL, dec'd.**  
Late of Horsham Township.  
Executor: DOUGLAS CINOMAN,  
c/o John N. Schaeffer, III, Esquire,  
60 E. Court Street, P.O. Box 1389,  
Doylestown, PA 18901-0137.  
ATTORNEY: JOHN N. SCHAEFFER, III,  
EASTBURN & GRAY, PC,  
60 E. Court Street, P.O. Box 1389,  
Doylestown, PA 18901-0137

**CAROLIN, DANIEL J., dec'd.**

Late of Borough of North Wales.  
Administratrix CTA: ROSEMARY R. FERRINO,  
608 W. Main Street,  
Lansdale, PA 19446.  
ATTORNEY: ROSEMARY R. FERRINO,  
MONTCO ELDER LAW, LLP,  
608 W. Main Street,  
Lansdale, PA 19446

**CHAUHAN, SUSHILA, dec'd.**

Late of Cheltenham Township.  
Executor: SUNEET CHAUHAN,  
c/o Hilary Fuelleborn, Esquire,  
745 Yorkway Place,  
Jenkintown, PA 19046.  
ATTORNEY: HILARY FUELLEBORN,  
LUSKUS & FUELLEBORN, P.C.,  
745 Yorkway Place,  
Jenkintown, PA 19046

**CLARK, JAMAL, dec'd.**

Late of Lower Merion Township.  
Executor: ROBERT SIMMS,  
2080 Lake Avenue,  
Altadena, CA 91001.

**CLARK, JAMES JOHN also known as  
JAMES J. CLARK, dec'd.**

Late of Abington Township.  
Co-Executors: KATHLEEN A. WILEY,  
815 Delene Road,  
Rydal, PA 19046,  
JAMES J. CLARK,  
1320 Memorial Drive,  
Warwick, PA 18974.  
ATTORNEY: ROBERT C. GERHARD, III,  
GERHARD & GERHARD, P.C.,  
815 Greenwood Avenue, Suite 8,  
Jenkintown, PA 19046,  
215-885-6785

**CRONIN, DAWN M., dec'd.**

Late of Skippack Township.  
Co-Executors: WILLIAM PARKINS,  
LINDA BUTCHER AND  
CINDY GATLIN.  
ATTORNEY: THOMAS M. KEENAN,  
KEENAN, CICCITTO & ASSOCIATES, LLP,  
376 E. Main Street,  
Collegeville, PA 19426

**CURRY, LAWRENCE H., dec'd.**

Late of Borough of Jenkintown.  
Executrix: MOIRA B. ROSENBERGER,  
One Summit Street,  
Philadelphia, PA 19118.  
ATTORNEY: MOIRA B. ROSENBERGER,  
BARBER, SHARPE & ROSENBERGER,  
One Summit Street,  
Philadelphia, PA 19118

**DUNBAR, DORIS J. also known as  
DORIS JANE DUNBAR, dec'd.**

Late of Upper Gwynedd Township.  
Executrices: SARAH ASTHEIMER AND  
EMILY WEIDNER,  
c/o Adam L. Fernandez, Esquire,  
460 Norristown Road, Suite 110,  
Blue Bell, PA 19422.  
ATTORNEY: ADAM L. FERNANDEZ,  
WISLER PEARLSTINE, LLP,  
460 Norristown Road, Suite 110,  
Blue Bell, PA 19422

**EINHORN, SHELDON J., dec'd.**

Late of Abington Township.  
Executrix: MIRIAM S. EINHORN,  
c/o Wendy Fein Cooper, Esquire,  
Two Liberty Place, 35th Floor,  
50 S. 16th Street,  
Philadelphia, PA 19102-2516.  
ATTORNEY: WENDY FEIN COOPER,  
DOLCHIN, SLOTKIN & TODD, P.C.,  
Two Liberty Place, 35th Floor,  
50 S. 16th Street,  
Philadelphia, PA 19102-2516

**FRENCH, HARRY BANKS also known as**

**HARRY B. FRENCH, dec'd.**  
Late of Lower Providence Township.  
Executors: HARRY FRENCH, JR.,  
CLAYTON G. FRENCH AND  
EDWARD J. KAIER,  
1835 Market Street,  
Philadelphia, PA 19103-2968.  
ATTORNEY: EDWARD J. KAIER,  
TEETERS, HARVEY, MARRONE & KAIER, LLP,  
1835 Market Street,  
Philadelphia, PA 19103-2968

**GERSTMAN, JANET L. also known as  
JANET GERSTMAN, dec'd.**

Late of Horsham Township.  
Executors: DAVID P. GERSTMAN AND  
KAREN A. ROTGIN-BIALEK,  
c/o John N. Schaeffer, III, Esquire,  
60 E. Court Street, P.O. Box 1389,  
Doylestown, PA 18901-0137.  
ATTORNEY: JOHN N. SCHAEFFER, III,  
EASTBURN & GRAY, PC,  
60 E. Court Street, P.O. Box 1389,  
Doylestown, PA 18901-0137

**GRAHAM, JEANNE R., dec'd.**

Late of Whippen Township.  
Executors: WILLIAM R. GRAHAM,  
905 Bentley Court,  
Chalfont, PA 18914,  
JEANNE G. BIXLER,  
1648 Parkcrest Circle, #301,  
Reston, VA 20190-4940.  
ATTORNEY: FREDERICK W. McBRIEN,  
McBRIEN, MONTALTO & STERN,  
325 Swede Street,  
Norristown, PA 19401

**GREEN, YVONNE ROMONA, dec'd.**

Late of Willow Grove, PA.  
Executrix: KIMBERLY GREEN,  
1152 Boone Avenue,  
Abington, PA 19001.

**GYGER, CHRISTIAN, dec'd.**

Late of Borough of Schwenksville.  
Executrix: CLAIRE G. KRATZ,  
214 Crestview Drive,  
Telford, PA 18969.  
ATTORNEY: CHARLOTTE A. HUNSBERGER,  
LANDIS, HUNSBERGER, GINGRICH &  
WEIK, LLP,  
114 E. Broad Street, P.O. Box 64769,  
Souderton, PA 18964

**HOWARD, SUSAN M., dec'd.**

Late of Lower Merion Township.  
Executor: MORTON HOWARD,  
c/o Moira B. Rosenberger, Esquire,  
One Summit Street,  
Philadelphia, PA 19118.  
ATTORNEY: MOIRA B. ROSENBERGER,  
BARBER, SHARPE & ROSENBERGER,  
One Summit Street,  
Philadelphia, PA 19118

**HRADIL, IDA JANE also known as  
IDA JANE ELIZABETH HRADIL and  
IDA J. HRADIL, dec'd.**

Late of Skippack Township.  
Administratrix: MICHELLE G. TSCHOBAN,  
456 Hildebeitel Road,  
Collegeville, PA 19426.

**KASDIN, SHARON L., dec'd.**

Late of Abington Township.  
Executor: JOSHUA B. KASDIN,  
c/o Jonathan H. Ellis, Esquire,  
261 Old York Road, Suite 200,  
Jenkintown, PA 19046.  
ATTORNEY: JONATHAN H. ELLIS,  
FLASTER GREENBERG, P.C.,  
261 Old York Road, Suite 200,  
Jenkintown, PA 19046

**KRATZ, GRACE F. also known as****GRACE PEARL KRATZ, dec'd.**

Late of Borough of Lansdale.

Executor: UNIVEST BANK AND TRUST CO.,

14 N. Main Street, P.O. Box 64197,

Souderton, PA 18964.

ATTORNEY: JEFFREY K. LANDIS,  
LANDIS, HUNSBERGER, GINGRICH &  
WEIK, LLP,

114 E. Broad Street, P.O. Box 64769,  
Souderton, PA 18964

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

Late of Upper Dublin Township.

Administratrix: ELEANOR MARSH  
McCLINTON,

c/o Scot W. Semisch, Esquire,

408 N. Easton Road, P.O. Box 306,  
Willow Grove, PA 19090-0306.

ATTORNEY: SCOT W. SEMISCH,  
SEMISCH & SEMISCH,

408 N. Easton Road, P.O. Box 306,  
Willow Grove, PA 19090-0306

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

Late of Sellersburg Township, Clark County, Indiana.

Administratrix: PATRICIA A. LARGE,

406 Heaton Road,

Hatboro, PA 19040.

ATTORNEY: MARYBETH McCABE,

329A S. Main Street,  
Doylestown, PA 18901

**MORGAN, ROBERT B., dec'd.**

Late of Cheltenham Township.

Executrix: LYND SAY M. MORGAN,

c/o Marjorie J. Scharpf, Esquire,  
Friedman, Schuman, PC,

101 Greenwood Avenue, Fifth Floor,  
Jenkintown, PA 19046.

ATTORNEY: MARJORIE J. SCHARPF,  
FRIEDMAN, SCHUMAN, PC,

101 Greenwood Avenue, Fifth Floor,  
Jenkintown, PA 19046

**MURPHEY, MURRAY G. also known as****MURRAY GRIFFIN MURPHEY, dec'd.**

Late of Lower Merion Township.

Executors: KATHLEEN MURPHEY,

JESSICA L. MURPHEY AND

CHRISTOPHER MURPHEY,

c/o Brian R. Gilboy, Esquire,

100 N. 18th Street, Ste. 730,  
Philadelphia, PA 19103.

ATTORNEY: BRIAN R. GILBOY,

GILBOY & GILBOY LLP,

100 N. 18th Street, Ste. 730,  
Philadelphia, PA 19103

**OSTROFF, SYLVIA, dec'd.**

Late of Abington Township.

Executrix: GERTRUDE A. WINOKUR,

c/o Hilary Fuelleborn, Esquire,

745 Yorkway Place,

Jenkintown, PA 19046.

ATTORNEY: HILARY FUELLEBORN,

LUSKUS & FUELLEBORN, P.C.,

745 Yorkway Place,  
Jenkintown, PA 19046

**PANNEPACKER, EMILY B., dec'd.**

Late of Borough of Ambler.

Executors: VINCENT J. PANNEPACKER, JR.,

6479 Senate Drive,

Bethlehem, PA 18017,

ROBERT J. PANNEPACKER,

560 Baeder Road,

Jenkintown, PA 19046.

ATTORNEY: ROBERT C. GERHARD, III,

GERHARD & GERHARD, P.C.,

815 Greenwood Avenue, Suite 8,

Jenkintown, PA 19046,

215-885-6785

**PURVIS, MARGARET R., dec'd.**

Late of Montgomery Township.

Executor: GEORG W. PURVIS, III,

162 Sandybrook Drive,

Langhorne, PA 19047.

**ROSEN, MURIEL also known as****MURIEL LOIS ROSEN and****MICKIE ROSEN, dec'd.**

Late of Abington Township.

Executor: ROBERT D. ROSEN,

c/o Larry Scott Auerbach, Esquire,

1000 Easton Road,

Abington, PA 19001.

ATTORNEY: LARRY SCOTT AUERBACH,

1000 Easton Road,

Abington, PA 19001

**SERABIAN, JAMES H. also known as****JIM SERABIAN, dec'd.**

Late of Borough of Ambler.

Executor: WALT DESIDERIO,

624 Covered Bridge Lane,

Doylestown, PA 18901.

**SMITH, DAVID JAN also known as****DAVE SMITH, dec'd.**

Late of Phoenixville, PA.

Co-Executors: MELISSA MROZ,

32 Hill School Road,

Boyertown, PA 19512,

CANDEE A. UNDERCUFFLER,

144 Pennapacker Road,

Trappe, PA 19426,

CHRISTERFER SMITH,

1337 S. 4th Street,

Philadelphia, PA 19147.

**STEELE, HELEN M. also known as****HELEN MARGARET STEELE, dec'd.**

Late of Borough of Pottstown.

Executor: TRACY J. STEELE,

315 South Street,

Pottstown, PA 19464.

ATTORNEY: DAVID S. KAPLAN,

O'DONNELL, WEISS & MATTEI, P.C.,

41 E. High Street,

Pottstown, PA 19464

**SYWULAK, ANNA D., dec'd.**

Late of Cheltenham Township.

Co-Executrices: ANDREA SYWULAK

MANNINO AND

MARIA ANNA SYWULAK,

112 Dewey Road,

Cheltenham, PA 19012.

ATTORNEY: EDWARD J. CAMPANELLA,

477 West Valley Road,

Wayne, PA 19087

**TAYLOR SR., ROBERT R., dec'd.**

Late of Cheltenham Township.  
Executors: ROBERT R. TAYLOR, JR. AND  
RUSSELL R. TAYLOR,  
c/o Gerald R. Clarke, Esquire,  
119 S. Easton Road, Ste. 207,  
Glenside, PA 19038.

ATTORNEY: GERALD R. CLARKE,  
CLARKE and ASSOCIATES,  
119 S. Easton Road, Ste. 207,  
Glenside, PA 19038

**TILFORD, BARBARA ANN, dec'd.**

Late of Abington Township.  
Executor: GARY A. TILFORD,  
c/o Hilary Fuelleborn, Esquire,  
745 Yorkway Place,  
Jenkintown, PA 19046.  
ATTORNEY: HILARY FUELLEBORN,  
LUSKUS & FUELLEBORN, P.C.,  
745 Yorkway Place,  
Jenkintown, PA 19046

**WELT, PEGGY ANN, dec'd.**

Late of Upper Dublin Township.  
Executor: JEFFREY KALISER,  
230 Dreshertown Road,  
Fort Washington, PA 19034.

**ZASLOW, STANLEY, dec'd.**

Late of Lower Merion Township.  
Executrix: DEBRA MESSINGER,  
c/o David S. Workman, Esquire,  
The Bellevue, 6th Floor,  
200 S. Broad Street,  
Philadelphia, PA 19102.  
ATTORNEY: DAVID S. WORKMAN,  
ASTOR WEISS KAPLAN & MANDEL, LLP,  
The Bellevue, 6th Floor,  
200 S. Broad Street,  
Philadelphia, PA 19102

**ZEBLEY, MARYALICE, dec'd.**

Late of Borough of Jenkintown.  
Executrix: COSETTE Z. KILFOYLE,  
21533 Tustumena Lake Road,  
Kasilof, AK 99610.

**ZUGAY, ANNA B. also known as  
ANN ZUGAY, dec'd.**

Late of Douglas Township.  
Executor: STANLEY J. ZUGAY, JR.,  
11803 Adrian Lane,  
Laplata, MD 20646.

**KRDable Consulting** with its principal place of  
business at 1851 Trails End Place, Maple Glen, PA 19002.

The names and address of all persons owning  
or interested in said business are: Rivka and Doron  
Kreitman, 1851 Trails End Place, Maple Glen, PA 19002.

The application was filed on November 28, 2018.

**TRUST NOTICES****First Publication****THE RALPH N. WATKINS & HELEN A. WATKINS  
REVOCABLE LIVING TRUST**

Notice is hereby given of the death of Helen A. Watkins,  
late of Whitpain Township, Montgomery County,  
Pennsylvania. All persons having claims or demands  
against said decedent or the Ralph N. Watkins  
and Helen A. Watkins Revocable Living Trust,  
are requested to make known the same to the Trustees  
or the Trust's attorney and all persons indebted to  
said decedent or his Trust are requested to make payment  
without delay to the Trustees named below.

**Trustee:** June M. Parkinson  
2142 Menlo Avenue  
Glenside, PA 19038

**Trustee's Attorney:** David A. Peckman  
29 Mainland Road  
Harleysville, PA 19438

**Second Publication****THE BURTON J. LANDAU REVOCABLE  
LIVING TRUST DATED NOVEMBER 29, 2016**

**Burton J. Landau, Deceased  
Late of Abington Twp., Montgomery County, PA**

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

**Trustee:** James K. Landau  
c/o Charles K. Plotnick, Esq.  
261 Old York Rd., Ste. 200  
Jenkintown, PA 19046

**Or to his Atty.:** Charles K. Plotnick  
Flaster Greenberg, P.C.  
261 Old York Rd., Ste. 200  
Jenkintown, PA 19046

**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*

**Alpaca Proof** with its principal place of business at  
328 Monroe Avenue, Glenside, PA 19038.

The name and address of the person owning or  
interested in said business is: Cindy A. Davidson,  
328 Monroe Avenue, Glenside, PA 19038.

The application was filed on January 5, 2019.

**EXECUTIONS ISSUED**

**Week Ending January 22, 2019**

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

AAD PROPERTIES, LLC - First Resource Bank;  
201826816.  
BAKER, MARY ANN - Bayview Loan Servicing, LLC;  
201821447.  
BERTOTI, HOLLY: NAVY FEDERAL CREDIT UNION,  
GRNSH. - Remit Corporation, et al.; 201701683;  
WRITEXEC.

BEVERIDGE, THOMAS - New Penn Financial, LLC; 201821046.

CADDLE, JAMES: GLENDENE - Hsbc Bank Usa National Association; 201333215; IN REM ORDER/ 652,614.89.

CARNARVON, NICOLE: DYER, JENILEE - Hsbc Usa Na, et al.; 201615203; ORDER/ 259371.28.

CHUKO, DAVID - Whippain Hills Home Owners Association, Inc.; 201900278; WRIT/EXEC.

EAD PROPERTIES, LLC - First Resource Bank; 201822177.

GLENNER-PAVLOW, BRIGIT: PAVLOW, RANDY: BRIGIT - M&T Bank; 201808051.

GRO, NICHOLAS: NICHOLAS: EMILY, ET AL. - Wells Fargo Bank Na; 201821599.

HARRIS, NATHANIEL: NAVY FEDERAL CREDIT UNION, GRNSH. - Roto Rooter Levittown; 201829741; \$5,984.61.

HAWKINS, RANDOLPH - Deutsche Bank National Trust Company, et al.; 201404597; \$80,714.57.

ORGANTINI, CHRISTOPHER: DAWN - Bac Home Loan Servicing, L.P., et al.; 201701630.

PHILADELPHIA BULLETIN: RICE, THOMAS - Green Horse Media; 201900966; \$655,563.80.

SHERIFF OF PHILADELPHIA: WELLS FARGO BANK, GRNSH. - Habana Holdings Corp; 201901014; \$7,862.43.

STEIN, MARIA: HARLEYSVILLE SAVINGS BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201425446; \$2,133.18.

THARP, CHRISTINA: CHRISTINA: OCCUPANTS - Federal National Mortgage Association; 201825763; POSSESSION.

UNKNOWN HEIRS AND OR ADMINISTRATORS OF THE ESTATE OF YOMI B - Wells Fargo Bank Na; 201819686.

WARIDI, ZENOBIYA - Christiana Bank & Trust Company Trustee, et al.; 200912970; \$373,562.05.

BOHANDLER, SHARON - Midland Funding Llc; 201900855; Judgment fr. District Justice; \$1,466.17.

BOHLANDER, SHARON - Midland Funding Llc; 201901011; Judgment fr. District Justice; \$1253.93.

BRAY, BRITTANY - Midland Funding Llc; 201900683; Judgment fr. District Justice; \$1,414.94.

BRISGONE, PHYLISS - Midland Funding Llc; 201900852; Judgment fr. District Justice; \$1,378.11.

BUONO, KRISTOPHER - Capital One Bank Usa Na; 201901171; Judgment fr. District Justice; \$1880.09.

BURCH, ANN - Midland Funding Llc; 201901101; Judgment fr. District Justice; \$970.89.

CABALLERO, MARC - Capital One Bank Usa Na; 201901159; Judgment fr. District Justice; \$4092.16.

CASE, DOREEN - Capital One Bank Usa Na; 201901179; Judgment fr. District Justice; \$3697.80.

CASKEY, PAUL - Capital One Bank Usa Na; 201901012; Judgment fr. District Justice; \$2307.72.

CASSEL, GLADYS - Capital One Bank Usa Na; 201901113; Judgment fr. District Justice; \$3007.10.

COSTA, ALBERT - Capital One Bank Usa Na; 201901137; Judgment fr. District Justice; \$2151.95.

CRESCENZO, LUCILLE - Capital One Bank Usa Na; 201901153; Judgment fr. District Justice; \$2928.70.

DESHIELDS, CHARLES - Midland Funding Llc; 201900760; Judgment fr. District Justice; \$3,429.56.

DIBETTA, LEONARD - Capital One Bank Usa Na; 201901091; Judgment fr. District Justice; \$2916.65.

DINUNZIO, MICHAEL - Capital One Bank Usa Na; 201901161; Judgment fr. District Justice; \$2011.35.

DUNN, THOMAS - Midland Funding Llc; 201901138; Judgment fr. District Justice; \$3,266.31.

ELLIOTT, JIM - Midland Funding Llc; 201901073; Judgment fr. District Justice; \$2,816.58.

FETICK, LISA - Capital One Bank Usa Na; 201901089; Judgment fr. District Justice; \$3421.24.

FISHER, RITA - Lvnv Funding Llc; 201900653; Judgment fr. District Justice; \$1,170.51.

FITZSIMMONS, FRANK - Midland Funding Llc; 201900757; Judgment fr. District Justice; \$1873.16.

FOREMAN, ADORA - Midland Funding Llc; 201901086; Judgment fr. District Justice; \$1,396.44.

FOSTER, CHRISTOPHER - Midland Funding; 201901051; Judgment fr. District Justice; \$1,060.81.

FUNDERBURK, DREW - Capital One Usa Na; 201900897; Judgment fr. District Justice; \$1,957.56.

GRGURAS, CHRISTINA - Lvnv Funding Llc; 201901188; Certification of Judgment; \$1299.08.

GROO, DAWN - Midland Funding Llc; 201901129; Judgment fr. District Justice; \$1334.26.

HAROLD, MONICA - Midland Funding Llc; 201900935; Judgment fr. District Justice; \$11,348.42.

JENKINS, DONNA - Midland Funding Llc; 201900956; Judgment fr. District Justice; \$1242.98.

JETWAY TRANSPORTATION: SHARADIN, SHAWN - Emc Insurance; 201900424; Certification of Judgment; \$6220.00.

JOSE, PETER - Capital One Bank Usa Na; 201901132; Judgment fr. District Justice; \$2238.37.

KATES, KAI - Capital One Bank Usa Na; 201901168; Judgment fr. District Justice; \$3374.96.

KEHOE, TIFFANY - Midland Funding Llc; 201900895; Judgment fr. District Justice; \$2,709.83.

KENNEDY, HEATHER - Midland Funding Llc; 201900738; Judgment fr. District Justice; \$2,362.86.

KEOUGH, GAIL - Midland Funding Llc; 201900957; Judgment fr. District Justice; \$1080.13.

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## JUDGMENTS AND LIENS ENTERED

**Week Ending January 22, 2019**

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

ADEOYE, VIVIEN - Capital One Bank Usa Na; 201901156; Judgment fr. District Justice; \$2444.97.

ALSTON, NICOLE - Capital One Usa Na; 201900899; Judgment fr. District Justice; \$2,510.47.

ALUTIUS, BRIAN - Capital One Bank Usa Na; 201901165; Judgment fr. District Justice; \$4058.65.

ARDUINO, SHERRI - Midland Funding Llc; 201900759; Judgment fr. District Justice; \$1,342.86.

AUSTIN, DANIELLE - Midland Funding Llc; 201900864; Judgment fr. District Justice; \$1,221.15.

BAER, MICHELLE - Midland Funding Llc; 201900834; Judgment fr. District Justice; \$1,508.32.

BARNES, KAREN - Crown Asset Management Llc; 201900729; Judgment fr. District Justice; \$1,451.25.

BARTLE, JANINE - Midland Funding Llc; 201900825; Judgment fr. District Justice; \$1,634.71.

BATCHELDER, CHARLES - Capital One Bank Usa Na; 201901141; Judgment fr. District Justice; \$3012.53.

BLATMAN, ALISON - Midland Funding Llc; 201901032; Judgment fr. District Justice; \$827.62.

KNOWLES, BETHANN - Capital One Bank Usa Na; 201901088; Judgment fr. District Justice; \$2006.12.

LATTANZE, KARA - Midland Funding Llc; 201900673; Judgment fr. District Justice; \$1033.20.

LAWSON, YVONNE - Midland Funding Llc; 201900811; Judgment fr. District Justice; \$1387.11.

LOUGHIN, MATT - Midland Funding Llc; 201901067; Judgment fr. District Justice; \$890.22.

MACKOWSKI, STEPHEN - Midland Funding Llc; 201901045; Judgment fr. District Justice; \$877.43.

MANSMITH, SAMANTHA - Ally Financial Inc; 201900860; Judgment fr. District Justice; \$2,261.88.

MATOTT, VICKI - Midland Funding Llc; 201900755; Judgment fr. District Justice; \$1,809.85.

MCCARNEY, CAROLYN - Midland Funding Llc; 201900813; Judgment fr. District Justice; \$1,362.01.

MOHR, THOMAS - Midland Funding Llc; 201900973; Judgment fr. District Justice; \$1302.91.

MORROW, EILEEN - Capital One Bank Usa Na; 201901123; Judgment fr. District Justice; \$3210.43.

MOSER, CINDY - Capital One Bank Usa Na; 201901185; Judgment fr. District Justice; \$3133.15.

MOWER, THOMAS - Midland Funding Llc; 201900946; Judgment fr. District Justice; \$2356.59.

MOWER, THOMAS - Midland Funding Llc; 201900942; Judgment fr. District Justice; \$5949.01.

MURPHY, PATRICK - Midland Funding Llc; 201901167; Judgment fr. District Justice; \$1,038.37.

NATIONAL EQUIPMENT CONTROLS LLC:  
HUSSEIN, ZEIAD - Apr Supply Co; 201900951; Certification of Judgment; \$68,793.40.

NEEDHAMMER, REBECCA - Capital One Bank Usa Na; 201901145; Judgment fr. District Justice; \$2570.02.

NERIS, BLANCA - Midland Funding Llc; 201901065; Judgment fr. District Justice; \$1047.75.

NOBLE, BRENDA - Midland Funding Llc; 201900758; Judgment fr. District Justice; \$1,461.25.

OJEDA, EFREN - Midland Funding Llc; 201901090; Judgment fr. District Justice; \$9136.92.

OLSZEWski, ROBERT - Cavalry Spv I Llc; 201901098; Judgment fr. District Justice; \$1,510.11.

ONOFRIO, JOANNA - Lvnv Funding Llc; 201900874; Judgment fr. District Justice; \$757.95.

PATEL, MITALI - Capital One Bank Usa Na; 201901118; Judgment fr. District Justice; \$1830.27.

PUHALLA, JOSEPH - Capital One Bank Usa Na; 201901177; Judgment fr. District Justice; \$2621.28.

RANKIN, MARIA - Midland Funding Llc; 201900894; Judgment fr. District Justice; \$2,771.05.

REESE, MICHAEL - Capital One Bank Usa Na; 201901149; Judgment fr. District Justice; \$3760.67.

REHRER, MIKE - Capital One Bank Usa Na; 201901115; Judgment fr. District Justice; \$2943.25.

RISSMILLER, SAMANTHAN - Capital One Bank Usa Na; 201901181; Judgment fr. District Justice; \$3396.16.

SANTIAGO, CASSANDRA - Midland Funding Llc; 201900745; Judgment fr. District Justice; \$1,465.67.

SMITH, DAMON - Capital One Bank Usa Na; 201900984; Judgment fr. District Justice; \$1978.76.

SMITH, DAMON - Midland Funding Llc; 201901057; Judgment fr. District Justice; \$1,055.40.

STOKES, STEPHANIE - Unifund Cr Partners; 201901202; Certification of Judgment; \$1009.29.

SUNDARA, TIMOTHY - Midland Funding Llc; 201900807; Judgment fr. District Justice; \$929.74.

SZEWczyK, PETER - Capital One Bank Usa Na; 201901184; Judgment fr. District Justice; \$3320.02.

TASCIONE, PAUL - Midland Funding Llc; 201901066; Judgment fr. District Justice; \$930.08.

VOYTKO, ANDREW - Midland Funding Llc; 201900774; Judgment fr. District Justice; \$1,340.38.

WAGNER, MICHAEL - Hrac Llc; 201901087; Judgment fr. District Justice; \$1954.29.

WAKEFIELD, TAYLOR - Midland Funding Llc; 201900829; Judgment fr. District Justice; \$2,001.20.

WENZEL, ROBERT - Midland Funding Llc; 201901121; Judgment fr. District Justice; \$1,571.42.

WOOD, COREY - High Company Llc; 201900830; Certification of Judgment; \$6628.89.

WOOD, REGINA - Midland Funding Llc; 201900889; Judgment fr. District Justice; \$1757.62.

WOOD, WALTER - Midland Funding Llc; 201900866; Judgment fr. District Justice; \$1034.74.

WORMAN, ANDREA - Midland Funding Llc; 201900938; Judgment fr. District Justice; \$1704.60.

WRIGHT, EVELYN - Midland Funding Llc; 201900836; Judgment fr. District Justice; \$1561.84.

YARNALL, KAITLIN - Lvnv Funding Llc; 201900638; Judgment fr. District Justice; \$798.39.

YOUNG, HEATHER - Midland Funding Llc; 201900885; Judgment fr. District Justice; \$1299.20.

YURICK, DENA - Capital One Bank Usa Na; 201901100; Judgment fr. District Justice; \$3627.14.

ZELENAK, DOLORES - Capital One Bank Usa Na; 201901133; Judgment fr. District Justice; \$2429.51.

**LOWER POTTS GROVE TWP. - entered municipal claims against:**  
Boccella, Michael; 201900888; \$650.61.  
Tecce, Vincenzo; 201901059; \$650.61.

**MUNICIPALITY OF NORRISTOWN - entered municipal claims against:**  
Graham, Myrna; 201901018; \$627.82.

**PENNA. DEPT. OF REV. - entered claims against:**  
1708 Limekiln Pike Llc; 201960215; \$5127.21.  
309 Furniture Liquidators Llc; 201960212; \$1604.75.  
A2B Technologies Inc; 201960229; \$8424.65.  
Albert Stephen Inc; 201960227; \$2061.14.  
Als Auto Care Inc; 201960186; \$1352.99.  
Architectural Steel And Associated Pr; 201960214; \$15244.49.  
Bally Diner Inc; New Pied Piper; 201960203; \$4779.59.  
Bare Feet Shoes Of Pa Inc; 201960228; \$47964.01.  
Berry, Elvira; 201960189; \$1456.85.  
Blake Florists Inc; 201960178; \$19886.95.  
Broderick, William; 201960217; \$1707.51.  
Bryn And Danes Horsham Llc; 201960216; \$8825.28.  
Central Ii Incorporated; 201960208; \$5801.80.  
Cifro Inc; 201960180; \$13875.12.  
Di Cicco Enterprises Llc; 201960213; \$4684.44.  
Dub Borders Inc; 201960179; \$27155.98.  
El Taquito Inc; 201960219; \$839.78.  
Flex Equity Investments Llc; 201960185; \$7060.56.  
Flower Station Inc; 201960181; \$27155.98.  
Goodstate Inc; 201960224; \$3547.24.  
Haight Ashbury; 201960188; \$4289.84.  
Hirtle Callaghan Private Equity Off; 201960226; \$7841.39.  
Intermaster Inc; 201960183; \$3554.88.

International Tobacco Inc; 201960184; \$19463.16.  
 Lexington Lighting And Furniture Inc; 201960182;  
 \$4163.54.  
 Mainline Cleaning Service Inc; 201960175; \$2706.59.  
 Martin Design Consulting Inc; 201960225; \$1023.29.  
 Mosley Group Inc; 201960207; \$1509.70.  
 Nationwide Janitorial Group Inc; 201960222; \$11366.35.  
 Patriot Grounds And Site Services Inc; 201960220;  
 \$753.64.  
 Phila News Media Inc; 201960210; \$1588.61.  
 Rb Hall Associates Llc; 201960223; \$671.76.  
 Richard A Miller Cpa Pc; 201960176; \$1202.22.  
 Sabrinas Wynnewood Inc; 201960205; \$28208.34.  
 Scott Imports Inc; 201960177; \$2908.72.  
 Shannondell Farms Inc; 201960201; \$4081.19.  
 So Much More Landscaping Llc; 201960221; \$6590.26.  
 Summit Mews Condominium Association; 201960206;  
 \$681.85.  
 Tasker Healthcare Group Pc; 201960204; \$2403.90.  
 Three Scoops Walk Inc; 201960211; \$7803.79.  
 Trefoil Properties Inc; 201960174; \$2315.55.  
 Triad Piling Products; 201960218; \$7763.11.  
 V And R Pizza Company; 201960200; \$1714.13.  
 Vantage Landscaping Inc; 201960187; \$10512.10.  
 Williamsons Of Wayne Inc; 201960209; \$4017.13.  
 Wj Logan Inc; 201960202; \$626.42.

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

Bennis, Edward; 201960191; \$2035.00.  
 Blocker, Dominique; 201960199; \$865.00.  
 Carter, Tanja; 201960192; \$1566.00.  
 Creamer, Rodger; 201960190; \$3555.00.  
 Diodato, Jeff; 201960195; \$4016.00.  
 Healy, Matthew; 201960196; \$4352.00.  
 Hughes, Michael; 201960193; \$5766.00.  
 Kliesh, Robert; 201960198; \$3710.00.  
 Marazzi, Jason; 201960194; \$9725.00.  
 Whittaker, Roy; 201960197; \$17944.00.

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

Ead Properties Llc; 201901000; \$1,449.77.

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

Brogan-Rotolo, Karen; 201900977; \$1192.64.  
 Ead Properties Llc; 201901001; \$4,166.97.  
 Gibbons, Lakisha; 201900980; \$1758.27.  
 Ludy, Timothy; 201900982; \$3416.74.  
 Lyon, Georgiann; 201900983; \$722.40.  
 Wright, Moshe; 201900978; \$3669.58.

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

Franconia International Inc; 201901021; \$6068.31.

**UPPER DUBLIN SCHOOL DIST. -  
 entered municipal claims against:**

Rines, Neil; Theresa; 201900781; \$3,380.82.

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

Mueller, Kent; 201901056; \$6,598.00.

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

Ceniva & Colibraro Llc; 201901099; \$316.12.

**UPPER PERKIOMEN SCHOOL DIST. -  
 entered municipal claims against:**

Seeker, Suzanne; 201900969; \$1,104.02.  
 Thomas, Scott; 201900971; \$5,582.25.

**UPPER POTTSBORO TWP. -  
 entered municipal claims against:**

Debickes, Joshua; 201901020; \$647.92.  
 Free, William; 201900592; \$647.92.  
 Whitman, Jeffrey; 201900593; \$647.92.

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## LETTERS OF ADMINISTRATION

### Granted Week Ending January 22, 2019

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

BAYLISS, KIKUKO - Limerick Township;  
 Bayliss, Stephen M., 605 Wexford Court  
 Royersford, PA 19468.

BOLGER, LAURIE B. - Springfield Township;  
 Bolger, James J., 104 Station Avenue  
 Glenside, PA 19038.

BRUNO, ANTONIA B. - ; Bruno, Rocco K.,  
 1957 Juniata Rd. Norristown, PA 19403.

DIXON, SYLVIA S. - Abington Township;  
 Dixon, George H., Jr., 929 Willow Avenue  
 Elkins Park, PA 19027.

FOX, ROBERT H., JR. - Plymouth Township;  
 Fox, Eric, 17 Plymwood Drive  
 Plymouth Meeting, PA 19462.

KACHLINE, TIMOTHY - Norristown Borough;  
 Kachline, Donna L., 1722 Dartmouth Drive  
 Norristown, PA 19401.

KUNKEL, LYSBETH - Upper Gwynedd Township;  
 Scolis, Kevin, 82 Neild Road Springfield, PA 19064.

MEANS, ARNOLD E. - Abington Township;  
 Means, Rayetta G., 2414 Old Welsh Road  
 Willow Grove, PA 19090.

RIST, GREGORY - Douglass Township; Jensen, Toni L.,  
 Po Box 112 Gilbertsville, PA 19525.

SANER, JOSEPH J. - East Norriton Township;  
 Saner, Barbara, 6600 Via Italia Drive  
 Flower Mound, TX 75077.

SCOTT, HELEN - Lower Merion Township;  
 Scott, James C., 1052 Mt Pleasant Avenue  
 Wayne, PA 19087.

SHORE, NATHAN - Springfield Township;  
 Shore, Ivy, 8807 Tyson Road Wyndmoor, PA 19118.

TREICHLER, WILLIAM P. - Norristown Borough;  
 Smith, Gladys V., 2400 Tuscany Drive  
 North Charleston, SC 29406.

VREELAND, JACQUELINE B. - Horsham Township;  
 Crossen, Heather M., 8378 Garden Drive  
 Tobyhanna, PA 18466.

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**SUITS BROUGHT**
**Week Ending January 22, 2019**
**The Defendant's Name Appears  
First in Capital Letters**

- ADAMS, JESSICA - Arnett, Jonathan; 201901026;  
Complaint for Custody/Visitation; Boyd, Jeffrey R.
- AESEL CLEANERS: KIN, SHALA - Williams, Sharnese;  
201900997; Plaintiffs Appeal from District Justice.
- ALEXANDER, SANDRINA - Alexander, James;  
201900871; Complaint Divorce.
- BEGUM, FATIMA: RAHMAN, MD ABDUR -  
Akhter, Shreen; 201900402; Complaint for Custody/  
Visitation; Ibrahim, Marcia B.
- BHUTANI, SANTOSH - Midland Funding Llc;  
201900880; Civil Action; Santucci, Daniel.
- BREZNICKY, MICHAEL - Breznicky, Valerie;  
201901071; Complaint Divorce.
- CADET, JEAN - Estimable, Erilina; 201901061;  
Complaint Divorce.
- CANTAMAGLIA, KAREN - Navy Federal Credit Union;  
201900939; Civil Action; Blecki, Douglas R.
- CARMONA, ERICK - Mendez, Natividad;  
201900569; Complaint for Custody/Visitation.
- CARSON, NICOLE - Midland Funding Llc;  
201900884; Civil Action; Santucci, Daniel.
- CARTER, PURCELL - Carter, Anita; 201901215;  
Complaint Divorce; Consolo, Colleen F.
- CASAGRANDE, BRAD: OCCUPANTS -  
Federal National Mortgage Association; 201900665;  
Complaint in Ejectment; Wapner, Peter.
- CHEN, LIANG - Midland Funding Llc; 201900928;  
Civil Action; Santucci, Daniel.
- COLEMAN, JAMES: KELLY - Del Val Realty &  
Property Management; 201901077; Defendants  
Appeal from District Justice.
- CROWLEY, MICHAEL - Crowley, Mary; 201900892;  
Complaint Divorce; Consolo, Colleen F.
- CULLEN, MARY - Cullen, David; 201901058;  
Complaint Divorce; Saull, Ellis M.
- DECEMBRINO, DANIEL: JENA - Urey, Anna;  
201901016; Plaintiffs Appeal from District Justice.
- DIBENEDETTO, ADRIENNE: ROBERT -  
Wells Fargo Bank Na; 201900979; Complaint In  
Mortgage Foreclosure; Bates, Kenya.
- DUROSS, BRIAN - Navient Credit Finance Corp;  
201900862; Civil Action; Winograd, Ian Z.
- DUROSS, BRIAN: BRIAN - Navient Credit Finance  
Corp; 201901043; Civil Action; Winograd, Ian Z.
- ELITE DEMOLITION LLC - F & M Equipment Ltd;  
201900886; Civil Action; Perrone, William J.
- FAHR, TARA - Portfolio Recovery Associates Llc;  
201900963; Civil Action; Titus, Christopher.
- FENNELL, DYSHON - Leach-Warner, Ericka;  
201900741; Complaint for Custody/Visitation.
- FETTERMAN, ERIN: LOPEZ, GENARO -  
Fetterman, Richard; 201901031; Complaint for  
Custody/Visitation; Marburger, Julie J.
- FINNEGAN, WILLIAM: MEREDITH -  
Wells Fargo Bank Na; 201900403; Complaint In  
Mortgage Foreclosure; Brunner, Abigail.
- FISCHER, JENNIFER - Fischer, Bryan; 201901079;  
Complaint Divorce.
- FOY, BRIAN - Foy Totaro, Maria; 201901063;  
Complaint Divorce.
- GARCIA, VICTOR - Deutsche Bank National  
Trust Company; 201901044; Complaint In  
Mortgage Foreclosure; Labletta, Nicole B.
- GARDNER, ASHLEY - Gardner, Jeffrey; 201901124;  
Complaint Divorce.
- GIBBS, CHRISTOPHER - Gibbs, Sandra; 201901003;  
Complaint Divorce.
- GONZALEZ, ROSY: CAMPBELL, SYBIL -  
Kishida, Yuka; 201901162; Civil Action;  
Rambo, William Clifford.
- GREENWALD, RODNEY - Greenwald, Sandra;  
201900985; Complaint Divorce.
- HALL, CHRISTOPHER - Hall, Zoila; 201901198;  
Complaint Divorce.
- HALSEY, VERLITTA - Halsey, Jermaine; 201900524;  
Complaint for Custody/Visitation.
- HANSON, LAUREN: BEARD, DAVID -  
Mullen, Kelly; 201901085; Complaint for  
Custody/Visitation.
- HSBC BANK USA NATIONAL ASSOCIATION -  
Caddle, James; 201901047; Complaint in Quiet Title.
- INTERNAL REVENUE SERVICE - Iskrant, Stephen;  
201901007; Complaint in Quiet Title; Binder, Bret M.
- JARDINE, DENISE - Jardine, Joseph; 201901216;  
Complaint Divorce; Michener, Ian J.
- JONES, RAYMOND - Nergart, Matthew; 201901201;  
Petition.
- KELLY, SHANAE - Gonzalez, Geramel; 201901074;  
Complaint for Custody/Visitation.
- KENNEDY, JENNIFER - Kennedy, Timothy;  
201901084; Complaint Divorce; Cullen, Sean E.
- KRATZ, SUSAN - Wells Fargo Bank Na; 201901039;  
Complaint In Mortgage Foreclosure; Bates, Kenya.
- LADYZHENSKY, TATIANA - Ladyzhensky, Yakov;  
201901040; Complaint Divorce.
- LAUNER, SARA - Launer, Mark; 201900761;  
Complaint Divorce.
- MAHR, TIANA - Wells Fargo Bank Na; 201901041;  
Complaint In Mortgage Foreclosure; Bates, Kenya.
- MCGARRIGLE, CHARLIE - MCGarrigle, Jennifer;  
201900794; Complaint Divorce; Mcdonald, Megan M.
- MICUCCI, FRANCIS: BORTZ MICUCCI, MARISSA -  
Nationstar Mortgage Llc; 201829531; Complaint  
In Mortgage Foreclosure; Labletta, Nicole B.
- NAULTY, SUE: CHARTER MORTGAGE COMPANY -  
Bank Of America Na; 201900958; Complaint in  
Quiet Title; Tabas, Lauren.
- NIMOITYN, PHILIP - American Express  
National Bank; 201900284; Civil Action;  
Cawley, Jonathan Paul.
- OBRIEN, JOHN - Menna, Josephine; 201901024;  
Defendants Appeal from District Justice.
- OSAZUWA, TIMOTHY - Posner, Imran; 201901078;  
Defendants Appeal from District Justice.
- PANTELICH, JOHN - Pantelich, Deborah;  
201901190; Complaint Divorce; Rowe, Cheryl A.
- PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Dammer, Jennifer; 201901034;  
Appeal from Suspension/Registration/Insp;  
Moore, William E.
- PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Keeley, Janet; 201901069;  
Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Flick, Frank; 201901197;  
Appeal from Suspension/Registration/Insp;  
Donoghue, Jason.



- PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Somerset Tire Service Inc;  
201901075; Appeal from Suspension/Registration/  
Insp; Bowser, Anthony.
- PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Super, Joseph; 201901082;  
Appeal from Suspension/Registration/Insp;  
Simon, Phillip A.
- PERDOMO, BROOKE - Mora, Sean; 201901002;  
Complaint for Custody/Visitation; Pagnanelli, Enrico.
- PIEDRA, EDDIE - Papandrea, John; 201900515;  
Foreign Subpoena.
- PRICE, KESHAN - Price, Donald; 201900628;  
Complaint for Custody/Visitation; Miller, David A.
- REYES AGUILERA, JUAN - Romero Padilla, Karla;  
201900815; Complaint for Custody/Visitation;  
Kracoff, Cheryl.
- RITTENHOUSE, JOHN: MONTGOMERY COUNTY  
DEPARTMENT OF HEALTH AND HUMAN SERVICES:  
RITTENHOUSE, JANELLE - Redmond, Michael;  
201901068; Petition; Hornstine, Louis F.
- RUIZ, MARYELLEN: RUIZ-DUARTE, ROBERTO -  
Ditech Financial Llc; 201901023; Complaint In  
Mortgage Foreclosure; Brunner, Abigail.
- RUSEK, KATHY - Midland Funding Llc; 201900887;  
Civil Action; Santucci, Daniel.
- RUSSELLA, PAULA - Russell, Joseph; 201901204;  
Complaint Divorce.
- SALLAD, NIJHAEL - Ferraro, Samantha; 201900690;  
Complaint for Custody/Visitation.
- TARSITANO, FRANK: CARBO, MARY: MARY,  
ET.AL. - Wells Fargo Bank Na; 201900964;  
Complaint In Mortgage Foreclosure; Bates, Kenya.
- TRANSUNION RENTAL SCREENING  
SOLUTIONS INC - Thiessen, John; 201900930;  
Civil Action; Piontek, Vicki.
- TRANSUNION RENTAL SCREENING  
SOLUTIONS INC - Iannozzi, Sarah; 201900936;  
Civil Action; Piontek, Vicki.
- WEIDMAN, JOSHUA: EMILY - Journey To Investment;  
201901019; Civil Action; Bell, Charles.
- WILFONG, WILLIAM - American Express  
National Bank; 201900522; Civil Action;  
Cawley, Jonathan Paul.
- WILLIAMS, CHRISTOPHER - Favacchia, Katelyn;  
201900655; Complaint for Custody/Visitation.
- WILLIAMS, TIFFANY: ABRAHAM, KEVIN -  
Harris, Sheri; 201900853; Complaint for  
Custody/Visitation.
- WOFFORD, ALICIA - Estate Of Bernard Kaczorowski;  
201901173; Foreign Subpoena.
- WOLFE, JUSTIN - Wolfe, Jennifer; 201901015;  
Complaint Divorce; Sweeney, Ellen M.
- BERKOWITZ, R. G - Horsham Township;  
Weisbaum, Michele, 2142 Julia Dr  
Conshohocken, PA 19428.
- BICKEL, FREDERICK J., SR. - West Norriton Township;  
Bickel, Frederick J., Jr., 3049 Gilham Street  
Philadelphia, PA 19149.
- BLISS, ROCHELLE F. - West Pottsgrove Township;  
Ciaciak, Karen L., 33 Pulaski Street Stowe, PA 19464.
- BLUMBERG, H. G - Lower Providence Township;  
Blumberg, Richard D., 106 Torey Circle  
Lansdale, PA 19446.
- BOLDER, CELIA L. - Cheltenham Township;  
Bolder, Robert M., 7900 Old York Road  
Elkins Park, PA 19027.
- BURNETT, ANNA M. - Plymouth Township;  
Schireson, Henry J., 333 East Lancaster Avenue  
Wynnewood, PA 19096.
- CASINO, MICHAEL A. - Upper Frederick Township;  
Casino, Lori A., 1107 Meadowbrook Lane  
Perkiomenville, PA 18074.
- CONSTAN, STELLA P. - Upper Moreland Township;  
Constan, Donna E., 1400 Front Street  
Manchester, NH 03102.
- CRONIN, MARY R. - Montgomery Township;  
Cronin, Margaret, 125 Parkside Court  
North Wales, PA 19454.
- CUNNINGHAM, FRANK J. - Abington Township;  
Toll, Gilbert E., 60 W Boot Road  
West Chester, PA 19380.
- DALY, MARIAN W. - Ambler Borough; Daly, David,  
712 Amberley Drive Blue Bell, PA 19422.
- DAVIDSON, STEVEN J. - Bridgeport Borough;  
Davidson, Philip, 2743 Lantern Lane  
Audubon, PA 19403.
- DONOVAN, NANCY J. - Conshohocken Borough;  
Donovan, Andrew J. V, 2370 Crestview Lane  
Aston, PA 19014.
- ESKIN, CORINNE J. - Upper Gwynedd Township;  
Eskin, David J., 663 Hidden Pond Lane  
Huntingdon Valley, PA 19006.
- EVANS, JOAN M. - Lansdale Borough;  
Dietterich, Jeffrey, 130 Flint Drive  
Harleysville, PA 19438.
- FAULKNER, JOSEPH M. - Abington Township;  
Faulkner, L. R, 42 North Main Street  
Perkasie, PA 18944; Pfancook, Carol L.,  
275 Elbow Lane Morrisville, PA 19067.
- FOX, GEORGE E., JR. - Lower Salford Township;  
Kearney, Christina M., 795 Orchid Rd  
Warminster, PA 18974.
- FURLONG, MARIE R. - Lower Merion Township;  
Rauch, Richard J., 7 East Gilmar Circle  
Margate, NJ 08402.
- GOETZ, JOHN E. - Lower Providence Township;  
Purnell, Anne O., 2908 Chiselford Drive  
Sinking Spring, PA 19608.
- GOTTLIEB, SHELDON - Upper Moreland Township;  
Goodman, Terri, 1402 Patrick Court  
Maple Glen, PA 19002; Gottlieb, Edward S.,  
918 Anthem Way Chalfont, PA 18914.
- GREENHAUS, RICHARD - Upper Gwynedd Township;  
Greenhaus, Charles L., 2202 East Main Street  
Sacramento, PA 17968.
- HAINES, RICHARD S., JR. - Hatfield Township;  
Haines, Naomi R., 2012 Oak Road  
Hatfield, PA 19440.

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### WILLS PROBATED

#### Granted Week Ending January 22, 2019

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

- ANGELO, ANTHONY - Whippain Township;  
Schwartz, Nora A., 1926 Burgundy Way  
Hatfield, PA 19440.
- BERENBACH, JOSEPH M. - Franconia Township;  
Scardino, Vera E., 109 Leslie Lane  
Souderton, PA 18964.

- HARRIS, ELAINE S. - East Norriton Township;  
Gariano, William J., 340 Media Station Road  
Media, PA 19063.
- HEIDEL, MARTIN S. - West Norriton Township;  
Heidel, James, 2025 Berkley Road  
Norristown, PA 19403.
- HOFFMAN, ELAINE - Whitpain Township;  
Levenberg, Robin, 62 High Gate Lane  
Blue Bell, PA 19422.
- HOFSCHER, JEAN E. - Lower Providence Township;  
Hofscher, John F., 3404 Turnberry Court  
Murrysville, PA 15668.
- KLUSMAN, ROLAND F. - Upper Moreland Township;  
Cole, Theresa, 446 Manor Road Hatboro, PA 19040.
- LAMINA, JAMES F. - Cheltenham Township;  
Martella, Regina, 730 Golf Drive  
Warrington, PA 18976; Santarelli, Frances,  
11 Evergreen Avenue Wyncote, PA 19095.
- LEPORE, VIRGINIO - Plymouth Township;  
Peay, Lynn, 815 Belvoir Road  
Plymouth Meeting, PA 19462.
- MARTIN, EDNA M. - Upper Moreland Township;  
Rogers, Bruce, 210 Inman Terrace  
Willow Grove, PA 19090.
- MATERNIA, HELEN M. - Springfield Township;  
Shirley, Gary M., 620 Russetwood Lane  
Powder Springs, GA 30127.
- MEZGAILIS, ARVIDS - East Norriton Township;  
Mezgailis, Ivars, 1533 Chalk Avenue  
Blue Bell, PA 19422.
- MILLER, CRAIG L. - Hatboro Borough;  
Miller, Deborah J., 2010 York Road  
Jamison, PA 18929.
- MININGER, MARY L. - Franconia Township;  
Mininger, John, 2605 Allentown Road  
Quakertown, PA 18951.
- OMELIA, JOHN E. - Franconia Township;  
Clemens, Alice M., 50 Indian Valley Lane  
Telford, PA 18969.
- PLATT, LUCIAN B. - Lower Merion Township;  
Platt, Martin B., 247 Murray School Road  
Pottstown, PA 19465; Rosenfield, Bruce A.,  
1600 Market Street Phila, PA 19103.
- REATH, DONALD R. - Whitpain Township;  
Reath, Michael G., 101 Mougins Circle  
Kennett Square, PA 19348.
- ROGERS-BOYER, FLORA M. - Montgomery Township;  
Creciun, Melissa M., 1336 Woodside Avenue  
Hatfield, PA 19440.
- ROTHENBERGER, D. A. - North Wales Borough;  
Rothenberger, Lois, 409 S 5Th Street  
North Wales, PA 19454.
- SAUDER, ROBERT H. - East Norriton Township;  
Sauder, Richard, 1314 Wheatsheaf Lane  
Abington, PA 19001.
- SCHOTT, DOLORES T. - Hatboro Borough;  
John, Robert M., 83 Home Road Hatboro, PA 19040.
- SCHWARTZ, HARRY L. - Lower Merion Township;  
Schwartz, Marilynne, 406 Gary Lane  
Bala Cynwyd, PA 19004.
- SMALL, JANET Y. - Montgomery Township;  
Sandler, Stephen B., Brittany Pointe Estates  
Lansdale, PA 19446.
- SNYDER, ALICE M. - Cheltenham Township;  
Bresnahan, Peter, 507 West Glenside Avenue  
Glenside, PA 19038; Snyder, Megan E.,  
507 West Glenside Avenue Glenside, PA 19038.
- VEARLING, MARIANNE R. - Norristown Borough;  
Saraceni, Robert A., Jr., 548 East Main Street  
Norristown, PA 19401.
- WECHSLER, IONEL - Lower Merion Township;  
Kerekes, Diana W., 480 Warick Road  
Wynnewood, PA 19096.
- WEIST, DOROTHY H. - East Norriton Township;  
Weist, William C., Jr., 2918 Penn Square Road  
East Norriton, PA 19401.
- YERK, PAUL, JR. - Franconia Township;  
Frederick, Brenda L., 1012 Ingrams Way  
Telford, PA 18969.
- YOUHELLS, LINDA L. - Franconia Township;  
Youells, Fay E., 13 Dorset Lane Lebanon, NH 03766.

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## RETURN DAY LIST

February 11, 2019  
COURT ADMINISTRATOR

**All motions “respecting discovery” in civil cases are subject to the provisions of Local Rule 4019\* - Discovery Master. If such a motion is answered in opposition on or before the rule return date, the matter is automatically listed for argument before the Discovery Master at 9:00 a.m. on the Friday of the week in which the rule was made returnable. Check the MCCH electronic directory for assigned courtroom.**

1. Acosta v. Scott-Williams - Defendant, Albert Ominsky's Motion to Compel Co-Defendant T. Radhkrisnan's Responses to Discovery (Seq. 5 D) - **R. Margolis - K. Schulze.**
2. Amen v. Wells Fargo Bank National Association - Additional Defendant, Salon True's Motion to Compel Co-Defendant, Wilmington Realty Limited's Answers to Discovery (Seq. 39 D) - **F. Campese.**
3. American Pioneer Federal Credit Union v. Fink - Plaintiff's Motion to Reassess Damages (Seq. 20) - **J. Watson.**
4. Babunashvili v. Galligan - Defendant's Motion to Compel Plaintiff's Supplemental Answers to Interrogatories (Seq. 18 D) - **M. Simon - W. Pugh.**
5. Baer v. Shannondell, Inc. - Plaintiff's Motion to Overrule Defendant's Objections to Service of Subpoenas (Seq. 28 D) - **L. Spector - G. Davis.**
6. Bailey v. Royersford Innkeepers, Inc. - Defendant, Latitude Hotels Group Royersford, L.P. and Royersford Inn Keepers, Inc.'s Motion to Compel Ed Bailey's IME (Seq. 75 D) - **P. Kahn - R. Pugh - C. Adams.**
7. Baxter v. Kittrels - Defendant's Motion to Compel Plaintiff's Answers to Discovery (Seq. 11 D) - **D. Garnick - C. Cosgrove.**
8. Benvenuto v. Bounce U of Horsham, PA - Defendant's Motion to Compel Plaintiff's Response to Interrogatories and Request for Production of Documents (Seq. 24 D) - **K. Steinberg - S. Vilardi.**
9. Berry v. Lowery Services - Additional Defendant, Generac Powers Systems, Inc.'s Motion to Strike Defendant's Untimely Answers to Summary Judgment (Seq. 47) - **A. Kane - F. La Rocca.**
10. Biddle v. First Residential Management, Inc. - Defendant's Motion to Compel Plaintiff's Answers to Discovery (Seq. 15 D) - **W. Averona - J. Derose.**

11. *Bilker v. Wagler Construction, LLC* - Plaintiff's Motion to Compel Discovery from Defendant's (Seq. 36 D) - **M. Bates - J. Young.**
12. *Blanche v. Blanche* - Defendant's Petition to Withdraw as Counsel (Seq. 13) - **E. Pagnanelli - J. Highlands.**
13. *Borough of Hatfield v. Smith* - Defendant's Petition to Strike Municipal Lien Claim (Seq. 3) - **C. Harper - J. Walsh.**
14. *Boykin v. Montgomeryville Nissan* - Defendant's Motion to Strike Scandalous or Impertinent and Nonspecific Matter from Third Amended Complaint (Seq. 6) - **W. Bensley - K. Ladd.**
15. *Bynon v. Top Notch Recovery, Inc.* - Plaintiff's Motion to Compel Discovery (Seq. 4 D) - **R. Salvin.**
16. *Capitol Insurance Company v. Martinez* - Defendant, Doug Mola's Motion to Compel Discovery Responses Against Plaintiff (Seq. 4 D) - **C. Economides.**
17. *Carrington v. Trader Joe East, Inc.* - Defendant, Raymour's Furniture Company Inc., et al.'s Motion to Compel Plaintiff's Discovery (Seq. 20 D) - **S. Larussa - E. Bernabei.**
18. *Carruth v. Cheltenham Township School District* - Plaintiff's Petition to Redeem Premises/Set Aside Sheriff Sale (Seq. 0) - **S. Toppin - D. Boehret.**
19. *Carty v. Pauciulo* - Defendant's Motion to Compel Further Deposition of Plaintiff (Seq. 234 D) - **J. Carty - P. Mooney.**
20. *Carty v. Pauciulo* - Defendant's Motion to Compel the Deposition of Carol C. Carty, Esquire (Seq. 233 D) - **J. Carty - P. Mooney.**
21. *Carty v. Pauciulo* - Defendant's Second Motion to Compel Deposition of John R. Carty, Esquire (Seq. 235 D) - **J. Carty - P. Mooney.**
22. *Cassell v. Rowland* - Defendant's Motion to Compel Plaintiff's Records from AAA Midlantic (Seq. 10 D) - **R. Kaplan - B. Hoffer.**
23. *Commercial Loan Investment V, LLC v. Gro* - Defendant's Petition for Leave to Withdraw as Counsel for Brian and Judith Gro (Seq. 10) - **S. Dieterick - A. Park.**
24. *Corbicz v. Corbicz* - Plaintiff's Petition to Withdraw as Counsel (Seq. 93) - **C. Consolo - L. Malcolm.**
25. *Culbreath v. Merion Tribute House* - Plaintiff's Motion to Compel Depositions of Designee of Merion Tribute House and The Merion Community Association (Seq. 2-6 D) - **R. Cohen - K. McCloskey.**
26. *DeAngelo v. Berke* - Defendant's Motion to Compel Answers to Discovery (Seq. 5 D) - **K. Saffren - S. Engle.**
27. *Delmoor v. Eck* - Defendant's Motion to Compel Plaintiff's Answers to Discovery (Seq. 8 D) - **C. Froba - B. McGuigan.**
28. *Delmoor v. Eck* - Defendant's Motion to Deem Admitted Defendant's Request for Admissions (Seq. 9 D) - **C. Froba - B. McGuigan.**
29. *Dempsey v. Mohamed* - Defendant's Motion for Judgment of Nonpros (Seq. 9) - **M. Danek.**
30. *Ditech Financial, LLLC v. Nice* - Plaintiff's Motion to Reassess Damages (Seq. 17) - **R. Crawley.**
31. *Ditech Financial, LLC v. Topham* - Plaintiff's Motion to Reassess Damages (Seq. 46) - **E. Bennett.**
32. *Doe v. Homesite Remodeling, Inc.* - Defendant's Motion to Strike Jury Demand (Seq. 7) - **C. Miller - A. Healey.**
33. *Draper and Kramer Mortgage Servicing Corporation v. Lesoken* - Plaintiff's Motion to Reassess Damages (Seq. 18) - **K. Bates.**
34. *Durrant v. Graham Management, L.P.* - Defendant's Motion to Compel Against Plaintiff to be Redeposed (Se-Q 42 D) - **M. Simon - D. Kent.**
35. *Eimer v. Danical* - Plaintiff's Petition for Leave to Withdraw as Counsel (Seq. 6-8) - **F. Murphy - D. Martz.**
36. *Encompass Insurance Company v. IT Landes Company* - Plaintiff's Motion to Compel Defendant's Answers to Discovery (Seq. 12 D) - **P. Sandler - M. Rosenfeld.**
37. *Ferrugio v. Raabe* - Plaintiff's Motion to be Relieved as Counsel (Seq. 33) - **M. Nocchi - M. Snyder.**
38. *Fesi v. Dyer* - Plaintiff's Motion to Compel Discovery Responses Directed to Defendants (Seq. 10 D) - **G. Mullaney - D. Peckman.**
39. *Fefulner v. Krasner* - Defendant's Petition to Strike Plaintiff's Objections to Subpoena Issues to USAA Casualty Insurance Company (Seq. 28 D) - **B. Beckman - S. Lee.**
40. *Flamini v. PFI VPN Portfolio Fee Owner, LLC* - Plaintiff's Motion for Leave to Join Defendants and Amend Complaint (Seq. 15) - **M. Greenfield - A. Canale.**
41. *Goldenthal v. Landro* - Defendant's Petition to Withdraw as Counsel (Seq. 15) - **S. Rentz - B. Yurchyk.**
42. *Griffin Intelligence Consulting v. Barricade Books, Inc.* - Defendant's Motion to Compel Plaintiff's Corporate Designee for Deposition (Seq. 19 D) - **W. Zimolong - A. Frank.**
43. *Grimaldi Associates v. Raffle-Vlaanderen* - Defendant's Motion to Compel Production of Documents (Seq. 28 D) - **P. Valentino - D. Macfarlan - G. Thompson.**
44. *Hargrove v. Davis-Rivers* - Defendant's Motion to Compel Plaintiff's Responses to Discovery (Seq. 12 D) - **M. Greenfield - L. Abdo.**
45. *Jackson v. Skyline Healthcare, LLC* - Plaintiff's Motion to Compel Discovery Against Skyline Management, LLC & Rosemont Care and Rehab Center, LLC (Seq. 61 D) - **W. Murray - E. Koschineg - C. Mauro.**
46. *Jackson v. Skyline Healthcare, LLC* - Plaintiff's Motion to Compel Discovery Against Main Line Hospitals, Inc. (Seq. 62 D) - **W. Murray - E. Koschineg - C. Mauro.**
47. *James v. Jones Lang Lasalle Americas, Inc.* - Plaintiff's Motion to Consolidate (Seq. 62) - **J. Chong - C. Murphy.**
48. *James v. Tmobile Northeast, LLC* - Plaintiff's Motion to Consolidate (Seq. 19) - **J. Chong - C. Spitz.**
49. *JMMMP Company v. Leflar* - Plaintiff's Motion to Compel Defendant's Answers to Discovery (Seq. 8 D) - **M. Gough.**
50. *JP Morgan Chase Bank v. Pipitone* - Plaintiff's Motion for Reformation of Legal Description in Mortgage (Seq. 6) - **S. Gable.**
51. *JP Morgan Chase Bank National Association v. Barnes* - Plaintiff's Motion to Reassess Damages (Seq. 7) - **A. Brunner.**
52. *JP Morgan Chase Bank National Association v. Mauceri* - Plaintiff's Motion to Reassess Damages (Seq. 18) - **K. Bates.**

53. Kamara v. Dioro - Defendant's Motion to Compel Discovery (Seq. 4 D) - **T. Heinz - J. Oprysko.**
54. Kunkel v. Abington Memorial Hospital - Defendant, Jennifer King, M.D.'s Motion to Strike Plaintiff's January 3rd, 2019 Certificate of Merit and Enter Judgment Non Pros (Seq. 72) - **S. Sassaman - M. Ryan.**
55. Leszczynski v. Stumpf - Plaintiff's Motion to Compel Defendant's Answers to Interrogatories and Replies to Request for Production of Documents (Seq. 14 D) - **N. Renzi - J. Ross.**
56. Lewis v. Muhammed - Defendant's Motion to Remand to Arbitration Program (Seq. 27) - **M. Simon - J. Gilman.**
57. Maiers v. Leatherwood - Plaintiff's Motion to Mark Action Settled to Certain Defendants Only (Seq. 42) - **S. Singer - R. Michetti.**
58. Manton v. Haydt - Plaintiff's Motion to Compel Discovery (Seq. 30 D) - **M. Simon - D. Dean.**
59. Mc Kay v. Home Properties, Inc. - Defendant's Motion to Compel Plaintiff to Appear for a Deposition (Seq. 59 D) - **K. Steinberg - S. Schwartz.**
60. Mealey v. Artz - Defendant's Motion to Compel Plaintiff's Responses to First and Second Supplemental Interrogatories and Documents (Seq. 53 D) - **R. Godshall - J. Bayer.**
61. Moore v. Vinnakota - Defendant's Motion to Compel Discovery Responses (Seq. 8 D) - **A. Sagoskin - J. Shaffer.**
62. Morgado v. Whaling - Defendant, Norristown Executive Suites and Scott Whaling's Motion to Compel Plaintiff's Responses to Supplemental Discovery (Seq. 35 D) - **D. DeStefano - T. Lostracco.**
63. Muhra v. A One Car Transport, Inc. - Defendant's Motion to Compel Deposition of Co-Defendant, Juliano Ferreira (Seq. 62 D) - **Z. Maneckshaw - M. Garson.**
64. Nicholson v. Higgins - Defendant's Motion to Compel Plaintiffs to Answer Defendant's Discovery Requests (Seq. 8 D) - **J. Lessin - B. Pancio.**
65. Noble v. David - Defendant's Motion to Compel Responses to Expert Interrogatories (Seq. 82 D) - **B. Chacker - R. Dillon.**
66. Ophthalmology Physicians and Surgeons, P.C. v. Wilton - Plaintiff's Motion to Compel Deposition of Defendant, Susan, Wilton, M.D. (Seq. 52 D) - **K. Connors - T. Kolman.**
67. Orozco v. Wagler - Defendant's Motion to Compel Discovery Responses (Seq. 11 D) - **D. Lassiter - J. Shaffer.**
68. Paoella v. Balsan - Defendant's Motion to Compel Plaintiff's Answers to Discovery (Seq. 8 D) - **S. Sassaman - D. Alex.**
69. Peloquin v. Braccia - Defendant's Motion to Compel Deposition of Plaintiffs and Heather Peloquin (Seq. 23 D) - **C. Hehmeyer - K. Wright.**
70. Polk v. Sheridan - Plaintiff's Motion to Compel Defendant's Discovery (Seq. 11 D) - **D. Kwartler - W. Robinson.**
71. Prudential Savings Bank v. Gualtieri - Plaintiff's Motion to Compel More Specific Responses (Seq. 49-D) - **H. Seidman - J. Ferry.**
72. Reece v. Hernandez-Martinez - Defendant's Motion to Compel Plaintiff's Deposition (Seq. 40 D) - **M. Greenfield - J. Tenthoff.**
73. Richard v. Witz Partners, LLC - Defendant, Jersey Central Management Company and Lynnwood Real Estate, LTD's Motion to Compel Plaintiff's Answers to Discovery (Seq. 10 D) - **F. Bizzari - L. Jackson.**
74. Richman v. Suburban Transit Network, Inc. - Plaintiff's Motion to Compel Responses to Request for Production of Documents (Seq. 25 D) - **J. Lord - B. Frommer.**
75. Rolleri v. RSM McGladrey, Inc. - Motion for Pro Hac Vice of Lauren A. Howard, Esquire (Seq. 54) - **L. Callaghan - T. Rees.**
76. Rumer v. Linney - Plaintiff's Petition to Change the Name of Judgment Debtor/Defendant (Seq. 3) - **J. Weinfeld.**
77. Schmidt v. Five Saints Distilling and International Spirits, LLC - Plaintiff's Motion to Compel Answers to Interrogatories (Set II) and Second Request for Production of Documents (Seq. 36 D) - **R. Szostak - S. Vilardi.**
78. Smith v. Brown - Plaintiff's Motion to be Relieved as Counsel (Seq. 48) - G. Schafkopf - C. Haines.
79. Smith v. Smith - Petition for Leave to Withdraw as Counsel (Seq. 100) - **J. Highlands.**
80. Snow Butlers Snow & Ice Management, LLC v. Moon Site Management, Inc. - Plaintiff's Refiled Petition to Reinstate the Action (Seq. 17) - **R. Harrington - W. Katz.**
81. Stuter v. Nikomed USA, Inc. - Defendant's Motion to Compel the Deposition of Plaintiff (Seq. 21 D) - **J. Dorsey - M. Weinberg.**
82. Thenor v. Takach - Defendant, Arlene Takach and Tri County Transit Service's Motion to Deem Unanswered Allegations Deemed Admitted (Seq. 71 D) - **M. Van Der Veen - E. Tuite.**
83. Torres v. Flagzone, Inc. - Defendant, Hollenbach & Sanft's Motion to Compel Plaintiff's Answers to Discovery (Seq. 34 D) - **P. Musing - K. Sykes.**
84. Towne Mortgage Company v. Smith - Plaintiff's Motion to Reassess Damages (Seq. 14) - **E. Bennett.**
85. Tully v. CVS Health Corporation - Plaintiff's Motion to Compel Discovery from Defendant, Ferrandino & Son, Inc. (Seq. 54 D) - S. Smith - R. Behling.
86. United Storage Partners, L.P. v. Sovereign Bank, N.A. - Plaintiff's Motion to Compel Discovery (Seq. 103 D) - **D. Braverman - R. Boland - P. Meltzer.**
87. Valko v. Kammer - Plaintiff's Motion to Overrule Objections to Subpoena to Nottingham-Goodman and Request for Production of Documents (Seq. 14 D) - **J. Woodside - D. Larrimore.**
88. Vette Associates II, L.P. v. Montgomery County Board of Assessment Appeals - Motion of Upper Dublin School District to Compel Discovery (Seq. 18 D) - **N. Stein - S. Magee.**
89. Vette Associates, L.P. v. Montgomery County Board of Assessment Appeals - Motion of Upper Dublin School District to Compel Discovery (Seq. 18 D) - **N. Stein - S. Magee.**
90. Vette III Associates, L.P. v. Montgomery County Board of Assessment Appeals - Motion of Upper Dublin School District to Compel Discovery (Seq. 19 D) - **A. Hood - S. Magee.**
91. Wagner v. Kim - Defendant's Motion to Compel Deposition of Plaintiff (Seq. 38 D) - **P. McNamara - J. Bates.**

92. Wallace v. Nationwide Property and Casualty Insurance Company - Defendant's Motion to Compel Depositions of Both Plaintiffs (Seq. 1-3 D) - **C. Trobman - H. Gillespie.**
  93. Weinkopff v. Solesky - Defendant, Erin Solesky's Motion to Compel Plaintiff's Answers to Discovery (Seq. 12 D) - **M. Greenfield - M. Lyon.**
  94. Wene v. Macshar-Harleysville, LLC c/o Joseph Maccari - Defendant, Macshar-Harleysville, LLC's Motion to Compel Plaintiff's Answers to Discovery (Seq. 15 D) - **B. Swartz - J. Mayers.**
  95. Wilton v. Ophthalmology Physicians and Surgeons, P.C. - Plaintiff's Motion to Compel Answers to Written Discovery (Seq. 39 D) - **T. Kolman - K. Connors.**
  96. Zelnick Mann and Winikur, P.C. v. Server - Plaintiff's Motion to Compel Discovery (Seq. 9 D) - **B. Garber - R. Sokorai.**
  97. Zelnick Mann Winikur, P.C. v. Warner - Plaintiff's Motion to Compel Documents (Seq. 149 D) - **D. Braverman - C. Mills.**
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