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**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 November 28, 2018 at 1:00 o'clock P.M. prevailing time, in Court Room "A", Court House, Swede and Airy Streets, in the Borough of Norristown, said County, the following described Real Estate.*

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

Notice is hereby given the schedules of distribution by the Sheriff on January 30, 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.**

**Third & Final Publication**

09-20647

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Whitpain Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as "Plan of Proposed Center Square Green, Section C" made by M.R. and J.B. Yerkes, Civil Engineers and Surveyors dated July, 1955 and last revised 11/30/1956, as follows, to wit:

BEGINNING at a point on the Northwestern side of Knox Road (50 feet wide) said point being the five (5) following courses and distances from a point of curve on the Southwestern side of Pulaski Drive (50 feet wide): (1) leaving Pulaski Drive on the arc of a circle curving to the right, having a radius of 13 feet, the arc distance of 20.42 feet to a point of tangent on the Northwestern side of Knox Road; (2) South 40 degrees, 51 minutes West along the Northwestern side of Knox Road 28.40 feet to a point of curve in the same; (3) Southwestwardly along the Northwestern side of Knox Road on the arc of a circle curving to the right having a radius of 135 feet, the arc distance of 93.31 feet to a point of tangent in the same; (4) South 80 degrees, 27 minutes West along the Northwestern side of Knox Road 386.38 feet to a point of curve in the same; and (5) Southwestwardly along the Northwestern side of Knox Road on the arc of a circle curving to the left, having a radius 295.18 feet, the arc distance 146.65 feet to the place of beginning; thence extending from said point of beginning along the Northwestern side of Knox Road the two (2) following courses and distances: (1) Southwestwardly on the arc of a circle curving to the left, having a radius of 295.18 feet, the arc distance of 57.35 feet to a point of tangent in the same; and (2) South 40 degrees, 51 minutes West, 32.93 feet to a point; thence extending North 49 degrees, 09 minutes West crossing the Southeastern side of a certain 40 feet wide drainage easement and partly crossing a stream 216.69 feet to a point on the center line of the aforesaid 40 feet wide drainage easement in the bed of the aforesaid stream; thence extending along the center line of the aforesaid 40 feet wide drainage easement the two (2) following courses and distances: (1) North 40 degrees, 51 minutes East, partly through the bed of the aforesaid stream and crossing the Northwestern side of the aforesaid stream 74.97 feet to a point of curve on the center line of the aforesaid 40 feet wide drainage easement; (2) Northeastwardly still along the center line of the aforesaid 40 feet wide drainage easement on the arc of circle curving to the right, having a radius of 150 feet, the arc distance of 57.95 feet to a point; thence extending South 38 degrees, 1 minute East, recrossing the Southeastern side of the aforesaid 40 feet wide drainage easement and recrossing the aforesaid stream 215.24 feet to the last mentioned point and place of beginning.

BEING formerly known as Knox Road and now known as Clearview Avenue.

BEING Lot No. 163 on said Plan.

BEING the same premises which Warranty Deed, dated 08/29/2003, given by Lorraine J. Templeton to Jea Kwan Lee and recorded 12/10/2003 in Deed Book 5485 Page 886 Instrument # 2003636248.

Parcel Number: 66-00-01066-00-2.

Location of property: 1553 Clearview Avenue, Blue Bell, PA 19422.

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

Seized and taken in execution as the property of **Jea Kwan Lee** at the suit of The Bank of New York Mellon as Trustee for Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset Backed Certificates Series 2005- BC2. Debt: \$359,390.81.

**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.

09-42292

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a final subdivision plan "Union Hill" prepared for the Martin Organization (UCON, a Penna., Limited Partnership Owner of Record) made by Conceptual Planners and Engineers, dated 7/27/1987 and last revised on 3/21/1989 and recorded in Plan Book A-51 Page 71 as follows: to wit:

BEGINNING at a point on the Northwestern side of Overlook Lane (width not given) said point being a corner of Lot #21 on the above mentioned Plan and Place of Beginning; Thence extending from said place of beginning and along Lot #21 North 19 degrees 11 minutes 23 seconds West 140.00 feet to a point a corner; thence extending North 68 degrees 26 minutes 23 seconds East 45.03 feet to a point a corner of Lot #19; thence extending along Lot #19 South 19 degrees 10 minutes 50 seconds East 140.68 feet to a point on the Northwestern side of Overlook Lane; thence extending along the Northwestern side of Overlook Lane the two (2) following courses and distances viz: (1) on the arc of a circle curving to the right having a radius of 1,487.00 feet the arc distance of 40.59 feet to a point of tangent and (2) South 70 degrees 00 minutes 26 seconds West 4.40 feet to a point a corner of Lot #21; being the first mentioned point and place of beginning.

BEING Lot #20 on the above-mentioned plan.

BEING part of the same premises which Battista, Inc., a Penna. Corp. and National Industrial Builders, Inc., by Indenture bearing date the 29th day of April, A.D., 1987 and recorded at Norristown in the Office for the Recording of Deeds, in and for the County of Montgomery on the 14th day of May A.D., 1987 in Deed Book 4837 Page 1738 & C., granted and conveyed unto UCON, a Penna. Ltd. Partnership in fee.

And the said Greenridge Construction Co., Inc. executes the within Deed for the purposes of releasing their interest in an Agreement of Sale between UCON, a Pennsylvania Limited Partnership and Greenridge Construction Co., Inc.

Parcel Number: 58-00-14345-38-4.

Location of property: 338 Overlook Lane, Gulph Mills, PA 19428.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Farahmand M. Kalayeh and Mehrnush R. Kalayeh** at the suit of Greenridge Homeowners Association. Debt: \$16,117.42.

**Stefan Richter**, Attorney. I.D. #70004

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$4,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

11-22570

ALL THAT CERTAIN unit designated as Unit 97, being a unit in the Butler Park Condominium, situate in **Upper Dublin Township**, County of Montgomery, Commonwealth of Pennsylvania, as shown on a Plan of Butler Park Condominium made for Butler Park Limited Partnership by Robert A. Gilmour, R.A., St. Davids, Pennsylvania dated March 14, 1986 and recorded with a Declaration of Condominium.

TOGETHER with all right, title and interest being a 95 percentage undivided interest of, in and to the common elements as set forth in the Declaration of Condominium dated March 5, 1986 and recorded March 19, 1986 in Norristown, Pennsylvania in Deed Book 4794, Page 1406 and as amended May 18, 1986 in Deed Book 4799, Page 1851.

UNDER AND SUBJECT to all agreements, conditions, easements and restrictions of record and current taxes and to the provisions, easements and covenants contained in the aforesaid Declaration of Condominium and Plats and Plans.

TITLE TO SAID PREMISES IS VESTED IN Angela Gironde, by Deed from Angela Gironde, f/k/a Angela Hancock, dated 07/26/2004, recorded 09/15/2004 in Book 5525, Page 1476.

Parcel Number: 54-00-07716-022-2.

Location of property: 97 Hampstead Drive, Unit 97, Ambler, PA 19002-4955.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Angela Gironde** at the suit of Green Tree Consumer Discount Company. Debt: \$182,706.24.

**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.

11-31278

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania described according to a final map of part of Valley Forge Homes, Inc., made July 10, A.D. 1951, by M.R. and J.B. Yerkes, Civil Engineers of Bryn Mawr, Pennsylvania, as follows, to wit:

BEGINNING at a point on the Southerly side of Kingwood Road (50 feet wide), which point is measured the four following courses and distances, along the said side of Kingwood Road, from a point in line of land now or late of William A. Glewitt: (1) extending from said lands North 68 degrees, 46 minutes East, 104.17 feet to a point of curve; (2) on a line curving to the right, having a radius of 37 feet, the arc distance of 41.92 feet to a point of reverse curve; (3) on a line curving to the left, having a radius of 175 feet, the arc distance of 153.34 feet to a point of tangent; and (4) North 82 degrees, 53 minutes East, 144.71 feet to the point and place of beginning; thence extending from said beginning point along the said side of Kingwood Road, North 82 degrees, 53 minutes East, 57 feet to a point; thence extending South 7 degrees, 7 minutes East, 140 feet to a point; thence extending South 82 degrees, 53 minutes West, 57 feet to a point; and thence extending North 7 degrees, 7 minutes West, 140 feet to the first mentioned point and place of beginning.

BEING Lot No. 7 in Block "H" on said plan.

BEING the same property conveyed to Audrey F. Streeter who acquired title by virtue of a Deed from Daniel E. Hazel, by Deed dated July 31, 2002 and recorded August 22, 2002 at Document ID 018199 and recorded in Book Volume 5421, Page 00103, Montgomery County, Pennsylvania records.

Parcel Number: 58-00-12786-00-4.

Location of property: 569 Kingwood Road, King of Prussia, PA 19406.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Audrey F. Streeter** at the suit of Wells Fargo Bank, N.A. Debt: \$218,441.81.

**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.

12-00478

ALL THOSE TWO CERTAIN lots or pieces of land, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, being Lots No. 11 and 12 on plan of lots of Hancock Terrace recorded at Norristown in Deed Book 1074, Page 600 and bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point at the intersection of the Northwest side of Hamilton Street, with the Southwest side of Lafayette Street; thence along the Northwest side of Hamilton Street South 43 degrees, 29 minutes West, 98.00 feet to a point on the Northeastly side of a twenty foot wide alley; thence along said side of said alley North 46 degrees, 47 minutes West, 50.33 feet to a point a corner of Lot No. 13 on said plan; thence along Lot No. 13 North 43 degrees, 29 minutes East, 98.00 feet to a point on the Southwesterly side of Lafayette Street, aforesaid; thence along said side of Lafayette Street South 48 degrees, 47 minutes East, 49.55 feet to the place of beginning.

ALSO ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon, known as Lot No. 23 Hancock Terrace, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Lafayette Street, at the distance of 49.55 feet Northwesterly from the Northwesterly side of Hamilton Street, a corner of this and Lot No. 12; thence by said Lot No. 12, South 43 degrees, 29 minutes West, 98 feet to the Northeastly side of a twenty foot wide alley; thence along said side of said alley North 46 degrees, 47 minutes West, 20.00 feet to a point a corner of Lot No. 14; thence by the same North 43 degrees, 29 minutes East, 98.00 feet to a point on the Southwesterly side of Lafayette Street, aforesaid; thence along said side of said Lafayette Street South 46 degrees, 47 minutes East, 20.00 feet to the place of beginning.

BEING the same premises which Donna M. Cantello and Michael A. Cantello, Jr., by Deed dated March 13, 2002, and recorded on March 27, 2002, in Montgomery County Record Book 5404, at Page 104 granted and conveyed to Tanya Stanley.

Parcel Number: 13-00-19700-00-6.

Location of property: 1206 West Lafayette Street, Norristown, PA 19401.

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

Seized and taken in execution as the property of **Tanya Stanley** at the suit of Residential Credit Solutions, Inc. Debt: \$162,000.00.

**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.

12-13829

ALL THOSE CERTAIN lots or pieces of ground, situate in **Horsham Township**, in the County of Montgomery, in the Commonwealth of Pennsylvania, bounded and described, according to a certain Plan thereof, known as "Horsham Township", made by William T. Muldrew, Civil Engineer, dated 03/08/1926, said Plan being recorded in the Office for the Recording of Deeds for Montgomery County, at Norristown, PA, in Deed Book 991 page 600, as one Lot, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Washington Avenue (50 feet wide), said point being at the distance of 192.13, Northwestwardly, measured along the Southwesterly side of Washington Avenue, from its point of intersection, with the Northwesterly side of Jefferson Avenue (50 feet wide), thence, extending from said point of beginning, Southwestwardly, 146.73 feet, to a point; thence, extending North 15 degrees 58 minutes West, 60.80 feet, to a point, thence, extending Northeastwardly, 156.72 feet, to a point, on the Southwesterly side of Washington Avenue; thence, extending South 06 degrees 42 minutes East, along the Southwesterly side of Washington Avenue, 60 feet, to the first mentioned point and place of beginning.

BEING known as Lot 21, 22 and Lot 23, of Section B, as shown on the above-mentioned Plan.

BEING the same property conveyed to Eugenia D. Bonde (deceased), Lynne J. Bonde and Gena L. Bonde, by Right of Survivorship who acquired title, with rights of survivorship, by virtue of a deed from Charlotte Radcliffe, dated March 24, 2005, recorded April 18, 2005, at 5550, Page 1614, Montgomery County, Pennsylvania records.

Parcel Number: 36-00-11371-00-5.

Location of property: 407 Washington Avenue, Horsham, PA 19044.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Eugenia D. Bonde (deceased); Lynne J. Bonde and Gena L. Bonde, by Right of Survivorship** at the suit of HSBC Bank USA, National Association, Not In Its Individual Capacity, but Solely as Trustee on behalf of GSAA Home Equity Trust 2005-12. Debt: \$368,791.71.

**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.

13-10236

ALL THAT CERTAIN lot or place of ground with the buildings and improvements thereon erected, situated in **Abington Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan made of parts of Lots 403 and 424 and all Lots 404 to 423 on Plan of Baederwood, made by George B. Nebus, Inc. Engineers, Glenside, Pennsylvania, on 10/14/1955 and revised 8/13/1956, as follows to wit:

BEGINNING at a point on the Southeast side of Wanamaker Road (40 feet wide), which point is measured on the arc of a circle curving to the left having a radius of 3,065.293 feet the arc distance of 1086.67 feet from a point, which point is measured on the arc of a circle curving to the left having a radius of 45 feet the arc distance of 15.18 feet from a point, which point is measured on the arc of a circle curving to the left having a radius of 3060.29 feet the arc distance of 39.38 feet from a point of intersection of the Southeast side of Wanamaker Road and the southwest side of Beader Road (formerly Whoton) (60 feet wide) as projected East partly passing through the party wall between this premises and the premises adjoining to the Northeast crossing the bed of a certain property driveway which extends Northeastwardly; thence Northwestwardly into Wanamaker Road and Southwestwardly; thence Northwestwardly into Wanamaker Road, and crossing the bed of a right of way for poles, 155 feet to a point on the Southeast side of said right of way; thence extending along the Southeast side of said right of way, along the arc of a circle curving to the left having a radius of 2910.293 feet the arc distance of 26.82 feet to a point; thence extending North 35 degrees 57 minutes 54 seconds West recrossing the bed of the aforesaid right of way and recrossing the bed of aforesaid driveway 155 feet to a point on the Southeast side of Wanamaker Road; thence extending along the Southeast side of Wanamaker Road along the arc of a circle curving to the right having a radius of 3,065.293 feet the arc distance of 30.35 feet to the first mentioned point and place of beginning.

BEING part of Lot 421 and part of lot 422, Wanamaker Road, also known as Lot 38 Wanamaker Road.

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

Parcel Number: 30-00-70112-00-4.

Location of property: 567 Wanamaker Road, Jenkintown, PA 19046.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Sheila Williams** 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: \$302,474.63.

**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.

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13-23021

ALL THAT CERTAIN lot or piece of ground, situate in **Plymouth Township**, Montgomery County, Pennsylvania described according to a Townhouse Residential Layout and Paving Plan Area 'B' of Hillcrest Glen made by D.S. Winokur Associates, Inc. dated 7/26/2001 last revised 4/30/2003 and recorded in Plan Book A-61, Page 254 and 255, as follows, to wit:

BEING Lot 31 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Marcia Robinson, by Deed from Hillcrest Glen, L.P., a Pennsylvania Limited Partnership, dated 03/24/2005, recorded 04/07/2005 in Book 5549, Page 1577.

Parcel Number: 49-00-03091-56-8.

Location of property: 105 Cricket Drive, Conshohocken, PA 19428-1195.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Marcia Robinson** at the suit of U.S. Bank Trust National Association, as Trustee of Bungalow Series F Trust. Debt: \$303,332.12.

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

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

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

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13-31993

ALL THAT CERTAIN lot or piece of ground, situate in **Hatfield Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a record plan "Hidden Meadow" made for Moulton Builders Inc., dated 6/22/2001 and last revised on 4/24/2002 and recorded in land site Plan Book 6, pages 179 and 180, as follows, to wit:

BEING Unit No. 32 as on the above mentioned plan.

TOGETHER with and under and subject, inter-alia to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in that certain declaration of covenants, easements and restrictions of Hidden Meadow recorded in the office for the recording of deeds in and for the County of Montgomery at Norristown, PA. in deed book 5498 page 637 first amendment in deed book 5512 page 982, second amendment in deed book 5521 page 1624, third amendment in deed book 5524 page 2196, fourth amendment in deed book 5528 page 2343 and fifth amendment in deed book 5532 page 396 and a sixth amendment in deed book page \_\_\_\_\_ and any amendments to the said declaration as the same may be duly adopted from time to time.

THE grantees, for and on behalf of the grantees, their heirs, personal representatives, successors and assigns, by the acceptance and recordation of this indenture, acknowledge that this indenture is subject in every respect to the aforesaid declaration and any and all amendments and supplements thereto, the rules and regulations promulgated thereunder; acknowledge that each and every provision thereof is essential to the successful operation and management of Hidden Meadow Homeowner's Association and is in the best interest and for the benefit of all owners of lots thereon; and covenant agree, as a covenant running with the land, to abide by each and every provision of the aforesaid declaration as the same may be amended or supplemented from time to time.

TITLE TO SAID PREMISES VESTED IN James W. Flannery by Deed from Hidden Meadow, Inc., a PA Corp dated December 15, 2004 and recorded on December 28, 2004 in the Montgomery County Recorder of Deeds in Book 5538, Page 410 as Instrument No. 2004245291.

Parcel Number: 35-00-22011-31-9.

Location of property: 2110 Hidden Meadow Drive, Lot 32, Colmar, PA 18915.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James W. Flannery** at the suit of Federal National Mortgage Association. Debt: \$326,437.77.

**Milstead & Associates, LLC - Robert Fay, Attorney., I.D. #315987.**

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

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

14-29707

ALL THOSE FOUR CERTAIN contiguous lots or pieces of ground, situate in **Horsham Township**, County of Montgomery and State of Pennsylvania, described according to a plan thereof made by William T. Muldrew, Surveyor and Regulator, Jenkintown, PA April 9, 1921 and recorded at Norristown, Pennsylvania in Deed Book 830, Page 600, as follows, to wit:

BEGINNING at a point being the intersection of the middle line of Upland Avenue (40 feet wide) with the middle line of Edgely Avenue (40 feet wide).

CONTAINING together in front or breadth Northwestward on the middle line of Upland Avenue, one hundred feet (Lot No. 693 having a front of forty feet including therein the Northwestern most one-half part of the Bed of Edgely Avenue and Lots Nos. 694, 695 and 696 each having a front of twenty feet); and extending together of that width in length or depth Southwestward between lines parallel with and also along the said middle line of Edgely Avenue one hundred forty feet.

BEING Lots Nos. 693, 694, 695 and 696 on said plan.

TITLE TO SAID PREMISES VESTED IN Mark P. Eble and Michelle A. Eble, his wife by Deed from Joseph C. O'Brien and Evelyn L. O'Brien, his wife dated 03/31/1995 and recorded on 04/13/1995 in the Montgomery County Recorder of Deeds in/at Deed Book 5110, Page 60219.

Parcel Number: 36-00-11272-00-5.

Location of property: 155 Upland Avenue, Horsham, PA 19044.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mark P. Eble and Michele A. Eble** at the suit of U.S. Bank, N.A. Successor Trustee to LaSalle Bank, National Association, on Behalf of the Holders of Bear Stearns Asset-Backed Securities I Trust 2006-HE10, Asset-Backed Certificates, Series 2006-HE10. Debt: \$379,631.30.

**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.

15-02216

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements to be erected thereon, situate in **East Norriton Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan entitled "Hidden Ridge" drawn by Stout, Tacconelli and Associates, Inc., Civil Engineering and Land Surveying, Kulpsville, PA, dated 11/24/1986, last revised 1/30/1995 and recorded in Plan Book A-55, Page 298, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Brambling Lane, said point of beginning being at a point, a corner of Lot No. 10 and also being in the bed of a Storm Sewer Easement, both as shown on said plan; thence extending from said point of beginning and extending along the line of said Lot No. 10, and also extending through the bed of said Storm Sewer Easement, South 49 degrees, 32 minutes, 00 seconds East, 192.37 feet to a point in line of Lot No. 2 as shown on said plan; thence extending along the line of said Lot No. 2 and also extending along the line of Lot No. 1 as shown on said plan also containing through the bed of said Storm Sewer Easement, South 42 degrees, 58 minutes, 00 seconds West, 120.0 feet to a point in line of lands now or late Fredrick and Sally B. Brouse as shown on said plan; thence extending along the line of said lands of Brouse and continuing through the bed of said Storm Sewer Easement, North 49 degrees, 32 minutes, 00 seconds West, 181.28 feet to a point on Southeasterly side of Brambling Lane, aforesaid; thence extending along the said southeasterly side of Brambling Lane and crossing over the said Storm Sewer Easement the two (2) following courses and distances, viz: (1) North 40 degrees, 28 minutes, 00 seconds East, 75.00 feet to a point; and (2) measuring in a Northeasterly direction along the arc of a circle curving to the left having a radius of 175.00 feet, the arc distance of 45.39 feet to a point, a corner of Lot No. 10 and also being in the bed of a Storm Sewer Easement aforesaid, being first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Mark D. Scott and Jacqueline B. Scott, as Tenants by the Entireties by Deed from Nick and Lee, Inc., a Pennsylvania Corporation dated August 29, 1997 and recorded on September 12, 1997 in the Montgomery County Recorder of Deeds in Book 5199, Page 1758 as Instrument No. 015856.

Parcel Number: 33-00-00752-67-3.

Location of property: 2990 Brambling Lane, Norristown, PA 19403.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mark D. Scott, Jacqueline Scott and Jacqueline B. Scott** at the suit of HSBC Bank USA, National Association as Trustee for Ellington Loan Acquisition Trust 2007-2, Mortgage Pass-Through Certificates, Series 2007-2. Debt: \$452,617.67.

**Milstead & Associates, LLC - Roger Fay, I.D. #31598, 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.



15-08663

ALL THAT CERTAIN Lot or piece of ground, with the buildings and improvements thereon erected, situate in the Village of Swedeland, **Upper Merion Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a Certain Plan of a Portion of Swedeland, dated April 18, 1953, revised November 11, 1953, by Donald H. Schurr, Registered Surveyor, Norristown, Pennsylvania, as follows, to wit:

BEGINNING at a point a corner on the Southeast side of B Street West (40.0 feet wide) said point being at a distance of 655.23 feet measured Southwestwardly along said street from the Southwest side of X Street (40.0 feet wide); thence by Lot 72 passing through the center of the partition wall dividing the dwelling erected on this lot and Lot 72 South 21 degrees, 44 minutes, 25 seconds East, 110.0 feet to a point a corner in the center of an alley (20.0 feet wide); thence along the center of said alley South 68 degrees, 15 minutes, 35 seconds West, 40.24 feet to a point a corner on the Northeast side of M Street (40.0 feet wide); thence along the said side of W Street North 27 degrees, 32 minutes, 55 seconds West, 101.53 feet to a point a corner marking an angle in said street; thence still along the Northeast side of W Street North 21 degrees, 44 minutes, 25 seconds West, 8.99 feet to a point a corner said point being the East corner of W Street and B Street West; thence along the Southeast side of B Street North 68 degrees, 15 minutes, 35 seconds East, 50.50 feet to the first mentioned point and place of beginning.

CONTAINING 5037 square feet of land.

BEING Lot No. 73 on said Plan.

TOGETHER with the free and common use, right, liberty and privilege of the said alley, if and to the extent that the Grantors have the right to grant the same, as and for a passageway, driveway and watercourse hereafter forever in common with the owners, tenants and occupiers of all other lots of ground entitled to the use thereof, subject to the proportionate share of the cost of maintenance thereof.

BEING the same property conveyed to Albert P. Keehn Jr. (deceased) and Girard J. Keehn, his wife who acquired title as tenants by the entireties, with rights of survivorship, by virtue of a deed from Thomas P. Cahill and Verna Mae Cahill, his wife, dated May 6, 1977, recorded May 9, 1977, at Deed Book 4198, Page 40, Montgomery County, Pennsylvania records.

Parcel Number: 58-00-00865-00-4.

Location of property: 529 B Street, Swedeland, PA 19406.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of at the suit of **Albert P. Keehn, Jr., and Girard June Keehn a/k/a Girard J. Keehn, his wife** at the suit of Wells Fargo Bank, NA, Successor by Merger to Wachovia Bank, National Association. Debt: \$42,575.18.

**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.

15-10428

ALL THAT CERTAIN lot or piece of land, situate in **New Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a Subdivision Plan for Hunters Run made by Bursich Associates, Inc. dated April 23, 1986, last revised August 27, 1986, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Pheasant Lane (52 feet wide) which point is measured the 2 following courses and distance from a point of curve on the Southeasterly side of Romig Road: (1) on the arc of a circle curving to the right having a radius of 17.00 feet the arc distance of 26.418 feet to a point of tangent; and (2) South 48 degrees, 36 minutes, 45 seconds East, 166.271 feet to the point of beginning; thence extending from said point of beginning along the said Southwesterly side of Pheasant Lane South 48 degrees, 36 minutes, 45 seconds East, 80.00 feet to a point a corner of Lot #4 on said plan; thence extending along said lot South 41 degrees, 23 minutes, 15 seconds West, 140.00 feet to a point, a corner in line of land now or late of Martin J. and Margaret Weller; thence extending along said land North 48 degrees, 36 minutes, 45 seconds West, 80.00 feet to a point a corner of Lot #2 on said plan; thence extending along said lot North 41 degrees, 23 minutes, 15 seconds East, 140.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 3 on said plan.

BEING the same premises which Keith E. Dunlap and Luann W. Dunlap, his wife, by their Deed dated March 30, 1989 and recorded on April 6, 1989 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 4906, Page 2092, granted and conveyed unto Howard J. Algeo and Fay C. Algeo, his wife.

Parcel Number: 47-00-05630-04-7.

Location of property: 2170 Pheasant Lane, Gilbertsville, PA 19525.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Howard J. Algeo, Fay C. Algeo and The United States of America** at the suit of Eastern Savings Bank, FSB. Debt: \$195,975.07.

**Kathryn L. Mason**, Attorney. I.D. #306779

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

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

15-20070

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Commonwealth of Pennsylvania, being known as Lot No. 44, Block 'E' on a Certain Plan of Subdivision titled 'Cedarbrook Hills' made for Carl E. Matz by Charles F. Mebus, Registered Professional Engineer of Glenside, Pennsylvania on 7/18/1939 approved by the Commissioners of Cheltenham Township on 8/15/1939 and recorded at Norristown, Pennsylvania in the Office of the Recording of Deeds, in Deed Book 1280 page 600 and described according to a resurvey and Plan thereof made by the said Charles F. Mebus, as follows:

BEGINNING at a point on the Southwesterly side of Carlton Avenue (as laid out of the width of 40 feet) at the distance of 112.29 feet Southeastwardly measured along the said Southwesterly side of Carlton Avenue on the arc of a circle curving to the left with a radius of 346.57 feet from the point of intersection which the said Southwesterly side of Carlton Avenue, produced makes with the Southeasterly side of Rices Mill Road (as laid out of the width of 50 feet), produced; thence extending along the said Southwesterly side of Carlton Avenue by a line curving to the left with a radius of 346.57 feet the arc distance of 45 feet to a point a corner; thence extending along Lot No. 46 on said Plan South 23° 23' 9" West, 138.29 feet to a point a corner; thence extending along Lots Nos. 38 and 37 on said Plan North 53° 37' 11" West, 59 feet to a point a corner; and thence extending along Lot No. 42 on said Plan North 29° 10' 59" East, 124.17 feet to the first mentioned point and place of beginning.

TOGETHER with the free and common use, right, liberty and privilege of a certain private driveway and turn-table, as now laid out and extending into Carlton Avenue as a driveway and turn-table at all times hereafter forever in common with the owners, tenants and occupiers of the adjoining Lot No. 46 as shown on said Plan, subject however to the proportionate part of the expense of keeping said driveway and turntable in good order and repair.

TITLE TO SAID PREMISES IS VESTED IN YVETTE DUNCAN, by Deed from Daniel Bogenhagen, Executor of the Estate of Susan M. Grosnick a/k/a Susan Grosnick, Deceased, Dated 6/24/2013, Recorded 9/20/2013 in Book 5889, Page 2164.

Parcel Number: 31-00-04228-00-7.

Location of property: 420 Carlton Avenue, Wyncote, PA 19095.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Yvette Duncan** at the suit of Citizens Bank, N.A., f/k/a RBS Citizens, N.A. Debt: \$253,562.76.

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

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

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

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15-28954

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a Map of Property of Albert W. Tegler, Sr., made by M.R. and J.B. Yerkes, Civil engineers and Surveyors, Bryn Mawr, Pennsylvania, dated October 17, 1955 and last revised as to this Lot, June 14, 1957 as follows to wit:

BEGINNING at a spike set in the center line of Sweetbriar Road (fifty feet wide), at the distance of three hundred sixty-eight feet and sixty-one hundredths feet measured Northwestwardly the two following courses and distance from the point of intersection of the center line of Sweetbriar Road with the center line of Briarhill Road (fifty feet wide); (1) on the arc of a circle curving to the left having a radius of four hundred thirty-five feet the arc distance of forty-nine feet and sixty one-hundredths feet; (2) North five degrees no minutes no seconds West three hundred nineteen feet; thence extending along the said center line of Sweetbriar Road, North five degrees no minutes no seconds West, one hundred sixty feet to a point in the middle of a certain cul-de-sac, which terminates the Northerly end of said Sweetbriar Road, said point being also a corner common to Lots #S-17, #S-16 and S-15 and S-14; thence along line of Lot #S-17, South eighty-five degrees thirty-three minutes East two hundred fifty-eight feet and thirty-six one hundredths feet to an iron pin; thence South three degrees eleven minutes East, one hundred seventeen and sixty-five one-hundredths feet to an iron pin set at the corner of this and Lot #S-10; thence along same, South eighty-five degrees no minutes West passing over an Iron pin set on or near the Southeasterly side of Sweetbriar Road, two hundred fifty-one feet and twelve one-hundredths feet to the first above mentioned spike and place of beginning.

BEING Lot #S-13 on said Plan.

BEING THE SAME PREMISES which Ruth E. Magargee, by Indenture dated 01-14-92 and recorded 01-22-92 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 4997 Page 538, granted and conveyed unto James J. Magnatta and Kanra K. Magnatta, his wife, as tenants by entireties.

Parcel Number: 40-00-61156-00-4.

Location of property: 1615 Sweetbriar Road, Lower Merion Township (Gladwyne), PA 19035.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **James J. Magnatta and Kanra K. Magnatta** at the suit of Deutsche Bank National Trust Company, as Trustee, in Trust for the Registered Holders of Long Beach Mortgage Loan Trust 2006-6, Asset-Backed Certificates, Series 2006-6. Debt: \$1,064,668.62.

**Anita J. Murray, Attorney. I.D. #84703**

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

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

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15-30879

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania described according to a Plan of Property made for Nicholas F. Hearne by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania on the 28th day of February A.D. 1964 as follows to wit:

BEGINNING at a point on the Northwesterly side of Standish Avenue (40 feet wide) which point is measured on the arc of a circle curving to the left having a radius of 327.19 feet the arc distance of 101.63 feet from a point

of curve therein, which point of curve is measured South 41 degrees 44 minutes 30 seconds West 140 feet from a point of tangent therein, which point of tangent is measured on the arc of a circle curving to the right having a radius of 10 feet, the arc distance of 15.71 feet from a point of curve on the Southwesterly side of Mankin Avenue (40 feet wide) thence extending from said point of beginning along the said side of Standish Avenue on the arc of a circle curving to the left having a radius of 327.19 feet the arc distance of 83.02 feet to a point, thence extending North 48 degrees 15 minutes 30 seconds West crossing a creek 180.73 feet to a point, thence extending North 41 degrees 44 minutes 30 seconds East 75 feet to a point, thence extending South 48 degrees 15 minutes 30 seconds East recrossing the above mentioned Creek 145.65 feet to a point on the Northwestly side of Standish Avenue being the first mentioned point and place of beginning.

BEING THE SAME PREMISES AS Norman P. Zarwin, Estate of Irene H. Murphy a/k/a Irene H. Grob, Incompetent, by Deed dated April 21, 2004, and recorded on May 21, 2004, by the Montgomery County Recorder of Deeds in Deed Book 5508, Page 1201, as Instrument No. 2004106423, granted and conveyed unto Jerry Bevans and Joanne Bevans, as Tenants by the Entirety.

Parcel Number: 30-00-63512-00-7.

Location of property: 918 Standish Avenue, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Jerry Bevans and Joanne Bevans** at the suit of Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its Individual Capacity, but Solely as Trustee for BCAT 2014-977. Debt: \$288,109.14.

**M. Troy Freedman**, Attorney. I.D. #85165

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

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

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16-02581

THOSE TWO CERTAIN lots of land situate in **West Pottsgrove Township**, Montgomery County, Pennsylvania, Bounded, limited, and described as follows, to wit:

BEGINNING at the Northeast corner of Grosstown Road and First Street; thence along the East side of said Grosstown Road sixty feet (60') to the dividing line of this and Lot No. 6; thence Eastwardly along Lot No. 6 one hundred forty feet (140') to a twenty (20') feet wide alley; thence along the same south sixty (60') feet to the North side of First Street; thence along the North side of First Street West one hundred forty (140') feet to the point or place of beginning.

BEING Lots Nos. 4 and 5 in plan of lots as laid out by H. N. and C. Q. Guldin.

TITLE TO SAID PREMISES IS VESTED IN Patrick T. O'Neill, Holli S. Fronheiser, Thomas G. O'Neill and Barbara O'Neill, by Deed from Dorothy M. Newman, Dated 04/27/1999, Recorded 05/05/1999, in Book 5270, Page 475.

BARBARA O'NEILL was a co-record owner of the mortgaged premises as a joint tenant with the right of survivorship. By virtue of Barbara O'Neill's death on or about 03/21/2015, her ownership interest was automatically vested in the surviving joint tenant(s).

THOMAS G. O'NEILL a/k/a Thomas O'Neill was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Thomas G. O'Neill a/k/a Thomas O'Neill's death on or about 02/23/2004, his ownership interest was automatically vested in the surviving tenant by the entirety.

Parcel Number: 64-00-02044-00-7.

Location of property: 304 Grosstown Road, Stowe, PA 19464-6112.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Patrick T. O'Neill and Holli Fronheiser** at the suit of U.S. Bank Trust National Association, Not in Its Individual Capacity But Solely as Delaware Trustee and U.S. Bank National Association, Not In Its Individual Capacity, but Solely as Co-Trustee for Government Loan Securitization Trust 2011-FV1. Debt: \$173,767.22.

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

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

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

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16-11438

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision "Doe Run Estates" made for Macintosh Builders, Inc. by Horizon Engineering Associates, LLC, Engineering and Land Development Facilitation, dated 6/1/2001 and last revised on 7/1/2003 and recorded in Plan Book A-61, Page 367, as follows, to wit:

BEGINNING at a point of curve on the Northeasterly side of Doe Run Lane (50.00 feet wide), at a corner of this and Lot No. 9 as shown on the above mentioned plan; thence extending from said point of beginning and along Lot No. 9 the (3) following courses and distance, as follows, to wit: thence (1) North 43 degrees, 39 minutes, 25 seconds East, 234.79 feet to a point of angle; thence (2) North 62 degrees, 04 minutes, 46 seconds East, 47.46 feet to a point of angle; thence (3) North 82 degrees, 46 minutes, 44 seconds East, 157.42 feet to a point, a corner on the Southwesterly side of Bleim Road (SR 4027) (variable width); thence extending along the same the two (2) following courses and distances, as follows, to wit: thence (1) on the arc of a circle curving to the right having a radius of 418.06 feet the arc distance of 125.95 feet to a point of tangent; thence (2) South 08 degrees, 55 minutes, 13 seconds East, 36.75 feet to a point, a corner in line of Lot No. 6; thence extending along the same South 82 degrees, 46 minutes, 44 seconds West, 146.00 feet to a point, a corner in line of Lot No. 7; thence extending along the same the two (2) following courses and distances, as follows, to wit: thence (1) North 47 degrees, 46 minutes, 11 seconds West, 146.40 feet to a point, a corner; thence (2) South 43 degrees, 39 minutes, 25 seconds West, 201.75 feet to a point, a corner on the Northeasterly side of Doe Run Lane; thence extending along the same on the arc of a circle curving to the right having a radius of 500.00 feet the arc distance of 15.01 feet to the first mentioned point and place of beginning.

BEING known as Lot No.8 on the above-mentioned plan.



TOGETHER with and subject to the use of a certain 30 feet wide shared access and utility easement in common with the adjoining owners entitled to the use thereof subject however to the proportionate part of the expense of keeping same in good order and repair.

BEING the same premises conveyed to Eric M. Gidney and Stephanie Gidney, husband and wife by Deed from MacIntosh Builders, Inc., dated 2/15/2005 and recorded 2/23/2005 in Book 5544, Page 1994.

Parcel Number: 42-00-00254-08-2.

Location of property: 51 Doe Run Lane, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Stephanie Gidney and Eric M. Gidney** at the suit of Ditech Financial, LLC f/k/a Green Tree Servicing, LLC. Debt: \$386,031.95.

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

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

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

16-22081

ALL THAT CERTAIN brick house and frame addition and lot or piece of land, situate in the Second Ward of **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northerly property line of Chestnut Street (50 feet wide) said point of beginning being distant South 74 degrees 45 minutes East 210 feet 6 inches from the Easterly property line of Charlotte Street (40 feet wide), thence along the aforesaid Northerly property line of Chestnut Street South 74 degrees 45 minutes East 30 feet 0 inches to a corner thence by a course right angles to the Same North 15 degrees 15 minutes East 140 feet 5 inches to a point on the Southerly side of a 20 feet wide public alley known as Rowan Alley, thence along the same 74 degrees 45 minutes West 30 feet 0 inches to a point, thence by a course at right angles to the same South 15 degrees 15 minutes West 140 feet 5 inches to the place of beginning.

BEING the same property conveyed to Andrew F. Kefer who acquired title by virtue of a deed from Richard Everts, dated February 25, 2004, recorded March 5, 2004, at Document ID 05501, Page 0064, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 16-00-06092-00-3.

Location of property: 323 Chestnut Street, Pottstown, PA 19464.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Andrew F. Kefer** at the suit of Wells Fargo Bank, NA. Debt: \$77,925.68.

**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.

16-22703

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, described in accordance with a Map of Property of Nicholas Schlufner, made by M.R. And J.B. Yerkes, Civil Engineer, Bryn Mawr, Pennsylvania, dated 5/8/1952, revised 9/23/1952, again revised 12/29/1953, as follows, to wit:

BEGINNING at a point in the center line of Baintree Road (50 feet wide) which point is measured along the center line of Baintree Road, North 67 degrees 20 minutes 30 seconds East 500 feet from the point of intersection of the center line of Baintree Road and the title line in the bed of Montgomery Avenue, thence from the beginning point and leaving the center line of Baintree Road, North 22 degrees 39 minutes 30 seconds West 224 95 feet to a point, thence extending North 67 degrees 20 minutes 30 seconds East 205.11 feet to a point in the center line of Baintree Road; thence along the center line of Baintree Road, South 22 degrees 39 minutes 30 seconds East 74 95 feet to a point of curve, thence still along the centerline of Baintree Road on the arc of a circle curving to the right and having a radius of 150 feet the arc distance of 235 02 feet (chord of said arc bearing South 22 degrees 20 minutes 30 seconds West 212 13 feet) to a point of tangent, thence still along the center line of Baintree Road, South 67 degrees 20 minutes 20 seconds West 55 11 feet to the point and place of beginning.

BEING Lot No. 7.

TOGETHER with the free and common use, right, liberty and privilege of certain driveway now existing in a Westerly direction from the Westerly boundary of the premises hereinbefore described into Montgomery Avenue as shown on the hereinbefore recited plan, as a means of ingress, egress, into and from the premises hereby conveyed until such time as the hereinbefore recited proposed 50 feet wide road, intended to be called Baintree Road bounding the premises herein conveyed to the south shall be built and completed according to plans and specifications of Lower Merion Township, it being understood and agreed that the grantees herein, their heirs and assigns shall and will when requested so to do, conveyed and/or dedicate to the grantor herein, his heirs and assigns other proper authority 25 feet of the premises herein conveyed running to the center of the proposed 50 feet wide road intended to be called Baintree Road, which road grantor hereby agrees shall be built and completed entirely at the cost and expense of the said grantor and also,

TOGETHER with the free and undisputed right, liberty and privilege of using the present as and electric and water service as now connected to the buildings on the premises hereby conveyed, until such time as the grantor shall build the proposed 50 feet wide road, intended to be called Baintree Road and until such time as the grantor shall furnish and install the various laterals in and along the Southerly side of said proposed 50 feet wide road, intended to be called Baintree Road to which the grantees herein, their heirs and assigns, make the necessary connection for the use of said grantees, their heirs and assigns, after which time the use of the present servicer shall cease and determine.

BEING the same property conveyed to Jarrett T. Wells and Jacqueline T. Wells, husband and wife who acquired title by virtue of a(n) Tenants by Entirety from John C. Weckerling and Stacy L. Weckerling, husband and wife, dated March 30, 2004, recorded May 10, 2004, at Document ID 2004096280, and recorded in Book 05506, Page 1200, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 40-00-03076-00-7.

Location of property: 318 Baintree Road, Bryn Mawr, PA 19010.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Jarrett T. Wells and Jacqueline T. Wells, husband and wife**, at the suit of LSF9 Master Participation Trust. Debt: \$626,814.88.

**Cristina L. Connor**, 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.

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16-23296

ALL THAT CERTAIN piece or parcel of ground with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania and described according to a certain Plan of Property made for E. Paul Sandidge by Charles E. Shoemaker, Registered Professional Engineer dated March 27, 1964, as follows, to wit:

BEGINNING at a point on the title line in the bed of Willow Avenue (50 feet wide) said point being at the distance of 60 feet measured South 48 degrees, 39 minutes East along a line through the bed of Willow Avenue from its point of intersection with the extended line in the bed of Butcher Street (20 feet wide).

CONTAINING in front or breadth Southeastwardly along the title line through the bed of Willow Avenue 34.07 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to Willow Avenue 107 feet.

BEING THE SAME PREMISES which Vincent T. Show, by his Deed dated April 19, 2002, and recorded June 10, 2002, in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania, in Book 5411, page 1835, granted and conveyed unto Carla M. Case.

Parcel Number: 31-00-28843-00-7.

Location of property: 1506 Willow Avenue, Elkins Park, Pennsylvania 19027.

The improvements thereon are: Single-family detached residence.

Seized and taken in execution as the property of **Carla M. Case a/k/a Carla Sorrells** at the suit of MV051, LLC. Debt: \$28,821.59.

**Norris, McLaughlin & Marcus, PA**, Attorneys.

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

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

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16-28624

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Hereditaments and Appurtenances, situate in **Narberth Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a certain survey and plan thereof made by Milton R. Yerkes, Civil Engineer on the 21st day of July, 1913 as follows, to wit:

BEGINNING at a point in the middle line of Woodbine Avenue (50 feet wide) at the distance of 446.07 feet South 79 degrees, 51 minutes West from a spike set at the intersection of the middle lines of said Woodbine Avenue and Montgomery Avenue (66 feet wide).

CONTAINING in front or breadth along the middle line of said Woodbine Avenue Southwestwardly 18.5 feet and extending of that width in length or depth between parallel lines North 10 degrees 9 minutes West 105 feet the Southwesterly line thereof passing along the partition wall dividing these premises from those to the Southwest.

BEING THE SAME PREMISES which Kevin J. Byrne, by Deed dated 8/4/00 and recorded 9/1/00 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5329, Page 2054, and Instrument #2000034677, granted and conveyed unto Cynthia R. Kaufman, in fee.

Parcel Number: 12-00-03667-00-2.

Location of property: 313 Woodbine Avenue, Narberth, PA 19072.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Cynthia R. Kaufman** at the suit of Nationstar Mortgage LLC. Debt: \$252,656.18.

**Daniel T. Lutz**, 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.

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17-01717

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances situate in **Lower Merion Township**, Montgomery County, State of Pennsylvania, designated and known as Lot No. 21 on a certain plan of lots made for Alexander Ferguson and Robert A. Ferguson, Jr., by William W. Reider, R.S., Philadelphia, Pennsylvania, on January 23, 1924 and described according thereto as follows, to wit:

SITUATE on the southeasterly side of Rockland Avenue (40 feet wide) at the distance of 282.72 feet measured north 69 degrees, 17 minutes east along the said side of Rockland Avenue from its intersection with the northeasterly side of Wynnewood Road (40 feet wide).

CONTAINING in front or breadth northeastwardly along the said side of Rockland Avenue 30 feet and extending of that width in length or depth southeastwardly between parallel lines at right angles to Rockland Avenue 80 feet, the northeasterly line thereof running along the center of a 7 feet wide driveway laid out between the premises herein described and the premises adjoining to the northeast and the southwesterly line thereof passing through the center of the party wall between these premises adjoining to the southwest.

TITLE TO SAID PREMISES IS VESTED IN Alice M. Murphy by deed from Alice M. Murphy, a/k/a Alice Murphy Holbert dated November 16, 2012 and recorded January 22, 2013 in Deed Book 5861, Page 02290.

Parcel Number: 40-00-52248-00-2.

Location of property: 116 Rockland Avenue a/k/a 116 Rockland Road, Merion Station, Pennsylvania 19066.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Alice M. Murphy** at the suit of Finance of America Reverse LLC. Debt: \$231,563.05.

**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.

17-04002

ALL THAT CERTAIN lot or parcel of land, situate in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot No. 55 as shown on plans entitled, "Subdivision Plan, Estates Homes Section, River Crest", sheets no. 4, 5, and 6 of 30 dated March 1, 1999 last revised March 15, 2002, prepared by Stout, Tacconelli & Associates, Inc., Pennsburg, PA, more particularly described as follows:

BEGINNING at a common corner of Lots No. 54 and No. 55 on the northwesterly side of River Crest Drive (38' Wide) thence

1. Along the northwesterly side, passing along an arc of a circle curving to the left, having a radius of 269.00 feet, an arc distance of 72.28 feet to a corner of Lot No. 56; thence

2. Along Lot No. 56, North 40 degrees 41 minutes 43 seconds West, a distance of 202.73 feet to a corner on line of Open Space "A"; thence

3. Along Open Space "A", North 57 degrees 00 minutes 59 seconds East, a distance of 126.36 feet to a corner of Lot No. 54; thence

4. Along Lot No. 54, South 25 degrees 18 minutes 02 seconds East, a distance of 202.70 feet to the first mentioned point and place of beginning.

CONTAINING 19,814 square feet of land.

SUBJECT to a 20' Wide Storm Sewer Easement as shown on said reference Subdivision Plan.

SUBJECT to a Green Belt Line as shown on said reference Subdivision Plan.

Parcel Number: 61-00-05145-44-8.

Location of property: 264 Rivercrest Drive, Phoenixville, PA 19460.

The improvements thereon are: Single-family residential dwelling.

Seized and taken in execution as the property of **Ran Li** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificate Holders of the CWMB5 Inc., CHL Mortgage Pass-Through Trust 2005-HYB5, Mortgage Pass Through Certificates, Series 2005-HYB5. Debt: \$420,825.03.

**Stephen M. Hladik**, Attorney. I.D. #66287

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

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

17-05600

PURPART NO. 1

ALL THAT CERTAIN frame message and lot of land situate in the Village of Stowe, **West Pottsgrove Township**, Montgomery County, Pennsylvania, on the North side of High Street, formerly the Perkiomen and Reading Turnpike, bounded and described according to a Survey thereof made by George F. Shaner, C.E., as follows, to wit:

BEGINNING at a point on the North side of High Street at the distance of 60 feet Westwardly from the West side of Center Street a corner of this and land of Stanley G. Flagg & Co., Inc., thence by the same North 25 degrees 21 minutes West 121 feet 2 inches to the South side of a 20 feet wide alley; thence along the same South 64 degrees 39 minutes West 30 feet to a point in line of other lands of D. Frank Mauger and Clara M. Mauger, his wife; thence along the said land South 25 degrees 21 minutes East 119 feet 5 inches to the North side of High Street; thence along the same North 69 degrees 59 minutes East 30.06 feet to the point or place of beginning.

PURPART NO. 2

ALL THAT CERTAIN tract or piece of land situate in **West Pottsgrove Township**, as shown on a Survey prepared by George R. Shaner, R.E., dated December 2, 1955, bounded and described as follows to wit:

BEGINNING at a corner of lands now or late of Robert L. and Terina M. Stauffer, being on the Northerly side of Route 422, thence North 66 degrees 29 minutes East 11.08 feet to a point a corner of other lands of Herbert W. Stauffer and Florence F. Stauffer, his wife; thence North 26 degrees 07 minutes West 120.53 feet to a point on the Southerly side of a given 20 feet wide alley; thence along the same South 64 degrees 39 minutes West 9.50 feet to a drilled hole, a corner of aforesaid Robert L. and Terina M. Stauffer's land; thence along the same South 25 degrees 21 minutes East 120.16 feet to the place of beginning.

AND ALL THAT CERTAIN one half of a double brick house and lot, piece or parcel of land situate and known as No. 13 West High Street, Stowe, **West Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described according to a survey thereof made by George F. Shaner, R.E., as follows, to wit:

BEGINNING at a point on the southerly property line of a 20 feet wide alley distant 121 feet 8 inches from the Westwardly property line of Center Avenue (50 feet wide), a corner of lands of Frank and Clara Mauger; thence continuing along the southerly side of the aforesaid alley South 64 degrees 39 minutes West 28 feet 4 inches to a corner of lands about to be conveyed to John B. Ryan; thence along the same South 25 degrees 21 minutes East 144 feet 5 inches to a point on the northerly right of way of the William Penn Highway; thence by a line curving to the left distant 35 feet from the center line thereof by a chord, having a bearing North 609 degrees 25 minutes East and distant 28.44 feet to a corner of said Frank and Clara Mauger's land; thence by a course passing through the middle of a joint brick partition wall of a double brick dwelling North 25 degrees 21 minutes West 116 feet 9 inches to a point on the Southerly side of the aforesaid 20 feet wide alley to the place of beginning.

Parcel Numbers: 64-00-02374-00-1 and 64-00-02380-00-4.

Location of property: 1009 W. High Street, Pottstown, PA 19464 and 1013 W. High Street, Pottstown, PA 19464.

The improvements thereon are: Consist of a tenement/dwelling house and any and all outbuildings.

Seized and taken in execution as the property of **Robert L. Stauffer and Madalyn R. Stauffer** at the suit of Pannonia Federal Credit Union. Debt: \$79,083.13.

**Andrew J. Monastra**, Attorney. I.D. #62188

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

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

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17-10712

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

BEGINNING on the East side of Charlotte Street a corner of land formerly of Henry S. Hausmann, now the property of the Grantors herein; thence by the same Eastwardly 120 feet to other land of Grantors; thence by the same Northwardly 32 feet to lands also owned by Grantors herein; thence by the same Westwardly 120 feet to Charlotte Street aforesaid; thence by the same Southwardly 32 feet to the point or place of beginning.

Parcel Number: 16-00-03416-00-6.

Location of property: 392 N. Charlotte Street, Pottstown, Pennsylvania 19464.

The improvements thereon are: Retail, Office, Apts. - Multi-Use.

Seized and taken in execution as the property of **Properous One, L.L.C.** at the suit of Pottstown Borough Authority and Borough of Pottstown. Debt: \$2,995.06.

**Robert P. Daday**, Attorney.

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

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

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17-14862

ALL THAT CERTAIN building unit, in the property known, named and identified in the Declaration Plan referred to below as Towamencin Condominium, Sections 1 and 2, located on Bustard Road, **Towamencin Township**, Montgomery County, PA, which has heretofore been submitted to the provision of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the recording, in the Office for the Recording of Deeds of Montgomery County, of a Declaration dated 02/08/1974 and recorded 03/04/1974, in Deed Book 3925, Page 308; and an Amendment thereto, dated 03/21/1974 and recorded 03/25/1974, in Deed Book 3929, Page 387; and a further Amendment thereto, dated 05/09/1974 and recorded 05/14/1974, in Deed Book 3943, Page 64, and a further Amendment thereto dated 10/11/1974 and recorded 10/17/1974, in Deed Book 3983, Page 412, and a further Amendment thereto dated 02/28/1975 and recorded 03/03/1975, in Deed Book 4009, Page 192, and a further Amendment thereto, dated 07/01/1975 and recorded 08/05/1975, in Deed Book 4045, Page 215, and a further Amendment thereto, dated 11/02/1977 and recorded 03/10/1983, in Deed Book 4703, Page 882, and a further Amendment thereto, dated 03/17/1987 and recorded 04/01/1987, in Deed Book 4833, Page 823, and the Declaration Plan of Towamencin Condominium, dated 02/28/1974 and recorded 03/04/1974, in Condominium Plan Book 2, Page 48, as Amended, by Amended Plan, thereto dated 02/06/1974 and recorded 05/14/1974, in Condominium Plan Book 3, Page 8, and Amended, again, in Amendment dated 05/09/1974 and recorded 05/14/1974, in Deed Book 3942, Page 55, and Declaration Site Plan of Towamencin Condominium, Sections 1 and 2, dated 10/11/1974 and recorded 10/17/1974, in Condominium Plan Book 3, Page 72, and an Amendment thereto, dated 06/09/1980 recorded 06/21/1981, in Condominium Plan Book 8, Page 65, and a Corrective Amendment to the Declaration Plan, dated 09/09/1982 and recorded 01/07/1983, in Condominium Plan Book 4699, Page 1204, and the Code of Regulations of Towamencin Condominium, dated 02/08/1974 and recorded 03/04/1974, in Deed Book 3925, Page 273, and as Amended, by Amendment dated 05/09/1974 and recorded 05/14/1974, in Deed Book 3942, Page 83, and further Amended by Second Amendment, dated 03/03/1975 and recorded 03/03/1975, in Deed Book 4009, Page 197.

BEING and designated on such Declaration Plan as Building 38, Unit 400, as more fully described in such Declaration Plan and Declaration.

TOGETHER with a proportionate undivided interest in the common elements (as defined in such Declaration).

UNDER AND SUBJECT TO certain rights, easements, covenants, conditions, agreements, reservations, conditions and restrictions as may now appear of record.

TITLE TO SAID PREMISES IS VESTED IN Audrey L. Nurse-Gregg by Deed from John W. Cupitt, Jr. and Erin M. Cupitt, dated June 23, 2005 and recorded July 14, 2005 in Deed Book 05562, Page 0724.

Parcel Number: 53-00-00101-03-5.

Location of property: 202 Adams Road, Harleysville, PA 19438.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Audrey L. Nurse-Gregg** at the suit of Police and Fire Federal Credit Union. Debt: \$193,225.80.

**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.

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17-15065

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot #33 on a Plan of Lots of Whitehall Park, Surveyed by Will D. Hiltner, Registered Surveyor, Norristown, Pennsylvania, dated August 3rd, 1950 and October 5th, 1950, bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Northeast side of Marshall Street (fifty feet wide), at the distance of five hundred fifty-nine and seventy-three one-hundredths feet Southeastwardly from a point of tangent of the radius round corner of Marshall Street and Whitehall Road, as laid out on said plan, a corner of Lot #34 on said plan; thence along Lot #34, North forty-one degrees, thirty-four minutes East, one hundred ten feet to a point, a corner of Lot #24 on said plan; thence along Lot #24, South forty-eight degrees, twenty-six minutes East, fifty-five feet to a point, a corner of Lot #32 on said plan; thence along Lot #32, South forty-one degrees, thirty-four minutes West, one hundred ten feet to a point on the Northeast side of Marshall Street, aforesaid; thence along the said side of Marshall Street, North forty-eight degrees, twenty-six minutes West, fifty-five feet to the place of beginning.

FEE SIMPLE TITLE VESTED IN Charles A. Jones, Jr. and Vanessa Tevis, by Deed from John E. Bergstrasser, Jr. and Marjorie Staffano, a/k/a Marjorie Bergstrasser, dated 05/02/2014, recorded 05/02/2014, in the Montgomery County Recorder of Deeds in Deed Book 5911, Page 2750, Instrument #2014026637.

Parcel Number: 63-00-04930-00-2.

Location of property: 1717 West Marshall Street, Norristown, PA 19403.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Charles A. Jones, Jr. and Vanessa Tevis**, by Deed from **John E. Bergstrasser, Jr. and Marjorie Staffano**, a/k/a Marjorie Bergstrasser, dated 05/02/2014, recorded 05/02/2014, in the Montgomery County Recorder of Deeds in Deed Book 5911, Page 2750, Instrument #2014026637 at the suit of Stearns Lending, LLC. Debt: \$172,843.69.

**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.

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17-20937

ALL THAT CERTAIN brick message and lot or piece of ground, hereditaments and appurtenances, situate in **Souderton Borough**, County of Montgomery and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake set for a corner in the middle of Franklin Avenue and in line of land late of William Souder (now lands of Ammon L. Moyer); thence along the same and passing through the party wall, South 58 degrees 20 minutes West 166.00 feet, 8 inches to a 20.00 feet wide alley; thence along the same, North 31 degrees 40 minutes West 29.00 feet, 10 inches to lands of Henry Souder's Estate (now other lands of the said Emma K. Alderfer); thence along the same, North 58 degrees 20 minutes East 166.00 feet, 8 inches to the middle of the aforesaid Franklin Avenue; thence along the middle thereof, South 31 degrees 40 minutes East 29.00 feet 10 inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Norman B. Conver a/k/a N. Brent Conver, By Deed From Eugene J. Halus, Jr. and Christina D. Halus, Husband and Wife, Dated 11/28/2006, Recorded 01/11/2007, in Book 5633, Page 122.

MORTGAGOR Norman B. Conver a/k/a N. Brent Conver a/k/a Norman Conver died on 11/17/2017, and upon information and belief, his surviving heirs are Jennifer Walton, Brian Conver, and N. Brent Conver, Jr. By executed waivers, Jennifer Walton waived her right to be named as a defendant in the foreclosure action.

Parcel Number: 21-00-03140-00-7.

Location of property: 46 Franklin Avenue, Souderton, PA 18964-1814.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Brian Conver**, in His Capacity as Heir of Norman B. Conver a/k/a Norman Conver a/k/a N. Brent Conver, Deceased, N. Brent Conver, Jr., in His Capacity as Heir of Norman B. Conver a/k/a Norman Conver a/k/a N. Brent Conver, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Norman B. Conver a/k/a N. Brent Conver a/k/a Norman Conver, Deceased at the suit of Nationstar Mortgage LLC d/b/a Champion Mortgage Company. Debt: \$180,087.61.

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

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

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



17-21175

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania, and described according to a Survey and Plan thereof made by William T. Muldrew, Registered Engineer Jenkintown, Pennsylvania, on the 12th day of April A.D., 1945, as follows, to wit:

BEGINNING at a point in the center line of Mill Road (33 feet wide) at the distance of 24.40 feet measured South 38 degrees 52 minutes West along the center line of Mill Road from the point of intersection of the center line of Mill Road with the center line of Windsor Avenue (50 feet wide); thence extending South 38 degrees 52 minutes West, along the center line of Mill Road, 233.23 feet to a point; thence extending North 53 degrees 14 minutes West, 22 feet to a point; thence extending on a line curving to the right with a radius of 62 feet, the arc distance of 32.90 feet to a point; thence extending North 32 degrees 05 minutes East, passing partly through the center of the party wall of the building erected on this lot and the building erected on the lot adjoining to the Northwest, 94.23 feet to a point; thence extending North 36 degrees 23 minutes East, 46.16 feet to a point; thence extending North 36 degrees 46 minutes East, 31.30 feet to a point in the former center line of a 24 feet wide traveled way, formerly Mountain Avenue (now vacated); thence along same, South 88 degrees 53 minutes East, 89.57 feet to the center line of Mill Road, being the first Mentioned point and place of beginning.

BEING the same property which Tomas Hanna and Legna Melendez Hanna nka Legna G. Melendez-Hanna, by deed dated June 21, 2011 and recorded August 9, 2011 in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania, in Record Book 5809 at page 2172, granted and conveyed unto Legna Melendez Hanna n/k/a Legna G. Melendez-Hanna, in fee.

Parcel Number: 31-00-19132-00-7.

Location of property: 7532 Mill Road, Elkins Park, PA 19027.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Legna G. Melendez-Hanna** at the suit of Specialized Loan Servicing LLC. Debt: \$98,849.94.

**Daniel T. Lutz**, 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.

17-21886

ALL THAT CERTAIN lot or piece of ground, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, and described according to a plan of Upland Village made by Ludgate Engineering Corporation dated 03/23/1998, last revised 05/04/1998, and recorded in Plan Book A-58 Pages 118-121, as follows, to wit:

BEGINNING at a point on the southeasterly side of Upland Street (50 feet wide), which point of beginning is common to this Lot and Lot No. 88 as shown on said plan, which point of beginning is also at the head of both a certain 20 foot wide water line easement and a certain access easement; thence, extending from said point of beginning along Lot No. 88, south 28 degrees 29 minutes 00 seconds east, partly through the bed of said 20 foot wide water line easement and partly through the bed of said access easement, 231.50 feet to a point in line of lands now or late of the Borough of Pottstown; thence, extending along the same, south 40 degrees 01 minutes 30 seconds west 225.04 feet to a point, a corner of Lot No. 86 as shown on said plan; thence, extending along the same, north 50 degrees 13 minutes 58 seconds west 151.43 feet to a point; thence, extending along the rear of various lots fronting on Upland Street, the following 4 courses and distances, viz: (1) north 39 degrees 46 minutes 02 seconds east 120.00 feet; (2) north 39 degrees 46 minutes 02 seconds east 6.00 feet; (3) north 48 degrees 08 minutes 32 seconds east 68.10 feet; and (4) north 54 degrees 15 minutes 43 seconds east 70.86 feet to a point on the southwesterly side of said 20 foot wide water line easement and access easement; thence, extending along the same, north 28 degrees 51 minutes 51 seconds west 102.74 feet to a point on the southeasterly side of Upland Street; thence, extending along the same, northeastwardly on the arc of a circle curving to the right, having a radius of 475.00 feet, the arc distance of 12.52 feet to the first mentioned point and place of beginning.

BEING Lot No. 87 as shown on said plan.

TOGETHER with the right liberty, and privilege of that certain access easement in common with bounding lots thereon. Subject to the proportionate part of the expense of maintaining same.

TITLE TO SAID PREMISES IS VESTED IN Curtis Foster-Bey and Siarra D. Bey by deed from Erin Nicole Kempf and Amanda Hopta, a married couple dated June 29, 2015 and recorded June 29, 2015 in Deed Book 5959, Page 01889 Instrument Number 2015047316.

Parcel Number: 16-00-29665-87-5.

Location of property: 648 Upland Street, Pottstown, Pennsylvania 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Curtis Foster-Bey and Siarra D. Bey** at the suit of CIS Financial Services, Inc. Debt: \$181,260.97.

**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.

17-22681

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

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

BEING Tract #2 on the above-mentioned plan.

CONTAINING 11.196 acres of land more or less.

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

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

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

The improvements thereon are: Residential property.

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

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

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

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

17-23145

ALL THAT CERTAIN brick message or tenement and lot of land situate on the south side of Walnut Street, between Evans and Franklin Streets, in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the South side of Walnut Street at the distance of seventy (70) feet Eastwardly from the Southwest corner of Evans and Walnut Street, a corner of this and land of now or late George J. Lutz; thence by the same Southwardly one hundred forty (140) feet five (5) inches to the North side of a twenty (20) feet wide alley; thence by the North side of said twenty (20) feet wide alley, eastwardly thirty-one (31) feet to land now or late of Charles W. Rhoads; thence by the same Northwardly one hundred forty (140) feet five (5) inches to the South side of Walnut Street aforesaid; thence by the same Westwardly thirty-one (31) feet to the place of beginning.

TOGETHER with all rights and privileges and under and subject to the covenants, easements, restrictions, reservations and conditions of record.

Parcel Number: 16-00-29964-00-8.

Location of property: 350 Walnut Street, Pottstown, Pennsylvania 19464.

The improvements thereon are: Single-family residential dwelling.

Seized and taken in execution as the property of **Warren Birch** at the suit of Pottstown School District. Debt: \$2,438.50.

**Robert P. Daday, Attorney.**

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

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

17-23248

ALL THAT CERTAIN lot or piece of ground with the buildings thereon erected. Situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, described according to a "Final Plan of Ivystream" Made by Tri-State Engineers and Land Surveyors, inc., dated 4/24/1974, revised 5/15/74 and recorded 7/12/74 in Montgomery County Plan Book A-23 page 10, and subsequently revised 9/22/1975 as follows, to wit:

BEGINNING at a point on the Southwest side of Brockton Road (50 feet wide) said point being measured on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 31.42 feet from a point of curve on the Southeast side of Frontier Road (50 feet wide); thence extending from beginning point and along Brockton Road South 15 degrees 04 minutes 30 seconds East 180.00 feet to a point, a corner of Lot #41 on said plan; thence leaving said Brockton Road and along said lot #41 South 74 degrees 55 minutes 30 seconds West 125.00 feet to a point, a corner of Lot #59 on said plan; thence along same North 15 degrees 04 minutes 30 seconds West 200 feet to a point on the Southeast side of Frontier Road; thence extending along same the two following courses and distance; (1) North 74 degrees 55 minutes 30 seconds East 105.00 feet to a point of curve, and (2) on the arc of a circle curving to the right having a radius of 20 feet, the arc distance of 31.42 feet to a point on the South-west side of Brockton Road, the first mentioned point and place of beginning.

BEING Lot #60 on said plan.

CONTAINING in area 24.914, 16 square feet, more or less.

BEING THE SAME PREMISES which Deed, dated 10/27/95, conveying from Marvin Solomon and Francine Solomon, Husband and Wife to Comer E. Rucker and Lidia M. Rucker, Husband and Wife, as Tenants by Entireties, Recorded 11/1/95, in Book 5130, Page 228

Parcel Number: 59-00-01538-08-6.

Location of property: 6105 Brockton Road, Hatboro, PA 19040.

The improvements thereon are: A single-family residential dwelling.  
Seized and taken in execution as the property of **Lidia M. Rucker** at the suit of EMC Mortgage LLC.  
Debt: \$294,889.84.

**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.

17-24424

ALL THAT CERTAIN lot or piece of ground, situate in **Souderton Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Subdivision prepared for "Park Place" (Phase I) by Urwiler and Walter, Inc., dated September 24, 1990 last revised January 14, 1993 recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book A54, page 103, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Park View Drive (shown on this plan as Horse Shoe Drive" but later being changed to the aforesaid "Park View Drive" by the "Park Place" (Phase II) subdivision recorded as aforesaid in Plan Book A55, page 181) (50 feet wide) at a corner of Lot No. 40, as shown on said plan and which point is measured the 6 following courses and distances on said plan and which point is measured the 6 following courses and distances from a point of curve on the Southwesterly side of Green Street (S.R. 1011) (56.60 feet wide) viz: (1) leaving the said Southwesterly side of Green Street on the arc of a curve curving to the left, having a radius of 25 feet the arc length of 39.27 feet to a point of tangent on the Southeasterly side of Park View Drive aforesaid; (2) thence extending South 19 degrees 15 minutes 13 seconds West along the said Southeasterly side of Park View Drive, the distance of 37.97 feet to a point of curve on the same; (3) thence extending Southwardly partly along the said Southeasterly side of Park View Drive and now also along the Easterly side of Park View Drive, aforesaid on the arc of a curve, curving to the left having a radius of 50 feet the arc length of 31.73 feet to a point of tangent on the said Easterly side of Park View Drive; (4) thence extending South 17 degrees 6 minutes 8 seconds East along the said Easterly side of Park View Drive, the distance of 294118 feet to a point of curve on the same; (5) thence extending in a Southwardly to Southeastwardly direction partly along the said Easterly side of Park View Drive and now also along the said Northeasterly side of Park View Drive on the arc curving to the left, having a radius of 100 feet the arc length of 36.74 feet to a point of tangent on the said Northeasterly side of Park View Drive; and (6) thence extending South 38 degrees 9 minutes 6 seconds East along the said Northeasterly side of Park View Drive the distance of 218.47 feet to the point of beginning; thence extending from said point of beginning North 51 degrees 50 minutes 54 seconds East along Lot No. 40, aforesaid, and also crossing through a certain parking easement (of variable widths) as shown on said plan, the distance of 124.02 feet to a point, a corner in line of Lot No. 76, Phase II, as shown on said plan; thence extending South 35 degrees 58 minutes 32 seconds East, partly along Lot No. 76, and also along Lot No. 77, phase II, as shown on said plan the distance of 35.03 feet to a point, a corner of Lot No. 38 as shown on said plan; thence extending South 51 degrees 50 Minutes 54 seconds West along Lot No. 38 and also for a portion of the distance extending through a certain party wall, as shown on said plan, the distance of 122.69 feet to a point on the said Northeasterly side of Park View Drive; thence extending North 38 degrees 9 minutes 6 seconds West along the said Northeasterly side of Park View Drive the distance of 35 feet to the first mentioned point on the same, at a corner of the aforesaid Lot No. 40 and place of beginning.

BEING Lot No. 39 as shown on the above mentioned Plan.

BEING the same premises which Arlene L. Vandyke and Kevin W. Vandyke, by Deed dated 04-23-07 and recorded on 05-14-07 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5647, page 116, granted and conveyed unto Donnalee Lamonica.

Parcel Number: 21-00-04318-78-2.

Location of property: 280 Parkview Drive, Souderton, PA 18964.

The improvements thereon are: A dwelling.

Seized and taken in execution as the property of **Donnalee Lamonica** at the suit of Freedom Mortgage Corporation.  
Debt: \$225,026.81.

**Lois M. Vitti**, 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.

17-26237

ALL THAT CERTAIN lot or piece of ground situate in **Worcester Township**, County of Montgomery and Commonwealth of Pennsylvania, being known and designated as Lot No. 7, Block "D", on plan of Plumlyn Park Annex, as prepared by H.D. Herbert, May 18, 1949, bounded and described in accordance thereto as follows, to wit:

BEGINNING at a point on the Northwesterly side of Adair Drive East (50' feet wide) at the distance of One hundred twenty-four and nine tenths feet measured Northeasterly on the arc of a circle curving to the right having a radius of Two hundred ninety-four (294') feet from a point of tangent, which is at the distance of Two hundred ninety-four (294') feet from a point of tangent, which is at the distance of Two hundred twenty-five and one-tenth feet measured on a course of North Forty-four degrees Thirty minutes East from the point of intersection of the said side of Adair Drive East with the Northeasterly side of Germantown Pike (50' feet wide); thence along Lot No. 6 in said Block North Forty-five degrees Thirty minutes West, One hundred seventy-seven and forth one-hundredths feet to a point a corner of Lot No. 20 in said Block; thence along the same North Forty-four degrees Thirty minutes East, Sixty-four and twenty-four one-hundredths feet to a point a corner of Lot NO. 8 in said Block; thence along the same South Forty-five degrees Thirty minutes East, Two hundred seventeen and twelve one-hundredths feet to a point on the Northwesterly side of Adhair Drive East aforesaid and thence along the said side thereof Westwardly on the arc of a circle curving to the left having a radius of Two hundred ninety-four feet, the arc distance of seventy-five feet to the place of beginning.

Parcel Number: 67-00-00049-00-1.

Location of property: 16 E. Adair Drive, Worcester Township, Pennsylvania.

The improvements thereon are: Single-family residential dwelling.

Seized and taken in execution as the property of **William Shumaker and April Delmore** at the suit of Worcester Township. Debt: \$6,059.26.

**Robert P. Daday**, Attorney.

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

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

17-26374

ALL THAT CERTAIN lot or piece of ground with the messuage or tenement thereon erected, situate on the Southeasterly side of Greenwood Avenue at the distance of one hundred five (105) feet two and three-eighths (2-3/8) inches Northeastwardly from the Northeastly side of Limekiln Turnpike in Cedarbrook Park, **Cheltenham Township**, County of Montgomery, State of Pennsylvania; Thence extending Northeastwardly on a line at right angles to the said Greenwood Avenue one hundred twelve (112) feet six and seven eighths (6- 7/8) inches to a point; thence extending Southwestwardly forty-four (44) feet eight and three-fourths (8 3/4) inches to a point; thence extending Northwestwardly thirty-nine (39) feet two and one-half (2 1/2) inches to a point, being an angles to the said Greenwood Avenue eighty (80) feet three-fourths (3/4) of an inch to the first mentioned point and place of beginning.

BEING the same property conveyed to Arthur Sheffield, Jr., as sole owner who acquired title by virtue of a deed from Glenn D. Matthew, no marital status shown, dated May 31, 2001, recorded June 12, 2001, at Deed Book 5365, Page 1906, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 31-00-12817-00-4.

Location of property: 8 Greenwood Avenue, Wyncote, PA 19095.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Arthur B. Sheffield a/k/a Arthur Sheffield, Jr., as sole owner and The United States of America, Department of Treasury, Internal Revenue Service** at the suit of Springleaf Home Equity, Inc. Debt: \$282,118.20.

**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.

17-27234

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 of "Woodbrook<sup>3</sup>" made for Renovations by Design by Chambers Associates Inc., Consulting Engineers and Surveyors dated 9/21/1999 and last revised 3/4/2003 and recorded in Plan Book 24 page 2 bounded and described as follows, to wit:

BEGINNING at a point on the northwesterly side of Laura lane (50 feet wide) a corner of this and Lot No. 27 on the above plan; thence extending along Lot No. 27 North 48 degrees 50 minutes 15 seconds West 96.00 feet to a point; thence extending North 41 degrees 09 minutes 45 seconds East 34.00 feet to a point a corner of Lot No. 25 on the above plan; thence extending along Lot No. 25 South 48 degrees 50 minutes 15 seconds East 96.00 feet to a point on the aforesaid side of Laura Lane; thence extending along said Laura Lane South 41 degrees 09 minutes 45 seconds West 34.00 feet to a point a corner of Lot No. 27 aforesaid the first mentioned point and place of beginning.

BEING Lot No. 26.

BEING part of the premises which William F. Thornton and Barbara B. Thornton his wife by Indenture dated 12/16/1999 and recorded 12/21/1999 at Norristown in the Office for the Recording of Deeds, in and for the County of Montgomery in Deed Book 5301 page 239 granted and conveyed unto Renovations by Design, Inc. a Pennsylvania Corporation in fee.

TITLE TO SAID PREMISES IS VESTED IN Phillip Harris by deed from Renovations By Design, Inc., A Pennsylvania Corporation dated 01/18/2007 recorded 01/24/2007 in Deed Book 5632 Page 02677.

Parcel Number: 60-00-01629-03-9.

Location of property: 1669 Laura Lane, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Phillip Harris** at the suit of CIT Bank, N.A. Debt: \$238,071.85.

**J. Eric Kishbaugh**, 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.

17-28180

ALL THOSE TWO CERTAIN lots or pieces of ground, situate in **Abington Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as "Evergreen Manor" made by Weir and Thieme, Civil Engineers dated July, 1923 and revised August, 1923, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Deed Book 782, Page 600 as one lot, as follows to wit:

BEGINNING at a point on the Southwesterly side of Phipps Avenue, (40 feet wide) said point being at the distance of 190.00 feet measured North 47 degrees 55 minutes West along the Southwesterly side of Phipps Avenue from its point of beginning and intersection with the Northwesterly side of Coolidge Avenue (50 feet wide).

CONTAINING in front or breadth Northwestwardly along the Southwesterly side of Phipps Avenue, 50.00 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to Phipps Avenue, 125.00 feet.

BEING Lot Nos. 9 and 10, Section No. 22 as shown on the above-mentioned plan.

BEING the same premises which Estate of Ellsworth Gaines, deceased, by Keith E. Gaines, Executor, by Deed dated 3/25/2015 and recorded 3/26/2015 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5947, Page 2954 conveyed unto Jennifer Mattoi and Jonathan Doyne.

Parcel Number: 30-00-53596-00-5, MAP #: 30105 039.

Location of property: 2716 Phipps Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jennifer Mattoi and Jonathan Doyne** at the suit of Pennsylvania Housing Finance Agency. Debt: \$176,010.49 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.

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18-01049

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania.

BEGINNING at a point on the northwesterly side of Rodgers Road (40 feet wide) at the distance of 505.58 feet measured in a southeastwardly and northeastwardly direction by various courses and distance along the northeasterly and northwesterly sides of Rodgers Road from the southeasternmost terminus of a radial round corner connecting the northeasterly side of Rodgers Road with the southeasterly side of Berpentine Lane (50 feet wide).

CONTAINING in front of breadth measured northeastwardly along the northwesterly side of Rodgers Road 60 feet and extending of that width in length or depth northwestwardly between parallel lines at right angles to the said Rodgers Road 110 feet.

THE property address and tax parcel identification number listed are provided solely for informational purposes.

BEING THE SAME PREMISES conveyed to Sung Soo Yu by deed from Meryl M. Crean, dated 10/30/2014 and recorded 12/5/2014 in book 5937 page 587.

Parcel Number: 31-00-23485-00-1.

Location of property: 7914 Rodgers Road, Elkins Park, PA 19027.

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

Seized and taken in execution as the property of **Sung Soo Yu** at the suit of Bayview Loan Servicing, LLC. Debt: \$174,468.26.

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

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

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

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18-01149

ALL THAT CERTAIN Unit designated as Unit No. A-6 in the Oaks Building, being a Unit in "Spring Mountain Summit", a Condominium located on Walnut Street and Centennial Street in **Schwenksville Borough**, County of Montgomery and Commonwealth of Pennsylvania, as being designated in the Declaration of Condominium of "Spring Mountain Summit" under the Unit Property Act, dated February 22, 1980 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania in Deed Book 4503 page 443 & c., and also as being designated on the Declaration Plan of "Spring Mountain Summit" recorded in the aforesaid Recorder of Deeds Office in Condominium Plan Book 7 page 80 & c.

TOGETHER with an .7754% undivided interest in and to the Common Elements as fully set forth in the aforesaid Declaration of Condominium of "Spring Mountain Summit".

BEING the same premises which Journey, Inc., a Pennsylvania Corporation, Indenture bearing date the 23rd day of February A.D. 1981 and recorded in the Office of the Recorder of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, on the 4th day of March A.D., 1981 in Deed Book 4609 page 77 & c., granted and conveyed unto Douglas P. Buckley and John E. Cresmer, their Heirs and Assigns, in fee.

Parcel Number: 20-00-000059-05-6.

Location of property: 1312 Forest Lane, Schwenksville, PA 19473.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **David M. Keller** at the suit of U.S Bank National Association. Debt: \$174,01.18.

**Parker McCay**, Attorneys.

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

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

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18-02283

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a Plan of Evergreen Manor, made by Charles E. Shoemaker, registered Professional Engineer, Abington, Pennsylvania, on the 29th day of January A.D., 1959 and last revised the Seventh day of February A.D., 1962 as follows, to wit:

BEGINNING at a point formed by the intersection of the southeasterly side of Lukens Avenue (forty feet wide) and the northeasterly side of Galloway Avenue (forty feet wide); thence extending along the said side of Lukens Avenue



north 42 degrees 5 minutes east 62.50 feet to a point; thence extending south 47 degrees 55 minutes east 100 feet to a point; thence extending south 42 degrees 5 minutes west 62.5 feet to a point on the northeasterly side of Galloway Avenue thence extending along the same north 47 degrees 55 minutes west 100 feet to the southeasterly side of Lukens Avenue, being the first mentioned point and place of beginning.

BEING the same property conveyed to Lanette Renee Johnson (deceased) who acquired title by virtue of a deed from Rosina M. Montuoro, dated June 16, 1998, recorded July 1, 1998, at Document ID 012073, and recorded in Book 5231, Page 1862, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 30-00-39784-00-2.

Location of property: 1555 Lukens Avenue, Roslyn, PA 19001

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Unknown Heirs and/or Administrators of the Estate of Lanette Renee Johnson, a/k/a Lanette R. Johnson** at the suit of U.S. Bank Trust National Association, not in its individual capacity but solely as Delaware Trustee and U.S. Bank National Association, Not In Its Individual Capacity but Solely as Co-Trustee for Government Loan Securitization Trust 2011-FV1. Debt: \$120,913.53.

**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.

18-02730

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

BEGINNING at a point formed by the intersection of the northwest side of Gravers Lane (thirty-three feet wide) and the northeast side of Stenton Avenue (fifty feet wide); thence extending northeastward along the northwest side of said Gravers Lane, fifty-eight feet to a point; thence extending north forty-eight degrees, fifty-six minutes, west seventy-five and one one-hundredths feet to a point; thence extending south forty-one degrees, four minutes west, fifty-eight feet to a point on the northeast side of Stenton Avenue and thence extending southeastward along the same, seventy-four and twenty-seven one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Angela Rapalyea by deed from Virginia Johnson dated July 25, 1983 and recorded August 2, 1983 in Deed Book 4713, Page 1595 The said Angela Rapalyea died on September 15, 2017 without a will or appointment of an Administrator

Parcel Number: 52-00-07672-00-7.

Location of property: 501 East Gravers Lane, Wyndmoor, Pennsylvania 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Unknown Surviving Heirs of Angela Rapalyea** at the suit of Ocwen Loan Servicing, LLC. Debt: \$246,324.32.

**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.

18-02813

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery and State of Pennsylvania, described according to a Final Map of part of Valley Forge Homes, Inc., dated July 10, 1951 by MR and JB Yerkes, Civil Engineers, Bryn Mawr, PA, as follows, to wit:

BEGINNING at a point on the Easterly side of Powderhorn Road (50 feet wide) which point is measured the 2 following courses and distances from a point of curve on the Northerly side of Kingwood Road (50 feet wide) (1) extending from said point of curve on a line curving to the right having a radius of 13 feet the arc distance of 16.97 feet to a point of reverse curve and (2) on a line curving to the left having a radius of 225 feet the arc distance of 160.50 feet to the point and place of beginning; thence extending from said beginning point along the sale side of Powderhorn Road on a line curving to the left having a radius of 225 feet the arc distance of 12.27 feet to a point of tangent on the same; thence extending still along the same North 23 degrees, 4 minutes West, 46 feet to a point; thence extending North 66 degrees, 56 minutes East, 125.21 feet to a point; thence extending South 23 degrees, 4 minutes East, 65.12 feet to a point; thence extending South 70 degrees, 03 minutes, 30 seconds West, 125.73 feet to the first mentioned point and place of beginning.

BEING Lot No. 29, Block G on said Plan.

TOGETHER with the free and common use, right, liberty and privilege of a certain driveway as shown on said plan and extending partly along the Westerly line of the above described premises as and for driveway, passageway and watercourse at all times hereafter, forever, in common with the owners, tenants and occupiers of the premises adjoining to the West, 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 PREMISES which Francis L. Davey and Donald Bean, Co-Executors of the Estate of G. Delmar Bennett, deceased, by Deed dated June 6, 2005 and recorded July 1, 2005, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5560, Page 1912, as Instrument No. 2005091600, granted and conveyed unto Andrew W. Charles, in fee

Parcel Number: 58-00-14824-00-4.

Location of property: 432 Powderhorn Road, King of Prussia, PA 19406.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Andrew W. Charles** at the suit of Carrington Mortgage Services, LLC. Debt: \$115,951.48.

**Pierre M. Simonvil**, 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.

18-02855

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of lots entitled "Candlebrook Company" made by M.R. and J. Yerkes, Civil Engineers, Bryn Mawr, PA, dated 2/04/1955 which said plan is recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-2 page 27 more particularly bounded and described as follows, to wit:

BEGINNING at a point on the Northeastly side of Pleasant Valley Road (50 feet wide) at the arc distance of 59.88 feet measured along the said Northeastly side of Pleasant Valley Road, along the arc of a circle curving to the left having a radius of 895 feet from a point of curve which point of curve is at the distance of 405.93 feet measured North 55 degrees 30 minutes West, along the said Northeastly side of Pleasant Valley Road from a point of tangent which point of tangent is at the arc distance of 20.65 feet measured along the arc of a circle curving to the right, having a radius of 13 feet from a point on the Northwestly side of Hollow Road (50 feet wide); thence extending from said point of beginning, along the Northeastly side of Pleasant Valley Road, along the arc of a circle curving to the left having a radius of 895 feet, the arc distance of 59.88 feet to a point; thence extending along Lot #77 on said plan North 26 degrees 50 minutes East 134.80 feet to a point; thence extending along the center line of a 10 feet wide utility easement and along Lots #59 and #60 on the said plan, South 55 degrees 30 minutes East, 68.97 feet to a point; thence extending along Lot #75 on the said, plan, South 30 degrees 40 minutes West, 127.22 feet to the first mentioned point and place of beginning.

BEING Lot #76 on the said plan.

BEING THE SAME PREMISES which Joseph R. Yanelli, by Deed dated July 27, 1998 and recorded October 7, 1998 in Deed Book 5245, page 1080, in the Office of the Recorder of Deeds in and for the County of Montgomery, granted and conveyed unto Robert DeStefano and Kathleen DeStefano, husband and wife, in fee.

Parcel Number: 58-00-14755-00-1.

Location of property: 240 Pleasant Valley Road, King Of Prussia, PA 19406.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Robert L. DeStefano a/k/a Robert DeStefano and Kathleen DeStefano** at the suit of Nationstar Mortgage LLC d/b/a Mr. Cooper. Debt: \$134,827.00.

**Daniel T. Lutz**, 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.

18-03403

ALL THAT CERTAIN piece of ground with the buildings and improvements thereon erected, situate in **Souderton Borough**, Montgomery County, Pennsylvania, and described according to a certain plot plan made for Kenneth Kratz, by Urwiler and Walter, Inc., dated April 15, 1967 and revised June 20, 1967, as follows, to wit:

BEGINNING at a point in the center line of Reliance Road (44 feet wide) a corner of lands now or late of Kermit Styer, said point being at the distance of 209.05 feet measured North 45 degrees 27 minutes East along the center line of Reliance Road from its point of intersection with the center line of 2nd Street (40 feet wide); thence extending from said point beginning North 45 degrees 27 minutes East along the center line of Reliance Road 45 feet to a point; thence extending South 44 degrees 33 minutes East, crossing the southeasterly side of Reliance Road partly through a building erected on these premises and a building erected South 45 degrees 27 minutes West, 45 feet to a point; thence extending North 44 degrees 33 minutes West, re-crossing the southeasterly side of Reliance Road 180 feet to the first mentioned point and place of beginning.

BEING the same property conveyed to James P. Kennedy who acquired title by virtue of a deed from Heather L. Kennedy, dated May 25, 2011, recorded June 1, 2011, at Instrument Number 2011048363, and recorded in Book 5802, Page 169, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 21-00-06240-00-3.

Location of property: East 222 Reliance Road, a/k/a 222 East Reliance Road, Souderton, PA 18964.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **James P. Kennedy, a/k/a James Kennedy** at the suit of Nationstar Mortgage LLC d/b/a Mr. Cooper. Debt: \$171,464.47.

**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.

18-03486

ALL THAT CERTAIN tract or parcel of land and premises lying, being and situate in **New Hanover Township**, County of Montgomery, and State of Pennsylvania bounded and described in accordance with a plan of lots as prepared by Mary S. Curchoe dated June 6, 1967 by Ralph E. Shaner and Son Engineering Company as more fully described as follows:

BEGINNING at a point in the middle line of Romig Road (legal width 33 feet, given width of lot plan of 60 feet wide) and being distant along the same from a corner of lands of Maurice R. Weidenbaugh north 36 degrees 19 minutes east 200 feet, being a corner of Lot No. 8 on said plan; thence extending from said beginning along said side of Romig Road north 36 degrees 19 minutes east 118 feet to a point a corner of Lot No. 10; thence extending along the same south 58 degrees 05 minutes 30 seconds east 424.20 feet to a point in line of Lot No. 3 on said plan; thence extending along the same south 36 degrees 19 minutes west 118 feet to a point a corner of Lot No. 8; thence extending along the same north 58 degrees 05 minutes 30 seconds west 424.20 feet to the first mentioned point of beginning.

BEING Lot No. 9 on said Plan.

Parcel Number: 47-00-06192-007.

Location of property: 2400 Romig Road, Gilbertsville a/k/a Hanover Twp., PA 19525.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Gayanne M. Gauler, Deceased** at the suit of Wells Fargo Bank, NA. Debt: \$160,917.49.

**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.

18-03499

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate on the Southeast side of Haws Avenue at the distance of 227.45 feet, Southwestwardly from the Southwest side of Beach Street, as laid out and proposed, but unopened, in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania.

CONTAINING in frontage or breadth on the said Haws Avenue, Southwestwardly, 16.01 feet and extending of that width in length or depth, on a course bearing South 49 degree East, 130.20 feet to a certain proposed 20 feet wide alley.

FEE SIMPLE TITLE VESTED IN Kenneth M. Boyle, Jr., by deed from, Judith A. Marchozzi and Angelo E. Marchozzi and Judith C. Marchozzi, dated 4/25/2003, recorded 5/21/2003, in the Montgomery County Recorder of Deeds in Deed Book 5456, Page 2082.

Parcel Number: 13-00-16164-00-5.

Location of property: 826 Haws Avenue, Norristown Borough, PA 19401.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Kenneth M. Boyle, Jr.** at the suit of Statebridge Company, LLC. Debt: \$63,127.76.

**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.

18-03557

ALL THAT CERTAIN lot or piece of land with brick messuages thereon erected, situate in the Village of Mont Clare, **Upper Providence Township**, County of Montgomery and State of Pennsylvania, and bounded and described as follows:

BEGINNING at a point in the centerline of Walnut Street, a corner of lands now or late of Clarence Redmond, thence in a southwesterly direction along the southeast side of said Redmond's lands 210 feet to the northeast side of berm bank of the Schuylkill Navigation Company's land thence along said berm bank in a southeasterly direction 21 feet 6 inches, more or less to a corner of lands now or late of Furman Hallman; thence along the northwest side of said latter lands, and passing through the brick partition wall dividing the dwelling on the said Hallmans land from the like adjoining dwelling on the hereby conveyed premises in a northeasterly direction 210 feet to the center line of Walnut Street aforesaid thence in a northwesterly direction, along the centerline of said street, 21 feet 6 inches to the place of beginning.

BEING the same premises conveyed to **Tina L. White** by deed from Donna L. Peck, dated 3/30/2007 and recorded 4/13/2007 in Book 5642 Page 2606.

Parcel Number: 61-00-05494-00-7.

Location of property: 142 Walnut Street, Phoenixville, PA 19453.

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

Seized and taken in execution as the property of **Tina L. White** at the suit of Bayview Loan Servicing, LLC. Debt: \$163,210.99.

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

18-03778

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, bounded and described according to a survey and plan thereof made for John W. Cullen by H.D. Herbert, Registered Engineer on 6/18/1947 as follows, to wit:

SITUATE on the Southeasterly side of Buttonwood Street (60 feet wide) at the distance of 97 feet 6 inches Southwestwardly from the Southwesterly side of Elm Street (66 feet wide) in **Norristown Borough**, County of Montgomery, Pennsylvania.

CONTAINING in front or breadth on the said side of Buttonwood Street 28 feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to the said of Buttonwood Street, the Northeasterly line thereof passing through the center of the party wall dividing these premises from the premises adjoining to the Northeast 170 feet 8-3/8 inches to the Northwesterly side of a certain 20 feet wide alley extending Northeastwardly from Oak Street to Elm Street.

BEING Lot No. 4 on above recited plan.

BEING the same premises in which Driss Jarhale and Mounia Elmnii, by deed dated 08/24/2016 and recorded 08/31/2016 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 6013, Page 01838 and at Instrument No. 2016066216, granted and conveyed unto Mounia Elmnii, a married woman.

Parcel Number: 13-00-05432-00-9.

Location of property: 738 Buttonwood Street, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Mounia Elmnii** at the suit of Carrington Mortgage Services, LLC. Debt: \$148,093.72.

**Daniel T. Lutz**, 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.

18-03842

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

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

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

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

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

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

The improvements thereon are: A residential dwelling.

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

**Daniel T. Lutz**, 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.

18-04576

ALL THAT CERTAIN lot or piece of ground situate in **Abington Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Survey and Plan thereof made September 9, 1919 by William T. Muldrew, C.E. as follows to wit:

BEGINNING at a point on the Northeasterly side of Old Welsh Road (50 feet wide), at the distance of 237.3 feet Northwestwardly from the Northwesterly side of Fairview Avenue (50 feet wide). thence extending along the said side of Old Welsh Road, North 61 degrees 28 minutes West 37.7 feet to a point; thence extending North 28 degrees 32 minutes East 125 feet to a point; thence extending South 61 degrees 28 minutes East 37.7 feet to a point; thence extending South 28 degrees 32 minutes West passing through the center of the party wall of said message 125 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Justin Dailey and Brittany Giles, by Deed from Deutsche Bank National Trust Company Trust Company, as Trustee, in Trust for the Register Holders of Morgan Stanley ABS Capital I Inc. Trust 2005-NC2, Mortgage Pass-Through Certificates, Series 2005-NC2, Dated 03/18/2015, Recorded 03/30/2015, in Book 5948, Page 1172.

Parcel Number: 30-00-48560-00-1.

Location of property: 2319 Old Welsh Road, Willow Grove, PA 19090-4623.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Justin Dailey and Brittany Giles** at the suit of Lakeview Loan Servicing, LLC. Debt: \$164,312.42.

**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.

18-05503

ALL THAT CERTAIN lot or piece of land situate in **Red Hill Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a Final Plan of Subdivision, Red Hill Village, made for Barrett Development Corporation by John G. Walter, Inc., Registered Engineer, dated 7/1/1970 and recorded in the Office of the Recorder of Deeds on 7/23/1970 in Plan Book A-17 Page 12 as follows to wit:

BEGINNING at a point on the Southwesterly side of Jefferson Street (50 feet wide) at the following 2 courses and distances measured along the said side of Jefferson Street from its point of intersection with the Southeasterly side of 8th Street (50 feet wide): (1) on the arc of a circle curving to the right in a Southeastwardly direction having a radius of 13 feet the arc distance of 20.42 feet to a point of tangent in same, thence (2) South 21 degrees 47 minutes 30 seconds East 251.54 feet to the point and place of beginning.

CONTAINING in front or breadth on the said Southwesterly side of Jefferson Street measured South 21 degrees 47 minutes 30 seconds East 20 feet and extending of that width in length or depth measured South 68 degrees 12 minutes 30 seconds West 155 feet to a 20 feet wide alley running from 8th Street and 7th Street.

BEING Lot #60 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Joshua Greenwald and Megan M. Moyer, by Deed from James M. Finnell, Dated 02/13/2012, Recorded 03/02/2012, in Book 5828, Page 02573.

Parcel Number: 17-00-00148-33-9.

Location of property: 749 Jefferson Street, Red Hill, PA 18076-1305.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joshua Greenwald and Megan M. Moyer** at the suit of Wells Fargo Bank, NA. Debt: \$117,582.34.

**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.

18-05912

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate at Cynwyd, in **Lower Merion Township**, County of Montgomery and State of Pennsylvania and described as follows, to wit:

BEGINNING at a spike marking the intersection of the middle lines of Conshohocken State Road (As laid out 66 feet wide) and Newfield Way, (as laid out 40 feet wide); thence along the middle line of said Newfield Way, south 64 degrees, 21 minutes west, 98 feet to a point; thence leaving said Newfield Way, south 25 degrees, 39 minutes East, 125 feet to a point; thence North 64 degrees, 21 minutes East, 98 feet to the middle of said Conshohocken State Road; thence along the middle of said Conshohocken State Road North 25 degrees, 39 minutes West, 125 feet to the place of beginning.

UNDER AND SUBJECT as to Restrictions as of Record.

TITLE TO SAID PREMISES IS VESTED IN Lenora Laken, as Sole Owners, by Deed from Donald Laken and Lenore Laken, Dated 10/28/2005, Recorded 12/01/2005, in Book 5581, Page 1228.

Parcel Number: 40-00-57160-00-4.

Location of property: 196 Conshohocken State Road, Bala Cynwyd, PA 19004-3303.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lenora Laken** at the suit of Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R11. Debt: \$228,544.46.

**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.

18-06131

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

BEGINNING at a point on the northeast side of Ashmead Road (formerly levick st) (60 feet wide) at the distance of 307.10 feet measured southeastwardly along the northeast side of Ashmead Road, on a line curving to the left, having a radius of 440 feet from a point of compound survey at the tangent distance of 41.08 feet measured southward 11 degrees 49 minutes 21 seconds eastward from the intersection which the said northeast side of Ashmead Road, produced, makes with the southwest side of Arbor Road (40 feet wide) produced; extending from said point of beginning,



north 38 degrees 03 minutes 20 seconds east, 130 feet to a point, thence extending south 51 degrees 56 minutes 40 seconds east, along the southwest line of parts of Lots No. 154 and 155 on a plan of ?Rowland Park? 65 feet to a point; thence extending south 38 degrees 03 minutes 20 seconds west, 130 feet to a point on the northwest side of Ashmead Road aforesaid, thence extending north 51 degrees 56 minutes 40 seconds west, along the northeast side of Ashmead Road, 64 feet to a point of curve, thence extending in a general northwesterly direction, still along the northeast side of Ashmead Road, on a line curving to the right with a radius of 440 feet, the arc distance of 1 foot to the first mentioned point and place of beginning.

BEING THE SAME PREMISES which Gail R. Tomasco, by Deed dated February 28, 2007 and recorded March 15, 2007 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5639, Page 00270, Instrument 2007032453, granted and conveyed unto Gilbert Joachim and Venante Joachim.

Parcel Number: 31-00-01354-00-1.

Location of property: 625 Ashmead Road, Cheltenham, PA 19012.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gilbert Joachim and Venante Joachim** at the suit of US Bank National Association as Trustee for CMALT REMIC Series 2007-A7-REMIC Pass-Through Certificates Series 2007-A7. Debt: \$257,977.90.

**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.

18-06141

ALLTHOSETWOCERTAIN messages and lots or pieces of land, situate in **Collegeville Borough**, County of Montgomery and State of Pennsylvania, designated as Lot No. 6 on Plan made June 20, 1944 by Francis W. Wack, Registered Surveyor, bounded and described, as follows to wit:

BEGINNING at a point on First avenue (formerly known as Gravel Pike) at distance of three hundred ninety feet and eight tenths of a foot from the line of land of John Wesley Hoover, a corner of this and Lot No. 5 on said Plan; thence by said Lot, North eighty-seven degrees forty-five minutes East two hundred fifty-two feet and three tenths of a foot to a point in the middle of the Perkiomen Creek; thence along the middle of said Creek South six degrees thirty minutes East fifty-four feet and ninety-seven one hundredths of a foot to a point a corner of Lot 7; thence by said Lot, South eighty-seven degrees forty-five minutes West two hundred fifty-six feet and four tenths of a foot to a point in First Avenue, aforesaid, thence in and through said Avenue, North two degrees fifteen minutes West fifty-four feet and nine-tenths of a foot to the place of beginning.

CONTAINING 13,961 square feet of land more or less.

TITLE TO SAID PREMISES IS VESTED IN Nicholas J. Salamone, by Deed from William J. Burnett and Elaine H. Burnett, Dated 08/17/2010, Recorded 09/03/2010, in Book 5778, Page 01779.

MORTGAGOR Nicholas J. Salamone a/k/a Nicholas Salamone died on 09/17/2017, and John J. Mellon a/k/a John Mellon was appointed Administrator/trix of his estate. Letters of Administration were granted to him on 09/21/2017 by the Register of Wills of Montgomery County, No. 46-2017-X3500. Decedent's surviving heir at law and next-of-kin is Gemma Salamone. By executed waiver Gemma Salamone waived her right to be named in the foreclosure action.

Parcel Number: 04-00-00604-00-4.

Location of property: 36 East 1st Avenue, Collegeville, PA 19426.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John J. Mellon a/k/a John Mellon, in His Capacity as Administrator of The Estate of Nicholas J. Salamone a/k/a Nicholas Salamone, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Nicholas J. Salamone a/k/a Nicholas Salamone, Deceased** at the suit of Wells Fargo Bank, NA. Debt: \$103,160.73.

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

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

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

18-06645

ALL THAT CERTAIN Unit in the property known, named and identified in the declaration referred to below as "The Tower at Oak Hill, a Condominium" located in **Lower Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 P.S.A. §3101, et. seq., by the recording in the Montgomery County Office for the Recording of Deeds of a Declaration dated February 24, 1989, and recorded February 26, 1989 in Deed Book 4903 Page 1429, being and designed in such declaration as Unit No. 8-Z, as more fully described in such Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 0.38131%.

TITLE TO SAID PREMISES IS VESTED IN Phyllis W. Tallos, by Deed from Dan I. Giurgiu, Dated 8/23/2000, Recorded 9/21/2000 in Book 5332, Page 1444.

Parcel Number: 40-00-22137-90-8.

Location of property: 1600 Hagys Ford Road a/k/a 1600 Hagys Ford Road #8Z, Penn Valley, PA 19072.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Phyllis W. Tallos** at the suit of Citizens Bank of Pennsylvania. Debt: \$124,503.26.

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

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

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

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18-06983

ALL THAT CERTAIN Eastern half of a double brick house and lot of land, situate in **Pottstown Borough**, Montgomery County, PA, bounded, limited and described as follows, to wit:

BEGINNING at a point on the North side of Fifth Street at the distance of 390 feet West from the West side of York Street Road at a corner of Lot No. 136, now or late of Horace Wist; thence along said lot Northwardly 140 feet to a 20 feet wide alley; thence along said alley Westwardly 30 feet to a corner of Lot No. 138; thence along said lot Southwardly 140 feet to Fifth Street aforesaid; thence along said Fifth Street Eastwardly 30 feet to the place of beginning.

BEING Lot No. 137 as laid out on a plan of George Van Buskirk's addition to the Borough of Pottstown.

TITLE TO SAID PREMISES IS VESTED IN Erin J. Gallagher And Miranda J. Smith, by Deed from George M. Hockman, Dated 02/27/2009, Recorded 03/03/2009, in Book 5723, Page 00785.

Parcel Number: 16-00-09292-00-7.

Location of property: 9 East 5th Street, a/k/a 9 E Fifth Street, Pottstown, PA 19464-5221.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Erin J. Gallagher and Miranda J. Smith** at the suit of Wells Fargo Bank, NA. Debt: \$121,075.66.

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

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

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

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18-07107

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

BEGINNING at a corner on the Northwest side of Spring Street (50 feet wide), 75.40 feet Southwest from the intersection of said side of Spring Street (50 feet wide), said Street having a 90 degrees deflection; thence along said side of Spring Street South 35 degrees 12 minutes West, 60 feet to a point; thence North 51 degrees 48 minutes West, passing over a 5 foot wide utility easement, a distance of 100 feet to a point; thence along the Southern property line of land formerly owned by Earl M. Kerstetter, Inc., North 38 degrees 12 minutes East, a distance of 60 feet to a point; thence repassing over said 5 foot wide utility easement South 51 degrees 48 minutes East, a distance of 100 feet to Spring Street and the place of beginning.

BEING known as Lot No. 16 and 10 feet of Lot No. 15 on a Plan of Linwood Drumheller.

TITLE TO SAID PREMISES IS VESTED IN Keith Weisel, by Deed from Eugene M. Krumenacker, Dated 03/27/2015, Recorded 04/07/2015, in Book 5949, Page 752.

Parcel Number: 16-00-27504-00-2.

Location of property: 513 Spring Street, Pottstown, PA 19464-5136.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Keith Weisel** at the suit of Wells Fargo Bank, NA. Debt: \$120,006.52.

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

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

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

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18-07413

ALL THAT CERTAIN tract of land, situate in **Upper Hanover Township**, County of Montgomery, Commonwealth of PA, as shown on Plan of Subdivision prepared for William Kemmerer by Urwiler & Walter, Inc., dated 3/9/1990 last revised 6/17/1991, bounded and described as follows, to wit:

BEGINNING at a point in the centerline of Garyville Pike (as widened to 40 feet from its centerline) said point being located 48 feet more or less measured Southeastwardly from the intersection of said centerline with the centerline of Slotter Road; thence extending along lands of Joseph Kaiser North 83 degrees 45 minutes 0 seconds East 212.44 feet to a point in line of Lot No. 3; thence extending along said Lot South 17 degrees 24 minutes 17 seconds West 73.89 feet to a point in line of lands of Lewis Miller; thence extending along said lands South 82 degrees 24 minutes 25 seconds West 1986.54 feet to a point in the aforementioned centerline of Garyville Pike; thence extending along said centerline North 3 degrees 18 minutes 59 seconds West 72.15 feet to the point and place of beginning.

BEING THE SAME PREMISES which Randall J. Pence and Mariellen Pence, by Deed dated 08/26/2009 and recorded 09/02/2009 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5742, Page 2317, granted and conveyed unto Robert J. Lloyd, unmarried, in fee.

Parcel Number: 57-00-00844-00-8.

Location of property: 2651 Geryville Pike, Pennsburg, PA 18073.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Robert J. Lloyd** at the suit of J.P. Morgan Mortgage Acquisition Corp. Debt: \$190,650.57.

**Daniel T. Lutz**, 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.

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18-07817

ALL THAT CERTAIN message and lot, known as no. 815 West Elm Street, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the northeasterly side of Elm Street at the distance of 120 feet northwesterly from the northwest side of Haws Avenue, a corner of this and land now or late of Samuel K. Cressman and Ida, his wife, (deed book 1728 page 122 etc.), thence along the same northeasterly at right angles to Elm street, the line passing through the center of the partition wall between this house and the said adjoining premises, one hundred and twenty feet to land now or late of James M. Martino and Della M., his wife; (deed book 3274 page 624 etc.), thence along said Martino land and parallel to Elm Street northwesterly 20 feet to land now or late of Elizabeth Y. Prouty (Deed Book 2800 Page 387 etc.), thence along said land southwesterly, parallel with the first course 120 feet to the northeast side of Elm Street aforesaid and thence along the same, southeasterly, 20 feet to the place of beginning.

BEING the same premises which Wells Fargo Bank, NA as Trustee for Option One Mortgage Loan Trust 2000-D Asset-Backed Certificates, Series 2000-D, by its Attorney-in-Fact, Option One Mortgage Corporation (POA recorded 7/29/2002 in Book 0210, page 1818), dated 4/5/2006, recorded 5/10/2006 in Deed Book 5600, Page 919 conveyed unto Rickey Coleman.

Parcel Number: 13-00-11064-00-2, MAP #: 13186 032.

Location of property: 815 West Elm Street, Norristown PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Ricky Coleman** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$74,672.39 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.

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18-08127

ALL THAT CERTAIN lot or piece of land together with the buildings and improvements thereon erected situate on the South side of and known as No 206 East Street, in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the South side of East Street, distant Eastwardly thirty four feet seven inches from the Southeast corner of Hanover Avenue and East Street, a corner of this and land of Schmoll, formerly of Irwin T. Stout, et ux; thence by the same and parallel with Hanover Avenue one hundred seventeen feet Southwardly to a ten foot wide alley passing in part of said course and distance through the middle of the partition wall of this and the Schmoll property immediately adjoining on the West; thence along said alley Eastwardly twenty one feet six inches to a point, a corner of this and other land of the said Irwin T. Stout, et ux, thence along said land Northwardly and parallel with Hanover Avenue one hundred seventeen feet to the South side of East Street; thence along said East Street Westwardly twenty one feet six inches to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Bethany T. Holland by Deed from Domingo P. Ireland dated August 26, 2005 and recorded on September 19, 2005 in the Montgomery County Recorder of Deeds in Book 5571, Page 1588 as Instrument No. 2005133912.

Parcel Number: 16-00-07092-00-2.

Location of property: 206 East Street, Pottstown, PA 19464.

The improvements thereon are: Residential-Commercial Non-Conform.

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 Bethany T. Holland a/k/a Bethany T. Gresh, Deceased, Steven R. Gresh, Known Heir of Bethany T. Holland a/k/a Bethany T. Gresh, Deceased Mortgagor and Real Owner** at the suit of DLJ Mortgage Capital, Inc. Debt: \$133,936.65.

**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.

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18-08352

ALL THAT CERTAIN lot or piece of land, situate in **Lansdale Borough**, County of Montgomery and Commonwealth of Pennsylvania being Lot #5 Section A, of a plan of lots known as "Hillcrest" according to a plan and survey made thereof by Herbert H. Metz, Registered Engineer and Land Surveyor, bounded and described as follows, to wit:

BEGINNING at a point in the center line of Main Street, also known as Welsh Road (fifty-two feet wide) at the distance of one thousand two hundred twenty-one and fifty-one one-hundredths feet Southeastwardly from the center line of Church Road (forty feet wide) in Lansdale Borough, said beginning point being a corner of this and land of Clayton D. Meyers; thence by land of the said Clayton D. Meyers, North forty-six degrees thirty-nine minutes East two hundred fifty feet to a point, a corner of this and Lot #15 on said plan; thence along the same South forty-three degrees twenty-one minutes East ninety feet to a point a corner of this and Lot #6 on said plan; thence along the same South forty-six degrees thirty-nine minutes West two hundred fifty feet to the center line of Main Street, otherwise known as Welsh Road aforesaid; thence along the same North forty-three degrees twenty-one minutes West ninety feet to the place of beginning.

BEING THE SAME Premises which Richard Halper and Michael Hernandez by Deed dated 2/9/2001 recorded 2/27/2001 in Deed Book 5351, Page 1455 conveyed unto Richard Halper and Maria Halper, h/w.

THE said Richard Halper departed this life on 2/21/2015.

Parcel Number: 11-00-10160-00-8, MAP #: 11030 008.

Location of property: 609 East Main Street, Lansdale PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Maria Halper** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$144,665.46 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.

18-08801

ALL THAT CERTAIN lot or piece of land with buildings and improvements to be erected therein, situate in **Cheltenham Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a Final Plan entitled "Waltham Stowe", drawn by Eastern Engineers & Surveyors, Inc., Warminster, Pa., Jon No. E-1528-1, dated 3/22/1993, last revised 1/25/1994 and recorded in Plan Book A-54 page 499 as follows, to wit:

BEGINNING at a point on the Southerly side of Pikes Way (50 feet wide), said point of beginning is being at a point, a corner of Lot No. 11 as shown on said Plan; thence extending from said point of beginning and extending along the line of said Lot No. 11, South 10 degrees, 00 minutes, 00 seconds East, 280.81 feet to a point in line of lands now or late of Bernard and Samuel Schwartz as shown on said Plan; thence extending along the line of said lands of Schwartz for a portion of the distance and also extending along the line of lands now or late of Bruce and Barbara Simon and also extending along the line of lands now or late of Bryn Mawr Trust Co. and Daerr-Bannon Kathleen L. Co. Guardians' as shown on said Plan for a portion of the distance of North 43 degrees, 00 minutes, 30 seconds West, 127.75 feet to point; thence continuing along the line of said lands of Bryn Mawr Trust Co., et al, for a portion of the distance and also extending along the line of lands now or late of Eviater and Yael Zerukavel as shown on said plan for a portion of the distance, North 19 degrees, 51 minutes, 00 seconds West, 162.25 feet to a point on the Southerly side of Pike's Way, aforesaid; thence extending along the said Southerly side of Pike's Way the three following courses and distances, via; (1) North 70 degrees, 09 minutes, 00 seconds East, 70.00 feet to a point of curve; (2) measuring in a Northeasterly direction along the arc of a circle curving to the right having a radius of 125.00 feet the arc distance of 21.49 feet to a point of tangent; and (3) North 80 degrees, 00 minutes, 00 seconds East, 7.00 feet to a point, a corner of Lot No. 11, aforesaid being the first mentioned point and place of beginning.

BEING Lot No. 12 on said Plan.

BEING part of the same premises which Earle Noble Wagener and Edwin S. Cressman, Co-Executors of the Gladys R. Wagner, a/k/a Gladys R.N. Wagner, Deceased, by deed dated 04/20/1994 and recorded 05/19/1994 at Norristown, Pennsylvania, in Deed Book 5078, Page 464, granted and conveyed unto J.T. Mahon, Inc., A Pennsylvania Corporation.

BEING the same premises which J.T. Mahon, Inc., A Pennsylvania Corporation by Deed dated January 30, 1998 and recorded on February 10, 1998, in the Office of the Montgomery County Recorder of Deeds in Deed Book Volume 5216 at Page 0034 granted and conveyed unto Raymond Blue and Veronica Blue.

Parcel Number: 31-00-22401-00-5.

Location of property: 5 Pikes Way, Cheltenham, PA 19012.

The improvements thereon are: Single-family residential dwelling.

Seized and taken in execution as the property of **Raymond Blue and Veronica I. Blue** at the suit of Deutsche Bank National Trust Company, as Trustee, in Trust for Registered Holders of Long Beach Mortgage Loan Trust 2006-4, Asset-Backed Certificates, Series 2006-4. Debt: \$462,979.03.

**Stephen M. Hladik**, Attorney. I.D. #66287

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

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

18-08856

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, and described according to a certain Plan thereof known as "Section No. 1 Abington Woods", made by George B. Mebus, Inc., Engineers, dated January 28, 1955, and revised January 31, 1955, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Fitzwatertown Road (50 feet wide) at the distance of 649.86 feet measured on a bearing of South 42 degrees, 35 minutes 30 seconds West along the said side of Fitzwatertown Road from a point of tangent in the same, said point of tangent, being at the distance of 47.06 feet measured on the arc of a circle curving to the left having a radius of 30 feet from a point of curve on the Southwesterly side of Woodland Road (60 feet wide).

CONTAINING in front or breadth on the said side of Fitzwatertown Road 65 feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to Fitzwatertown Road, 105.0 feet.

BEING Lot No. 103 as shown on the above mentioned plan. House 1339 Fitzwatertown Road.

BEING the same premises which Sharon L. Smalls became seized of the interest granted and conveyed, in fee, by Nelson S. Hibbs and Eloise Hibbs, his wife as evidenced by Deed dated 6/23/2003 and recorded 7/21/2003 in the Office of the Recorder in Montgomery County, in Book 5465, page 1009, etc.

Parcel Number: 30-00-21040-00-8.

Location of property: 1339 Fitzwatertown Road, Roslyn, PA 19001.

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

Seized and taken in execution as the property of **Sharon L. Smalls** at the suit of PNC Bank, National Association. Debt: \$110,050.84.

**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.

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18-12778

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

BEGINNING at a point on the east side of Franklin street, distant in a northerly direction twenty-nine feet and three inches from the northeast corner of Franklin and Oak Street; thence northerly thirty feet along said Franklin Street to a point, thence eastwardly at right angles to Franklin Street, one hundred and forty feet to a twenty feet wide alley, thence southerly along said alley thirty feet to a point, thence westwardly one hundred and forty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jack Lebow, by Deed from Deborah E. Douglas and Michael A. Rowland, Dated 08/09/2006, Recorded 09/22/2006, in Book 5617, Page 1227.

Parcel Number: 16-00-10136-00-9.

Location of property: 456 North Franklin Street, Pottstown, PA 19464-5326.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jack Lebow** at the suit of Wells Fargo Bank, N.A., s/b/m to Wells Fargo Bank Southwest, N.A., f/k/a Wachovia Mortgage, FSB. Debt: \$100,048.26.

**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.

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18-12794

ALL THAT CERTAIN lot or piece of ground, situate in **Horsham Township**, County of Montgomery, Commonwealth of Pennsylvania, being Lot No. 12 on Plan of "Sherwood" made for Meade Lands, Inc., by George B. Mebus Registered Professional Engineer, Glenside, Pennsylvania dated April 6, 1953 and recorded in the Office of the Recorder of Deeds at Norristown, Pennsylvania in Deed Book 2347 page 601 bounded and described as follows, to wit:

BEGINNING at a point on the Southwest side of County Line Road (56.5 feet wide) at the distance of 711 feet measured Southeastwardly from the point of intersection which the Southeast side of County Line Road makes with the Southeast side of Latchstring Lane (50 feet wide) (both produced); thence extending along the Southeast side of County Line Road South 49 degrees 00 minutes East 85 feet to a point; thence extending South 41 degrees 00 minutes West 229.00 feet to a point; thence extending North 41 degrees 38 minutes 20 seconds West 85.71 feet to a point; thence extending North 41 degrees 00 minutes East 218.00 feet to the first mentioned point of and place of beginning.

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

BEING the same premises conveyed to Stephen Refsnider, as sole owner from The Estate of William F. Weber, an incapacitated person deed dated 05/23/2013, recorded 05/24/2013, Instrument# 2013055912, Book 5874 and Page 01370.

Parcel Number: 36-00-02788-00-2.

Location of property: 521 West County Line Road, Hatboro, PA 19040.

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

Seized and taken in execution as the property of **Stephen Refsnider** at the suit of M&T Bank. Debt: \$206,630.37.

**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.



18-12884

ALL THAT CERTAIN property situated in **Norristown Borough**, County of Montgomery and State of Pennsylvania, being more particularly described in a Deed recorded in Book 5302 at Page 2228, among the land records of the county set forth above.

TITLE TO SAID PREMISES IS VESTED IN Ali A. Tartour and Marcela A. Tartour, h/w, by Deed from James A. Gennaro and Mary A. Gennaro, h/w, dated 01/04/2000, recorded 01/06/2000, in Book 5302, Page 2228.

ALI A. TARTOUR a/k/a Ali Tartour a/k/a Al A. Tartour was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Ali A. Tartour a/k/a Ali Tartour a/k/a Al A. Tartour's death on or about 04/04/2017, his ownership interest was automatically vested in the surviving tenant by the entirety.

Parcel Number: 13-00-05552-00-6.

Location of property: 1016 Buttonwood Street, Norristown, PA 19401-3610.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Marcela E. Tartour** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association. Debt: \$147,567.55.

**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.

18-13009

ALL THAT CERTAIN tract or piece of ground together with the buildings and improvements thereon erected situate in **Lower Frederick Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made by Stanley F. Moyer, dated January 18, 1967 as follows, to wit:

BEGINNING at a point in the centerline of Fulmer Road at the distance of 1670.45 feet Southeast of the centerline of Salford Station Road, thence along Tract No. 5 presently owned by John S. Seal, North 34 degrees 54 minutes East the distance of 403.54 feet to an iron pin in line of lands now or late of J.R. Brode; thence along the same South 59 degrees 31 minutes East the distance of 99.80 feet to an iron pin; thence along lands now or late of Joseph W. McDevitt South 34 degrees 54 minutes West the distance of 407.65 feet to a spike in the centerline of Fulmer Road; thence along the same North 57 degrees 10 minutes West the distance of 100 feet to the point of beginning.

CONTAINING 0.925 acres more or less and being Tract #4.

BEING the same premises which Stacey L. Keeley n/k/a Stacey L. Cronrath by Deed dated November 4, 2003 and recorded on February 23, 2004, in the Office of the Montgomery County Recorder of Deeds in Deed Book Volume 5487 at Page 222 granted and conveyed unto Stacey L. Cronrath.

Parcel Number: 38-00-00298-00-6.

Location of property: 249 Fulmer Road, Perkiomenville, PA 18074.

The improvements thereon are: Single-family residential dwelling.

Seized and taken in execution as the property of **Stacey L. Keeley Cronrath a/k/a Stacey L. Cronrath** at the suit of J.P. Morgan Mortgage Acquisition Corp. Debt: \$118,505.50.

**Stephen M. Hladik**, Attorney. I.D. #66287

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

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

18-13572

ALL THAT CERTAIN tract of land, situate in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision made for Arthur E. Rowan by Urwiler and Walter, Inc. dated 7/26/1979 and last revised 10/22/1979 as follows, to wit:

BEGINNING at a point on the Northwestern side line of Eisenhower Drive (50 feet wide) said point being located the 2 following courses and distances from the intersection of center lines of Fillmore Road (50 feet wide) and Eisenhower Drive (1) along the center line of Eisenhower Drive South 45 degrees 37 minutes West 174.96 feet to a point; and (2) North 43 degrees 57 minutes West 25.00 feet to the beginning; thence from said point and along lands of Michael E. Wolper, North 43 degrees 57 minutes West 195.17 feet to a point, a corner of this and Lot No. 1 of the above mentioned subdivision and in line of lands of Michael E. Wolper; thence from said point and along Lot No. 1 North 45 degrees 37 minutes East 102.48 feet to a point, a corner of this and Lot No. 3 and in line of Lot No. 1; thence from said point and along Lot No. 3 South 43 degrees 57 minutes East 195.17 feet to a point and along the Northwestern side line of Eisenhower Drive, South 45 degrees 37 minutes West 102.48 feet to the point and place of beginning.

FEE SIMPLE TITLE VESTED IN Christopher Both and Denise Both, husband and wife, by deed from William S. Lockard, Jr. and Diane M. Lockard, husband and wife, dated 08/23/2007, recorded 10/18/2007, in the Montgomery County Clerk's Office in Deed Book 5669, Page 696.

Parcel Number: 33-00-02500-00-5.

Location of property: 3119 Eisenhower Drive, Norristown, PA 19403.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Christopher Both and Denise Both, husband and wife, by deed from, William S. Lockard, Jr. and Diane M. Lockard, husband and wife, dated 08/23/2007, recorded 10/18/2007, in the Montgomery County Recorder of Deeds in Deed Book 5669, Page 696** at the suit of LoanCare, LLC. Debt: \$348,522.53.

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

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

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

18-13624

ALL THAT CERTAIN message and tract of land, situate on the Southeast side of Hillside Avenue, known as 80 Hillside Avenue, **Souderton Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin, a corner in the building line of the Southeast side of Hillside Avenue and in line of Lot No. 78; thence along Lot No. 78 and passing through the party wall of dwelling houses South 29 degrees 30 minutes East 125.78 feet to a stake, a corner in line of the Souderton School District's land; thence along the same South 62 degrees 55 minutes West 16 feet to an iron pin, a corner in line of now Lot No. 82; thence along the same and passing through the party wall of dwelling houses North 29 degrees 30 minutes West 125.11 feet to an iron pin, a corner in the building line of the aforesaid Hillside Avenue; thence along the said building line North 60 degrees 30 minutes East 16 feet to the place of beginning.

FEE SIMPLE TITLE VESTED IN Steven A. Buckman, as sole owner, by deed from, Bradley Keough and Deborah DeStefano Keough, dated 08/31/2017, recorded 09/05/2017, in the Montgomery County Recorder of deeds in Deed Book 46060, Page 00266, Instrument No. 2017066345.

Parcel Number: 21-00-04292-00-7.

Location of property: 80 Hillside Avenue, Souderton, PA 18964.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Steven A. Buckman, as sole owner, by deed from, Bradley Keough and Deborah DeStefano Keough, dated 08/31/2017, recorded 08/05/2017, in the Montgomery County Recorder of Deeds in Deed Book 6060, Page 00266, Instrument No. 2017066345** at the suit of Lakeview Loan Servicing, LLC. Debt: \$130,257.36.

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

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

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

18-13665

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 and State of Pennsylvania, described according to a Certain Plan of Property made for George Ovington, Jr.; by William T. Muldrew, Registered Professional Engineer and Surveyor, dated the 28th day of March, A.D., 1939, as follows, to wit:

BEGINNING at a point formed by the intersection of the Southeasterly side of Central Avenue (50 feet wide) with the Southwesterly side of Jefferson Avenue (50 feet wide); thence extending from said point of beginning, South 50 degrees, 59 minutes East along the Southwesterly aide of Jefferson Avenue, 125 feet to a point; thence extending South 39 degrees, 45 minutes West 34.65 feet to a point; thence extending North 50 degrees, 59 minutes West partly through the center line of a party wall between these premises and the premises adjoining to the Southwest, 125 feet to a point on the Southeasterly side of Central Avenue, aforesaid; thence extending North 39 degrees, 43 minutes East, along the Southeasterly side of Central Avenue, 34.65 feet to the first mentioned point and place of beginning.

BEING THE SAME PREMISES WHICH Frank W. Tracey and Betty Ann Tracey, by deed dated 8/18/1995 and recorded on 8/31/1995 in the office for the Recorder of Deeds in and for the County of Montgomery as Book 5123, Page 2103 granted and conveyed unto Jeffrey C. Marshall.

Parcel Number: 31-00-04546-00-4.

Location of property: 101 Central Avenue, Cheltenham, PA 19012.

The improvements thereon are: Multi-use property.

Seized and taken in execution as the property of **Jeffrey C. Marshall** at the suit of Firsttrust Bank. Debt: \$218,412.95.

**Sarah A. Elia**, 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.

18-13963

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

BEGINNING at a point in the middle line of County Line Road dividing the Counties of Delaware and Montgomery at the distance of 128.5 feet South 24 degrees 44 minutes East from the intersection of the middle line of the said County Line Road and Edgemont Avenue.

CONTAINING in front or breadth along the middle line of said County Line Road 21.5 feet and extending of that width in length or depth North 65 degrees 16 minutes East 124 feet.

FEE SIMPLE TITLE VESTED IN John S. Way by deed from Guido DiValerio, dated 2/28/1990, recorded 3/2/1990, in the Montgomery County Clerk's Office in Deed Book 4939, Page 2113.

Parcel Number: 14-00-013332-00-2.

Location of property: 241 East County Line Road a/k/a 241 County Line Road, Ardmore, PA 19003.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **John S. Way** at the suit of M&T Bank. Debt: \$209,593.13.

**Daniel Jones**, 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.

18-14094

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Lower Merion Township**, Montgomery County, Pennsylvania and described according to a certain Plan of Property of Suburban Construction, Inc. by Yerkes Engineering Co., Civil Engineer and Surveyors dated June 10, 1963 said Plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book B-8, Page 127, as follows, to wit:

BEGINNING at a point on the title line in the bed of Conshohocken State Road (Fifty feet wide) said point being the two following courses and distances from a point on the title line in the bed of Bala Avenue (Fifty feet wide): (1) leaving Bala Avenue North fifty four degrees, two minutes East, partly through the bed of Bala Avenue and Conshohocken State Road Fifty four and eighty seven one-hundredths feet to a point on the title line in the bed of Conshohocken State Road and (2) North five degrees, twenty three minutes West along the title line through the bed of Conshohocken State Road Two hundred eighty and forty two one-hundredths feet to the point of beginning, thence extending from said point of beginning North Eighty seven degrees, fifty three minutes West crossing the Westerly side of Conshohocken State Road One hundred twenty eight feet to a point; thence extending North twenty seven degrees, twenty two minutes West, Eighty nine and eighty one one-hundredths feet to a point; thence extending North eighty four degrees, thirty seven minutes East re-crossing the Westerly side of Conshohocken State Road One hundred sixty and fifty one one-hundredths feet to a point on the title line in the bed of same; thence extending South five degrees, twenty three minutes East along the title line through the bed of Conshohocken State Road One hundred feet to the first mentioned point and place of beginning.

BEING Lot No. 2 as shown on the above-mentioned Plan.

BEING the same premises which Samuel Ber Ginsberg and Lois F. Ginsberg, husband and wife, by Deed dated 10/19/1990 and recorded 10/22/1990 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 4961, Page 352, granted and conveyed unto Patricia M. Lee.

BEING the same premises which Patricia M. Lee by Deed dated February 11, 2016 and recorded on March 04, 2016, in the Office of the Montgomery County Recorder of Deeds in Deed Book Volume 5991 at Page 90 granted and conveyed unto Half Circle J Investments Group, LLC.

Parcel Number: 40-00-57188-00-3.

Location of property: 410 Conshohocken State Road, Bala Cynwyd, PA 19004.

The improvements thereon are: Single-family residential dwelling.

Seized and taken in execution as the property of **Half Circle J Investments Group, LLC** at the suit of Lendinghome Funding Corporation. Debt: \$489,833.40.

**Stephen M. Hladik**, Attorney. I.D. #66287

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

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

18-14131

ALL THAT CERTAIN lot or piece of ground, situate in **Perkiomen Township**, Montgomery County, Commonwealth of Pennsylvania, described according to a plan made of the Maple Hill Development and, recorded in the Montgomery County Courthouse in Plan Book Vol. A-23, Page 87 on January 3, 1975, more fully bounded and described as follows:

BEGINNING at a point, the Southwesterly corner of Lot No. 54, being measured North 64 degrees 38 minutes 44 seconds West 148.60 feet from the intersection of the center lines of Salem Road and Lexington Road (both 50 feet wide); thence from the point of beginning North 6 degrees 43 minutes 01 second West 69.88 feet (the depth of lot) to a point; thence extending North 83 degrees 16 minutes 59 seconds East 25.17 feet to a point (the breadth or front of the lot); thence along land of Lot No. 165 and through the party wall (the depth of the lot) the five following courses and distances: (1) South 6 degrees 43 minutes 01 second East 10.45 feet to a point (the front of the unit); (2) South 6 degrees 43 minutes 01 second East 34.43 feet to a point; (3) South 83 degrees 16 minutes 59 seconds West 0.11 feet to a point; (4) South 6 degrees 43 minutes 01 second East 8.00 feet to a point (the back of the unit); (5) South 6 degrees 43 minutes 01 second East 17.00 feet to a point; thence extending South 83 degrees 16 minutes 59 seconds West 25.00 feet to a point (the breadth of back or the lot) and place of beginning.

BEING the same property conveyed to Aliscia A. Miller who acquired title by virtue of a deed from Jeffrey Besnick, dated October 20, 2011, recorded November 14, 2011, at Instrument Number 2011098247, and recorded in Book 5819, Page 00228, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 48-00-01417-81-2.

Location of property: 198 Lexington Road, Schwenksville, PA 19473.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Aliscia A. Miller** at the suit of Wells Fargo Bank, NA. Debt: \$118,390.00.

**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.

18-14222

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, bounded and described according to a Survey and Plan thereof made by George C. Heilman, Registered Surveyor, on 2/28/1962, last revised 10/20/1962, as follows wit:

BEGINNING at a point on the Southeasterly side of Stanbridge Street (66.00 feet wide), at the distance of 87.60 feet measured Northeastwardly from the Northeasterly side of Laura Lane (50.00 feet wide).

CONTAINING in front or breadth on the said side of Stanbridge Street, 16.00 feet and extending of that width in length or depth, Southeastwardly between parallel lines at right angles to the said Stanbridge Street, the Northeasterly and Southwesterly lines thereof passing partly through the party wall of the building erected on this lot and the buildings erected on the lots adjoining to the Northeast and Southwest thereof, 90.00 feet to the Northwesterly side of a certain 20.00 feet wide alley.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid 20.00 feet wide alley as and for a passageway and watercourse at all times hereafter forever in Common with the owners, tenants and occupiers of the other lots bounding thereon and entitled to the use thereof.

SUBJECT, however, to the proportionate part in the expense of keeping said alley in good order, condition and repair.

BEING the same premises conveyed to Bonnie Faith Gray by deed from Bonnie Gray a/k/a Bonnie Faith Gray and Clinton Gray a/k/a Clinton Anthony Gray, dated 11/12/2013 and recorded 11/13/2013 in Book 5895 page 2238.

Parcel Number: 13-00-35120-00-3.

Location of property: 1510 Stanbridge Street, Norristown, PA 19401.

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

Seized and taken in execution as the property of **Bonnie Gray a/k/a Bonnie Faith Gray and Clinton Gray** at the suit of Pennsylvania Housing Finance Agency. Debt: \$170,855.52.

**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.

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18-14535

ALL THOSE THREE CERTAIN lots or pieces of ground, situate in **Lower Merion Township**, Montgomery County, Pennsylvania and described according to a Certain Revised Plan of Portion of Davis Jones Estate made by Joseph Thorpe, Surveyor, dated April 1910 and revised March 15, 1913 said Plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Deed Book 651, page 500, as one lot; as follows, to wit:

BEGINNING at a point on the Westerly side of Madison Avenue (forty feet wide) a corner of Lot Number 522 on said Plan, said point being at the distance of five hundred ninety-five feet measured South nine degrees thirty-seven minutes thirty seconds East along the Westerly side of Madison Avenue from its point of intersection with the Southerly side of Ashland Avenue (forty feet wide); thence extending from said point of beginning South nine degrees thirty-seven minutes thirty seconds East along the Westerly side of Madison Avenue seventy-five feet to a point, a corner of Lot Number 526, on said Plan; thence extending Westwardly along Lot Number 526 aforesaid one hundred twenty-four feet eight and one-quarter inches to a point; thence extending North nine degrees thirty-seven minutes thirty seconds West seventy-five feet to a point a corner of Lot Number 522 aforesaid; thence extending Eastwardly along Lot Number 522 aforesaid one hundred twenty-four feet eight and five-eighths inches to the first mentioned point and place of beginning.

BEING Lots Numbers 523, 524 and 525 as shown on the above-mentioned Plan.

BEING the same premises conveyed to P. Slater and Johnathan T. Roh became seized of the interest granted and conveyed, in fee, by Karen B. Dowds, Paula B. Jordan and Valerie B. Giovinnazzi, Co- Executrices of the Estate of Nancy Basile a/k/a Nancy F. Basile, deceased as evidenced by Deed dated 8/15/2016 and recorded 8/16/2016 in the Office of the Recorder in Montgomery County, in Book 6011, page 1613, etc.

Parcel Number: 40-00-33904-00-4.

Location of property: 36 Madison Avenue, Bala Cynwyd, PA 19004.

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

Seized and taken in execution as the property of **Jonathan T. Roh and Janine P. Slater** at the suit of Freedom Mortgage Corporation. Debt: \$347,909.13.

**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.

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18-14821

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in **Upper Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey and Plan thereof made by Kyers Richardson Associates, Consulting Engineers, dated August 1, 1950, and revised January 5, 1951, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Marlyn's Lane (fifty feet wide) at the distance of three hundred and forty-five feet and seventy-one one-hundredths of a foot measured North forty degrees thirty minutes East along the said side of Marlyn's Lane from the Northeasterly side of Gwynedd Road (fifty feet wide) (both lines produced to intersect).

CONTAINING in front or breadth on the said side of Marlyn's Lane one hundred feet and extending of that width in length or depth Southeastly between parallel lines at right angles to said Marlyn's Lane two hundred feet.

BEING Lot #4, Section 2, Block "B" on said plan.

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

FEE SIMPLE TITLE VESTED IN Robert R. Houdeshel, Jr., and Berta R. Houdeshel, his wife as to One-Half (1/2) Interest, as tenants by the entireties and Robert R. Houdeshel and Dolores M. Houdeshel, his wife, as to One-Half (1/2) Interest as tenants by the entireties, and as a whole as tenants in common and not as tenants with the right of survivorship, by deed from, John H. Leeland and Cindy L. Leeland, his wife, dated 5/31/1989, recorded 6/28/1989, in the Montgomery County Recorder of deeds in Deed Book 4915, Page 807.

... and the said Robert R. Houdeshel, died June 7, 2003, whereupon title to One Half (1/2) premises in question became vested in Dolores M. Houdeshel, by right of survivorship.

Parcel Number: 56-00-05302-00-6.

Location of property: 1428 Marlyns Lane, North Wales, PA 19454.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Robert R. Houdeshel, Jr. and Berta R. Houdeshel, his wife as to One-Half (1/2) Interest, as tenants by the entireties and Robert R. Houdeshel and Dolores M. Houdeshel, his wife, as to One-Half (1/2) Interest as tenants by the entireties, and as whole as tenants in common and not as tenants with the right of survivorship, by deed from, John H. Leeland and Cindy L. Leeland, his wife, dated 05/31/1989, recorded 06/28/1989, in the Montgomery County Recorder of deeds in Deed Book 4915, Page 807 ...and the said Robert R. Houdeshel, died June 7, 2003, whereupon title to One Half (1/2) premises in question became vested in Dolores M. Houdeshel, by right of survivorship** at the suit of Bayview Loan Servicing, LLC, a Delaware Limited Liability Company. Debt: \$232,945.78.

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

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

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

18-14828

ALL THAT CERTAIN message and lot of land, known as No. 829 George Street, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northwesterly side of George Street at the distance of 257.6 feet Northeastwardly from the Northerly side of Elm Street, said point being in the center of the partition wall, between the house and the adjoining house of Harry J. Metzger (D.B. 828 Page 454); thence Northwesterly parallel to Elm Street, the line passing through the center of the partition wall 220 feet, more or less, to the Southeast side of Kohn Street; thence Northeastly along said side of Kohn Street, 16 feet, more or less, to land late of Frank Pfeilmeier, now Henry R. Doerner and Ruth M. husband and wife (D.B. 1648 page 129); thence Southeasterly, parallel to Elm Street, the line for a portion of the distance passing through the middle of the partition wall between this property and said Henry R. Doerner's property, 220 feet, more or less, to the Northwest side of George Street, aforesaid and thence along the same side of George Street, Southwesterly, 16 feet more or less, to the place of beginning.

BEING the same premises which Robert L. Brannan and Joann M. Brannan, by Deed dated 10-2-1985 and recorded 10-11-1985 at Norristown, Pennsylvania in Deed Book 4781 page 790, granted and conveyed unto Joann M. Brannan, in fee.

BEING the same premises which Joe Ann M. Brannan by Deed dated July 31, 1998 and recorded on August 25, 1998, in the Office of the Montgomery County Recorder of Deeds in Deed Book Volume 5237 at Page 1930 granted and conveyed unto James J. O'Donnell and Lisa A. O'Donnell.

Parcel Number: 13-00-13624-00-7.

Location of property: 829 George Street, Norristown, PA 19401.

The improvements thereon are: Single-family residential dwelling.

Seized and taken in execution as the property of **James J. O'Donnell and Lisa A. O'Donnell** at the suit of BGNF Group, LLC. Debt: \$99,880.47.

**Stephen M. Hladik, Attorney. I.D. #66287**

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

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

18-15489

ALL THAT CERTAIN unit on the property known, named, and identified as Montgomery Place at Welsh Village Condominium, located in **Montgomery Township**, Montgomery County, Commonwealth of Pennsylvania, which has hereto 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 of Montgomery County of Declaration recorded 7/6/1990 in Deed Book 4851, Page 375, First Amendment thereto as in Deed Book 4953, Page 146, recorded 7/27/1990, Second Amendment thereto as in Deed Book 4955 Page 1686, Third Amendment thereto as in Deed Book 4957, Page 1333, Fourth Amendment thereto recorded 11/16/1990 as in Deed Book 4963, Page 617, Fifth Amendment thereto recorded 12/20/1990 in Deed Book 4965, Page 1430, Sixth Amendment thereto recorded 3/8/1991 in Deed Book 4970, Page 2451, Seventh Amendment thereto recorded 3/26/1991 in Deed Book 4971, Page 2462, Eighth Amendment thereto recorded 7/30/1991 in Deed Book 4982, Page 919, Ninth Amendment thereto recorded 8/15/1991 in Deed Book 4983 Page 2448, Tenth Amendment thereto recorded in Deed Book 4986, Page 1295, Eleventh Amendment thereto recorded 1/22/1992 in Deed Book 4997, Page 727, Restated and Amended Declaration thereto recorded 6/25/1993 in Deed Book 5045, Page 995, First Amendment Restated and Amended Declaration thereto recorded in Deed Book 5047, Page 1528, Second Amendment Restated and Amended Declaration thereto recorded 8/17/1993, in Deed Book 5051,



Page 698, Third Amendment Restated and Amended Declaration thereto recorded 11/24/1993, in Deed Book 5061, Page 2480, and a Fourth Restated and Amended Declaration thereto recorded 1/14/1994 in Deed Book 5067, Page 194 and a Fifth Restated and Amended Declaration thereto recorded 2/22/1994, in Deed Book 5070, Page 44, and a Sixth Restated and Amended Declaration thereto recorded 3/21/1994 in Deed Book 5072, Page 1245, and a Seventh Restated and Amended Declaration thereto recorded 5/3/1994 in Deed Book 5076, Page 911, and an Eighth Restated and amended Declaration thereto recorded 7/11/1994, in Deed Book 5083, Page 1716, and a Ninth Restated and Amended Declaration thereto recorded 9/7/1994, in Deed Book 5090, Page 715, and a Tenth Restated and Amended Declaration thereto recorded 12/2/1994, in Deed Book 5099 Page 132, and an Eleventh Restated and Amended Declaration thereto recorded 2/7/1995, in Deed Book 5105, Page 261, and a Twelfth Restated and Amended Declaration thereto recorded 6/2/1995, in Deed Book 5113, Page 2427, and a Thirteenth Restated and Amended Declaration thereto recorded 8/2/1995, in Deed Book 5120 Page 1249, and a Fourteenth Restated and Amended Declaration thereto recorded 11/1/1995, in Deed Book 5130, Page 472, being and designated as Unit No. 3108 together with a proportionate undivided interest in the common elements as set forth in and subject to adjustment as defined in such Declaration and Amendments.

BEING UNIT 3108.

BEING THE SAME PREMISES AS Andrew Guano and Christina Velesaris n/k/a Christina Guano, by Deed recorded July 11, 2005, by the Montgomery County Recorder of Deeds as Instrument No. 2005095206, granted and conveyed unto Diana L. Knox, an Individual.

AND THE SAID Diana L. Knox is also known as Diana L. Urbinati.

Parcel Number: 46-00-02582-55-8.

Location of property: 3108 Hemmingway Drive, North Wales, PA 19454.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Diana L. Knox a/k/a Diana L. Urbinati** at the suit of New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing. Debt: \$219,059.08.

**M. Troy Freedman**, Attorney. I.D. #85165

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$21,905.91. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-15548

ALL THAT CERTAIN message and lot of land, Situate in **Upper Salford Township**, Montgomery County, Pennsylvania, bounded and described according to a survey and plan thereof prepared by Stanley F. Moyer, Registered Engineer and Land Surveyor, Souderton, Pennsylvania, dated 5-26-1951, as follows, to wit:

BEGINNING at a spike in the center line of the Hendricks Station Road just West of Woxall, said spike being a corner of lands of Grantor and Andrew Huckso; thence in and along the present road and an abandoned portion of the same, South 46 degrees 46 minutes East, the distance of 174.41 feet to an iron pin, a corner; thence along other lands of grantor of which this was a part, South 40 degrees 41 minutes West, the distance of 140.18 feet to an iron pin; thence still the same and lands of Andrew Huckso, North 67 degrees 03 minutes West, the distance of 170.50 feet to an iron pin, a corner of lands of Andrew Huckso; thence along the same, North 37 degrees, 18 minutes East, the distance of 200.21 feet to the place of beginning.

BEING the same premises which Garrett P. Bolger and Deborah P. Bolger, by Deed dated 1-24-1994 and recorded 2-3-1994 at Norristown, Pennsylvania in Deed Book 5068 page 1225, granted and conveyed unto Deborah Pauline Guttschall, formerly known as Deborah P. Bolger, in fee.

AND by Final Decree dated 1-12-1994 and filed in the Court of Common Pleas of Montgomery County, Pennsylvania as to file #91-27069 the said Deborah P.G. Bolger and Garrett Patrick Bolger were divorced.

AND the said Deborah P. Bolger has elected to retake her maiden name of Deborah Pauline Guttschall a/k/a Deborah P. Guttschall.

BEING the same premises which Deborah Pauline Guttschall a/k/a Deborah P. Guttschall by Deed dated June 27, 2005 and recorded on July 13, 2005, in the Office of the Montgomery County Recorder of Deeds in Deed Book Volume 05561 at Page 2485 granted and conveyed unto David M. Keller and Claudia R. Keller.

Parcel Number: 62-00-00565-00-3.

Location of property: 2276 Hendricks Station Road, Harleysville, PA 19438.

The improvements thereon are: Single-family residential.

Seized and taken in execution as the property of **Claudia R. Keller a/k/a Claudia R. Oliveri and David M. Keller** at the suit of New Penn Financial LLC d/b/a Shellpoint Mortgage Servicing. Debt: \$38,951.56.

**Stephen M. Hladik**, Attorney. I.D. #66287

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

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

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

Notice is hereby given the schedules of distribution by the Sheriff on January 30, 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**

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## ARTICLES OF AMENDMENT

NOTICE IS HEREBY GIVEN, in accordance with the provisions of the Pennsylvania Municipality Authorities Act (53 Pa. C.S.A. Sec. 5601, et seq.), that the **Perkiomen Township Municipal Authority**, with an office at One Trappe Road, Collegeville, Pennsylvania 19426, intends to file, on **December 17, 2018**, with the Secretary of the Commonwealth, Articles of Amendment to the Articles of Incorporation of the Perkiomen Township Municipal Authority to extend the term of existence of the Authority for a period of fifty (50) years from March 19, 2019.

Perkiomen Township  
Municipal Authority

**Solicitor: David L. Allebach, Jr., Esquire**

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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.*

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

**NLH Real Estate, 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.

**Janet E. Amacher, Esquire**  
311 N. Summeytown Pike, Suite 1A  
North Wales, PA 19454

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

**Lawn & Associates, P.C.**  
4049 Steeplechase Drive, P.O. Box 26830  
Collegeville, PA 19426

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## ARTICLES OF INCORPORATION NONPROFIT

Notice is hereby given that Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania on or before 10/31/2018, with respect to a proposed nonprofit corporation, **Delhi The Street Dog Foundation, Inc.**, which has been incorporated under the Nonprofit Corporation Law of 1988. The address of the registered office is 114 Nottoway Dr., Blue Bell, PA 19422. A brief summary of the purpose or purposes for which said corporation is organized is: animal rescue and welfare.

**Stoga Lax Alumni Association** has been incorporated under the provisions of the PA Nonprofit Corporation Law of 1988.

**Lawn & Associates, P.C.**  
4049 Steeplechase Drive, P.O. Box 26830  
Collegeville, PA 19426

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## CERTIFICATE OF ORGANIZATION

Notice is hereby given that a Certificate of Organization has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania for **Houseknecht Investments, LLC**, pursuant to the provisions of the Pennsylvania Limited Liability Company Act of 1994.

The Certificate of Organization for a Domestic Limited Liability Company has been filed on October 19, 2018.

**Eric C. Frey, Esquire**  
**E. Kenneth Nyce Law Office, LLC**  
105 E. Philadelphia Avenue  
Boyertown, PA 19512

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## CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2018-25513

NOTICE IS HEREBY GIVEN that on October 25, 2018, the Petition of Alison Corie Eichenberg was filed in the above named Court, praying for a Decree to change her name to ALISON CORIE WILLIAMS.

The Court has fixed January 2, 2019, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2018-26220

NOTICE IS HEREBY GIVEN that on November 5, 2018, the Petition of Brittany Lynn Thiemke was filed in the above named Court, praying for a Decree to change her name to BRITTANY KEESON.

The Court has fixed January 2, 2019, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2018-26219

NOTICE IS HEREBY GIVEN that on November 5, 2018, the Petition of Jennifer Margareta Gustafsson was filed in the above named Court, praying for a Decree to change her name to JENNIFER MARGARETA KEESON.

The Court has fixed January 2, 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. 2018-26278

NOTICE IS HEREBY GIVEN that on November 5, 2018, the Petition of Tricia Lim, on behalf of Eunseo Park, a minor, was filed in the above named Court, praying for a Decree to change the name to DENISE E. PARK.

The Court has fixed January 9, 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.

**CIVIL ACTION**

**NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE**

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2018-02468

**LSF10 MASTER PARTICIPATION TRUST,**  
Plaintiff

vs.

**Andre Ford, as believed Heir and/or Administrator to the Estate of Solomon Brown; Aruthretta Goudy, as believed Heir and/or Administrator to the Estate of Solomon Brown; Unknown Heirs and/or Administrators of the Estate of Solomon Brown,**  
Defendant(s)

**TO:** Unknown Heirs and/or Administrators of the Estate of Solomon Brown

You are hereby notified that Plaintiff, LSF10 Master Participation Trust, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Montgomery County, Pennsylvania, docketed to No. 2018-02468, seeking to foreclose the mortgage secured by the real estate located at 361 East Airy Street, Norristown, PA 19401.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028. Phone 614-220-5611.

**NOTICE**

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, 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  
100 W. Airy Street (Rear), P.O. Box 268  
Norristown, PA 19404-0268  
(610) 279-9660, ext. 201

**NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE**

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2018-24263-0

**Plaza Home Mortgage, Inc.,**  
Plaintiff

vs.

**Catherine S. Vizuete, Known Surviving Heir of Teresa Mirabelli, Mario G. Mirabelli, Known Surviving Heir of Teresa Mirabelli, Carlo M. Mirabelli, Known Surviving Heir of Teresa Mirabelli, Luisa M. Mirabelli, Known Surviving Heir of Teresa Mirabelli, and Unknown Surviving Heirs of Teresa Mirabelli,**  
Defendant(s)

**TO:** Unknown Surviving Heirs of Teresa Mirabelli

**Premises subject to foreclosure: 721 Thomas Road, Cheltenham, Pennsylvania 19012.**

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the 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  
100 W. Airy Street (Rear), P.O. Box 268  
Norristown, PA 19404-0268  
(610) 279-9660, ext. 201

**McCabe, Weisberg & Conway, LLC**  
**Attorneys for Plaintiff**  
123 S. Broad St., Ste. 1400  
Philadelphia, PA 19109  
(215) 790-1010

**NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE**

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2018-19686

**WELLS FARGO BANK, NA,**  
Plaintiff

vs.

**Unknown Heirs and/or Administrators of  
the Estate of Yomi B. Clark,**  
Defendant(s)

**TO:** Unknown Heirs and/or Administrators of  
the Estate of Yomi B. Clark

You are hereby notified that Plaintiff, Wells Fargo Bank, NA, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Montgomery County, Pennsylvania, docketed to No. 2018-19686, seeking to foreclose the mortgage secured by the real estate located at 601 North Cannon Avenue, Lansdale, PA 19446.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028. Phone 614-220-5611.

**NOTICE**

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, 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  
100 W. Airy Street (Rear), P.O. Box 268  
Norristown, PA 19404-0268  
(610) 279-9660, ext. 201

**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**

**BOLTON, THELMA D. also known as  
THELMA DERSTEIN BOLTON, dec'd.**

Late of Franconia Township.  
Executors: JOHN LEE BOLTON,  
655 Edgely Avenue,  
Glenside, PA 19038,  
LYNETTE REINFORD,  
1625 Cocolamus Road,  
McAlisterville, PA 17049.  
ATTORNEY: JEFFREY K. LANDIS,  
LANDIS, HUNSBERGER, GINGRICH &  
WEIK, LLP,  
114 E. Broad Street, P.O. Box 64769,  
Souderton, PA 18964

**BOYD, MELVIN C., dec'd.**

Late of Lower Providence Township.  
Executor: TIMOTHY BOYD,  
832 Galer Drive,  
Newtown Square, PA 19073.

**BRADLEY, REGINA J., dec'd.**

Late of Lower Providence Township.  
Executor: NICHOLAS R. MONTALTO,  
2742 Apple Valley Lane,  
Audubon, PA 19403.

**BRAXTON, LAURA M. also known as  
LAURA MILDRED BRAXTON, dec'd.**

Late of Hatfield Township.  
Executor: ROBERT E. BRAXTON, JR.,  
c/o Susan E. Piette, Esquire,  
375 Morris Road, P.O. Box 1479,  
Lansdale, PA 19446-0773.  
ATTORNEY: SUSAN E. PIETTE,  
HAMBURG, RUBIN, MULLIN, MAXWELL &  
LUPIN, PC,  
375 Morris Road, P.O. Box 1479,  
Lansdale, PA 19446-0773

**CONKLIN, GRACE B., dec'd.**

Late of Cheltenham Township.  
Executor: DENNIS B. CONKLIN,  
541 Croyden Road,  
Cheltenham, PA 19012.  
ATTORNEY: KEVIN S. ANDERSON,  
ELLIOTT GREENLEAF P.C.,  
925 Harvest Drive, Suite 300,  
Blue Bell, PA 19422

**DEAN, RICHARD also known as  
DICK DEAN, dec'd.**

Late of Chester County, PA.  
Executrix: JEAN DEAN,  
1441 Gertrude Avenue,  
Phoenixville, PA 19460.

**DeANGELIS, GABRIEL J., dec'd.**

Late of Towamencin Township.  
Executrix: MARY JANE BOWE,  
344 Pebblebeach Drive,  
Linfield, PA 19468.  
ATTORNEY: GARY P. LEWIS,  
LEWIS, McINTOSH & TEARE, LLC,  
372 N. Lewis Road, P.O. Box 575,  
Royersford, PA 19468

**DeMAIO, NICHOLAS D., dec'd.**

Late of Lower Providence Township.  
Administratrix: SANDRA DeMAIO,  
14222 Shannondell Drive,  
Audubon, PA 19403.  
ATTORNEY: KAREN L. WOLFE,  
COMMONS & COMMONS LLP,  
6377 Germantown Avenue,  
Philadelphia, PA 19144

**DROMSKY, JOYCE M. also known as  
JOYCE MARLENE DROMSKY, dec'd.**

Late of Lower Salford Township.  
Executors: LISA A. DROMSKY-CLEARY,  
P.O. Box 51097,  
Mainland, PA 19451,  
GARY W. DROMSKY,  
6031 44th Court, E,  
Bradenton, FL 34203-7022.  
ATTORNEY: CHARLOTTE A. HUNSBERGER,  
LANDIS, HUNSBERGER, GINGRICH &  
WEIK, LLP,  
114 E. Broad Street, P.O. Box 64769,  
Souderton, PA 18964

**GAWRONSKI, ROSEMARY C., dec'd.**

Late of Borough of Pennsburg.  
Executor: JOHN PAUL GAWRONSKI,  
690 Penn Street,  
Pennsburg, PA 18073.  
ATTORNEY: WENDY J. ASHBY,  
314 W. Broad Street, Suite 118,  
Quakertown, PA 18951

**GENSZLER, MILDRED M. also known as  
MILDRED MARIE GENSZLER, dec'd.**

Late of Upper Frederick Township.  
Executrix: MARY L. STOUTD,  
c/o Norris McLaughlin, P.A.,  
570 Main Street,  
Pennsburg, PA 18073.  
ATTORNEY: MICHELLE M. FORSELL,  
NORRIS McLAUGHLIN, P.A.,  
570 Main Street,  
Pennsburg, PA 18073

**GINSBERG, ALVIN, dec'd.**

Late of Lower Providence Township.  
Executrix: PATRICIA LEISNER CLEMENTS,  
516 Falcon Road,  
Audubon, PA 19403.  
ATTORNEY: PATRICIA LEISNER CLEMENTS,  
516 Falcon Road,  
Audubon, PA 19403

**HEEBNER, DOROTHY K., dec'd.**

Late of Abington Township.  
Executors: DOUGLAS E. COOK AND  
DAVID P. WUESTNER,  
P.O. Box 397,  
Drexel Hill, PA 19026-0397.  
ATTORNEY: DOUGLAS E. COOK,  
P.O. Box 397,  
Drexel Hill, PA 19026-0397

**LEE, WILSON KAM HUNG, dec'd.**

Late of East Norriton Township.  
Administratrix: WENDY YIN NGAN LEE,  
2602 Cresswell Drive,  
East Norriton, PA 19403.  
ATTORNEY: JOHN G. BLUMBERG,  
BLUMBERG & RATH,  
25 E. Butler Avenue,  
Ambler, PA 19002

**LESH, BONNIE L., dec'd.**

Late of Franconia Township.  
Executrix: RITA L. LANDIS,  
2530 Schukraft Road,  
Quakertown, PA 18951.  
ATTORNEY: CHARLOTTE A. HUNSBERGER,  
LANDIS, HUNSBERGER, GINGRICH &  
WEIK, LLP,  
114 E. Broad Street, P.O. Box 64769,  
Souderton, PA 18964

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

Late of Lower Providence Township.  
Executors: WILLIAM M. LITVIN AND  
BERNARD EIZEN,  
1835 Market Street, Suite 1050,  
Philadelphia, PA 19103.  
ATTORNEY: BERNARD EIZEN,  
FLASTER GREENBERG, P.C.,  
1835 Market Street, Suite 1050,  
Philadelphia, PA 19103

**LONG, STEVEN P., dec'd.**

Late of Lower Pottsgrove Township.  
Administratrix: JAYNE LONG,  
c/o Yergey Daylor.  
ATTORNEY: JAMIE V. OTTAVIANO,  
1129 E. High Street, P.O. Box 776,  
Pottstown, PA 19464

**LONGABAUG, EDWARD E., dec'd.**

Late of Montgomery Township.  
Executor: RICHARD L. LONGABAUGH,  
204 Williamsburg Drive, #4,  
Thiensville, WI 53092.  
ATTORNEY: JACQUELINE J. SHAFER,  
SHAFER ELDER LAW,  
21 E. Lincoln Avenue, Suite 120,  
Hatfield, PA 19440

**MARRONE, POLLY K., dec'd.**

Late of West Norriton Township.  
Administratrices: ANN M. GEORGE AND  
ABBY LOU MARRONE BARGER,  
c/o John M. Close, Esquire,  
933 Linda Vista Drive,  
West Chester, PA 19380.  
ATTORNEY: JOHN M. CLOSE,  
933 Linda Vista Drive,  
West Chester, PA 19380

**MARTINICK, BARBARA, dec'd.**

Late of Springfield Township.  
Executrix: KATHY LYNN PLUSH,  
2 Running Spring Lane,  
Glen Mills, PA 19342.

**McGRATH, MARGARET J., dec'd.**

Late of Willow Grove, PA.  
Executors: WILLIAM J. McGRATH, JR.,  
1035 First Avenue,  
Croydon, PA 19021,  
TIMOTHY P. McGRATH,  
2170 Sarah's Lane,  
Warrington, PA 18976.  
ATTORNEY: CHRISTOPHER H. STEWARD,  
2246 Bristol Pike,  
Bensalem, PA 19020

**MELLE, JAMES J., dec'd.**

Late of East Norriton Township.  
Executor: PATRICK J. SWANICK,  
c/o George P. O'Connell, Esquire,  
2444 Huntingdon Pike,  
Bethayres, PA 19006.  
ATTORNEY: GEORGE P. O'CONNELL,  
HOWLAND, HESS, GUINAN, TORPEY,  
CASSIDY & O'CONNELL, LLP,  
2444 Huntingdon Pike,  
Bethayres, PA 19006



**MILLER, DONALD EDWIN also known as DONALD E. MILLER, dec'd.**

Late of Souderton, PA.  
 Administrator: RANDALL P. MILLER,  
 2873 Brandon Road,  
 Bethlehem, PA 18017.

**NELSON, JACK RALPH, dec'd.**

Late of Franconia Township.  
 Executor: JOSEPH ROYAL NELSON,  
 102 Clemens Court,  
 Lansdale, PA 19446.  
 ATTORNEY: J. OLIVER GINGRICH,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**O'CONNELL, GEORGINA, dec'd.**

Late of Springfield Township.  
 Administrator: BRIAN O'CONNELL,  
 264 S. Bayberry Lane,  
 Upper Darby, PA 19082.  
 ATTORNEY: NELSON J. SACK,  
 221 N. Olive Street,  
 Media, PA 19063

**PANUNTO, JOSEPH F. also known as JOSEPH PANUNTO, dec'd.**

Late of Worcester Township.  
 Executrix: MARY LYNN PANUNTO,  
 2503 Crestine Drive,  
 Lansdale, PA 19446.  
 ATTORNEY: KEVIN S. ANDERSON,  
 ELLIOTT GREENLEAF, P.C.,  
 925 Harvest Drive, Suite 300,  
 Blue Bell, PA 19422

**PODIETZ, AARON S., dec'd.**

Late of Upper Dublin Township.  
 Administrator: ERIC S. PODIETZ,  
 c/o Jacqueline K. Rosenberger, Esquire,  
 One Summit Street,  
 Philadelphia, PA 19118.  
 ATTORNEY: JACQUELINE K.  
 ROSENBERGER,  
 BARBER, SHARPE & ROSENBERGER,  
 One Summit Street,  
 Philadelphia, PA 19118

**PRESS, EUGENE J., dec'd.**

Late of Borough of Pennsburg.  
 Executrix: BETTY A. PRESS,  
 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

**ROSS, DOROTHY also known as DOROTHY J. ROSS, dec'd.**

Late of Upper Merion Township.  
 Co-Executors: GARY R. ROSS AND  
 KIMBERLEA A. CRESSMAN,  
 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

**SALEMNO SR., PETER M., dec'd.**

Late of Upper Dublin Township.  
 Executor: FRANK M. SALEMNO,  
 c/o Jeremy Z. Mittman, Esquire,  
 593 Bethlehem Pike, Suite 10,  
 Montgomeryville, PA 18936.  
 ATTORNEY: JEREMY Z. MITTMAN,  
 593 Bethlehem Pike, Suite 10,  
 Montgomeryville, PA 18936

**SCHILLING II, JOHN D., dec'd.**

Late of Upper Dublin Township.  
 Executrix: KRISTEN SCHILLING McNAMARA,  
 c/o Carol R. Livingood, Esquire,  
 130 W. Lancaster Avenue, P.O. Box 191,  
 Wayne, PA 19087-0191.  
 ATTORNEY: CAROL R. LIVINGOOD,  
 DAVIS BENNETT SPIESS & LIVINGOOD, LLC,  
 130 W. Lancaster Avenue, P.O. Box 191,  
 Wayne, PA 19087-0191

**SEASE, DONALD W., dec'd.**

Late of Abington Township.  
 Administrator: JOHN E. SEASE,  
 133 Croly Street,  
 Syracuse, NY 13224.  
 ATTORNEY: JAMES E. EGBERT,  
 EGBERT & BARNES, P.C.,  
 349 York Road, Suite 100,  
 Willow Grove, PA 19090

**SENECA, ALTIMUS P., dec'd.**

Late of Cheltenham Township.  
 Executrix: BARBARA ANN SENECA,  
 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

**SEWARD SR., JAMES CLIFFORD also known as JIM SEWARD, SR. and JAMES C. SEWARD, SR., dec'd.**

Late of Hatfield Township.  
 Executor: JAMES C. SEWARD, JR.,  
 8 South Valley View Road,  
 Line Lexington, PA 18932.

**STEWART, JUNE C. also known as JUNE CAROL STEWART, dec'd.**

Late of Lower Gwynedd Township.  
 Co-Executrices: CAROL J. JONES,  
 390 Mansion Avenue,  
 Penllyn, PA 19422,  
 VALÉRIE L. STEWART,  
 76 Spring Lake Boulevard,  
 Waretown, NJ 08758.  
 ATTORNEY: SCOTT B. HOROWITZ,  
 WELCH, GOLD, SIEGEL & FIFFIK, P.C.,  
 428 Forbes Avenue, Suite 1240,  
 Pittsburgh, PA 15219

**SZCZESNY, IRENE V., dec'd.**

Late of Whitemarsh Township.  
 Executrix: MARY ANN DAULERIO,  
 c/o Mark J. Davis, Esquire,  
 644 Germantown Pike, Suite 2-C,  
 Lafayette Hill, PA 19444.  
 ATTORNEY: MARK J. DAVIS,  
 THE LAW OFFICE OF MICHAEL S. CONNOR,  
 644 Germantown Pike, Suite 2-C,  
 Lafayette Hill, PA 19444

**WOLFSON, FELYCE D. also known as****FELYCE WOLFSON, dec'd.**

Late of Lower Merion Township.  
 Executor: ROBERT J. WOLFSON,  
 c/o Jill R. Fowler, Esquire,  
 100 Four Falls, Suite 300,  
 West Conshohocken, PA 19428-2950.  
 ATTORNEY: JILL R. FOWLER,  
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,  
 100 Four Falls, Suite 300,  
 West Conshohocken, PA 19428-2950

**ZIEGLER, HELEN L., dec'd.**

Late of Franconia Township.  
 Executor: HENRY A. ZIEGLER,  
 231 W. Branch Road,  
 Barto, PA 19504.  
 ATTORNEY: JACQUELINE J. SHAFER,  
 SHAFER ELDER LAW,  
 21 E. Lincoln Avenue, Suite 120,  
 Hatfield, PA 19440

**Second Publication****BARD, JOSEPH LEWIS also known as****DR. JOSEPH L. BARD, dec'd.**

Late of Plymouth Township.  
 Executrix: MARILYN F. BARD,  
 600 Wayland Road,  
 Plymouth Meeting, PA 19462.

**BARTOLO, MARY, dec'd.**

Late of Upper Merion Township.  
 Executor: MICHAEL BARTOLO,  
 336 Covered Bridge Road,  
 King of Prussia, PA 19406.

**BRENNAN, JOHN W., dec'd.**

Late of Collegeville Borough.  
 Executrix: JACKIE SALLY,  
 644 General Armstrong Road,  
 King of Prussia, PA 19406.

**COALE, JANE H. also known as****JANE COALE and****DOROTHY JANE COALE, dec'd.**

Late of Marlborough Township.  
 Executrix: DEBRA C. FREECE,  
 c/o Michael F. Rogers, Esquire,  
 510 Township Line Road, Suite 150,  
 Blue Bell, PA 19422.  
 ATTORNEY: MICHAEL F. ROGERS,  
 SALVO ROGERS ELINSKI & SCULLIN,  
 510 Township Line Road, Suite 150,  
 Blue Bell, PA 19422

**CORCORAN, PATRICIA A., dec'd.**

Late of Upper Providence Township.  
 Administrators: KELLY CORCORAN AND  
 BRIAN CORCORAN,  
 c/o Kristen R. Matthews, Esquire,  
 17 W. Miner Street,  
 West Chester, PA 19382.  
 ATTORNEY: KRISTEN R. MATTHEWS,  
 MacELREE HARVEY, LTD.,  
 17 W. Miner Street,  
 West Chester, PA 19382

**DURBOROW, ROSALEEN D., dec'd.**

Late of Borough of Souderton.  
 Executrix: CATHLEEN P. ARNOLD,  
 c/o Leonard L. Shober, Esquire,  
 308 N. Main Street, Suite 400,  
 Chalfont, PA 18914.  
 ATTORNEY: LEONARD L. SHOBER,  
 SHOBER & ROCK,  
 308 N. Main Street, Suite 400,  
 Chalfont, PA 18914

**DUSCHER, ANNE C., dec'd.**

Late of Abington Township.  
 Executrix: MAUREEN PHILLIPS,  
 1857 Rowland Road,  
 Abington, PA 19001.

**EARLEY, JOAN M., dec'd.**

Late of Gladwyne, PA.  
 Executrix: MEREDITH EARLEY,  
 367 Youngsford Place,  
 Gladwyne, PA.

**FOGLE, JOSEPH MILTON, dec'd.**

Late of Borough of Schwenksville.  
 Administratrix: KELLY MICHAELIDES,  
 101 Raleigh Road,  
 Schwenksville, PA 19473.

**FUGO, JOHN A., dec'd.**

Late of East Norriton Township.  
 Executrix: DOROTHY M. FUGO,  
 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

**GERHART, ISABELLE, dec'd.**

Late of Borough of Lansdale.  
 Administrator: RAY GERHART,  
 c/o Leonard L. Shober, Esquire,  
 308 N. Main Street, Suite 400,  
 Chalfont, PA 18914.  
 ATTORNEY: LEONARD L. SHOBER,  
 SHOBER & ROCK,  
 308 N. Main Street, Suite 400,  
 Chalfont, PA 18914

**ISENBERG, DORIS RACHEL also known as****DORIS ISENBERG and****DORIS R. ISENBERG, dec'd.**

Late of Abington Township.  
 Executor: MARTIN ISENBERG,  
 5 Hollybrook Way,  
 Voorhees, NJ 08043.

**KALINSKI, DOROTHY J. also known as****DOT KALINSKI and****DOTTIE KALINSKI, dec'd.**

Late of Borough of Conshohocken.  
 Executrix: DOROTHY A. GORDON,  
 c/o 1129 E. High Street, P.O. Box 776,  
 Pottstown, PA 19464.  
 ATTORNEY: GREGORY W. PHILIPS,  
 1129 E. High Street, P.O. Box 776,  
 Pottstown, PA 19464

**KATZENBERGER JR., FRANCIS XAVIER****also known as FRANK KATZENBERGER, dec'd.**

Late of Hatfield, PA.  
 Administrator: KENNETH T. KATZENBERGER, CPA,  
 107 Hanover Avenue,  
 North Wales, PA 19454.

**KEENAN, JOHN JOSEPH also known as****JOHN J. KEENAN, SR., dec'd.**

Late of Upper Providence Township.  
 Executrices: ANNE FRANCES KEENAN,  
 12 Schoolside Court,  
 Royersford, PA 19468,  
 MARY ANNE HOLLUP,  
 420 Vaugh Road,  
 Royersford, PA 19468.

**LANE, NORMA J., dec'd.**

Late of Upper Moreland Township.  
Executor: RICHARD J. LANE,  
c/o Bruce A. Nicholson, Esquire,  
104 N. York Road,  
Hatboro, PA 19040.  
ATTORNEY: BRUCE A. NICHOLSON,  
104 N. York Road,  
Hatboro, PA 19040

**MOSS, ESTHER, dec'd.**

Late of Lower Merion Township.  
Executrix: SUSAN ELEFF,  
12305 Kemp Mill Road,  
Silver Spring, MD 20902.

**MURRAY, MARIAN P., dec'd.**

Late of Borough of Schwenksville.  
Executrix: MARYELLEN A. PETERS,  
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

**REES, BARRY R., dec'd.**

Late of Green Lane, PA.  
Executor: GREGORY REES,  
c/o Conway Schadler,  
3245 Ridge Pike,  
Eagleville, PA 19403.  
ATTORNEY: KENT CONWAY,  
CONWAY SCHADLER, LLC,  
3245 Ridge Pike,  
Eagleville, PA 19403

**RIZZO, LOUIS G., dec'd.**

Late of Towamencin Township.  
Executrices: SARAH SHERPINSKY AND  
NELDA F. FRUENDT,  
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

**RYAN, MARTIN J., dec'd.**

Late of Upper Uwchlan, Chester County, PA.  
Executrix: ELIZABETH RYAN FINKE,  
5 Autumn Lane,  
Downingtown, PA 19335.  
ATTORNEY: GREGORY A. BARONI,  
BARONI ESTATE PLANNING & ELDER LAW,  
13 E. Central Avenue,  
Paoli, PA 19301

**SCHAFFNER, LOIS M., dec'd.**

Late of Horsham Township.  
Administratrix: ASHLEY MARIE SMITH,  
c/o Mark S. Pinnie, Esquire,  
Barnard, Mezzanotte, Pinnie and Seelaus, LLP,  
218 W. Front Street,  
Media, PA 19063.  
ATTORNEY: MARK S. PINNIE,  
BARNARD, MEZZANOTTE, PINNIE AND  
SEELAUS, LLP,  
218 W. Front Street,  
Media, PA 19063

**SCHEPPERD, ANTHONY A. also known as  
ANTHONY SCHEPPERD, dec'd.**

Late of Harleysville, PA.  
Executor: DANIEL J. SCHEPPERD.  
ATTORNEY: CHRISTOPHER H. MEINZER,  
MEINZER LAW OFFICE,  
516 Main Street,  
Pennsburg, PA 18073,  
215-679-4554

**SHERMAN, HAROLD J., dec'd.**

Late of Borough of Pottstown.  
Executrix: KAREN F. DUNN.  
ATTORNEY: DAVID G. GARNER,  
224 E. King Street, Suite 2,  
Pottstown, PA 19464

**SMITH, MARY B. also known as****MARY SMITH and  
MARY BURNETT SMITH, dec'd.**

Late of Cheltenham Township.  
Executrix: VICTORIA SMITH,  
243 Osceola Avenue,  
Elkins Park, PA 19027.  
ATTORNEY: ANTHONY L. LOSCALZO,  
Floral Vale Professional Park,  
410 Floral Vale Blvd.,  
Yardley, PA 19067-5526

**SMITH, MICHELE P. also known as  
MICHELE P. VAGNONI, dec'd.**

Late of Franconia Township.  
Executor: JON E. SMITH,  
c/o Grim, Biehn & Thatcher,  
104 S. 6th Street, P.O. Box 215,  
Perkasie, PA 18944-0215.  
ATTORNEY: GREGORY E. GRIM,  
GRIM, BIEHN & THATCHER,  
104 S. 6th Street, P.O. Box 215,  
Perkasie, PA 18944-0215

**SULLIVAN, ANNA HELEN, dec'd.**

Late of Borough of Hatfield.  
Administrator: JOSEPH C. WHITELOCK,  
227 Candlewood Way,  
Harleysville, PA 19438.  
ATTORNEY: DAVID C. ONORATO,  
HLADIK, ONORATO & FEDERMAN, LLP,  
298 Wissahickon Avenue,  
North Wales, PA 19454

**SULLIVAN, J. MICHAEL also known as  
JOSEPH MICHAEL SULLIVAN, dec'd.**

Late of Lower Merion Township.  
Administratrix: AMY L. SULLIVAN,  
1530 Powder Mill Lane,  
Wynnewood, PA 19096.

**TRANQUILLO, JOSEPH R. also known as  
JOSEPH TRANQUILLO, dec'd.**

Late of Borough of Conshohocken.  
Executor: HARRY T. TRIOLO, JR.,  
699 W. Germantown Pike, Suite 100,  
Plymouth Meeting, PA 19462-2226.  
ATTORNEY: PATRICIA LEISNER CLEMENTS,  
516 Falcon Road,  
Audubon, PA 19403

**TURRI, CARMELA, dec'd.**

Late of East Norriton Township.  
Executrix: MARIA DAMATO,  
34 Summit Avenue,  
Eagleville, PA 19403.

**VAN RIPER, ARLENE R., dec'd.**

Late of Douglass Township.  
 Executrix: LYNDA C. SABO,  
 1937 Shenkel Road,  
 Pottstown, PA 19465.  
 ATTORNEY: DAVID A. MEGAY,  
 OWM LAW,  
 347 Bridge Street, Suite 200,  
 Phoenixville, PA 19460

**WALLER, JOHN F., dec'd.**

Late of Lower Gwynedd Township.  
 Executor: ELLEN W. BOCKLET,  
 c/o Law Offices of Michelle C. Berk, Esquire,  
 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

**YOUELLS, DOROTHY FLORENCE, dec'd.**

Late of Hatfield Township.  
 Executors: TIMOTHY F. YOUELLS,  
 415 York Avenue,  
 Lansdale, PA 19446,  
 GEORGE P. YOUELLS,  
 713 Walnut Street,  
 Lansdale, PA 19446.

**Third and Final Publication****BURTIS, MADLYN C. also known as  
MADLYN CLINE BURTIS, dec'd.**

Late of Upper Moreland Township.  
 Executors: THOMAS C. BURTIS,  
 360 Birdsong Way,  
 Doylestown, PA 18901,  
 NANCY B. PRESCOTT,  
 7 Middletown Avenue,  
 Old Saybrook, CT 06475.  
 ATTORNEY: RICHARD W. STEVENS,  
 FLAMM WALTON HEIMBACH,  
 794 Penllyn Pike, Suite 100,  
 Blue Bell, PA 19422-1669

**COSTANTINO, ANTHONY C. also known as  
ANTHONY CHARLES COSTANTINO and  
ANTHONY COSTANTINO, dec'd.**

Late of Limerick Township.  
 Executor: MICHAEL A. COSTANTINO,  
 c/o Kathleen A. Maloles, Esquire,  
 375 Morris Road, P.O. Box 1479,  
 Lansdale, PA 19446-0773.  
 ATTORNEY: KATHLEEN A. MALOLES,  
 HAMBURG, RUBIN, MULLIN, MAXWELL &  
 LUPIN, PC,  
 375 Morris Road, P.O. Box 1479,  
 Lansdale, PA 19446-0773

**CROYLE, EVELYN E. also known as  
EVELYN ELIZABETH CROYLE, dec'd.**

Late of Lower Salford Township.  
 Executor: MICHAEL J. CROYLE,  
 1575 Turkey Pen Lane,  
 Lenoir City, TN 37772.  
 ATTORNEY: JEFFREY C. KARVER,  
 7 E. Philadelphia Avenue, Suite 1,  
 Boyertown, PA 19512

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

Late of Borough of Lansdale.  
 Administrator: GREGORY DOBBINS,  
 c/o John H. Filice, Esquire,  
 Rubin, Glickman, Steinberg & Gifford, P.C.,  
 2605 N. Broad Street, P.O. Box 1277,  
 Lansdale, PA 19446.

**DOLL, MARIE J. also known as****MARIE ANN DOLL, dec'd.**

Late of Lower Gwynedd Township.  
 Administratrix: MARIE ANN DOLL,  
 1104 Old Bethlehem Pike,  
 Ambler, PA 19002.

**FORKE, EDITH K. also known as  
EDITH LOUISE FORKE, dec'd.**

Late of Upper Salford Township.  
 Executrix: KATHY F. TUHACEK,  
 1454 Old Sumneytown Pike,  
 Harleysville, PA 19438.  
 ATTORNEY: VALERIE ROSENBLUTH ANGST,  
 878 Main Street,  
 Harleysville, PA 19438

**GAMBACORTA, EMMA MABEL, dec'd.**

Late of Abington Township.  
 Executrix: MARIE DONLON,  
 588 Pirate Lane,  
 Manahawkin, NJ 08050.

**HAGENBUCH, WILLIAM G. also known as  
WILLIAM GEORGE HAGENBUCH and  
WILLIAM HAGENBUCH, dec'd.**

Late of Upper Hanover Township.  
 Co-Executrices: CARL R. HAGENBUCH AND  
 CAROL S. CONNELL,  
 c/o Norris McLaughlin, P.A.,  
 570 Main Street,  
 Pennsburg, PA 18073.  
 ATTORNEY: MICHELLE M. FORSELL,  
 NORRIS McLAUGHLIN & MARCUS, P.A.,  
 570 Main Street,  
 Pennsburg, PA 18073

**HARRIS, ANNA, dec'd.**

Late of Upper Dublin Township.  
 Executrix: JOAN E. HARRIS,  
 8560 Tolbut Street,  
 Philadelphia, PA 19152.  
 ATTORNEY: ROBERT C. GERHARD, III,  
 GERHARD & GERHARD, P.C.,  
 815 Greenwood Avenue, Suite 8,  
 Jenkintown, PA 19046,  
 215-885-6785

**HOWIE, JOAN C., dec'd.**

Late of Whitemarsh Township.  
 Executor: CRAIG C. HOWIE,  
 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

**KALINSKI, JOSEPHINE M. also known as  
JOSEY KALINSKI and****JOSEPHINE KALINSKI, dec'd.**

Late of Borough of Conshohocken.  
 Administratrix: DOROTHY A. GORDON,  
 c/o Yergey Daylor.  
 ATTORNEY: GREGORY W. PHILIPS,  
 1129 E. High Street, P.O. Box 776,  
 Pottstown, PA 19464

**KEEBLER, CAROL ANN also known as  
CAROL A. KEEBLER, dec'd.**

Late of Lower Providence Township.  
 Executor: DAVID R. KEEBLER,  
 756 Daniel Drive,  
 Collegeville, PA 19426.

**KOTT, BARBARA C., dec'd.**

Late of Limerick Township.  
Executor: WILLIAM E. KOTT.  
ATTORNEY: THOMAS M. KEENAN,  
KEENAN, CICCITTO & ASSOCIATES, LLP,  
376 E. Main Street,  
Collegeville, PA 19426

**LOUER, CHRISTOPHER T., dec'd.**

Late of Lower Providence Township.  
Administrator: ALAN B. GURALNICK,  
c/o Laura M. Tobey, Esquire,  
229 W. Wayne Avenue,  
Wayne, PA 19087.  
ATTORNEY: LAURA M. TOBEY,  
REIDENBACH & ASSOCIATES, LLC,  
229 W. Wayne Avenue,  
Wayne, PA 19087

**MONAGHAN, VIRGINIA F. also known as VIRGINIA FOX MONAGHAN, dec'd.**

Late of Lower Merion Township.  
Executor: WILLIAM F. MONAGHAN,  
71 Woodcliff Road,  
Wellesley, MA 02481.  
ATTORNEY: KAREN M. STOCKMAL,  
KMS LAW OFFICES, LLC,  
1055 Westlakes Drive, Suite 160,  
Berwyn, PA 19312

**MOORE, MICHAEL, dec'd.**

Late of Upper Merion Township.  
Administrator: EDWARD J. BENEDETTO,  
c/o Edward J. Hughes, Esquire,  
1250 Germantown Pike, Suite 205,  
Plymouth Meeting, PA 19462.  
ATTORNEY: EDWARD J. HUGHES,  
HUGHES, KALKBRENNER & OZOROWSKI, LLP,  
1250 Germantown Pike, Suite 205,  
Plymouth Meeting, PA 19462

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

Late of Borough of Pottstown.  
Executor: DAVID BEEGHLEY,  
c/o Beeghley and Beeghley,  
314 S. Henderson Road, Ste. G 339,  
King of Prussia, PA 19406.  
ATTORNEY: DAVID B. BEEGHLEY,  
BEEGHLEY & BEEGHLEY,  
314 S. Henderson Road, Ste. G 339,  
King of Prussia, PA 19406

**OSENBACH, MYRTLE M., dec'd.**

Late of Franconia Township.  
Executrix: KAREN L. FREED,  
1130 Creekside Lane,  
Quakertown, PA 18951.  
ATTORNEY: J. OLIVER GINGRICH,  
LANDIS, HUNSBERGER, GINGRICH &  
WEIK, LLP,  
114 E. Broad Street, P.O. Box 64769,  
Souderton, PA 18964

**PANDYA, MAULIN, dec'd.**

Late of Borough of Trappe.  
Administratrix: KINJALBAHEN R. JOSHI,  
1212 Taylor Way,  
Collegeville, PA 19426.  
ATTORNEY: GREGORY A. BARONI,  
BARONI ESTATE PLANNING & ELDER LAW,  
131 E. Central Avenue, 1st Floor,  
Paoli, PA 19301

**PARRELLA, VICTOR F. also known as VICTORIO FRANCIS PARRELLA, dec'd.**

Late of Abington Township.  
Executrix: PATRICIA P. HUBLEY,  
9 Senia Lane, Boyertown, PA 19512.  
ATTORNEY: JEFFREY R. BOYD,  
7 E. Philadelphia Avenue, Suite 1,  
Boyertown, PA 19512

**PATTINSON, ELSIE DOROTHEA, dec'd.**

Late of Franconia Township.  
Co-Executors: TINA L. GARGES,  
116 N. Main Street, Apt. B,  
P.O. Box 52,  
Trumbauersville, PA 18970,  
THOMAS V. PATTINSON,  
3314 Raccoon Court,  
Abingdon, MD 21009.  
ATTORNEY: STEVEN H. BRUSH,  
CONNORS AND BRUSH,  
606 Lakeside Drive,  
Southampton, PA 18966

**PYNE, RUTH CAROLE also known as CAROLE PYNE, dec'd.**

Late of Whitpain Township.  
Executor: KAREN PAUL,  
225 Oak Hill Drive,  
Hatboro, PA 19040.

**RAUGH, SCOTT LAWRENCE, dec'd.**

Late of Borough of Pottstown.  
Executrix: LISA R. HALLMAN,  
67 Edgewood Street,  
Pottstown, PA 19464.

**REILLY, HELEN E., dec'd.**

Late of Hatboro, PA.  
Executor: LOUIS A. REILLY,  
43 N. Main Street,  
Chalfont, PA 18914.  
ATTORNEY: EMIL F. TOFTEN,  
43 N. Main Street,  
Chalfont, PA 18914

**RIDGWAY JR., WILLIAM E., dec'd.**

Late of Borough of Lansdale.  
Administratrix: GWEN ANGELLILLIS,  
c/o John T. Dooley, Esquire,  
1800 Pennbrook Parkway, Suite 200,  
Lansdale, PA 19446.  
ATTORNEY: JOHN T. DOOLEY,  
DISCHELL, BARTLE & DOOLEY, PC,  
1800 Pennbrook Parkway, Suite 200,  
Lansdale, PA 19446

**SANDY, SHARON also known as SHARON L. SANDY and SHARON S. SANDY, dec'd.**

Late of Abington Township.  
Executrix: DAWN RENE EVANS,  
c/o Larry Scott Auerbach, Esquire,  
1000 Easton Road,  
Abington, PA 19001.  
ATTORNEY: LARRY SCOTT AUERBACH,  
1000 Easton Road,  
Abington, PA 19001

**SHEPPARD, WINSTON C., dec'd.**

Late of Lower Gwynedd Township.  
Executor: CHARLES L. SHEPPARD, II,  
c/o Richard J. Bove, Esquire,  
99 Annandale Road,  
Pasadena, CA 91105.  
ATTORNEY: RICHARD J. BOVE,  
99 Annandale Road,  
Pasadena, CA 91105



**SHISLER, PHYLLIS ANNE also known as****PHYLLIS A. SHISLER, dec'd.**

Late of Upper Dublin Township.  
 Executor: WILLIAM E. SHISLER,  
 321 Fort Washington Avenue,  
 Fort Washington, PA 19034.

ATTORNEY: RICHARD W. STEVENS,  
 FLAMM WALTON HEIMBACH,  
 794 Penllyn Pike, Suite 100,  
 Blue Bell, PA 19422-1669

**SIWEK, STEPHANIE also known as****STEPHANIE B. SIWEK, dec'd.**

Late of Borough of Rockledge.  
 Executrix: CAROL S. KARCHER,  
 c/o Joseph J. Witiw, Esquire,  
 1140-B York Road,  
 Warminster, PA 18974-2072.

ATTORNEY: JOSEPH J. WITIWI,  
 1140-B York Road,  
 Warminster, PA 18974-2072

**SMITH, KATHRYN A. also known as**  
**KATHRYN SMITH, dec'd.**

Late of Borough of Royersford.  
 Executor: PAUL E. SMITH,  
 c/o E. Kenneth Nyce Law Office, LLC,  
 105 E. Philadelphia Avenue,  
 Boyertown, PA 19512 .

ATTORNEY: NICOLE C. MANLEY,  
 E. KENNETH NYCE LAW OFFICE,  
 105 E. Philadelphia Avenue,  
 Boyertown, PA 19512

**WALSH, MARGARET F., dec'd.**

Late of Upper Merion Township.  
 Executrix: MARGARET M. WALSH,  
 404 Jean Drive,  
 King of Prussia, PA 19406.

ATTORNEY: KENNETH R. WERNER,  
 203 W. Miner Street,  
 West Chester, PA 19382

**WARNER, SUZANNE GORDY also known as****SUZANNE G. WARNER, dec'd.**

Late of Borough of Ambler.  
 Administrator: DIRK M. SIMPSON,  
 c/o Taylor A. Smith, Esquire,  
 Union Meeting Corporate Center,  
 910 Harvest Drive,  
 Blue Bell, PA 19422-0765.

ATTORNEY: TAYLOR A. SMITH,  
 KAPLIN, STEWART, MELOFF, REITER &  
 STEIN, PC,  
 Union Meeting Corporate Center,  
 910 Harvest Drive,  
 Blue Bell, PA 19422-0765

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

Late of Whitmarsh Township.  
 Executor: GREGORY G. ALEXANDER,  
 1608 Walnut Street, Suite 900,  
 Philadelphia, PA 19103.

ATTORNEY: GREGORY G. ALEXANDER,  
 ALEXANDER & PELLI, LLC,  
 1608 Walnut Street, Suite 900,  
 Philadelphia, PA 19103

**WOOD, BEULAH C. also known as****BEULAH CHRISTINE WOOD,  
BEULAH WOOD and  
BEA WOOD, dec'd.**

Late of Lower Gwynedd Township.  
 Executor: JONATHAN W. MILLER,  
 c/o Mary L. Buckmanm, Esquire,  
 585 Skippack Pike, Suite 100,  
 Blue Bell, PA 19422.

ATTORNEY: MARY L. BUCKMAN,  
 FORD & BUCKMAN, P.C.,  
 585 Skippack Pike, Suite 100,  
 Blue Bell, PA 19422

**ZEGIESTOWSKY, GEORGE S., dec'd.**

Late of New Hanover Township.  
 Executor: GEORGE P. ZEGIESTOWSKY,  
 2712 Leidy Road,  
 Gilbertsville, PA 19525,

KEITH A. ZEGIESTOWSKY,  
 2110 Hill Road,  
 Perkiomenville, PA 18074.

ATTORNEY: H. CHARLES MARKOFSKI,  
 MARKOFSKI LAW OFFICES,  
 1258 E. Philadelphia Avenue, P.O. Box 369,  
 Gilbertsville, PA 19525-0369

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**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*

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 Name: **ACERTUS**, with its principal place of business at: 1111 Alderman Drive, Suite 350, Alpharetta, GA 30005. The names and addresses of all persons or entities owning or interested in said business are: Amerifleet Transportation, Inc., 1111 Alderman Drive, Suite 350, Alpharetta, GA 30005. The application has been filed on 10/19/2018.

**Anaweza Foundation Inc.** with its principal place of business at P.O. Box 302, Ambler, PA 19002.

The name and address of the entity owning or interested in said business is: Anaweza Inc., P.O. Box 302, Ambler, PA 19002.

The application was filed on October 18, 2018.

**James S. Bainbridge, Esquire**  
**The Bainbridge Law Firm, LLC**  
 1250 Germantown Pike, Suite 203  
 Plymouth Meeting, PA 19462

**Blue Maeve Journal Co.** with its principal place of business at 30 Ardmore Avenue, Suite 792, Ardmore, PA 19003.

The names and address of the person and entity owning or interested in said business are: Simona Vivi Hadjigeorgalis and SiVantage LLC, 30 Ardmore Avenue, Suite 792, Ardmore, PA 19003.

The application was filed on 10/17/18.

**Elevate Beauty Room** with its principal place of business at 270 N. Keswick Avenue, Glenside, PA 19038.

The names and addresses of all persons owning or interested in said business are: Adrienne Cattie, 1075 Almshouse Road, Warrington, PA 18976; Steve Sadownik and Ashley Radoff, 135 Susan Drive, Elkins Park, PA 19027.

The application was filed on October 5, 2018.

**Fust Class** with its principal place of business at 101 Clayton Road, Hatboro, PA 19040.

The name and address of the person owning or interested in said business is: Ultimate MC, LLC, 101 Clayton Road, Hatboro, PA 19040.

The application was filed on November 1, 2018.

**The Rodon Group** with its principal place of business at 2800 Sterling Drive, Hatfield, PA 19440.

The names of the entities and persons and address owning or interested in said business are: Rodon Limited Partnership, Rodon Group, LLC, Sterling Drive Ventures, L.P., Joel I. Glickman and Robert Jay Glickman, 2800 Sterling Drive, Hatfield, PA 19440.

The application was filed on or after October 23, 2018.

An application for registration of the fictitious name **VCC Engineers**, 3128 Burn Brae Dr., Dresher, PA 19025 has been filed in the Department of State at Harrisburg, PA, File Date 8/27/18 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is Vincent E. Carson, 3128 Burn Brae Dr., Dresher, PA 19025.

## EXECUTIONS ISSUED

### Week Ending November 6, 2018

#### The Defendant's Name Appears First in Capital Letters

BECK, BASIL: PNC BANK, GRNSH. - Pennsylvania Unemployment Compensation Fund; 201562513; \$1,783.28.

BERRY, JOSHUA: NATHAN: CARASQUERO, MARJORIE - Us Bank National Association; 201815840.

BITTING, CHARLENE - Joel S Jaspn Dds Assoc, et al.; 200601259; WRIT EXEC.

BROWN, ADAM: UNIVEST BANK & TRUST, GRNSH. - Cach, LLC, et al.; 201502612; \$4,619.62.

BRYSON, LILIANA - Us Bank Na Et Al; 201820911.

BURNETTA, THOMAS: CITIZENS BANK, GRNSH. - Discover Bank; 201709905.

COLEMAN, RICKY - Ditech Financial, LLC; 201816143.

DISE, TAMMY: KEYBANK N A, GRNSH. - John Deere Financial F S B; 201819877.

FIELDING, NANCY: EVELYN, NANCY - Wells Fargo Bank; 201814317; \$80,254.61.

FLEX EQUITY INVESTMENTS: AAMCO: SANTANDER BANK, GRNSH. - Pennsylvania Unemployment Compensation Fund; 201762916; WRIT/EXEC.

FRANK, GARY: THE LEGAL COVERAGE GROUP LTD - Dnb First Na; 201819848.

FRAZER, CURTIS: TD BANK, GRNSH. - Lvnv Funding, LLC; 201823022; WRIT / EXEC.

FREEDMAN, CARL: WELLS FARGO BANK, GRNSH. - Wolfblock Llp In Dissolution; 201816171; WRIT/EXEC. GLASGOW, ANTHONY: TRACY - Lakeview Loan Servicing, LLC; 201818429.

GOLDEN, RICH: TD BANK, GRNSH. - Lvnv Funding, LLC; 201428798; \$3,804.15.

HAIR TODAY, INC. - Art Of Business, et al.; 201717810.

HAMMER, ALAN - Wilmington Savings Fund Society Fsb; 201818442.

HUNTER, KRISTEN - Ditech Financial, LLC; 201814376; \$154,027.67.

JDL PROPERTY MANAGEMENT, LLC - Pottstown Borough Authority; 201619996; WRIT/EXEC.

JFA ARCHITECTURE, P.C.: AUGUSTINE, JOSEPH: TD BANK, GRNSH. - Wells Fargo Bank Na; 201614002; ORDER/50,134.16.

KALIS PRINTING, INC.: KALIL PRINTING, INC.: KALILS PRINTING, INC., GRNSH. - Veritiv Operating Company; 201710582; \$54,497.54.

KOCHER, JEFFREY: ROSSI-KOCHER, DENISE - The Bank Of New York Mellon, et al.; 201614162.

LA VITA BELLA DAY SPA: SANTANDER BANK NA, GRNSH. - Township Of East Norriton; 201701001; \$74,878.61.

MARTINEZ, ANGEL: ALLSTATE INSURANCE COMPANY, GRNSH. - Blair, Alexis; 201826027; \$40,000.00.

MILLER, GEORGE - Nationstar Mortgage, LLC; 201819853.

MINOR, KENYA - Ditech Financial, LLC; 201701119; ORDER/IN REM JDMT 83,607.94.

MOODY NATIONAL PHILLY LANSDALE H, LLC: MOODY NATIONAL PHILLY LANSDALE S, LLC: TIC PHILLY LANSDALE 1, LLC, ET AL. - Wells Fargo Bank Na; 201824267; \$17,305,842.32.

MOSES, TIFFANY: AMERICAN HERITAGE FCU, GRNSH. - Mercedes-Benz Financial; 201701725.

MOYER, DOUGLAS: TD BANK, GRNSH. - Discover Bank; 201813787.

MOYER, SHANE - Credit Union Of New Jersey; 201614228; \$18,751.31.

MURPHY, CHRISTINE - Lower Pottsgrove Township Municipal Authority; 201614812; WRIT/EXEC.

PEBBLE POLLS, INC. - Ferroni, Mario, et al.; 201826005; \$60,982.00.

PIKE, JEANNINE - Private Capital Group, LLC, et al.; 200823496; \$314,297.37.

RIZZUTI, DAVID: DIAMOND CU, GRNSH. - Discover Bank; 201820434; \$4,076.43.

SHOVELTON, JESSICA: JESSICA: GLEN - Wells Fargo Bank Na; 201808501; \$132,697.51.

SHRADER, RONNIE: FREEDOM CU, GRNSH. - Discover Bank; 201813781.

SNYDER, CHRISTOPHR: PNC BANK, GRNSH. - Palisades Collection, LLC Assignee At & T; 201821435; WRIT / EXEC.

THOMPSON, WILLIAM: DIAMOND CU, GRNSH. - Discover Bank; 200913249; \$10,533.64.

TRONOSKI, JACQUELINE - West Norriton Township; 201716116; WRIT/EXEC.

UPDEGROVE, TINA - Lower Pottsgrove Township Authority; 201512379; WRIT/EXEC.

VALENTINE, CHRISTOPHER: FIRST NIAGARA BANK, GRNSH. - Unifund Ccr, LLC, et al.; 201328114; WRIT/EXEC.

WORLD WIDE RESTORATION & GENERAL CONTRACTING, LLC - Superior Scaffold Services, Inc.; 201804611; \$31,828.86.  
 YONKOSKE, SHANE - Pennymac Loan Services, LLC; 201819446.  
 ZAKRZEWSKI, STEPHANIE: TD BANK, GRNSH. - Discover Bank; 201800157.  
 ZITO, STEPHEN: CITIZENS BANK, GRNSH. - Zito, Arthur, et al.; 201621064; WRIT/EXEC.

## JUDGMENTS AND LIENS ENTERED

**Week Ending November 6, 2018**

### The Defendant's Name Appears First in Capital Letters

CANTLIN HOLDINGS LLC - Td Bank Na; 201825862; Complaint In Confession of Judgment; \$561117.57.  
 CHRISTONIKOS, STAVROS: ELENI - Univest Bank And Trust Co; 201825858; Complaint In Confession of Judgment; \$686,494.24.  
 CLARK, BRANDON - Midland Funding Llc; 201826032; Judgment fr. District Justice; \$894.25.  
 CONNOLLY, EMILY - Enterprise Rent A Car Prm; 201825848; Judgment fr. District Justice; \$3743.23.  
 DIMEO, GUISEPPE - Andorra Associates; 201825856; Complaint In Confession of Judgment; \$68,299.66.  
 DUNCAN, DEMETRIA - Capital One Bank Usa Na; 201825905; Judgment fr. District Justice; \$5,072.58.  
 FIDALGO, MELISSA - Capital One Bank Usa Na; 201825910; Judgment fr. District Justice; \$3,320.44.  
 HALL, DANIEL - Capital One Bank Usa Na; 201825908; Judgment fr. District Justice; \$2,054.98.  
 HUDSON PALMER HOMES INC - Shearon Environmental Design Inc; 201825922; Judgment fr. District Justice; \$12198.10.  
 KAREA CORP: DUBLIN TOWNE DINER - Univest Bank & Trust Co; 201825940; Complaint In Confession of Judgment; \$686,494.24.  
 KOT, BRION - Discover Bank; 201825796; Judgment fr. District Justice; \$5,597.07.  
 KRAVITZ, LORI - Midland Funding Llc; 201826038; Judgment fr. District Justice; \$4512.33.  
 OLSON, LAUREN - Enterprise Rent A Car Prm; 201825851; Judgment fr. District Justice; \$6116.15.  
 PANAGOULA LLC - Univest Bank And Trust Co; 201825861; Complaint In Confession of Judgment; \$686494.24.  
 PROCTOR, NICOLE - Lvnv Funding Llc; 201826080; Judgment fr. District Justice; \$998.21.  
 ROGROVE, NEAL - Aawc Partners; 201825950; Certification of Judgment; \$9,371.26.  
 RYAN, JERRY - Cavalry Portfolio Services Llc; 201825743; Foreign Judgment; \$3,764.47.  
 SMITH, ANTHONY - Discover Bank; 201826036; Judgment fr. District Justice; \$2706.01.  
 STEELE, ERIN - Capital One Bank Usa Na; 201825907; Judgment fr. District Justice; \$3,112.99.  
 YIASKI, SANDRA - Capital One Bank Usa Na; 201825914; Judgment fr. District Justice; \$1,923.62.

### CHELTENHAM TWP. - entered municipal claims against:

Johnson, Myron; 201825958; \$2837.42.  
 Jones, Marlo; 201826175; \$905.26.  
 Jones, Marlo; 201826177; \$2194.42.

Legacy Capital Llc; 201826174; \$3292.42.  
 Levette, Aribelle; 201825963; \$2582.26.  
 Levette, Aribelle; 201825964; \$2881.42.

### CHELTENHAM TWP. SCHOOL DIST. - entered municipal claims against:

Johnson, Myron; 201826204; \$6,950.42.  
 Legacy Capital Llc; 201826207; \$5,400.42.  
 Levette, Aribelle; 201825966; \$9347.42.  
 Small, Leonard; 201825665; SSCI/FI 2765.42.  
 Sylva, Valjean: Lorene; 201825960; \$4604.47.

### LOWER POTTS GROVE TWP. - entered municipal claims against:

Bonewitz, William: Patricia; 201825973; \$648.85.  
 Edwards, Vaughn; 201826178; \$663.74.  
 Ellis, Robert: Tracey; 201825990; \$648.85.  
 Ellul, Gregory: Shannon; 201826180; \$648.90.  
 Federal National Mortg Assn; 201825984; \$648.16.  
 Gallon, Jose; 201826139; \$648.90.  
 Kotch, Diane; 201826142; \$649.67.  
 Krewson, Robert: Kelly; 201826148; \$648.90.  
 Larson, Amanda; 201826152; \$648.90.  
 Moncrieffe, Orlando: Yvette; 201826167; \$648.90.  
 Saichareune, Boutsabong; 201825954; \$648.85.  
 Tucker, W.: Melanie; 201826169; \$648.73.

### LOWER POTTS GROVE TWP. AUTH. - entered municipal claims against:

Ellis, Robert: Tracey; 201826003; \$1,306.20.

### LOWER POTTS GROVE TWP. MUN. AUTH. - entered municipal claims against:

Bonewitz, William: Patricia; 201826208; \$1,278.24.  
 Jennings, April; 201826214; \$1,160.51.  
 Kline, Jack: Sheffer, Deborah; 201826150; \$1480.67.

### MUNICIPALITY OF NORRISTOWN - entered municipal claims against:

Chan, Lo: Bourque, Jesse; 201825956; \$727.82.  
 Ferraro, Christian; 201825955; \$667.45.  
 Haynes, Janice; 201826145; \$727.82.  
 Mobley, James; 201826149; \$1029.22.

### PENNA. UNEMP. COMP. FUND - entered claims against:

Calvin Glover Janitorial Services Inc; 201864216; \$36,623.15.  
 Fresca Pizza Inc; 201864200; \$6797.00.  
 Green Horizon Industries Brod-Corp; 201864199; \$6014.64.  
 Jbl Group; 201864214; \$5,071.43.  
 Kooligancom; 201864217; \$1,500.67.  
 Soto, Carmen; 201864215; \$1,191.56.  
 Storz, Barbara; 201864193; \$703.90.  
 Zoc Inc; 201864198; \$1,065.35.

### POTTS GROVE SCHOOL DIST. - entered municipal claims against:

Edwards, Vaughn; 201825962; \$1546.00.

### POTTSTOWN BORO. AUTH. - entered municipal claims against:

Pearson, John; 201825968; \$615.75.  
 Shirey, Benjamin: Laurie; 201825985; \$636.93.

**POTTSTOWN BORO. -****entered municipal claims against:**

Brewer, Ashley; Groth, Tara; 201826195; \$1445.15.  
 Price, Courtney; 201825991; \$1,248.27.  
 Taylor, Debra; 201825987; \$637.75.

**POTTSTOWN SCHOOL DIST. -****entered municipal claims against:**

Campellone, Stephen; 201826159; \$3116.00.  
 Carosello, Ronda; 201826181; \$2892.63.  
 Czop, Stephen; 201826160; \$454.84.  
 Kelly, Willamena; 201826137; \$2,595.72.  
 Martin, Scott; Heather; 201826131; \$3,090.57.  
 Russell, Glen; Gary; 201826153; \$5239.49.  
 Walker, Janet; 201825961; \$1,911.22.

**SOUDERTON AREA SCHOOL DIST. -****entered municipal claims against:**

Cheney, Robert; Michele; 201826200; \$1,580.96.  
 Meisberger, Jeffrey; 201826170; \$3454.19.  
 Meisberger, Jeffrey; 201826171; \$3466.09.

**UPPER MORELAND TWP. SCHOOL DIST. -****entered municipal claims against:**

Lowery, Leroy; Josephine; 201825965; \$3157.28.

**UPPER PERKIOMEN SCHOOL DIST. -****entered municipal claims against:**

Green, Barbara; 201825959; \$2,758.24.  
 Green, Barbara; 201826172; \$1138.02.  
 Weber, David; Jane; 201826194; \$393.20.

**UPPER POTTS GROVE TWP. -****entered municipal claims against:**

Kershner, Marc; Tingling, Kimberly; 201826173;  
 \$1009.39.

**WEST NORRITON TWP. -****entered municipal claims against:**

Maggio, Richard; Susan; 201826001; \$1,829.14.

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**LETTERS OF ADMINISTRATION****Granted Week Ending November 6, 2018****Decedent's Name Appears First,  
Then Residence at Death, and  
Name and Address of Administrators**

ANTONI, ERWIN J., SR. - Lansdale Borough;  
 Antoni, Erwin J., Jr., 106 White Pine Drive  
 Lansdale, PA 19446.  
 BARANEK, DAVID A. - Horsham Township;  
 Baranek, David A. II, 217 Marilyn Road  
 Hatboro, PA 19040.  
 BELL, ROBERT J. - Springfield Township;  
 Bell, Susan, 310 Plymouth Ave Oreland, PA 19075.  
 CAROLIN, DANIEL J. - Montgomery Township;  
 Ferrino, Rosemary R., Montco Elder Law, LLP  
 Lansdale, PA 19446.  
 CHUCK, ROBERT J. - Limerick Township;  
 Chuck, Eleanor M., 344 Main Street  
 Royersford, PA 19468.  
 CRAIG, JOSEPH L. - Ambler Borough; Redner, Eric,  
 116 S Limekiln Pike Chalfont, PA 18914.

DIUCCIO, FLORA S. - Worcester Township;  
 Maransky, Michael J., 10 Sentry Parkway  
 Blue Bell, PA 19422.

JOHNSON, WILLIAM C. - Cheltenham Township;  
 Johnson, Ruth A., 7764 Green Valley Road  
 Wyncote, PA 19095.

KUBIK, CATHERINE R. - Lower Gwynedd Township;  
 Kratz, Catherine S., 304 Llewellyn Road  
 Ambler, PA 19002.

SEASE, DONALD W. - Abington Township;  
 Sease, John E., 133 Croly Street  
 Syracuse, NY 13224.

SPENGLER, LAURA - Hatboro Borough;  
 Setzman, David, 7939 Verree Road  
 Philadelphia, PA 19111.

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**SUITS BROUGHT****Week Ending November 6, 2018****The Defendant's Name Appears  
First in Capital Letters**

AAMCO TRANSMISSIONS & TOTAL CAR CARE -  
 Allstate Fire And Casualty Insurance Company;  
 201826021; Petition to Appeal Nunc Pro Tunc.  
 AIG SPECIALTY INSURANCE COMPANY: AMERICAN  
 GUARANTEE AND LIABILITY INSURANCE  
 COMPANY: ATLANTIC STATES INSURANCE  
 COMPANY, ET.AL. - Dr Horton Inc - New Jersey;  
 201824627; Civil Action; Reidenbach, Scott.  
 ALLIE, MOSES - Pisabaj Flores, Martha;  
 201825946; Foreign Subpoena.  
 BATTISTA, JONATHAN - Weiss, Jamie; 201826112;  
 Complaint Divorce; Zabowski, Diane M.  
 BLACKETTER, DAVID - Portfolio Recovery  
 Associates LLC; 201826092; Civil Action;  
 Babcock, Gregory J.  
 BLONG, RICHARD: JACKSON, LOLITA -  
 Rhm Real Estate Inc Agt For Gloria Vornier;  
 201826000; Defendants Appeal from District Justice.  
 BOARD OF ASSESSMENT APPEALS: CHELTENHAM  
 TOWNSHIP: CHELTENHAM TOWNSHIP  
 SCHOOL DISTRICT, ET.AL. - Frudakis, Rosalie;  
 201826017; Appeal from Board of Assessment;  
 Weiss, Donald J.  
 BUCKLEY, HEATHER: KIRBY, DONNA: UNKNOWN  
 HEIRS SUCC ASSIGNS ALL PERS FIRMS ASSNS  
 CLAIM RIGHT - Wells Fargo Na; 201825681;  
 Complaint In Mortgage Foreclosure; Wapner, Peter.  
 BUNCH, NANCY - Discover Bank; 201826121;  
 Civil Action; Cawley, Jonathan Paul.  
 CALFAYAN, LAURA: GREENDOG FOAM -  
 American Express National Bank; 201826176;  
 Civil Action; Felzer, Jordan W.  
 CHELTENHAM AREA SCHOOL DISTRICT:  
 BOARD OF ASSESSMENT APPEALS:  
 CHELTENHAM TOWNSHIP, ET.AL. -  
 Dandridge, Paul; 201826035; Appeal from  
 Board of Assessment; Weiss, Donald J.  
 COLLAZO, DAMIARYS - Osorio, Jhoham;  
 201824463; Complaint for Custody/Visitation.  
 COMLY, DIANE: PERSONALLY YOURS -  
 American Express National Bank; 201826209;  
 Civil Action; Felzer, Jordan W.  
 CUCUL CAAL, EDUARDO - Perez Sanchez, Gladys;  
 201826051; Complaint for Custody/Visitation;  
 Atzert, Karen.



- DININNI, HENRY - Candelario, Benjamin; 201825942; Civil Action; Newell, Thomas J.
- DONOFRIO, AMANDA - Jpmorgan Chase Bank National Association; 201826083; Complaint In Mortgage Foreclosure; Denardo, Christopher A.
- DORAN, VERONICA - American Express National Bank; 201826118; Civil Action; Felzer, Jordan W.
- DUFFY-RAMBO, EILEEN - Discover Bank; 201826144; Civil Action; Cawley, Jonathan Paul.
- DUPELL, KEVIN: J&K EXCAVATING INC - F&M Equipment Ltd; 201825838; Civil Action; Perrone, William J.
- ERLICIA, MARTHA: ALMENDAREZ CASTILLO, MARTHA - Yanes, Luis; 201825761; Complaint for Custody/Visitation; Negron-Bennett, Luz.
- FINK, JUSTIN - Fink, Patricia; 201826044; Complaint in Ejectment.
- FLORES, MARIA - American Express National Bank; 201826187; Civil Action; Felzer, Jordan W.
- FRANCISCO, ELIZABETH: MATTHEW - Amber Savings Bank; 201825860; Complaint In Mortgage Foreclosure; Fox, Craig H.
- GIAMBRONE, ANTHONY: OCCUPANTS - Everbank; 201826124; Complaint in Ejectment; Wapner, Peter.
- GIBBS, REINALDO - Spence, Ashlin; 201825855; Complaint Divorce.
- GIBSON, CLAUDE: GIBON, SHANTE: SHANTE, ET.AL. - Wells Fargo Bank Na; 201826026; Complaint In Mortgage Foreclosure; Wapner, Peter.
- GUTIÉRREZ, REBECCA - Pennsylvania State Employees Credit Union; 201826179; Civil Action; Urban, Matthew D.
- HARRISON, EDWARD - Wells Fargo Bank Na S/B/M Wachovia Bank National Association; 201826084; Complaint In Mortgage Foreclosure; Wapner, Peter.
- HEARN, JAMES - Portfolio Recovery Associates LLC; 201826129; Civil Action; Babcock, Gregory J.
- HECKER, ALISON - Hecker, Brian; 201825751; Complaint Divorce.
- HOPSON, JOHN - Rees, Nicole; 201825529; Complaint for Custody/Visitation; Leeds, Abigail Silverman.
- ISREAL, JEFFREY - Wells Fargo Bank Na; 201826081; Complaint In Mortgage Foreclosure; Bates, Kenya.
- KERNS, JEFFREY: CAROLYN - Wells Fargo Bank Na; 201826085; Complaint In Mortgage Foreclosure; Wapner, Peter.
- KIM, ELIZABETH - Kim, Kyungdo; 201825903; Complaint Divorce.
- LANUTTI, LAUREN - Garvey, William; 201825726; Complaint for Custody/Visitation; Duffy, Liam J.
- LOBO, CLAUDIO - Rotanz, Donald; 201825847; Defendants Appeal from District Justice.
- LOPEZ RAMOS, SEBASTAINA - Chivalan Torres, Diego; 201825519; Complaint for Custody/Visitation; Kracoff, Cheryl.
- LUBITSKY, MARIBETH - Portfolio Recovery Associates LLC; 201826288; Civil Action; Babcock, Gregory J.
- MATIZA, JENNIFER - Portfolio Recovery Associates LLC; 201826123; Civil Action; Babcock, Gregory J.
- MCGUIRE, RYAN - Conrad, Janel; 201825749; Complaint for Custody/Visitation; Donoghue, Jason.
- MILLER, KRISTIE - Brown, Eric; 201825582; Complaint for Custody/Visitation.
- MOELLER, MARY - Portfolio Recovery Associates LLC; 201826107; Civil Action; Babcock, Gregory J.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Creative Health Services Inc; 201825755; Appeal from Board of Assessment; Sager, Lawrence.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Collegeville Development Corporation; 201825801; Appeal from Board of Assessment; Prince, Paul A.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Rvt Noble Town Center LLC; 201825846; Appeal from Board of Assessment; Hallinger, Robert W.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Levinson, Michael; 201825832; Appeal from Board of Assessment; Adams, David R.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Robbins, Michael; 201825831; Appeal from Board of Assessment; Adams, David R.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Mealey, Dan; 201824649; Appeal from Board of Assessment.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Rvt Noble Town Center LLC; 201825846; Appeal from Board of Assessment; Hallinger, Robert W.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Robbins, Michael; 201825831; Appeal from Board of Assessment; Adams, David R.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Levinson, Michael; 201825832; Appeal from Board of Assessment; Adams, David R.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Collegeville Development Corporation; 201825801; Appeal from Board of Assessment; Prince, Paul A.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS: LOWER MERION TOWNSHIP: MONTGOMERY COUNTY, ET.AL. - Gerson Development LLC; 201825819; Appeal from Board of Assessment; Gerson, Richard L.
- MORRISON, BRIAN - Scott, Stacey; 201825736; Support/Exceptions.
- MOZINGO, DAVID: AMERICAN MEDICAL RESOUNSE INC - Stevenson, Thomas; 201826047; Civil Action; Ewing, Robert C.
- MURPHY, JACQUELINE: CARLA: PENN MUTUAL LIFE INSURANCE COMPANY - Drb Capital LLC; 201825951; Complaint Civil Action; Jensen, Donald W.
- MURRAY, EDWARD - Wells Fargo Bank Na; 201825795; Complaint in Ejectment; Wapner, Peter.
- MURRAY, EDWARD: OCCUPANTS - Wells Fargo Bank Na; 201825795; Complaint in Ejectment; Wapner, Peter.
- MYERS, BRIAN - Portfolio Recovery Associates LLC; 201826197; Civil Action; Babcock, Gregory J.
- NELSON, WYKEEM: MONROE, BIANCA: U, AIDEN, ET.AL. - Love-Harris, Anita; 201825382; Complaint in Ejectment.



- O DONNELL, KASEY - Huynh, Xinet; 201826285; Foreign Subpoena.
- ONLEY, CONNIE: NATIONSTAR MORTGAGE LLC: THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT ASSIGNEE OF - 21St Mortgage Corporation; 201826046; Complaint In Partition; Capehart, Thomas A.
- ONLINE CONCEPTS INC: CARROLL, SARAH: MIERAU, SARAH, ET.AL. - Marlin Business Bank; 201825887; Foreign Subpoena.
- PAPANTONIOU, CHARLES - Bank Of America Na; 201826154; Civil Action; Golub, Keith J.
- PARONE, MICHAEL: JENNIFER - Cassel, Ashley; 201825738; Complaint for Custody/Visitation.
- PEARLMAN, BARRY - American Express National Bank; 201826128; Civil Action; Felzer, Jordan W.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Boone, William; 201825721; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Ozdemir, Faith; 201825719; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Saletta, Anthony; 201825943; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Otto, Eric; 201826033; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Aiken, Jordan; 201826106; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Gary, Rudolph; 201826094; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Wright, John; 201826300; Appeal from Suspension/Registration/Insp; Gottlieb, Michael P.
- POP, ABELINO: PEREZ SANCHEZ, IRMA - Perez Sanchez, Gladys; 201826050; Complaint for Custody/Visitation; Atzert, Karen.
- PRINCE, EBONEE: WILSON, TONY - Prince, Gina; 201825826; Complaint for Custody/Visitation.
- PYFROM, NATHANIEL - Harris, Lindsay; 201825526; Complaint for Custody/Visitation.
- REYNOLDS, SCOTT - Reynolds, Julie; 201825859; Complaint Divorce.
- RODKEY, PAUL - Bank Of America Na; 201825833; Civil Action; Golub, Keith J.
- ROMERO, ANDRES - Zavala Deromero, Leocadia; 201825762; Complaint for Custody/Visitation; Negron-Bennett, Luz.
- ROSARIO, WENDY - Livingstone Apartments; 201826105; Petition to Appeal Nunc Pro Tunc.
- RUSSECK, HOWARD - Russeck, Lana; 201826104; Foreign Subpoena.
- SIEMENS ENERGY INC - Kellogg Brown & Root Llc; 201825789; Foreign Subpoena.
- SLOANE SIX - Cantrell, Samuel; 201825798; Defendants Appeal from District Justice.
- SMITH, NICOLAS - Restrepo, Laura; 201826108; Complaint Divorce.
- SOTOARRIAZA, GONZALO - Perez Sanchez, Gladys; 201826049; Complaint for Custody/Visitation.
- SOUTHERLAND, UNRAY - Maynard, Carletta; 201825737; Petition.
- STRUNK, RYAN - Portfolio Recovery Associates Llc; 201826120; Civil Action; Babcock, Gregory J.
- STUART, MICHAEL - Stuart, Melissa; 201825800; Complaint Divorce.
- THARP, CHRISTINA: CHRISTINA - Federal National Mortgage Association; 201825763; Complaint in Ejectment; Wapner, Peter.
- THARP, CHRISTINA: OCCUPANTS: THARP, CHRISTINA - Federal National Mortgage Association; 201825763; Complaint in Ejectment; Wapner, Peter.
- THOMAS, ROSLYN - Stanley, Joseph; 201825941; Complaint in Ejectment.
- TOMKEWITZ, MICHELLE - Portfolio Recovery Associates Llc; 201826132; Civil Action; Babcock, Gregory J.
- TROWELLWEST, TONYA - Portfolio Recovery Associates Llc; 201826125; Civil Action; Babcock, Gregory J.
- ULMER, JOANN - Portfolio Recovery Associates Llc; 201826110; Civil Action; Babcock, Gregory J.
- VINTAGE EQUITY GROUP LLC - K, Brandon; 201825814; Petition.
- WALKER, BRIAN - Portfolio Recovery Associates Llc; 201826102; Civil Action; Babcock, Gregory J.
- WAY, ERICKA - Burton, Khayree; 201825523; Complaint for Custody/Visitation.
- WESTERLUND, GLENN - Westerlund, Linda; 201825969; Complaint Divorce.
- WILLIAMS, JAMES - Tuggle, Jameisha; 201825989; Complaint for Custody/Visitation.
- WUCHINA, ERIKA - Jara, Michael; 201825904; Complaint for Custody/Visitation.
- YORGEY, FRANKLYN - Lightning Bolt Realty Llc; 201825957; Defendants Appeal from District Justice.
- YOUNGER, KEVIN - Portfolio Recovery Associates Llc; 201826111; Civil Action; Babcock, Gregory J.
- ZAROFF, JASON - Portfolio Recovery Associates Llc; 201826138; Civil Action; Babcock, Gregory J.
- ZAVALA, EUGENIA - Almendarez Vanegas, Oscar; 201825760; Complaint for Custody/Visitation; Negron-Bennett, Luz.
- ZHANG, ZHENGJIANG - Portfolio Recovery Associates Llc; 201826109; Civil Action; Babcock, Gregory J.

## WILLS PROBATED

### Granted Week Ending November 6, 2018

#### Decedent's Name Appears First, Then Residence at Death, and Name and Address of Executors

- BEAUMONT, LILLIAN L. - Upper Moreland Township; Beaumont, Scott A., 230 Winsor Lane Haverford, PA 19041.
- BURNS, MARY T. - Collegeville Borough; Missimer, Matthew, 712 Peach Tree Drive West Chester, PA 19380.
- CARCACI, FANNIE J. - Conshohocken Borough; Carcaci, Simeone Kathleen C., 520 Ridge Pike Lafayette Hill, PA 19444.
- DUSCHER, ANNE C. - Abington Township; Phillips, Maureen D., 1857 Rowland Road Abington, PA 19001.

- ELLIOTT, IRENE T. - Abington Township;  
Elliott, Donna M., 1435 White Owl Road  
Roslyn, PA 19001.
- EUART, KENNETH A. - Lower Merion Township;  
Euart, Jeffery M., 15653 82Nd Lane North  
Loxahatchee, FL 33470.
- FARLING, DAVID J. - Lower Merion Township; ,  
1600 Market Street Philadelphia, PA 19103.
- GARY, GERALDINE - Norristown Borough;  
Gary, Latifah A., 325 Spring Mill Avenue  
Conshohocken, PA 19428.
- GENSZLER, MILDRED M. - Upper Frederick  
Township; Stoudt, Mary L., 37 Gravel Pike  
Red Hill, PA 18076.
- GRAFF, WILLIAM E. - Lower Merion Township;  
Hall, John P., 89 South Clinton Street  
Doylestown, PA 18901.
- GROSS, MARION E. - Upper Moreland Township;  
Gross, Stephen R., 703 Lincoln Avenue  
Willow Grove, PA 19090.
- GROVES, BARRY D. - Limerick Township;  
Walker, Ann L., 18 Presidential Drive  
Limerick, PA 19468.
- HUSBANDS, SUSANNA M. - Lower Salford Township;  
Pfister, Kathy L., 883 Haldeman Road  
Schwenksville, PA 19473.
- HUTTON, LAWRENCE W. - Worcester Township;  
Hutton, Joyce G., Meadowood Senior Living  
Lansdale, PA 19446.
- JOHNSON, E. E - Towamencin Township;  
Johnson, Bradley E., 2471 Old Forty Foot Road  
Harleysville, PA 19438.
- KEYSER, JOAN M. - Montgomery Township;  
Cipriano, Jennifer A., 719 Hunters Run  
Perkasie, PA 18944.
- KOVALUSKY, SHIRLEY M. - Franconia Township;  
Conklin, Jo Ann M., 366 High Street  
Souderton, PA 18964.
- LEMON, JAMES, JR. - Norristown Borough; Brookins,  
Sakendra L., 527 Martin Luther King Avenue  
Sandersville, GA 31082.
- LESH, BONNIE L. - Franconia Township;  
Landis, Rita L., 2530 Schukraft Road  
Quakertown, PA 18951.
- MAHON, GEORGE H., JR. - Abington Township;  
Mahon, Eileen R., 1030 Tennis Avenue  
Glenside, PA 19038; Mahon, George F.,  
640 Penn Avenue Glenside, PA 19038.
- MASSUCCI, YOLANDA - Upper Moreland Township;  
Massucci, John, 34 Russell Road  
Willow Grove, PA 19090.
- MCCAULEY, NANCY - Montgomery Township;  
McCauley, John V., Jr., 1147 Horsham Road  
Maple Glen, PA 19002.
- MCDONNELL, CATHERINE - East Norriton Township;  
Mashintonio, Sharon, 123 Mendham Drive  
North Wales, PA 19454.
- MELLE, JAMES J. - East Norriton Township; Swanick,  
Patrick J., 143 S Carr Street Carlton, OR 97111.
- MILNER, CAROLE A. - Abington Township;  
Harris, Carole, 1526 Sterigere Street  
Norristown, PA 19403.
- PARK, MILTON W. - Whitpain Township;  
Chang, Gina P., 25739 Se 41St Pl  
Issaquah, WA 98029-5732.
- PARKER, GEORGE J., SR. - Lower Frederick Township;  
Parker, George J., Jr., 451 Allentown Road  
Souderton, PA 18964.
- POHLIG, JEFF - Lansdale Borough; Gruver, David R.,  
91 Oakland Ave Lansdale, PA 19446.
- PORTNOE, SIDNEY M. - Upper Moreland Township;  
Portnoe, David A., 700 Ardmore Avenue  
Ardmore, PA 19003; Portnoe, Robert H.,  
2637 Quentint Avenue S St. Louis, MN 55416.
- PRESS, EUGENE J. - Pennsburg Borough;  
Press, Betty A., 956 Main Street Pennsburg, PA 19073.
- QUIGG, JOSEPH M. - Abington Township;  
Quigg, Brian J., 6 Shorehan Court  
Windsor, NJ 08520.
- RICHTER, ALAN F. - Upper Providence Township;  
Richter, Scott L., 822 Rhinehart Lane  
Phoenixville, PA 19460.
- SPEACHT, NIRA J. - Montgomery Township;  
Snyder, Patricia A., 1959 Linden Lane  
Hatfield, PA 19440.
- STAHL, MARIETTA - Lower Pottsgrove Township;  
Keim, Doreen, 600 South Sixth Avenue  
Royersford, PA 19468.
- STEWART, JUNE C. - Lower Gwynedd Township;  
Jones, Carol J., 390 Mansion Avenue  
Penllyn, PA 19422; Stewart, Valerie L.,  
76 Spring Lake Blvd Waretown, NJ 08758-2669.
- VARE, JEANNE A. - Upper Providence Township;  
Maher, Kathleen A., P O Box 322 Dresher, PA 19025;  
Maher, Morton Patricia, 102 Bethanna Drive  
Schwenksville, PA 19473.
- VINEIS, JOSEPH R. - Upper Gwynedd Township;  
Vineis, Carol, 1101 Lilac Court Lansdale, PA 19446.
- WALLER, JOHN F. - Lower Gwynedd Township;  
Bocklet, Ellen W., 287 Conway Circle  
Lower Gwynedd, PA 19002.
- WATERS, VERONICA B. - Lower Merion Township;  
Melton, Michael A., 425 Featherbed Lane  
Glen Mills, PA 19342; Mora, Margaret Z.,  
418 Holly Lane Wynnewood, PA 19096.

## RETURN DAY LIST

**November 26, 2018  
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. Albone v. Albone - Defendant's Petition to Withdraw as Counsel (Seq. 14) - **M. Gibbons - C. Cornelison.**
2. Amador-Gallardo v. Trappe Fire Company No. 1 of Trappe - Defendant's Motion to Compel Plaintiff's Responses to Discovery (Seq. 10 D) - **F. Murphy - T. McAndrew - T. Grant.**
3. Asset Management Holdings II, LLC v. Wallace - Plaintiff's Motion to Amend Caption and Additional Defendants (Seq. 25) - **K. Ebeck.**
4. Asset Management Holdings II, LLC v. Wallace - Plaintiff's Motion to Amend Caption and Additional Defendants (Seq.-24) - **K. Ebeck.**
5. Baer v. Shannondell, Inc. - Plaintiff's Motion to Compel Plaintiff's Responses to Discovery (3rd Set) (Seq. 12 D) - **L. Spector - G. Davis.**

6. Bank of America, N.A. v. Newlin - Defendant's Petition to Set Aside Sheriff Sale (Seq. 42) - **J. Ottley - R. Landry.**
7. Bentancourt Rojas v. McKinnon - Defendant's Motion to Compel Plaintiff to Make Himself Available for Deposition (Seq. 13 D) - **M. Simon - J. Walsh.**
8. Bethel Road Associates, L.P. v. Forfia - Plaintiff's Motion to Compel Responses to Request for Production of Documents (Seq. 53 D) - **C. Fiore - D. Jaskowiak.**
9. Blankfield v. Ferrell - Defendant, Thelma L. Ferrell's Motion to Compel Plaintiff, Samuel Greenstein's Answers to Discovery (Seq. 42 D) - **B. Tabakin - L. Santiago - E. Bederman - B. McGuigan.**
10. Borkovsky v. Hogg - Plaintiff's Motion to Compel Production of Documents (Seq. 6-D) - **N. Krawec.**
11. Brookner v. Brean - Defendant's Motion to Compel Answers to Discovery (Seq. 68 D) - **D. Henry - R. Beifeld.**
12. Burch v. Allstate Property and Casualty Insurance Company - Defendant's Motion to Compel Oral Deposition (Seq. 8D) - **M. Simon - K. Frascella.**
13. Byer v. Monteleone - Defendant's Motion to Compel Plaintiff's Deposition (Seq. 24 D) - **M. Simon - M. Shindell.**
14. Cappuccio v. Zaprala - Defendant's Motion to Compel Discovery (Seq. 10 D) - **A. Riemenschneider - M. Hazel.**
15. Chacko v. KLC - Plaintiff's Motion to Compel Defendant's Responses to Request for-Production of Documents (Seq. 31 D) - **B. McGuigan - J. Sobel.**
16. Cooper v. Kratz Enterprises, Inc. - Defendants Kratz Enterprises, Inc.'s Motion to Compel Plaintiff's Answers to Discovery (Seq. 38 D) - **G. Chada - P. Fecile-Moreland.**
17. Cross v. Airport Square Shopping Associates - Plaintiff's Motion to Consolidate Civil Actions (Seq. 24) - **J. Monaco.**
18. Davis v. 309 Nissan, Inc. - Defendant's Motion to Compel Arbitration (Seq. 16) - **R. Cocco - K. Ladd.**
19. Dippolito v. Norristown Centre A. L.P. - Plaintiff's Motion to Strike and Compel Defendant's Answers to Discovery (Seq. 40 D) - **J. Feliciani - J. Wescoe.**
20. Donatelli v. Fitzgerald - Defendant's Motion to Compel Plaintiff's Answers to Interrogatories and Documents (Seq. 7 D) - **N. Hoffman - A. Zabicki.**
21. Drexel University v. Redden - Plaintiff's Motion to Reassess Damages (Seq. 2) - **J. Watson.**
22. Estate of John Noone, Sr. v. Waverly Heights, LTD - Plaintiff's Motion to Consolidate (Seq. 29) - **C. Culleton - P. Callahan.**
23. Estate of John Noone, Sr. v. Waverly Heights, LTD - Plaintiff's Motion to Compel Defendant to Produce Witnesses for Deposition and Responsive Documents (Seq. 30 D) - **C. Culleton - P. Callahan.**
24. Estate of Maria C. Lopez v. Dresher Hill Health and Rehabilitation Center - Defendant, Oak HRC Dresher, LLC, Dresher Hill Health & Rehabilitation Center's Motion to Compel Discovery (Seq. 26 D) - **L. Haberman - S. Shreibman.**
25. Farley v. Main Line Hospitals, Inc. - Plaintiff's Motion to Compel Depositions (Seq. 39 D) - **T. Bass - J. Ryan.**
26. Fatzinger v. Perkiomen Pizza & Pasta - Plaintiff's Motion to Compel Defendant's Discovery Responses (Seq. 21 D) - **J. McCarthy - A. DiMassa.**
27. Florence Fisk Executrix of The Estate of W. Russell Fisk, Deceased v. Dean M. Trafelet Managing Trust - Defendant's Motion to Coordinate Actions (Seq. 21) - **R. Murphy - C. Jasons - J. Elliott.**
28. Gaines v. Shea - Plaintiff's Motion to Compel Discovery (Seq. 8 D) - **S. Quinn - Y. Cooper.**
29. Gallimore v. Metzel - Defendant's Motion to Compel Plaintiff's Discovery Responses (Seq. 7 D) - **M. Simon - A. Cassidy.**
30. Garito v. Get Air King of Prussia - Plaintiff's Motion to Strike Objections and Compel Responses to Discovery (Seq. 20 D) - **A. Youman - P. Casey.**
31. Gaston v. Caporizzo - Defendant's Motion to Compel Plaintiff's Answers to Interrogatories and Medicare Interrogatories and Response to Production of Documents (Seq. 7 D) - **M. Greenfield - T. Simmons.**
32. Gaunt v. Decurtis - Defendant's Petition for Leave to Withdraw as Counsel (Seq. 42).
33. George v. Stickle - Plaintiff's Motion to Compel Discovery Responses from Defendant (Seq. 41 D) - **L. Aussprung - K. Chandler.**
34. Giter v. Eishler - Defendant's Motion to Compel Discovery Responses (Seq. 11 D) - **J. Solnick - R. Mennies.**
35. Grubb v. Grubb - Plaintiff's Motion to Compel Answers to Interrogatories and Responses to Request for Production of Documents (Seq. 9 D) - **C. Durso - R. Reitz.**
36. Gurd v. Strategic Alliance Staffing - Defendant's Motion to Compel Plaintiff's Answers to Written Discovery (Seq. 6 D) - **A. Novello - M. Krengel.**
37. Harding v. Kojouri - Defendant's Motion to Compel Additional Defendant, Nugent and Landry's Answers to Interrogatories and Document Requests - **M. Greenfield - K. Waller.**
38. Harris v. Timms - Defendant, Geico Casualty Company's Motion to Remand to Arbitration (Seq. 35) - **M. Simon.**
39. Hartley v. Einstein Medical Center Montgomery - Defendant's Motion to Compel Deposition of William Tillet (Seq. 7-3 D) - **D. Jacquette - G. Samms.**
40. Hartley v. Einstein Medical Center Montgomery - Plaintiff's Motion to Compel Deposition of Defendant's Corporate Designees (Seq. 74 D) - **D. Jacquette - G. Samms.**
41. Heckler v. Klein - Defendant's Motion to Compel Answers to Interrogatories and Request for Documents (Seq. 8 D) - **T. Kaplun - J. Auth.**
42. Hendrick v. Rudolph - Defendant, Germantown Cab Company and Ronald Rudolph's Motion to Consolidate Cases (Seq. 23) - **V. Vangrossi - S. Halpern.**
43. Heng v. Heng - Defendant, Walter Wright's Motion to Compel Plaintiff's Answers Discovery (Seq. 21 D) - **M. Simon - J. Walsh - K. Frascella.**
44. Heng v. Heng - Defendant's Motion to Compel Co-Defendant, Arthur Heng's Answers to Discovery (Seq. 23 D) - **M. Simon - J. Walsh - K. Frascella.**
45. Hernandez v. Hernandez - Defendant's Petition for Leave to Withdraw as Counsel (Seq. 26) - **E. Landes - M. Shelton.**
46. Hersterbey v. Greer - Defendant's Motion to Compel Plaintiff's Answers to Interrogatories and Document Requests (Seq. 7 D) - **D. Sherman - J. Gordon.**
47. Hofkin v. Liberty Mutual Insurance Company - Def's Motion to Compel Plaintiff's IME (Seq. 15 D) - **B. Blatstein - P. Carlos.**
48. Holmes v. Boyle - Defendant's Motion to Compel Answers to Interrogatories and Document Requests (Seq. 6 D) - **R. Liss - A. Zabicki.**
49. Hong v. Hall - Defendant's Motion to Compel Answers to Discovery (Seq. 10 D) - **D. Sodano - J. Auth.**

50. *Irwin v. 1st Call Electric, LLC* - Plaintiff's Petition to Amend Caption (Seq. 39) - **F. Iacovangelo - E. Kates.**
51. *Iseley v. Galella* - Plaintiff's Motion to Compel Interrogatories and Request for Production of Documents (Seq. 19 D) - **S. McLaughlin - K. Foley.**
52. *James v. Lawlor* - Defendant's Motion for Coordination of Actions (Seq. 8 D) - **M. Simon - W. Robinson.**
53. *JP Morgan Chase Bank, N.A. s/b/m Chase Home Finance, LLC v. Alvarez* - Plaintiff's Motion to Reassess Damages (Seq. 8) - **K. Bates.**
54. *JP Morgan Chase Bank National Association v. Bross* - Plaintiff's Motion to Reassess Damages (Seq. 17) - **A. Zuckerman - L. Tabas.**
55. *Kay v. Bostock* - Defendant's Motion to Compel Plaintiff's Answers to Discovery (Seq. 31 D) - **B. Swartz - J. Walsh.**
56. *KE Homes, LLC v. Podbielski* - Defendant's Petition for Leave to Withdraw as Counsel (Seq. 3-6) - **M. Jan - W. Callahan.**
57. *Keenan v. Hill at Whitemarsh* - Plaintiff's Motion to Compel Answers to Discovery Directed to The Hill and Whitemarsh Continuing Care (Seq. 38 D) - **T. Giannone - J. McDonnell.**
58. *Kim v. Kim* - Plaintiff's Motion to Compel Discovery (Seq. 26 D) - **J. Solnick - K. Schulze.**
59. *KKR Investments, LLC v. Norristown Borough - Norristown Centre A, L.P. & Norristown Centre B, L.P.'s* Motion to Dismiss Land Use Appeal/or for Leave to Intervene (Seq. 5) - **D. Shafkowitz.**
60. *Kopicki v. Macintyre* - Plaintiff's Motion to Compel Defendant's Answers to Discovery (Seq. 20 D) - **D. Jeck - S. Utke.**
61. *Kopicki v. MacIntyre* - Plaintiff's Motion to Compel Deposition of Defendant (Seq. 22 D) - **D. Jeck - S. Utke.**
62. *La Belle v. Williams* - Plaintiff's Petition to Reinstate Case (Seq. 22) - **D. Aaron - C. Ackley.**
63. *Leavy v. Schlichter* - Plaintiff's Motion to Quash Subpoena (Seq. 19 D) - **R. Miller - Y. Cooper.**
64. *Lee v. JC Yoon, Inc.* - Defendant's Motion to Compel Discovery (Seq. 5 D) - **J. Chong - S. Wall.**
65. *Leopold v. Sun* - Defendant's Motion to Consolidate Civil Actions (Seq. 8) - **D. Muth - P. Gibbons.**
66. *Lewis v. Muhammed* - Defendant's Motion to Compel Plaintiff's Depositions (Seq. 20 D) - **M. Simon - J. Gilman.**
67. *Littlejohn v. RV OP 1, L.P.* - Defendant's Motion to Compel Co-Defendant, RV OP 1, L.P. and Workspace Property Trust's Discovery Responses (Seq. 22 D) - **C. Schleifer - P. Turenne.**
68. *Maskuti v. Avenel at Montgomery Square* - Defendant's Petition to Reinstate Appeal from District Justice Judgment (Seq. 2) - **B. Legrow.**
69. *McClain v. Gary Krout and Son Plumbing and Heating* - Defendant's Motion for Leave to File Joinder Complaint (Seq. 6) - **J. Knepp - P. Cilluffo - J. Mayers.**
70. *Miller v. Miller* - Plaintiff's Motion to Withdraw as Counsel (Seq. 56) - **H. Casale - J. Miller.**
71. *Nicotera v. Schukraft* - Defendant's Motion to Compel Plaintiff's Discovery Responses (Seq. 6 D) - **J. Zimmerman - B. Hoffer.**
72. *Nigro v. Paulkath Builders, Inc.* - Defendant, Vaults Roofing, Inc.'s Motion for Protective Order (Seq. 388 D) - **S. Reidenbach.**
73. *Nigro v. Paulkath Builders, Inc.* - Plaintiff's Motion for Protective Order (Seq. 386 D) - **S. Reidenbach.**
74. *Nigro v. Paulkath Builders, Inc.* - Plaintiff's Motion to Compel Deposition of Glen Martin, Corporate Designee of Defendant, Valts Roofing, Inc. (Seq. 387 D) - **S. Reidenbach.**
75. *Nissanoff v. Anders* - Defendant's Motion for Entry of Judgment of Non Pros (Seq. 93) - **M. Bogan - K. Heisner.**
76. *Noone v. Waverly Heights, LTD* - Plaintiff's Motion to Consolidate (Seq. 15) - **C. Culleton - J. Taima - D. Brooks.**
77. *Otto v. Keys* - Defendant, Eric L. Key's Motion to Compel Deposition of Plaintiff Christina Otto (Seq. 26 D) - **F. Breitman.**
78. *Pajollari v. Erie Insurance Company* - Defendant's Motion to Compel Responses to Interrogatories and Request for Production of Documents (Seq. 5 D) - **G. Levin - S. Tredwell.**
79. *Panzarella v. Cameron* - Defendant's Motion to Compel Plaintiff's Discovery Responses (Seq. 7 D) - **G. Georges.**
80. *Peopleshare, LLC v. Pharm Ops, Inc.* - Plaintiff's Motion to Withdraw as Counsel (Seq. 3) - **A. Levin.**
81. *Poglitsch v. Doherty Living Trust* - Plaintiff's Motion to Compel Deposition of Defendant, Thomas Pelchat and Mia Kottler (Seq. 27 D) - **J. Krawitz - T. Arechabala.**
82. *PVH Corporation v. Official Unlimited, Inc.* - Plaintiff's Motion for Leave to Serve Complaint to Defendant (Seq. 2) - **J. Wilson.**
83. *Ramirez v. Doran* - Plaintiff's Motion to Compel Answers to Interrogatories and Responses to Requests for Production of Documents (Seq. 5 D) - **D. Aaron - R. Ruthrauff.**
84. *Riley v. Home Legend, LLC* - Plaintiff's Petition to Open/Reinstate Case (Seq. 4) - **K. Cornish.**
85. *Samkari v. Cutler Group, Inc.* - Motion to Appear Pro Hac Vice for Anne M. Mohan, Esquire (Seq. 44) - **P. Liss - N. Wright - C. Rafuse.**
86. *Samkari v. Cutler Group, Inc.* - Motion to Appear Pro Hac Vice for Jeffrey M. Beyer, Esquire (Seq. 40) - **P. Liss - N. Wright - C. Rafuse.**
87. *Schankweiler v. Hoy* - Plaintiff's Motion to Strike Objections and to Compel More Specific Answers to Discovery (Seq. 19 D) - **C. Shelly - B. Pancio.**
88. *Scott v. Li* - Defendant, John Fairey's Motion to Compel Co-Defendant's Answers to Discovery Requests (Seq. 6 D) - **C. McClain - I. Kingsley.**
89. *Seonia v. Towamencin Condominium Association - Defendant, North Penn Water Authority's* Motion to Compel Defendant, Towamencin Condominium Association's Answers to Interrogatories and Documents (Seq. 98 D) - **E. Pearce - S. Vilardi.**
90. *Sharer v. Murray* - Plaintiff's Motion to Compel (Seq. 11 D) - **S. McIntosh - S. Kemether.**
91. *Sharma v. Kingswood Apartments a Limited Partnership* - Plaintiff's Motion to Compel Discovery from Defendant Property Owners (Seq. 38 D) - **E. Snyder - C. Comeau - M. Coburn.**
92. *Shein v. Air Newport, LLC* - Defendant's Motion for Protective Order (Seq. 43 D) - **P. Berger - R. Lohr.**
93. *Skanska USA Building, Inc. v. Universal Concrete Products Company* - Plaintiff's Motion to Amend the Judgment (Seq. 46) - **P. Kearney - R. McNelly.**
94. *Sparks v. Fairey* - Defendant John Fairey's Motion to Compel Co-Defendant's Answers to Discovery Requests (Seq. 16 D) - **J. Rosenbaum - J. Petka.**
95. *Swavely v. Kadlecik* - Defendant's Motion to Compel Discovery (Seq. 8 D) - **N. Hoffman - M. Moore.**
96. *Taglieber v. Rinker* - Defendant's Motion to Compel Deposition of Plaintiff (Seq. 17 D) - **T. Gibbons - T. Klosinski.**
97. *Taglieber v. Rinker* - Plaintiff's Motion to Compel Defendant's Deposition (Seq. 18 D) - **T. Gibbons - T. Klosinski.**



98. *Urda v. Pinover* - Defendant, Wayne Pinover, D.O.'s Motion to Compel Deposition of Plaintiff (Seq. 49 D) - **B. Hall - G. Knoell, III.**
99. *U.S. Bank National Association v. Toth* - Defendant's Motion to Set Aside Sheriff Sale (Seq. 19) - **B. Irace - G. Tadross.**
100. *Valley Power, Inc. v. Pressman* - Defendant's Motion to Overrule Plaintiff's Objection to Proposed Subpoena and to Compel (6th Set) of Interrogatories (Seq. 105 D) - **R. Morris - J. Hollin.**
101. *Vance v. DiFiore* - Defendant, PA Turnpike Commission and Jodilee Gazzo's Motion to Compel Discovery and Hipaa Authorizations (Seq. 75 D) - **J. Kenney.**
102. *Villani v. Belfor Restoration Exton* - Defendant, BelforUSAGroup, Inc.'s Motion to Compel Responses to Interrogatories and Documents Directed to Plaintiff's (Seq. 25 D) - **M. Kats - E. Caplan - K. Fair.**
103. *Wallace v. Hunter* - Defendant's Motion to Compel Dr. Jennifer Kogan's Compliance With a Valid Subpoena Regarding Plaintiff (Seq. 29 D) - **S. Liss - K. May.**
104. *Wallace v. Nationwide Property and Casualty Insurance Company* - Defendant's Motion to Compel Answers to Discovery (Seq. 7 D) - **C. Trobman - H. Gillespie.**
105. *WC Fund III, LLC v. Johnstone* - Defendant's Motion for Extension of Time to Answer Complaint (Seq. 4) - **J. Larkin.**
106. *Wells Fargo Bank, N.A. v. Taggart* - Defendant's Motion to Compel Discovery (Seq. 184 D) - **F. Hallinan - R. Birch.**
107. *Wells Fargo Bank, N.A. v. Taggart* - Plaintiff's Motion to Quash and for Protective Order (Seq. 18-3 D) - **F. Hallinan - R. Birch.**
108. *Wells Fargo Bank, N.A. v. Washington* - Defendant's Motion to Dismiss Due to Lack of Jurisdiction (Seq. 10) - **R. Crawley.**
109. *Westfield Group Insurance v. Dreams Unlimited Builders, LLC* - Plaintiff's Motion to Compel Responses to Request for Production of Documents (Seq. 5 D) - **D. Aaron - J. Mayers.**
110. *Williams v. Bowers* - Defendant, Prosthodontics Intermedica's Motion to Compel Deposition of Theresa Williams (Seq. 32 D) - **T. Wilson - K. Clark.**
111. *Williams v. Bowers* - Plaintiff's Motion to Compel Defendant's Deposition (Seq. 31 D) - **T. Wilson - K. Clark.**
112. *Williams v. Crooked Lane Crossing Condominium Association, Inc.* - Defendant's Motion for More Specific Pleading (Seq. 4 D) - **H. Barrow.**
113. *Williams v. Frey* - Defendant's Motion to Dismiss for Lack of Jurisdiction (Seq. 6) - **J. Gilman.**
114. *Wilson v. Rodriguez* - Defendant's Motion to Compel Plaintiff's Depositions (Seq. 41-D) - **M. Simon - J. Branca - L. Glynn.**
115. *Yoo v. Printz* - Defendant's Motion to Compel Plaintiffs to Answer Tara and Vivian Boyd's Discovery Requests (Seq. 15 D) - **D. Sodano - J. Oprysko - L. Miller.**