VOLUNTEERS NEEDED!
MONTGOMERY COUNTY HIGH SCHOOL
2020 MOCK TRIAL COMPETITION
FEBRUARY 27TH & MARCH 3RD
See Bar News Page 5 - Register TODAY at www.montgomerybar.org

Montgomery County

Law Reporter

VOLUME 157, NUMBER 9, NORRISTOWN, PA FEBRUARY 27, 2020

The Official Legal Periodical for Montgomery County (Available in Electronic format)

TABLE OF CONTENTS

Schmitt v. State Farm Mutual Automobile Insurance Company, et al......*73**

INSURANCE
Automobile Insurance
Underinsured Motorist Coverage
CONTRACTS
Public Policy Exclusion
Pennsylvania Motor Vehicle Financial Responsibility Law

2020
OPINION BINDERS ARE IN!
See ad on page 3 in Bar News!

Periodical Publication

Legal News

Bar Association News.....3-9
Classifieds.....10
Lawyer to Lawyer Networking.....12-14
Executions.....52-53
Judgments and Liens.....53-55
Letters of Administration.....55-56
Suits Brought.....56-57
Wills Probated.....57-58
Return Day List.....58-61

Legal Notices

Articles of Dissolution.....40
Articles of Incorporation *(Profit & Nonprofit)*...40
Audit List *(2nd & Final Publication)*.....40-41
Change of Name.....41
Estate Notices.....42-52
Sheriff Sales *(1st Publication)*.....15-39
Trust Notices.....52

For the latest on CLE Seminars/MBA Events, Membership, Publications, visit our website:

WWW. MONTGOMERYBAR.ORG

*Pages Correspond To Opinion Page Numbering Sequence In The Center Of The Book

Copyright © 2020 MBA
All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form by electronic, mechanical, photocopying, or any other means without the prior written permission of the copyright holder.

*** Dated Material. Do Not Delay. Please Deliver Before Monday, March 2, 2020**

Montgomery County Law Reporter
(USPS 361-080)

Reporting the Decisions of the Divisions of the Court of the
Thirty-Eighth Judicial District of Pennsylvania,
Composed of Montgomery County,
Officially Designated by the Rule Thereof as the
Legal Periodical for the Publication of Legal Notices

Owned and Published by
MONTGOMERY BAR ASSOCIATION
SERVING THE PROFESSION AND THE COMMUNITY SINCE 1885

2020 Law Reporter Committee

Colin J. O'Boyle, Esq., Chair
Lisa A. Shearman, Esq.
Michael J. Lyon, Esq.

Joseph A. McNelis, III, Esq., Editor
Brian T. Newman, Esq., Associate Editor
Jennifer P. Kessel, Esq., Assistant Editor

Office: 100 West Airy Street, P.O. Box 268, Norristown, PA 19404
Tel: 610-279-9660 **Fax:** 610-279-4846
Website: www.montgomerybar.org
E-mail: LegalAds@montgomerybar.org
Nancy R. Paul, Executive Director
George E. Cardenas, Publications Manager
Jessica M. Gambone, Desktop Publisher

Published Every Thursday

***Legal Notices *must be* received by 2:00 p.m. the preceding Tuesday**
2020 Annual Subscription Cost - $120.00
Electronic Version Cost - $73.00
Periodicals Postage Paid at Norristown, PA 19401 and additional changes of mailing offices (etc.)

POSTMASTER: Send address changes to:
Montgomery County Law Reporter
P.O. Box 268,
Norristown, PA 19404-0268

Vol. 157 NORRISTOWN, PA, FEBRUARY 27, 2020 No. 9

The ***MONTGOMERY COUNTY LAW REPORTER*** is published every Thursday. ***Effective September 1st, 2018, the submission DEADLINE for all Legal Notices and Commercial & Classified Advertisements will be 2:00 p.m. on TUESDAY for the following Thursday's Issue. Deadlines are subject to change for Holiday schedule. The deadlines will be strictly enforced.** Notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. Neither the **Law Reporter** nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in content.

Copyright © 2020 Montgomery Bar Association. All rights reserved. No portion of this transmission, nor any part of this publication, may be copied, downloaded, stored for future retrieval or use, further transmitted or otherwise reproduced, stored, transmitted, distributed, transferred or used, in any form by any means, in whole or in part, except with the prior written permission of the Montgomery Bar Association. Any reproduction of any part of this transmission or publication must contain the following: "Copyright © Montgomery Bar Association 2020."

BAR ASSOCIATION NEWS

The Following Notices Are For Montgomery Bar Association Members Only

2020 Opinion Binders Are In!

Pick up your ***FREE*** 2020 Opinion Binder at the Montgomery Bar Association Building located at 100 West Airy Street, Norristown, PA for the year *2020 Montgomery County Law Reporter* Opinions. Please note: ***ONE PER FIRM***.

Now you can easily file and reference back issues of the *Montgomery County Law Reporter* Opinions.

Opinions are ***NOW AVAILABLE*** with advance search functionality and updated regularly on our website: www.montgomerybar.org...a*nother MBA Member Benefit!*

Think MBA for CLE 2020

Upcoming CLE Events at MBA

ATTENTION ATTORNEYS & PARALEGALS:

Here's a peek at the great lineup of CLE Events coming to the MBA in the weeks ahead!!!

MARCH CLEs

Monday, March 2, 2020
CLE Seminar - *PBI:* Parenting Coordination Update
Location: MBA Building - 9:00 AM to 3:15 PM - Credits: *4 Hrs. Substantive and 1 Hr. Ethics*

Friday, March 6, 2020
CLE Seminar - *PBI:* Counseling Small Businesses
Location: MBA Building - 9:00 AM to 4:00 PM - Credits: *5 Hrs. Substantive and 1 Hr. Ethics*

Wednesday, March 11, 2020
CLE Seminar - *PBI:* Excel for Legal Professionals - Beyond the Basics
Location: MBA Building - 10:00 AM to 12:00 PM - Credits: *2 Hrs. Substantive*

Wednesday, March 25, 2020
CLE Seminar - *Trial Lawyers Section PRESENTS:* Mediation Practice Tips
Location: MBA Building - 12:00 PM to 1:30 PM - Credits: *1 Hr. Substantive*

Tuesday, March 31, 2020
CLE Seminar - *PBI:* The Binders on Pennsylvania Evidence
Location: MBA Building - 1:00 PM to 4:15 PM - Credits: *3 Hrs. Substantive*

Visit www.montgomerybar.org for a full listing of "LIVE" and "REPLAY" CLEs.
NEW: Online CLE Center for Distance Learning CLEs NOW AVAILABLE!

Copyright © Montgomery Bar Association 2020

2020 NEW MONTGOMERY BAR ASSOCIATION MEMBERS

(The following members were admitted on February 19, 2020)

Berkowitz, Adam, Esq., 3038 Church Road, Lafayette Hill, PA 19444 **PHONE:** 610-940-3900 **FAX:** 610-940-0843 **E-MAIL:** bbwlaw@yahoo.com, **Banks & Banks**

Cortes, Daniel F., Esq., 625-627 Swede Street, Norristown, PA 19401-4801 **PHONE:** 610-275-5400 **FAX:** 610-275-5406 **E-MAIL:** dcortes@lasp.org, **Legal Aid of Southeastern Pennsylvania**

Kelleher, Megan, Esq., 100 Four Falls, Suite 515, 1001 Conshohocken State Road, West Conshohocken, PA 19428 **PHONE:** 484-567-5700 **FAX:** 484-567-5701 **E-MAIL:** mbkelleher@burnswhite.com, **Burns White LLC**

Lee, Zoey, Esq., Suite 100, 840 First Avenue, King of Prussia, PA 19406 **DIRECT PHONE:** 484-690-3896 **PHONE:** 610-265-7800 **FAX:** 610-265-1204 **E-MAIL:** zlee@mannionprior.com, **Mannion Prior, LLP**

Matthew, Sean-Tamba, Esq., 555 E. City Avenue, Suite 910, Bala Cynwyd, PA 19004 **PHONE:** 215-508-7705 **FAX:** 610-988-0839 **E-MAIL:** stma@sesesop.com, **Stevens & Lee**

Runyon, Robert M., III, Esq., 400 Maryland Drive, P.O. Box 7544, Fort Washington, PA 19034-7544 **DIRECT PHONE:** 215-540-2628 **PHONE:** 215-646-6000 **FAX:** 215-646-0379 **E-MAIL:** rrunyon@timoneyknox.com, **Timoney Knox, LLP**

Shmilovich, Julia, Esq., 400 Maryland Drive, P.O. Box 7544, Fort Washington, PA 19034-7544 **DIRECT PHONE:** 215-540-2646 **PHONE:** 215-646-6000 **FAX:** 215-646-0379 **E-MAIL:** jshmilovich@timoneyknox.com, **Timoney Knox, LLP**

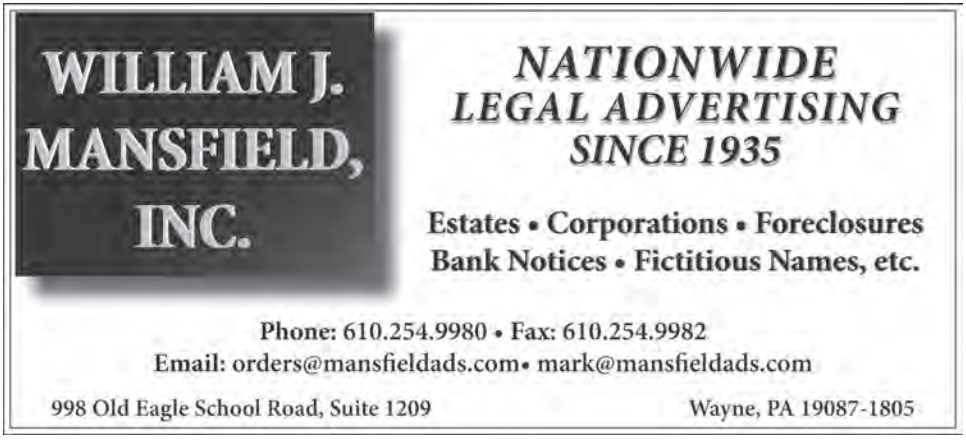
Silver, Rachel, Esq., Public Defender's Office, P.O. Box 311, Norristown, PA 19404-0311 **PHONE:** 610-278-3295 **E-MAIL:** rsilver@montcopa.org,

Vermilion, Kathleen, Esq., 400 Maryland Drive, P.O. Box 7544, Fort Washington, PA 19034-7544 **DIRECT PHONE:** 215-540-2655 **PHONE:** 215-646-6000 **FAX:** 215-646-0379 **E-MAIL:** kvermilion@timoneyknox.com, **Timoney Knox, LLP**

Vogel, Karen M., Esq., 625-627 Swede Street, Norristown, PA 19401-4801 **DIRECT PHONE:** 484-322-6454 **PHONE:** 610-275-5400 **FAX:** 610-275-5406 **E-MAIL:** kvogel@lasp.org, **Legal Aid of Southeastern Pennsylvania**

Wagner, Christopher D., Esq., 131 West State Street, Doylestown, PA 18901 **PHONE:** 215-230-7500 **FAX:** 215-230-7796 **E-MAIL:** cwagner@ammlaw.com, **Antheil Maslow & MacMinn, LLP**

Yi, Salvia, Esq., 17 E. Gay Street, Suite 100, West Chester, PA 19381 **PHONE:** 610-696-8225 **FAX:** 610-344-0922 **E-MAIL:** syi@gawthrop.com, **Gawthrop Greenwood P.C.**



Copyright © Montgomery Bar Association 2020

CALL FOR CLE PRESENTERS



The MBA is looking for speakers and presenters to conduct CLE seminars in the coming months. This is a great opportunity to get in front of members and share your knowledge and expertise in a particular field. Putting a seminar together is easier than you think. It can be an existing presentation that you've already done or a brand new seminar on a hot legal topic.

Contact Jacqueline Prestoy today to get started: 610-279-9660, ext. 200 or jacqueline@montgomerybar.org.

VOLUNTEERS NEEDED!



Over 150 Volunteer Jurors Needed for the 2020 Montgomery County High School Mock Trial Competition! Jurors are needed at the following sessions:

- **February 4th** and **February 6th** (Trials are at 3:30 PM and 5:30 PM)
- **February 11th** and **February 13th** (Trials are at 3:30 PM and 5:30 PM)
- **February 27th** and **March 3rd** (3:30 PM)

REGISTER TODAY AT WWW.MONTGOMERYBAR.ORG

Copyright © Montgomery Bar Association 2020

BENCH & BAR CIVIL WAR ROUND TABLE

SAVE THE DATE ~ THURSDAY, MARCH 12TH AT NOON

THE BATTLE OF FORT FISHER



Manrico Troncelliti, Esquire will tell us about The Battle of Fort Fisher.

Please advise Christina by **Friday, March 6, 2020** *if you will be attending.*

Your most humble and obt. Servant. WRC



When it comes to growing your law practice —WE MEAN BUSINESS.

The epidemic rise in deceptive online legal services, *pay-to-play* lawyer rating sites, and national *for-profit* referral services has prompted us to take a hard look at our two most frequently requested consumer services and retool. The result: two great new programs with enhanced visibility online, in our courts, and in the communities we serve. Supported by a countywide marketing effort, we're broadening our reach and exposure far beyond the thousands historically served each year - and that's only part of the story. We now have a full-time staff member dedicated to client service and follow-up; tools and technology designed to simplify reporting and assist you in promoting your practice; and much more. Contact a representative for complete details.

MONTGOMERY BAR ASSOCIATION

To speak with an MBA representative or to learn more about these exciting new programs, call us at 610.994.3656 or send us an email: LRS@montgomerybar.org.

Copyright © Montgomery Bar Association 2020

MONTGOMERY BAR ASSOCIATION

2020 ANNUAL MEMORIAL SERVICE

This year's Annual Memorial Service presented by the Montgomery County Court of Common Pleas and the Montgomery Bar Association will be held on **Friday, March 27th, 2020.**

As you may know, on this occasion, our Bench and our Bar will take time to celebrate the lives of the men and women of our Bar Association who have passed in the last year. The Honorable President Judge Thomas M. Del Ricci presides over this service, and he is joined by row officers and other leaders of our community. Our courtrooms stand silent for a brief time to commemorate the service and the life of those who have passed. This is not a sorrowful hour, but a time in which the Memorial Minutes provide lessons and present each of us with an opportunity to recognize the life of a lawyer in Montgomery County.

Please plan to attend this year's Memorial Service on **Friday, March 27th, 2020,** in Courtroom "A", at the Montgomery County Courthouse, beginning at 9:30 a.m.

Hon. J. William Ditter, Jr.

John V. Hasson, Esq.

Neil Hurowitz, Esq.

Mary MacNeil Killinger, Esq.

Paul B. Solnick, Esq.

Hon. William W. Vogel

Joseph M. Walker, Esq.

In the Commonwealth of Pennsylvania, our Bench and this Bar Association are unique in presenting this Memorial Service, a treasure of our past. The tales and lessons described in these Memorial Minutes will stay with you long after you leave Courtroom "A".



Copyright © Montgomery Bar Association 2020

MONTGOMERY BAR ASSOCIATION
MONTGOMERY COUNTY LAW REPORTER
The Official Legal Periodical for Montgomery County
100 West Airy Street, P.O. Box 268, Norristown, PA 19404-0268
Phone: 610-279-9660, ext. 220; Fax: 610-279-4846
E-Mail: Jessica@montgomerybar.org



2020 COMMERCIAL & CLASSIFIED ADVERTISING RATES

The *Montgomery County Law Reporter* is published every Thursday. Deadline for submission of ***ALL*** Commercial and Classified Advertising is **2:00 P.M.** on Tuesday, for the following Thursday's Issue.

EXCEPTION: The DEADLINE for submission of all single notices is **2:00 p.m. on TUESDAY for the following Thursday's Issue.** Deadlines are subject to change for Holiday schedule. The deadlines will be strictly enforced. There is a $35.00 setup charge for any ads that are not camera-ready. All ads are subject to approval. Payment is required in advance for all commercial advertising. Ads may be submitted in the following formats: High Resolution PDF, TIFF, PSD and EPS.

Classified ads will appear in the Classified Ads Section of the book. Our cost for advertising is **$1.00 per word, minimum of $30.00 per Issue (including Header).** Payment in full is required for all non-members of the Montgomery Bar Association.

1/2 Page Template Size 5" x 3 1/2"
Camera-Ready Rates

52 times	26 times	13 times	4 Times	1 Time
$1,785.00	$1,270.00	$955.00	$420.00	$210.00

1/3 Page Template Size 5" x 2 1/4"
Camera-Ready Rates

52 times	26 times	13 times	4 Times	1 Time
$1,030.00	$725.00	$600.00	$300.00	$160.00

For more information, please contact:
Jessica Gambone at 610-279-9660, ext. 220
Jessica@montgomerybar.org

Full Page Template
Size 5" x 7 1/2"
Camera-Ready Rates

Back/Inside Cover
52 Times
$3,175.00

Back/Inside Cover
26 Times
$2,070.00

Camera-Ready Rates

52 times
$2,940.00

26 times
$1,840.00

13 times
$1,220.00

4 Times
$460.00

1 Time
$405.00

CLE Advertising
Camera-Ready Rates
Full Page - $300.00
1/2 Page - $260.00
1/3 Page - $210.00

Rates effective 01/01/2020

Copyright © Montgomery Bar Association 2020

We can't always keep them from having to battle,
but we can certainly stand with them in the fight.

Childhood should be a time when dreams are big and your world is safe. For hundreds of kids in our own communities, however, this is not the case, and they are forced to fight unimaginable battles every day. Fortunately for these kids, there are people like you who are willing and able to help. And for people like you, there's the Montgomery Bar Foundation.

The Montgomery Bar Foundation has helped give a voice to hundreds of local children through its support for causes like the Montgomery Child Advocacy Project (MCAP), helping kids navigate the adult world of legal and social services so they are never alone in their battle. Including the Bar Foundation in your charitable giving plans and advising others to do so are just a couple of ways that you can turn your passion for justice into purpose, and help organizations like MCAP protect our community's most vulnerable members.

People like you are inspired by justice, and are inspiring justice every day. Isn't it time you got to know your Montgomery Bar Foundation?



YOUR PASSION. YOUR COMMUNITY. YOUR CAUSE.
GET TO KNOW YOUR MONTGOMERY BAR FOUNDATION

Learn more at montgomerybarfoundation.org
or take the first step by calling us today at 610.994.3667.

Copyright © Montgomery Bar Association 2020

CLASSIFIED ADS

SEEKING ATTORNEY

Grim, Biehn & Thatcher - A 22 attorney law firm in Bucks County is looking for a full time attorney to join a growing team of municipal attorneys. The firm represents many Municipalities, Townships, Boroughs and Authorities in several counties. Municipal, Litigation, Land Use and/or Labor Law experience of 2–5 years is required. The firm will consider candidates with experience of more than 5 years if qualified. Strong writing skills and monthly appearances at evening public meetings are required. The ideal candidate will be self-motivated, have excellent research, writing, analytical and communication skills. We offer a competitive salary commensurate with experience and a full benefit package.

Please forward a cover letter and resume (including salary requirements) to Heather Petronio Grim, Biehn & Thatcher, P.O. Box 215, Perkasie, PA 18944 or hpetronio@grimlaw.com.



Copyright © Montgomery Bar Association 2020

Mediation and ADR Solutions
provided by **The Honorable Thomas I. Vanaskie (Ret.)**



- 24 years on the Federal bench (Third Circuit Court of Appeals and Middle District of Pennsylvania)
- Unmatched credentials and experience makes him uniquely qualified to assist parties resolve disputes with guidance that is informed, impartial, fair and objective
- Available to resolve disputes in business and commercial, class action and mass tort, employment, ERISA, insurance, antitrust, securities, intellectual property, civil rights and personal injury cases
- Serves as a Special Master in complex litigation and is highly experienced in the area of e-discovery and privilege review

STEVENS & LEE
LAWYERS & CONSULTANTS
A STEVENS & LEE/GRIFFIN COMPANY

1818 Market Street, 29th Floor, Philadelphia, PA 19103 • 215.568.7560 • tiv@stevenslee.com

Only at JAMS: Mediator/Arbitrator
Hon. Thomas M. Blewitt (Ret.)



Served as a Magistrate Judge of the U.S. District Court, Middle District of Pennsylvania from 1992-2015, serving for nearly a decade as Chief Magistrate Judge; handled 77 civil trials, nearly 600 civil consent cases and more than 800 settlement conferences; available to resolve disputes involving business/commercial, employment, personal injury/torts and product liability cases

Available in Philadelphia and Scranton

Visit jamsadr.com/blewitt or contact Case Manager Hunter Hollis: 215.246.9494 or hhollis@jamsadr.com

JAMS

Copyright © Montgomery Bar Association 2020

LAWYER TO LAWYER NETWORKING

The Law Office of
Donald J. Martin
APPEALS BRIEFS ARBITRATIONS
CALL 610.277.6772
FAX: 610.277.4993
arbitrator and appeals attorney
Exclusively Serving Pennsylvania Lawyers and Law Firms Since 1979
donaldjmartin.com
22 WEST AIRY STREET, NORRISTOWN, PA 19401-4769 | E: djmartin@donaldjmartin.com

Workers Compensation. Long Term Disability
Social Security Disability
One Client. One lawyer. One Solution.
Referrals appreciated. Relationships preserved.
Terence Sean McGraw
30-year Member of the MBA. Certified Workers Compensation Specialist by the Pennsylvania Bar Association Workers' Compensation Section as authorized by the Pennsylvania Supreme Court. Sustaining Member National Organization of Social Security Representatives.
tmcgraw@TOTAL-Disability-Law.com
610-584-9400

WORKERS' COMPENSATION CLAIMS
ACCEPTING REFERRALS
JONATHAN A. PICKER, ESQ.
PICKER LAW OFFICES
526 Swede Street
Norristown, PA 19401
JPicker@PickerLaw.com
PHONE: 610-277-6660
WWW.JOBACCIDENTLAWYERS.COM

Copyright © Montgomery Bar Association 2020

LAWYER TO LAWYER NETWORKING

ATTORNEY DISCIPLINARY / ETHICS MATTERS

Representation, consultation and expert testimony in disciplinary matters and matters involving ethical issues, bar admissions and the Rules of Professional Conduct

James C. Schwartzman, Esq.

Judge, Court of Judicial Discipline • Former Chairman, Judicial Conduct Board of Pennsylvania • Former Chairman, Disciplinary Board of the Supreme Court of PA • Former Chairman, Continuing Legal Education Board of the Supreme Court of PA • Former Chairman, Supreme Court of PA Interest on Lawyers Trust Account Board • Former Federal Prosecutor • Named by his peers as Best Lawyers in America 2015 Philadelphia Ethics and Professional Responsibility Law "Lawyer of the Year"

(215) 751-2863

SOCIAL SECURITY DISABILITY
LONG TERM DISABILITY
WORKER'S COMPENSATION

MIKE SILVER, ESQUIRE

• Past President, National Organization of Social Security Claimants' Representatives
• Founding Chair, Phila. Bar Assoc. Disability Law Committee

SILVER & SILVER

THE DISABILITY LAW FIRM

• 42 W. Lancaster Avenue, Ardmore, PA • 610-658-1900
• www.silverandsilver.com • info@silverandsilver.com

Referrals & Consultations Are Welcome



LAW OFFICES OF ROBERT A. SELIG

PERSONAL INJURY, ESTATE & TRUST LITIGATION

Representing clients throughout the State of Florida

350 CAMINO GARDENS BLVD. SUITE 301
BOCA RATON, FLORIDA 33432
Telephone: 561-392-6564 • FAX: (561) 998-9301
raselig@seliglaw.com
Division of fees paid in accordance with Florida Bar Rules.

Copyright © Montgomery Bar Association 2020

LAWYER TO LAWYER NETWORKING

WORKPLACE INVESTIGATIONS *and* EXPERT WITNESS

Sexual harassment, discrimination, retaliation, employee misconduct and wrongful termination

Michael J. Torchia, Esq.
Semanoff Ormsby Greenberg & Torchia, LLC
(215) 887-2042

mtorchia@sogtlaw.com

Voted 2009-2018 Super Lawyer® for Employment Law



LAWPAY
AN AFFINIPAY SOLUTION

MONTGOMERY BAR ASSOCIATION
Proud Member Benefit Provider

THE EXPERTS IN LEGAL PAYMENTS

The proven payment solution for lawyers.

Managing payments and growing revenue for over 45,000 law firms in the United States, LawPay is the only payment solution offered through the ABA Advantage program. Developed specifically for law firms, LawPay guarantees complete separation of earned and unearned fees, giving you the confidence and peace of mind that your credit card transactions are handled the right way.

VISA mastercard DISCOVER AMERICAN EXPRESS

LawPay.com/MBA | 855.527.0305

Copyright © Montgomery Bar Association 2020

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 March 25, 2020 at 1:00 o'clock P.M. prevailing time, in Court Room "A", Court House, Swede and Airy Streets, in the Borough of Norristown, said County, the following described Real Estate.

To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on April 29, 2020 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

First Publication

13-03519

ALL THAT CERTAIN lot or piece of ground, situate in **Pennsburg Borough**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan of Subdivision, prepared for Montgomery Meadows, by Urwiler and Walter, Inc., dated 1/12/1990 and last revised on 6/11/1992 and recorded in Plan Book A-54, Pages 232, 233, and 234, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Meadow Lane (50 feet wide), said point being a corner of Lot No. 46 on the above mentioned plan and place of beginning; thence extending from said place of beginning along Lot No. 46 South 0 degrees 47 minutes 43 seconds West, 148.51 feet to a point in line of Lot No. 55; thence extending along Lot No. 55, South 69 degrees 16 minutes 44 seconds West, 6 feet to a point, a corner of Lot No. 56; thence along Lot No. 56 North 89 degrees 12 minutes 17 seconds West, 34.42 feet to a point in line of Lot No. 42; thence extending along Lot No. 42 and Lot No. 44, North 0 degrees 47 minutes 43 seconds East, 150.72 feet to a point on the Southwesterly side of Meadow Lane; thence extending along the Southwesterly side of Meadow Lane, South 89 degrees 12 minutes 17 seconds East, 40 feet to a point a corner of Lot No. 46; being the first mentioned point and place of beginning.

BEING Lot No. 45 as shown on said Plan.

TITLE TO SAID PREMISES IS VESTED IN Edwin R. Braxton, by Deed from James A. Madill dated September 30, 2004 and recorded October 2, 2004 in Deed Book 05527, Page 1793.

Parcel Number: 15-00-01664-05-8.

Location of property: 532 Meadow Lane, Pennsburg, PA 18073.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Edwin R. Braxton** 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: $323,068.17.

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.

13-04430

ALL THAT CERTAIN lot or piece of ground, situate in **Worcester Township**, Montgomery County, Pennsylvania and described according to a plan thereof made by Donald H. Schurr, Professional Engineer, date June 28, 1957, as follows, to wit:

BEGINNING at a point on the center line of Bethel Road (33 feet wide) at the distance of 783.06 feet measured on a bearing of North 42 degrees 45 minutes East along the said center line of Bethel Road from its point of intersection with the center line of Skippack Pike (50 feet wide), thence leaving said center line of Bethel Road and extending along land now or late of Gordon E Clark, North 46 degrees 46 minutes 10 seconds West 217.79 feet to a point, thence extending still along said Clark's land and partly along land now or late of Ernest D Yocum South 42 degrees 45 minutes West 278.92 feet to a point in line of land now or late of John Fisher, thence extending along said Fisher's land North 45 degrees 43 minutes West 369.42 feet to a point; thence extending through lands of which these premises was a part North 43 degrees 13 minutes 43 seconds East 321.17 feet to a point in line of land now or late of Kenneth Stuart, thence extending along said Stuart's land South 46 degrees 46 minutes 10 seconds East 584.37 feet to a point in the said center line of Bethel Road, thence extending along the said center line of Bethel Road South 42 degrees 45 minutes West 50 feet to the first mentioned point and place of beginning.

CONTAINING 3 000 acres of land, more or less.

UNDER AND SUBJECT to following conditions and restrictions that plot or piece of ground, situate on Skippack Pike and measuring 1,047 feet along Skippack Pike and running in depth of 800 feet shall be reserved for the use of any business shopping center, gasoline station, or for any commercial purpose.

BEING THE SAME PREMISEs which Ung Boo Nahm and Mal Hyang Nahm, husband and wife, by Deed dated 7/30/2001 and recorded 8/9/2001 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5370 at Page 2296, granted and conveyed unto Michael A. Skalecki and Terri L. Skalecki.

Parcel Number: 67-00-00445-00-1.

Location of property: 2023 Bethel Road, Worcester, PA 19490.

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

Seized and taken in execution as the property of **Michael A. Skalecki and Terri L. Skalecki** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWALT, Inc., Alternative Loan Trust 2006-OA9 Mortgage Pass-Through Certificates Series 2006-OA9. Debt: $977,932.59.

KML Law Group, Attorneys.

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

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

Copyright © Montgomery Bar Association 2020

14-10357

ALL THAT CERTAIN lot or piece of ground, situate in **Limerick Township,** Montgomery County, Pennsylvania, described according to a Plan of Subdivision prepared as part of Bradford Woods made by Richard C. Mast Associates, P.C. dated 3/9/1998 and last revised 6/1/1999 and recorded in Montgomery County in Plan Book A58, Page 340, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Bartlett Drive (50 feet wide) which point of beginning is common of this lot and Lot No. 156 as shown on said plan; thence extending from said point of beginning along Lot No. 156, South 48 degrees 37 minutes, 20 seconds East, 160.00 feet to a point a corner at Open Space as shown on said plan; thence extending along the same South 41 degrees, 39 minutes, 35 seconds West, 103.76 feet to a point, a corner of certain variable width access/sanitary sewer easement as shown on said plan; thence extending along the same, North 46 degrees, 39 minutes, 35 seconds West, 150.00 feet to a point of curve on the said Southeasterly side of Bartlett Drive; thence extending along the same, the 2 following courses and distances, viz: (1) Northeastwardly on the arc of a circle curving to the left having a radius of 275.00 feet the arc distance of 5.62 feet to a point of tangent thereon; (2) North 41 degrees, 32 minutes, 40 seconds West, 80.44 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 157 as shown on said plan.

BEING the same premises which NVR, Inc., a Virginia Corporation, Trading as Ryan Homes, by Deed dated October 31, 2000, and recorded November 6, 2000, in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Deed Book 5337, Page 1416 granted and conveyed unto Paul R. Siles and Sharon R. Siles, in fee.

Parcel Number: 37-00-00095-49-8.

Location of property: 99 Bartlett Drive, Schwenksville, PA 19473.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Paul R. Siles, Sharon R. Siles and Lisa R. Siles** at the suit of Franklin Mint Federal Credit Union. Debt: $475,914.17.

Klehr Harrison Harvey Branzburg LLP, Attorneys.

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

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

15-10419

ALL THAT CERTAIN tract or piece of land, situate in **Pennsburg Borough**, Montgomery County, Pennsylvania, bounded and described according to a recent survey by Horace E. Smith, of Pennsburg, Pennsylvania, as follows, to wit:

BEGINNING in the Westerly line of Long Alley in the line of Daniel Roeder's estate land; thence by the same, North 41 degrees East, 330 feet to the line of land of late Charles T. Waags; thence along the same, South 37 degrees East 305.415 feet; thence by the same South 41 degrees West, 204,435 feet; thence by the/and of late O.F. Berndt, South 65 degrees West, 147.97 feet to a corner in the center line of the proposed Long Alley (now belonging to the said Amanda G. Fegley and Emma G. Fegley); thence by the same, North 25 1/2 degrees West, 263 feet to a stone in the center line of the proposed Long Alley; thence along the Northern line of Seventh Street, South 65 degrees West, 10 feet; thence along the said Daniel Roeder's estate land, North 25-1/2 degrees West, 30 feet to an iron pin marking the place of beginning.

EXCEPTING THEREOUT AND THEREFROM so much of the premises as being conveyed by John Keelor, widower, to Charles M. Reed, by Deed dated 4-2-1923 and recorded 6-6-1923 at Norristown, Pennsylvania, in Deed Book 887, page 350, bounded and described as follows, to wit:

ALL THAT CERTAIN lot or piece of land situate on the easterly side of Long Alley in **Pennsburg Borough**, Montgomery County, Pennsylvania, bounded and described, as follows to wit:

BEGINNING at a stake a corner in the easterly line of said alley at the line of other land of the said Grantor; thence along the same north sixty three degrees and a half east eighty (80) feet to a stake a corner; thence along other land of the said Grantor South twenty six degrees and a half east sixty (60) feet to a stake a corner; thence along the same south sixty three degrees and a half west eighty (80) feet to a stake a corner in the easterly line of said Long Alley, thence along the same North twenty six degrees and a half west sixty (60) feet to the prate of beginning.

ALSO EXCEPTING THEREOUT AND THEREFROM so much of the premises as being conveyed by John Keelor, widower, to Frank Kaczoroski and Annie Kaczoroski, by Deed dated 2-27-1925 and recorded 3-20-1925 at Norristown, Pennsylvania in Deed Book 943 page 455, bounded and described as follows, to wit:

ALL THAT CERTAIN Blacksmith shop and Equipment therein contained on the East side of Long Alley in **Pennsburg Borough**, Montgomery County, Pennsylvania, bounded and described as follows to wit:

BEGINNING in the Westerly line of said Lord Alley at the line of late Daniel Roeder's estate land; thence by the same North forty one degrees East three hundred and thirty (330) feet to a stake, a corner of late Charles T. Waag's a land; thence along the same South thirty seven degrees East three hundred and five feet and four hundred and fifteen thousandths of a foot to a state a corner; thence by the same South forty one degrees West one hundred and sixty two feet to a stake a corner of Joseph R. Mumbauer's land; thence along the same, North twenty four degrees and three quarters West, forty three feet and eleven inches to a stake a corner and by land of Augustus J. Pennypacker and land of said Jos. R. Mumbauer; thence extending South sixty eight degrees West ninety eight feet and nine inches to an iron pin the line of said Augustus J. Pennypacker's land; thence along the same North twenty four degrees and three quarters West sixty (60) feet to an iron pin and by the same South sixty five degrees and three quarters West ninety (90) feet to the center line of Long Alley; thence along same North twenty five degree and half West one hundred and thirty six feet to a stone a corner; thence along the northerly line of Seventh South Sixty five degrees West 10 feet to the line of William J. Norrow's land; thence along the came North twenty five degrees and a half West thirty feet to the place of beginning.

BEING as to the remaining premises hereon known and identified as Block 18 Unit 15.

Parcel Number: 15-00-01198-00-2.

Location of property: 716 Main Street, Pennsburg, PA 18073.

Copyright © Montgomery Bar Association 2020

The improvements thereon are: Commercial vacant land 10,001-20,000 square feet.

Seized and taken in execution as the property of **Vass Group, L.L.C.** at the suit of Upper Perkiomen School District. Debt: $5,711.17.

Portnoff Law Associates, Ltd., Attorneys.

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

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

15-30745

ALL THAT CERTAIN lot or piece of ground, situate in Ardmore, in **Lower Merion Township**, Montgomery County, Pennsylvania, being more particularly bounded and described, as follows, to wit:

BEGINNING at a point in the middle line of a certain fifty feet wide public road called "Chestnut Avenue" at the distance of two hundred thirty and forty-one one-hundredths feet from the intersection of the said middle line of Chestnut Avenue and the middle line of Spring Avenue, thence south sixty-three degrees, thirty minutes west forty feet to a point in the dividing line between Lots No. 51 and No. 51, thence north twenty-six degrees, thirty minutes west one hundred thirty feet to a point in the rear of Lot No. 39 where it intersects with dividing line of said Lots No. 52 and No. 51, thence north sixty-five degrees, thirty minutes east, forty feet to a point, a corner, thence south twenty-six degrees, thirty minutes east one hundred thirty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jeannine Blay-Miezah by Deed from Jeannine Blay-Miezah and Reginald West dated March 11, 1988 and recorded April 5, 1988 in Deed Book 4869, Page 368.

Parcel Number: 40-00-10472-00-9.

Location of property: 216 Chestnut Avenue, Ardmore, PA 19003.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jeannine Blay-Miezah** at the suit of Nationstar Mortgage LLC d/b/a Champion Mortgage Company. Debt: $239,153.35.

McCabe, Weisberg & Conway, LLC, Attorneys.

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

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

16-08971

ALL THAT CERTAIN lots with message, situate in **East Greenville Borough,** Montgomery County, Pennsylvania, described, as follows:

BEGINNING at an iron pin in the center line of Fourth Street (formerly Third Street); thence by land now or late of Horace O. Reppert's land, South 25 1/4 degrees, East 158 feet, 09 inches to a stone placed for a corner in the middle of Cherry Alley; thence South 64 degrees, 20 minutes West through the middle of said alley 45 feet to an iron spike set for a corner in the middle of said alley; thence along the line of land now or late Oliver Schultz's land, North 25 1/4 degrees, West, 158 feet, 09 inches to an iron spike place for a corner in the center line of Fourth Street; thence along the same North 64 degrees, 20 minutes East, 45 feet to beginning.

BEING the same premises which Larry D. Sandt and Sandra M. Sandt by Deed dated 1/22/99 and recorded 2/18/99 in the Recorder's Office of Montgomery, Pennsylvania, Deed Book 5260, Page 064 granted and conveyed unto Michael D. Mumma and Kimberly A. Mumma.

Parcel Number: 06-00-01384-00-5.

Location of property: 218 W. Fourth Street, East Greenville, PA 18041.

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

Seized and taken in execution as the property of **Kimberly A. Mumma and Michael D. Mumma** at the suit of Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually, but as Trustee for Pretium Mortgage Acquisition Trust. Debt: $154,966.90.

KML Law Group, P.C., Attorneys.

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

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

16-10707

ALL THAT CERTAIN one-half of a double brick messuage and lot of land, situate and known as No. 535 Beech Street in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the North side of Beech Street distant 163 feet 2 1/2 inches Eastwardly from the Northeast corner of Beech and Hale Streets; thence Northwardly a distance of 140 feet to a 20 feet wide alley, passing in part of said course and distance through the middle of a division or partition wall between this and the house erected immediately to the West; thence Eastwardly along said alley a distance of 18 feet 6 1/2 inches; thence Southwardly along a line parallel with the first described line 140 feet to Beech Street aforesaid; thence along the same Westwardly 18 feet 6 1/2 inches to the point and place of beginning.

Parcel Number: 16-00-01660-00-7.

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

Copyright © Montgomery Bar Association 2020

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Dolores E. Hudson** at the suit of Pottstown School District. Debt: $2,928.33.

Portnoff Law Associates, Ltd., Attorneys.

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

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

16-22240

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

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

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

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

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

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

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

The improvements thereon are: A residential dwelling.

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

Shapiro & DeNardo, Attorneys.

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

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

16-22930

ALL THAT CERTAIN two story brick messuage and lot or piece of land appurtenant thereto, situate in the **Norristown Borough,** Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at the Northeast corner of Main and Jefferson Streets; thence Northeasterly, along the Southeasterly side of Jefferson Street, Northeasterly eighty feet to Cowden Alley (laid out twenty feet wide); thence along the Southwesterly side of Cowden Alley Southeasterly parallel to Main Street twelve and fifty-six hundredths feet to a point a corner of this and other land now or late of Mary P. Sclafani; thence still by the same land Southwesterly parallel with the first course, the line passing through the middle of the partition wall between the house erected on this lot and the house erected on the adjoining lot eighty feet to Main Street aforesaid; and thence along the Northeast side thereof Northwesterly twelve and fifty-six one-hundredths feet to the place or point of beginning.

BEING the same premises which Salvatora Santoro and Lauri Santro, his wife, by Deed dated 11/25/1983, recorded 12/1/1983 in Deed Book 4724, Page 390 conveyed unto Christopher Organtini and Dawn Organtini, his wife.

Parcel Number: 13-00-22176-00-5.

Location of property: 555 E. Main Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Christopher Organtini and Dawn Organtini** at the suit of US Bank Trust National Association as Trustee of The Lodge Series III Trust. Debt: $47,652.14 plus interest to sale date.

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

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

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

16-29385

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Frederick Township**, Montgomery County, Pennsylvania, bounded and described according to a subdivision plan "Perkiomen Crossing", made for Gida Inc., by Bursich Assoc. Inc., Consulting Engineers, dated 10/30/1990 and last revised on 3/19/1997 and recorded in Plan Book A-57, Pages 66 to 68, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Glenwood Drive (34.00 feet wide) at a corner of this and Lot No. 62 as shown on the above mentioned plan; thence extending from said point of beginning and along Lot No. 62 South 14 degrees 52 minutes 54 seconds East 105.00 feet to a point a corner of Open Space; thence extending along Open Space South 75 degrees 07 minutes 06 seconds West 20.00 feet to a point, a corner in line of Lot No. 60; thence extending along the same the two (2) following courses and distances, viz: (1) North 14 degrees 52 minutes 54 seconds West 95.00 feet to a point, an angle; thence (2) North 13 degrees 44 minutes 53 seconds East 21.64 feet to a point

Copyright © Montgomery Bar Association 2020

a corner on the Southwesterly side of Glenwood Drive; thence extending along the same, South 31 degrees 03 minutes 06 seconds East 9.37 feet to a point, a corner on the Southeasterly side of Glenwood Drive; thence extending along the same North 75 degrees 07 minutes 06 seconds East 7.02 feet to a point being the first mentioned point and place of beginning.

BEING Lot No. 61 on the above mentioned plan.

BEING THE SAME PREMISES WHICH NVR, Inc., (VA Corporation), T/A Ryan Homes, by Deed dated 10/15/2001 and recorded 11/15/2001 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5386 at Page 2007, granted and conveyed unto Holly Breidor.

Parcel Number: 55-00-00606-74-3.

Location of property: 4440 Glenwood Drive, Perkiomenville, PA 18074.

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

Seized and taken in execution as the property of **Holly Breidor** at the suit of JPMorgan Chase Bank, National Association. Debt: $167,218.31.

KML Law Group, P.C., Attorneys.

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

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

17-01630

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, situate in **Norristown Borough,** Montgomery County, Pennsylvania, bounded and described according to a survey and plan thereof made by Hiltner and Hitchcock, Civil Engineer, November 19, 1928, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Main Street, at the distance of 22.15 feet Northwesterly from the intersection of the said side of Main Street, with the Northwesterly side of Ford Street; thence extending along other land of Grantor, the line passing for a portion of the distance through the middle of a partition wall dividing the house on these premises from that on the adjoining premises South 31 degrees 45 minutes West 128.8 feet to a corner, on the Northeasterly side of a 16 feet wide alley; thence extending along said side of said alley, North 58 degrees West 15.88 feet to a point a corner of other land of the grantor; thence extending along other land of the grantor and of Jeremiah O`Brien North 31 degrees 24 minutes East 128.8 feet the line for a portion of the distance passing through the middle of a 2 feet wide alley and also through the middle of the partition wall dividing the house erected on these premises from that on the adjoining premises to a point a corner on the Southwesterly side of Main Street aforesaid and extending along the said side thereof South 58 degrees 15 minutes East 16.68 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES VESTED IN Christopher A. Organtini and Dawn M. Organtini by Deed from Frances M. Pizza dated November 20, 1995 and recorded on December 12, 1995 in the Montgomery County Recorder of Deeds in Book 5134, Page 0657 as Instrument No. 019518.

Parcel Number: 13-00-21644-00-6.

Location of property: 572 E. Main Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christopher A. Organtini and Dawn M. Organtini** at the suit of LSF10 Master Participation Trust. Debt: $86,413.19.

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.

17-19405

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

BEGINNING at a post in the southwest corner of Beech and Washington Streets; thence along the West side of the latter South 13 ¾ degrees West 140 feet to a post in the North of a 20 feet wide alley and along the same North 76 ¼ degrees West 30 feet and by land to be conveyed to Jonathan Kehl, North 13 ¾ degrees East 140 feet to a post in the South line of Beech Street and along the same South 76 ¼ degrees East 30 feet to the place of beginning.

EXCEPTING AND RESERVING THEREFROM AND THEREOUT, ALL THAT CERTAIN lot or parcel of land bounded and described as follows, to wit:

BEGINNING at a corner on the Westerly side of Washington Street (40 feet wide) distant South 13 degrees 45 minutes West 85 feet from the Southwesterly property line intersection of the aforesaid Washington Street and another ordained street known as Beech Street (50 feet wide); thence continuing along the Westerly side of said Washington Street, South 13 degrees 45 minutes West 55 feet to a corner of the same on the Northerly side of a public alley (20 feet wide); thence along the Northerly side of said alley, North 76 degrees 15 minutes West 30 feet to a corner of the same as Lot No. 55 now or late of Jacob Markowitz; thence along the Easterly side of Lot No. 55 or other land now or late of Jacob Markowitz North 13 degrees 45 minutes East 55 feet to a corner of other lands of Mary Annetta Reigner; thence along said Reigner's land, South 76 degrees 15 minutes East 30 feet to a corner on the Westerly side of the aforesaid Washington Street and place of beginning.

BEING the Southerly portion of Lot No. 76.

Parcel Number: 16-00-00916-00-4.

Location of property: 456 Beech Street, Pottstown, PA 19464.

Copyright © Montgomery Bar Association 2020

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Another Investment 1, L.L.C.** at the suit of Borough of Pottstown. Debt: $1,470.92.

Portnoff Law Associates, Ltd., Attorneys.

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

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

17-23181

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, Pennsylvania, bounded and described according to a Pan of Property made for Joseph Popper by Charles E. Shoemaker, Inc., Engineers and Surveyors, Abington, Pennsylvania dated 6/19/1973 as follows, to wit:

BEGINNING at a point on the Southeasterly side of Cliveden Avenue (50 feet wide) which point is at the distance of 325 feet measured North 42 degrees 52 minutes 30 seconds East from a point of intersection with the Southeasterly side of Cliveden Avenue makes with the Northeasterly side of Mt. Carmel Avenue (50 feet wide); thence extending from said point of beginning North 42 degrees 52 minutes 30 seconds East along the Southeasterly side of Cliveden Avenue 50 feet to a point a corner of Lot Number 112 as shown on Plan of Glenside Highlands; thence extending along same, South 47 degrees 07 minutes 30 seconds East 180.00 feet to a point in line of Lot Number 92 as shown on Plan of Glenside Highlands; thence extending along same and partly along Lot Number 93 South 42 degrees 52 minutes 30 seconds West 50 feet to a point a corner of Lot Number 1 as shown on the above mentioned Plan; thence extending along the same North 47 degrees 07 minutes 30 seconds West 180 feet to the first mentioned point and place of beginning.

BEING Lot Number 2 as shown on the above-mentioned Plan.

Parcel Number: 30-00-09512-00-7.

Location of property: 129 Clivedon Avenue, Abington Township, PA 19038.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Patricia Preston-Rufibach and Nancy P. Preston** at the suit of Township of Abington. Debt: $1,784.03.

Portnoff Law Associates, Ltd., Attorneys.

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

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

17-28311

ALL THAT CERTAIN messuage and lot or piece of ground, situate in **Norristown Borough**, Montgomery County, Pennsylvania, upon which the improvements are a three story brick dwelling house, and four concrete block garages, said lot being bounded and described, as follows, to wit:

BEGINNING at a point on the North corner of Lafayette Street and Haws Avenue, thence extending from said point of beginning along said Lafayette Street, Northwestwardly the distance of 150.00 feet to a twenty feet wide alley; thence extending along the same, Northeastwardly the distance of 18.00 feet to land of Hannah H. Landes; thence extending Southeastwardly, passing through the middle of the partition wall between this and said Landes' house, the distance of 150.00 feet to Haws Avenue, aforesaid; thence extending along the same, Southwestwardly the distance of 18.00 feet to the first mentioned point and place of beginning.

Parcel Number: 13-00-16328-00-3.

Location of property: 201 Haws Avenue, Norristown, PA 19401.

The improvements thereon are: Triplex.

Seized and taken in execution as the property of **Richard G. Knight, Jr.** at the suit of Municipality of Norristown. Debt: $2,122.25.

Portnoff Law Associates, Ltd., Attorneys.

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

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

18-00772

ALL THAT CERTAIN messuage and lot or piece of land, situate in **Norristown Borough,** Montgomery County, Pennsylvania, and bounded and described according to a survey there of as made by Hiltner and Hitchcock, C.E. December 14, 1916, as follows, to wit:

BEGINNING at a point on the Northerly turner of Clay Alley and High Street; thence along the Northwesterly side of said High Street Northeasterly fourteen feet to a point a corner of this and other property now or late of the said Accursia Bacchi Santangelo, said point being in the center of the partition well located between the premises hereby conveyed and the said Accursia Bacchi Santangelo's adjoining premises; thence along the line of Accursia Bacchi Santangelo's adjoining premises the line passing through the center of the partition wall between these premises and the said Santangelo's adjoining premises Northwesterly sixty feet to a point a corner of this and ground now or late of Matteo Santangelo; thence along line of said Matteo Santangelo adjoining premises Southwesterly fourteen feet to the Northeasterly side of Clay Alley; thence Southeasterly sixty feet to the Northerly corner of Clay Alley and High Street the place of beginning.

Parcel Number: 13-00-16712-00-6.

Location of property: 512 High Street, Norristown, PA.

Copyright © Montgomery Bar Association 2020

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Eraho & Sterling Homes, L.L.C.** at the suit of Municipality of Norristown. Debt: $1,268.98.

Portnoff Law Associates, LTD, Attorneys.

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

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

18-00829

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate on the Southeasterly side of Stanbridge Street, at the distance of one hundred thirteen and ten one-hundredths feet (113.10') Northeastwardly from the Northeasterly side of James Street, in **Norristown Borough,** Montgomery County, Pennsylvania.

CONTAINING in front of Stanbridge Street sixteen and two one-hundredths feet (16.02') and extending of that width in length or depth Southeastwardly between parallel lines at right angles to said Stanbridge Street, one hundred twenty feet (120'), to the middle of a certain twenty feet (20') wide driveway as now laid out and proposed but unopened parcel or piece of ground situate in the Twelfth Ward, Borough of Norristown, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to and as shown on a certain Plan #2603, Sheet No. 2 dated May 29, 1973, prepared by A. W. Martin Associates, Inc., Consulting Engineers, King of Prussia, Pennsylvania, as follows, to wit:

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid driveway as and for a driveway, passageway and water course at all times hereafter forever.

Parcel Number: 13-00-34996-00-1.

Location of property: 1014 Stanbridge Street, Norristown, PA 19401.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Cianciulli & Sons Investments, L.L.C.** at the suit of Municipality of Norristown. Debt: $1,368.18.

Portnott Law Associates, LTD, Attorneys.

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

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

18-01112

ALL THAT CERTAIN messuage, tenement and town, lot of land, situate in **Norristown Borough,** Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Southeast side of Willow Street, a corner of this and now or late of Joseph K. Harris' lot; thence by said Harris' lot at right angles to said Willow Street, Southeasterly 100 feet to Rose alley; thence along the Northwest side of Alley, Northeasterly, 15 feet to a point in the line of land of late Amos Hendricks; thence by the same parallel to the first side, Northwesterly 15 feet to the place of beginning.

Parcel Number: 13-00-38488-00-1.

Location of property: 1020 Willow Street, Norristown, PA.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **WSI Investment, L.L.C.** at the suit of Municipality of Norristown. Debt: $1,274.02.

Portnoff Law Associates, LTD, Attorneys.

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

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

18-01116

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

BEGINNING at a stake or point on the Southeasterly side of Willow Street, at the distance of three hundred ninety two and one tenth feet Northeastwardly from the Northeasterly side of Elm Street, a comer of this and house and lot of ground now or late of John Henshell, Sr.; thence by the same in a Southeastwardly direction at right angles to said Willow Street passing through the middle of the partition wall between this and John Henshell's house, one hundred feet to the Northwesterly side of Ross Alley; thence along the Northwest side of said alley, in a Northeasterly direction fifteen feet to a stake; thence by house and lot now or late of Charles P. Perry in a Northwesterly direction at right angles to Willow Street, passing through the middle of a two feet wide alley and the partition wall between the houses, one hundred feet to the Southeast side of Willow Street; thence along said side of said Willow Street, Southwestwardly fifteen feet to the place of beginning.

Parcel Number: 13-00-38536-00-7.

Location of property: 1048 Willow Street, Norristown, PA.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Another Investment 1, L.L.C.** at the suit of Municipality of Norristown. Debt: $1,274.02.

Portnoff Law Associates, LTD, Attorneys.

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

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

Copyright © Montgomery Bar Association 2020

18-02295

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

BEGINNING at a point on the Northwest corner of Locust and Basin Streets; thence along the North side of said Basin Street, West 90 feet to a point; thence parallel to said Locust Street 68 feet more or less Northeast to a point 20 feet distant on a line parallel to said Locust Street from land now or late of John Garrigan; thence at right angles to said Locust Street 72 feet Northwest to an alley; thence along the Southeast side of same 20 feet Northeast to a point a corner of this and land of said John Garrigan; thence by the same and passing through the middle of the partition wall of this brick messuage and this one 140 feet Southeast to Locust Street aforesaid; and thence along the Northwest side thereof 40 feet Southwest to the place of beginning.

Parcel Number: 13-00-20780-00-6.

Location of property: 1203 Locust Street, Norristown, PA 19401.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Bruce Haines** at the suit of Municipality of Norristown. Debt: $4,218.17.

Portnoff Law Associates, LTD, Attorneys.

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

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

18-02362

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan prepared for Westrum Land Development Corporation by Stout, Tacconelli & Associates, Inc., Civil Engineering and Land Surveying dated 6/9/1989 and last revised 1/24/1990 and recorded in the Office for the Recorder of Deeds of Montgomery County of Plan Book A-52 page 29 as follows, to wit:

BEGINNING at a point of curve on the Northwesterly side of Van Sant Lane (50 feet wide) said point being measured the four following courses and distances from the extension of the Southwesterly side of Schiavone Drive (50 feet wide, more or less): thence (1) extending along the aforesaid Van Sant Lane South 46 degrees 46 minutes 42 seconds East 13.84 feet to a point of curve on the same; thence (2) extending along the same on the arc of a circle curving to the right having a radius of 100 feet, the arc distance of 181.34 feet to a point of tangent on the same; thence (3) extending along the same South 47 degrees 07 minutes 23 seconds West 70.12 feet to a point of curve; thence (4) extending along the same on the arc of a circle curving to the left having a radius of 175 feet, the arc distance of 53.84 feet to the point of beginning; thence extending from said point of beginning along he aforesaid Northwesterly side of Van Sant Lane on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 34.07 feet to a point a corner of Lot No. 4 as shown on the above mentioned plan; thence extending along the aforesaid lot and Lot No. 8 as shown on the above mentioned plan North 66 degrees 15 minutes 39 seconds West 202.72 feet to a point a corner of part of Lot No. 8 as shown on the above mentioned plan; thence extending along part of the aforesaid lot North 23 degrees 44 minutes 21 seconds East 152.22 feet to a point a corner of part of lands of Lawrence S. Nathan; thence extending along part of the aforesaid lands and along part of lands now or late of Sidney and Annette Flexner, South 47 degrees 32 minutes 12 seconds East 125.56 feet to a point a corner of Lot No.6 as shown on the above mentioned plan; thence extending along the aforesaid lot the two following courses and distances as follows, to wit: thence (1) South 17 degrees 14 minutes 17 seconds East 88.81 feet to a point; thence (2) South 50 degrees 30 minutes 15 seconds East 32.93 feet to a point of curve on the aforesaid Northwesterly side of Van Sant Lane to the fist mentioned point and place of beginning.

BEING known as Lot No. 7 as shown on the above mentioned plan.

CONTAINING 21,417 square feet gross, more or less, and 16,288 square feet net, more or less.

TITLE TO SAID PREMISES IS VESTED IN Mary D. Hassan and Said Hassan, as Tenants by the Entirety by Deed from Ha Ii Chong and Song Cha Chong dated 05/10/2006 recorded 05/17/2006 in Deed Book 05601 Page 0706.

Parcel Number: 54-00-16358-94-9.

Location of property: 946 Van Sant Lane, Ambler, PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Mary D. Hassan and Said Hassan a/k/a Said R. Hassan** at the suit of HSBC Bank USA, National Association, as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2006-OP2. Debt: $599,919.46.

RAS Citron, LLC, Attorneys.

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

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

18-04557

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements to be thereon erected, situate in **Cheltenham Township**, Montgomery, County, Pennsylvania, being Lot No. 51 on a plan of Laverock Downs made by Charles E. Shoemaker, Registered Professional Engineer of Abington Pennsylvania on the 17th day of July A.D. 1958, which plan is recorded in the Office of the Recording of Deeds in and for the County of Montgomery at Norristown in Plan Book A-4 page 87 and described as follows, to wit:

BEGINNING at a point on the northwesterly side of Fawn Drive (50 feet wide) which point is measured south 10 degrees, 28 minutes, 24 seconds, west 274.73 feet from the southwesterly terminus of the radial intersection connecting the said side of Fawn Drive with the southwesterly side of Deerrum Road (50 feet wide) (said radial intersection having a radius of 20 feet an arc distance of 18.98 feet):

Copyright © Montgomery Bar Association 2020

THENCE extending from said point of beginning along the said side of Fawn Drive, south 10 degrees, 28 minutes, 24 seconds, west, 100 feet to a point in lot no. 50 on said plan: thence extending along the same north 79 degrees, 31 minutes, 36 seconds, west, 206.35 feet to a point in the former line of the connecting railway (Fort Washington branch) now abandoned: thence extending along the same north 6 degrees, 41 minutes, 06 seconds, east 100.22 feet to a point in Lot No. 52 on said plan: thence extending along the same south 79 degrees, 36 seconds, east 212.97 feet to the northwesterly side of Fawn Drive, being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Frederick A. Nichols (deceased) and Barbara Louise Nichols, his wife, as tenants by the entireties by deed from Frederick A. Nichols dated 04/14/1989 recorded 08/28/1989 in Book 4921, Page 1203.

Parcel Number: 31-00-09871-00-7.

Location of property: 1937 Fawn Drive, Laverock, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Barbara Louise Nichols** at the suit of Nationstar Mortgage, LLC d/b/a Champion Mortgage Company. Debt $212,784.98.

RAS Citron, Attorneys.

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

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

18-08456

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough,** Montgomery County, Pennsylvania, bounded and described according to a survey and plan made by George C. Heilmen, Registered Surveyor, Norristown, Pennsylvania on the 7th day of July A.D. 1964, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Gary Lane (fifty feet wide) at the distance of five hundred sixteen and twenty-five on-hundredths feet measured North forty-nine degrees fourteen minutes West, along the said side of Gary Lane, from a point of tangent therein, which point of tangent is measured on the arc of a curve curving to the left having a radius of fifteen feet the arc distance of twenty-three and fifty-six one-hundredths feet from a point of curve on the Northwesterly side of Tremont Avenue (fifty feet wide).

CONTAINING in front or breadth on the said Southwesterly side of Gary Lane thirty-two and seventy-five one hundredths feet and extending of that width in length and depth Southwesterly between parallel lines at right angles to the said Gary Lane, ninety-six feet.

BEING Lot #114 as shown on said Plan, House #614 Gary Lane.

BEING the same property conveyed to Catherine T. Storti, widow and Kimberly Ann Falcone, as joint tenants with rights of survivorship who acquired title, with rights of survivorship, by virtue of a deed from Catherine T. Storti, widow, dated March 23, 2015, recorded March 23, 2015, at Deed Book 5947, Page 1708, Montgomery County, Pennsylvania records.

Parcel Number: 13-00-12816-00-5.

Location of property: 614 Gary Lane, Norristown, PA 19401.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Catherine T. Storti, widow and Kimberly Ann Falcone, as Joint Tenants with Rights of Survivorship** at the suit of PNC Bank National Association. Debt: $75,925.74.

Manley, Deas, Kochalski, LLC, Attorney.

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

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

18-13571

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, described according to the record Plan of Meadow View Estates, prepared for Cathlin Corporation by Robert E. Blue, Consulting Engineers, P.C., dated February 14, 1991, last revised December 12, 1991, as recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-53 , pages 298, 299, 318 and 319, as follows, to wit:

BEGINNING at a point on the northeasterly side of Hood Lane (50.00 feet wide), a corner of this and Lot No. 72 as shown on said plan, which point is measured the two following courses and distances from a point of curve on the northwesterly side of Dogwood Drive (50.00 feet wide), as shown on said plan; (1) leaving Dogwood Drive on the arc of a curve, curving to the right in a northwesterly direction, having a radius of 15.00 feet the arc distance of 23.56 feet to a point of tangent, marked by a monument, and (2) north 01 degree 02 minutes 30 seconds west 44.18 feet to the point of beginning; thence extending from said point of beginning and continuing along the northeasterly side of Hood Lane, north 01 degree 02 minutes 30 seconds west 28.00 feet to a point a corner of Lot No., 74; thence extending along Lot No. 74 north 88 degrees 57 minutes 30 seconds east 102.00 feet to a point in line of Lot No. 71; thence extending along Lot No. 71 south 30 degrees 42 minutes 37 seconds. east 32.22 feet to a point a corner of Lot No. 72; thence extending along Lot No. 72 south 88 degrees 57 minutes 30 seconds west 117.95 feet to a point on the northeasterly side of Hood Lane; being the first mentioned point and place of beginning.

BEING Lot No. 73, as shown on said plan.

Copyright © Montgomery Bar Association 2020

BEING THE SAME PREMISES which Cathlin Corporation by Deed dated January 29, 1993 and recorded February 4, 1993 in Deed Book 5032, page 2241, in the Office of the Recorder of Deeds in and for the County of Montgomery, granted and conveyed unto Bonnie B. Johnson, in fee.

Parcel Number: 54-00-08680-94-1.

Location of property: 1804 Hood Lane, Maple Glen, PA 19002.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Bonnie B. Jacobson** at the suit of Specialized Loan Servicing LLC. Debt: $236,057.76.

Shapiro & DeNardo, Attorneys.

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

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

18-17918

ALL THAT CERTAIN parcel or tract of land, situate in **Lower Moreland Township,** Montgomery County, Pennsylvania, bounded and described as follows:

BEING known and designated as Lot No. 39 as shown and delineated on that certain Record Plan (Sheets 1, 2,3 & 4) for "The Estates at Huntingdon Valley, Lower Moreland Township, Montgomery County, Pennsylvania," prepared by Boucher and James, Inc., Consulting Engineer, Planners, Land Surveyors, dated 9/1/2000, revised to 9/6/2002 and recorded 9/26/2002 in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-61 pages 9 through 12.

BEING the same property conveyed to Hua Yeung, Husband, and Yuk S. Cheng, Wife, who acquired title, as Tenants by the Entirety, by Virtue of a Deed from K. Hovnanian at Lower Moreland II, LLC, dated August 27, 2004, recorded October 14, 2004, at Document ID 2004201694, and recorded in Book 5528, Page 2947, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 41-00-05888-06-5.

Location of property: 20 Morning Glory Way, Huntingdon Valley, PA 19006.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Hua Yeung a/k/a Hua K. Yeung, Yuk S. Cheng a/k/a Yuk Suet Cheng and The United States of America, Department of Treasury, Internal Revenue Service** at the suit of MTGLQ Investors, L.P. Debt: $571,799.63.

Manley Deas Kochalski LLC, Attorneys.

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

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

18-21235

ALL THAT CERTAIN plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in **New Hanover Township,** Montgomery County, Pennsylvania, bounded and described according to a survey made May 27, 1966, by Ralph E. Shaner & Son Engineer Company, and as shown as Lot No. 1 on Plan of Lots.

BEGINNING at a point in the center of Middle Creek Road, leading for Route 73 in Ladwick Road, said point being a corner with lands of Warren A. Albitz; thence South 44 degrees 30 minutes East 260.040 feet to an iron stake, a corner; thence South 42 degrees 30 minutes West 120.00 feet to a point, a corner with other lands of Leroy Mutter; thence North 48 degrees 48 minutes West 199.78 feet to a point In the center of Middle Creek Road; thence by said road North 42 degrees 30 minutes East to the place of beginning.

BEING the same premises in which Anthony D. Coccia (deceased) and Stella Coccia, his wife, by deed dated 03/14/2003 and recorded 04/07/2003 in the Office of the Recorder of Deeds in and for the County of Montgomery, Commonwealth of Pennsylvania, in Deed Book 5452, Page 856, granted and conveyed unto Anthony M. Coccia, married.

Parcel Number: 47-00-04984-00-9.

Location of property: 3134 Middle Creek Road, Gilbertsville, PA 19525.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Vivian Coccia, Individually and as Known Heir of Anthony M. Coccia, Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Anthony M. Coccia, Deceased** at the suit of JP Morgan Chase Bank, National Association. Debt: $103,099.41.

Shapiro & DeNardo, Attorneys.

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

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

18-22556

ALL THAT CERTAIN lot or piece of ground, situate in **Douglass Township**, Montgomery, County, Pennsylvania, as shown on Plat entitled "Jim Gibson Douglass Estate Residential Subdivision" dated November 17, 2011 and last revised February 19, 2014 as recorded in the Office of Recorder of Deeds of Montgomery County, Pennsylvania, in Plan Book 40, Page 256-259, as follows, to wit:

BEING Lot No. 65.

Copyright © Montgomery Bar Association 2020

FEE SIMPLE TITLE VESTED IN Michael G. Lawson Sr. and Jacqueline E. DiMenna, Husband and Wife, by deed from NVR, Inc., as Virginia Corporation, Trading as Ryan Homes, dated 02/24/2015, recorded 03/03/2015, in the Montgomery County Clerk's Office in Deed Book 5945, Page 2133, as Instrument No. 2015014200.

Parcel Number: 32-00-04076-12-7.

Location of property: 95 Fox Hollow Drive, Gilbertsville, PA 19525.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Michael G. Lawson Sr. and Jacqueline E. DiMenna, Husband and Wife, by Deed from NVR, Inc., a Virginia Corporation, Trading as Ryan Homes, dated 02/24/2015, recorded 03/03/2015, in the Montgomery County Recorder of Deeds in Deed Book 5945, Page 2133, as Instrument No. 2015014200** at the suit of Stearns Lending, LLC. Debt: $433,194.80.

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.

18-27601

TRACT A

ALL THOSE CERTAIN lots or pieces of land, situate in Guldin's Addition to the **West Pottsgrove Township** (erroneously stated as Pottstown Borough, in West Pottstown, in West Pottsgrove Township, in prior deed), Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at the southeast corner of Fairview and Third Streets; thence Eastwardly along the South side of said Third Street 140 feet to a 20 foot wide alley; thence Southward along the same 45 feet to the center line of Lot No. 110; thence Westwardly along the center of said Lot 140 feet to the East side of said Fairview Street; thence Northward along the same 45 feet to the place of beginning.

BEING Lots Nos. 111 and the northern one-half of Lot No. 110 in plan of lots laid out by Horace N. and Cyrus Q. Guldin.

TRACT B

ALL THOSE CERTAIN one lot and the half of another lot or piece of ground situate in Guldin's addition to the **West Pottsgrove Township** (erroneously stated as Pottstown Borough in prior deed) in Montgomery County, Pennsylvania, being Lot No. 109 and one-half or Lot Number 110 on the plan of lots as laid out by Horace W. and C. Q. Guldin.

BOUNDED on the South by Lot 108, on the West by Fairview Street, on the North by the other half of Lot 110, and on the East by an alley containing in front or width on said Fairview Street 45 feet, and extending of that width Eastwardly at right angles with said Fairview Street, 140 feet to all alley.

TITLE TO SAID PREMISES IS VESTED IN Daniel F. Trump and Pamela J. Trump by deed from Jennifer A. Wagner dated November 1, 2017 and recorded November 3, 2017 in Deed Book 6068, Page 157, Instrument Number 2017083490.

Parcel Number: 64-00-01222-00-1.

Location of property: 428 Fairview Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Daniel F. Trump and Pamela J. Trump,** at the suit of Citizens Bank, N.A. Debt: $127,711.10.

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.

18-27628

PREMISES "A"

ALL THAT CERTAIN lot or piece of ground situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described according to a survey thereof made by Donald H. Schurr, R.L.S., July 10, 1952, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Elm Street, said point being 109.93 feet Westwardly from the intersection of the Northwesterly side of George Street with the Northeasterly side of Elm Street; thence North 50 degrees west 0.70 feet to land now or late of Edna M Jones; thence along said Jones' land North 40 degrees 40 feet to a point; thence South 50 degrees East, 0.45 feet to a concrete block wall; thence South 40 degrees 33 minutes West, 40 feet, said line passing through the middle of the partition wall between this and the adjoining premises of which this is a part to the Northeasterly side of Elm Street, the point and place of beginning.

PREMISES "B"

ALL THAT CERTAIN messuage and two contiguous lots or pieces of land, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows:

No. 1 BEGINNING at a point on the Northeast side of Elm Street at the distance of 86 feet 06 inches Southeast from Kohn Street a corner of this and land of Hugh Roberts and Elwood Roberts; thence extending Northeast through the middle of the partition wall between this and the adjoining house 72 feet 07 inches to a 4 feet wide alley; thence along said alley, Southeast and parallel to Elm Street, 13 feet 8 inches to a 20 feet wide alley; thence along said last mentioned alley, Southwest and parallel to Kohn Street, 72 feet 7 inches to Elm Street; thence along Elm Street Northwest 13 feet 8 inches to the place of beginning.

Copyright © Montgomery Bar Association 2020

No. 2 BEGINNING at a point on the Northeast side of Elm Street the distance of 100 feet 2 inches Southeast from the East corner of Kohn and Elm Street; thence Northeast parallel to Kohn Street passing along land of Anna Naylor, 76 feet 6 inches to the line of land now or late of Simon Henninger; thence along the land of said Henninger, parallel to Elm Street, Southeast 10 feet to a corner of this land of said Henninger and land now or late of Alfred England; thence along the line of said England's lot and lot of land now or late of Edward Doyle, Southwest parallel to George Street, 76 feet 6 inches to a point on the Northeast side of Elm Street at the distance of 110 feet Northwest from George Street; thence along said side of Elm Street Northwest 10 feet or more to the place of beginning.

BEING Parcel #13-00-10964-00-3 to all 3 tracts.

BEING THE SAME PREMISES which Jar Investments, Inc. a Pennsylvania Corporation by deed dated 4/25/1997 and recorded 8/12/1997 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5195 at Page 1787, granted and conveyed unto Jane T. Vogel and Robert R. Long, tenants with right of survivorship and not as tenants in common.

Parcel Number: 13-00-10964-00-3.

Location of property: 601 West Elm Street, Norristown, PA 19401.

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

Seized and taken in execution as the property of **Robert R. Long and Jane T. Vogel** at the suit of Pennsylvania Housing Finance Agency. Debt: $31,147.01.

KML Law Group, P.C., Attorneys.

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

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

18-27769

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be erected thereon, situate in **Horsham Township,** Montgomery County, Pennsylvania and described according to a Subdivision - Record Plan of Maplewood Subdivision made by Woodrow & Associates, Inc., Consulting Engineers, dated April 8, 1998 and last revised February 4, 2004 and recorded in Montgomery County in Plan Book 23, Page 370, as follows, to wit:

BEGINNING at a point on the Southeasterly side of the cul-de-sac at the end of Pinebrook Court which point of beginning is common to this Lot and Lot No. 4 as shown on said Plan; thence extending from said point of beginning, Northwardly and Northwestwardly along the Southeasterly side of the cul-de-sac at the end of Pinebrook Court on the arc of a circle curving to the left having a radius of 60.00 feet the arc distance of 75 00 feet to a point, a corner of Lot No. 40 as shown on said Plan; thence extending along the same, the two following courses and distances, viz:

(1) North 46 degrees 18 minutes 55 seconds East 181.12 feet to a point; and (2) South 43 degrees 41 minutes 04 seconds East through the bed of a certain 30 feet wide utility & basin access easement, also crossing Detention Basin "A" on said Plan, 289.01 feet to a point In line of Lot No. 19 as shown on said Plan; thence extending along the same, and also partly along Lot No 18, South 47 degrees 32 minutes 411 seconds West 160 00 feet to a point, a corner of Lot No. 4, aforesaid; thence extending along the same, North 82 degrees 44 minutes 58 seconds West 220.01 feet to the first mentioned point and place of beginning.

BEING Lot No. 5 as shown on said Plan.

BEING the same premises in which Sunnybrook Estates, LLC, A P Limed Liability Company, by deed dated 11/16/2005 and recorded 11/29/2005 in the Office of the Recorder of Deeds, in and for the County of Montgomery, Commonwealth of Pennsylvania, in Deed Book 5580, Page 2660, and/in Instrument No. 2005173366, granted and conveyed unto John E. Donahue and Lynne F. Donahue.

Parcel Number: 36-00-02110-04-1.

Location of property: 1318 Pine Brook Court, Maple Glen, PA 19002.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **John E. Donahue and Lynn F. Donahue and United States of America, Department of the Treasury - Internal Revenue Service** at the suit of Thornburg Mortgage Securities Trust 2006-1, Mortgage Pass-Through Certificates Series 2006-1, U.S. Bank National Association, as Trustee, Successor in Interest to LaSalle Bank National Association, as Trustee. Debt: $525,593.38.

Shapiro & DeNardo, Attorneys.

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

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

18-28670

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township,** Montgomery County, Pennsylvania, described in accordance with a Plan prepared by Real Estate Engineering Associates, Inc., Engineers and Surveyors, Devon, Pennsylvania, dated December 18, 1985, last revised July 10, 1986, being more fully described, as follows, to wit:

BEGINNING at a point on the title line of Idlewild Road, said point being located the 3 following courses and distances from the center line of the intersection of Idlewild R(1) North 70 degrees 22 minutes East, a distance of 77.98 feet to a point; thence, (2) a curve to the left, having a radius of 689.62 feet, a central angle of 16 degrees, 30 minutes, and an arc length of 198.62 feet to a point; thence, (3) North 53 degrees 52 minutes East, a distance of 23.23 feet to said point of beginning; thence, North 36 degrees 08 minutes West, a distance of 214.21 feet to a point for corner; thence, North 20 degrees 32 minutes 10 seconds West, a distance of 82.70 feet to a point for corner; thence, North 49 degrees 06 minutes 23 seconds West, a distance of 170.43 feet to a point for corner; thence, North 66 degrees

Copyright © Montgomery Bar Association 2020

55 minutes East, a distance of 328.31 feet to a point for corner; thence, South 23 degrees 44 minutes 50 seconds East, a distance of 392.77 feet to a point for corner; thence, South 68 degrees 28 minutes West, a distance of 13.15 feet to a point on the cul-de-sac right-of-way of Idlewild Road; thence, along a curve on the right, having a radius of 50 feet, a central angle of 30 degrees 22 minutes 51 seconds, an arc length of 26.51 feet, and a chord which bears, South 38 degrees 57 minutes 38 seconds East, along the right-of-way of Idlewild Road to its point of terminus; thence, along a curve to the left, having a radius of 640.50 feet, a central angle of 14 degrees 36 minutes , an arc length of 163.21 feet and a chord which bears South 61 degrees 10 minutes West, along the title line of Idlewild Road to a point of tangency; thence, South 53 degrees 52 minutes West, a distance of 46.67 feet to the point and place of beginning.

BEING THE SAME PREMISES which was conveyed to Michael Edward Robbins and Holly Sue Robbins, as tenants by the entirety, by Deed of Thomas Klein and Terri Seewald Klein, dated 02/24/2017 and recorded 03/09/2017 as Instrument 2017017693 Book 6036, Page 1084 in the Montgomery County Recorder of Deeds Office, in fee.

BEING Map #40010E050.

Parcel Number: 40-00-26484-00-8.

Location of property: 968 Idlewild Road, Gladwyne, PA 19035.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Holly Sue Robbins and Michael Edward Robbins** at the suit of Citadel Servicing Corporation. Debt: $1,436,198.35.

Richard M. Squire & Associates, LLC, Attorneys.

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

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

18-29406

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, Hereditaments and Appurtenances, situate in **Salford Township,** Montgomery County, Pennsylvania, bounded and described according to a Plan of "West Side Eight" Subdivision, made for Lloyd H. Mignot, by Albert G. Newbold, Engineer, Bechtelsville, Pa., dated 5-3-1971 and recorded in Plan Book B-21, Page 6, as follows, to wit:

BEGINNING at a P.K. Nail placed in the bed of an unnamed road known as Dietz Mill Road, said point being a corner of Lot No. 2 as shown on said Plan; thence extending from said point of beginning along Lot No. 2 South 54 degrees 44 minutes West, crossing the Southwesterly side of Dietz Mill Road, a pin, and the ultimate right of way line of said Dietz Mill Road, 563.22 feet to a pin placed in line of land now or late of Robert A. Barboni (Deed Book 3323, Page 722); thence extending along same, the 2 following courses and distances: (1) North 33 degrees 14 minutes 50 seconds West 323.71 feet to a pin, placed, and (2) North 55 degrees 2 minutes 20 seconds East, crossing the ultimate right of way line of said Dietz Mill Road, a pin placed, and the Southwesterly side of said Dietz Mill Road, 575.38 feet to a P.K. Nail placed in the bed of said Dietz Mill Road; thence extending along same South 42 degrees 17 minutes 40 seconds East crossing the Northeasterly side of said Deitz Mill Road, 227.45 feet to an I.P. found and held on the Northeasterly side of said Deitz Mill Road; thence extending South 6 degrees 47 minutes 10 seconds East, crossing the Northeasterly side of said Dietz Mill Road, 107.72 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 as shown on said Plan.

BEING the same premises which Mickey Mignot Allem by Deed dated April 19, 2007 and recorded on August 2, 2007, in the Office of the Montgomery County Recorder of Deeds in Deed Book Volume 5658 at Page 00674 and Instrument# 2007092765 granted and conveyed unto Michele E. Mignot.

Parcel Number: 44-00-00637-00-3.

Location of property: 53 S. Dietz Mill Road, Telford, PA 18969.

The improvements thereon are: Single-family residence.

Seized and taken in execution as the property of **Michele E. Mignot and United States of America** at the suit of Towd Point Mortgage Trust 2017-6, U.S. Bank National Association, as Indenture Trustee. Debt: $508,922.82.

Stephen M. Hladik, Attorney.

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

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

19-01230

ALL THAT CERTAIN Unit, located in **Telford Borough,** Montgomery County, Pennsylvania, being Unit No. 13 in the Noble Oaks Condominium, as shown on a plan recorded in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania in Plan Book A-55, Page 454.

TOGETHER WITH a proportionate undivided percentage interest in the Common Elements assigned to said Unit in the Declaration of Condominium for Noble Oaks Condominium, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 P.S.A. Section 3101, et seq., same being recorded in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania in Deed Book 5124, Page 82, and any all Amendments thereto, as the same may change from time to time.

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

BEING the same premises which James R. Kaniewski and Joanna Kaniewski by deed dated 9/14/2010 and recorded 9/28/2010 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5780 at Page 01671, granted and conveyed unto Joseph Varga and Marianne P. Varga.

Parcel Number: 22-02-00401-15-1.

Location of property: 109 Catherine Street, Telford, PA 18969.

Copyright © Montgomery Bar Association 2020

The improvements thereon are: Residential - Condominium Townhouse.

Seized and taken in execution as the property of **Joseph A. Varga a/k/a Joseph Varga and Marianne P. Varga** at the suit of M&T Bank. Debt: $176,474.75.

KML Law Group, P.C., Attorneys.

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

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

19-01407

ALL THAT CERTAIN lot or tract of land, with the buildings and improvements thereon erected, Hereditaments and appurtenances, situate in **Upper Moreland Township,** Montgomery County, Pennsylvania, bounded as follows:

BEGINNING at a point on the Southwesterly side of Terwood Road (formerly Morgans Mill Road) (33 feet wide) said point being at the distance of 466.23 feet measured South 50 degrees 36 minutes 00 seconds East along the Southwesterly side of Terwood Road from the point formed by the intersection of the said Southwesterly side of Terwood Road makes with the Easterly side of a 25 feet right of way along the East side of lands of the Southeast Pennsylvania Transportation Authority; thence extending from the place of beginning along the said Southwesterly side of Terwood Road South 50 degrees, 36 minutes, 00 seconds East 150.00 feet to a point, thence South 39 degrees 24 minutes, 00 seconds West, 150.00 feet to a point, thence North 50 degrees, 36 minutes, 00 second West 150.00 feet to a point, thence North 39 degrees 24 minutes, 00 seconds East, 150.00 feet to a point on the aforementioned Southwesterly side of Terwood Road, the first mentioned point and place of beginning.

BEING Lots 11, 12, and 13 Terwood Road on Plan of Lots made for George F. Bready.

BEING the same premises which National Loan Investors, L.P. by Indenture dated 2/24/2004 and recorded in the Recorder of Deeds, in and for the County of Montgomery, aforesaid, in Deed Book 6546 and Page 26 and granted and conveyed to Jonathan M. Ruch and Michael E. Randolph, Jr. in Fee.

Parcel Numbers: 59-00-16993-00-3; 59-00-16999-00-6 and 59-00-16996-00-9.

Location of property: 2730 Terwood Road, Willow Grove, PA 19090.

The improvements thereon are: Commercial property.

Seized and taken in execution as the property of **Michael E. Randolph, Jr., a/k/a Michael Randolph and Jonathan M. Ruch a/k/a Jonathan Ruch** at the suit of M&T Bank. Debt: $407,359.87.

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

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

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

19-02157

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Lower Pottsgrove Township,** Montgomery County Pennsylvania bounded and described in accordance with a plan dated April 27, 1973 made by Ralph E. Shaner & Son Engineering Company, as follows, to wit:

BEGINNING at a point on the Southerly side of Shire Drive (50 feet wide) being a point in line of Lot #9; thence extending along the westerly line of Lot #9, South 2 degrees 30 minutes West 175.08 feet to a point; thence North 88 degrees 30 minutes West 125.24 feet to a point in line of Lot #11; thence along line of Lot #11 North 16 degrees 30 minutes East 192.64 feet to a point on the Southerly side of Shire Drive aforesaid; thence in a Southeasterly direction along the said side of Shire Drive, on the arc of a circle curving to the left having a radius of 325 feet the arc distance of 79.41 feet to the first mentioned point and place of beginning.

BEING Lot #10 on a plan of lots of Woodgate Development as prepared for David A. Swinehart.

BEING the same premises which Brian K. Gallagher, a Single Man, and Dianna M. Selgrath, a Single Woman, formerly boyfriend and girlfriend, by Deed dated March 16, 2006 and recorded in the Office of Recorder of Deeds of Montgomery County on August 16, 2007 at Book 5660, Page 02505 Instrument No. 2007100105 granted and conveyed unto Dianna M. Selgrath, Individually.

Parcel Number: 42-00-04556-20-8.

Location of property: 2944 Shire Drive, Pottstown, PA 19464.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Dianna M. Selgrath, Deed from Brian K. Gallagher, a single man, and Dianna M. Selgrath, a single woman, formerly boyfriend and girlfriend, dated 03/16/2006, recorded 08/16/2007, in the Montgomery County Recorder of Deeds in Deed Book 5660, Page 02505, as Instrument No. 2007100105** at the suit of PHH Mortgage Corporation. Debt: $200,806.55.

Stern & Eisenberg, P.C., Attorneys.

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

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

19-02653

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

Copyright © Montgomery Bar Association 2020

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

BEING known as Lot No. 18 on the above mentioned Plan.

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

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

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

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph S. Henshaw a/k/a Joseph S. Henshaw, Jr. and Barbara A. Henshaw and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of Wells Fargo Bank, N.A. Debt: $73,613.01.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

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

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

19-03012

ALL THAT CERTAIN tract or piece of ground, shown as Lot No. 5 situate in **Douglass Township,** Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan dated September 24, 1975, and revised February 2, 1976, by A. G. Newbold, P.E., as follows, to wit:

BEGINNING at a spike in the bed of Little Road, LR 46010, said spike marking the Southerly corner of lands now or late of William Heuer; thence by the bed of Little Road South 40 degrees West 194.22 feet to a point; thence by Lot No. 4 North 53 degrees 43 minutes 30 seconds West 331.50 feet to a point; thence by Lot No. 6 North 36 degrees 03 minutes 20 seconds East 20.00 feet to a point; thence by lands now or late of William Heuer the two following courses and distances: (1) North 85 degrees 00 minutes 40 seconds East 276.87 feet to a pin; (2) South 50 degrees 01 minute 30 seconds East 136.36 feet to the place of beginning.

Parcel Number: 32-00-07401-04-6.

Location of property: 134 Little Road, Sassamansville, PA 19472.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Angel L. Reyes III and Brandi R. Reyes, and Amy B. Jackson** at the suit of Superior Credit Union. Debt: $178,596.23.

Wilson Law Firm, Attorneys.

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

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

19-03187

ALL THAT CERTAIN unit in the property known, named and identified as "Cedar Cottage Condominium", a condominium, located in **Horsham Township**, Montgomery County, Pennsylvania, which has hereafter been submitted to the provisions of the Uniform Condominium Act, 68 PA C.S. 3101 et. seq. by the recording in the Montgomery County Recorder of Deeds of a certain Declaration, dated 11/05/2007 and recorded 12/4/2007 in Deed Book 5673, Page 2364, being designated as Unit No. B.

TOGETHER with a 50% undivided interest of, in and to the Common Elements of such Condominium, as set forth in the aforesaid Declaration of Condominium Ownership.

TITLE TO SAID PREMISES IS VESTED IN Theodore M. Deleone, by Deed from James E. Cardano, dated 11/23/2007, recorded 01/03/2008, in Book 5677, Page 1620.

Parcel Number: 36-00-02602-02-6.

Location of property: 215 Cottage Avenue, Horsham, PA 19044-2528.

The improvements thereon are: Residential-condominium townhouse.

Seized and taken in execution as the property of **Theodore M. Deleone** at the suit of Ditech Financial LLC. Debt: $346,276.83.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

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

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

Copyright © Montgomery Bar Association 2020

19-04818

LAND referred to in this report is described as all that certain property, situated in Ambler in the County of Montgomery, and State of Pennsylvania and being described in a Deed dated March 22, 2003 and recorded May 29, 2003 in Book 5457, Page 1140 among the Land Records of the County and State set forth above, and referenced as follows:

ALL THAT CERTAIN unit in the property known, named and identified in the declaration of condominium referred to below as "The Enclave" a condominium located in **Upper Dublin Township,** Montgomery County, Pennsylvania which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PSA , Sections 3101 Et. Seq. by the recording at Norristown, PA. In the Office for the Recording of Deeds in and for the County of Montgomery of a Declaration of Condominium dated 12/27/1995 and recorded 1/15/1996 in Deed Book 5137, Page 1736 together with the declaration plats and plans attached thereto and made a part thereof (said plats and plans also being recorded in Plan Book L-3, Page 173) being and designated in such declaration as Unit No. 73 as more fully described in such declaration and plats and plans, together with a proportionate undivided interest in the common elements as defined in such declaration and any and all amendments thereto, as the same may change from time to time.

TITLE TO SAID PREMISES IS VESTED IN Stacey Kolb, by Deed from David G. Benjamin and Deborah Benjamin, dated March 22, 2003, recorded March 29, 2003 in Book 5457, Page 1140.

Parcel Number: 54-00-16372-01-3.

Location of property: 108 Victoria Court, Ambler, PA 19002.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Stacey Kolb** at the suit of 1 Oak Venture, LLC. Debt: $65,695.17.

Shandyer Law Firm, LLC, Attorneys.

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

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

19-04953

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Village of Cheltenham and **Cheltenham Township,** Montgomery County, Pennsylvania, bounded and described in accordance with a plan by Albright and Mebus, Civil Engineers dated 10/7/1920, as follows to wit:

BEGINNING at a point in the Southeasterly side of Central Avenue distance 106.36 from the Southwesterly side of Laurel Avenue; thence extending south 50 degrees, 13 minutes 21 seconds East, 145' to a point; thence South 39 degrees 20 minutes 44 seconds West, 17.42' to a point; thence North 50 degrees 53 minutes 35 seconds West 80.18' to a pint of the rear of the house erected on said lot; thence along the middle line of the party wall between said house and the house adjoining on the Southwest thereof North 50 degrees 9 minutes 9 seconds West 45.10' to a point in the front line of said house, thence North 50 degrees 16 seconds West 20.05' to a point in the side of Central Avenue aforesaid and thence along the same North 39 degrees, 20 minutes 44 seconds East, 17.74' to the first mentioned point and place of beginning.

BEING the same property conveyed to Jonathan M. Petruzzelli who acquired title by virtue of a deed from Janice M. James-Walz, now known as Janice M. Jones Weaver, dated May 27, 2009, recorded July 6, 2009, at Instrument Number 2009072665, and recorded in Book 5736, Page 297, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 31-00-04654-00-4.

Location of property: 513 Central Avenue, Cheltenham, PA 19012.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Jonathan M. Petruzzelli** at the suit of Wells Fargo Bank, N.A. Debt: $93,120.15.

Manley Deas Kochalski, LLC, Attorneys.

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

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

19-12133

ALL THAT CERTAIN lot or piece of ground, situate in **Franconia Township,** Montgomery County, Pennsylvania and described according to a certain plan thereof known as Plan of Subdivision for Norman W. Moyer, made by John E. Burkhardt and Associates, Registered Professional Surveyor, dated May 1, 1958 described as follows, to wit:

BEGINNING at a pin on the Southwesterly side of Cowpath Road (33 feet wide) said point of beginning being the three following courses and distances from a spike formed by its intersection with the center line of Mininger Road (33 feet wide): (1) leaving Mininger Road on a bearing of South fifty-one degrees twenty-five minutes East along the center line of Cowpath Road two hundred twenty-one feet to a point; (2) South thirty-eight degrees fifty-five minutes West through the bed of Cowpath Road sixteen and five tenths feet to a pin on the Southwesterly side of Cowpath Road and (3) South fifty-one degrees twenty-five minutes East along the Southwesterly side of Cowpath Road one hundred feet to the place of beginning.

CONTAINING in front of breadth Southeastwardly along the Southwesterly side of Cowpath Road one hundred feet and extending of that width in length or depth Southwestwardly between parallel lines at right angle to Cowpath Road two hundred fifty feet.

CONTAINING in area approximately 25,000 square feet.

BEING Lot Number 6 as shown on the above mentioned Plan.

Copyright © Montgomery Bar Association 2020

BEING THE SAME PREMISES which John R. O'Donnell, deceased and Jean T. O'Donnell, husband and wife, by Deed dated October 18, 2006 and recorded November 2, 2006 in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania in Book 5622, Page 2463, granted and conveyed unto Jean T. O'Donnell, in fee.

AND THE SAID Jean T. O'Donnell departed this life on or about December 6, 2018 thereby vesting title unto Nicole Wilfong and David Wilfong, known Heirs of Jean T. O'Donnell and any Unknown Heirs, Successors, or Assigns of Jean T. O'Donnell, deceased.

Parcel Number: 34-00-01126-00-1.

Location of property: 10 Cowpath Road, Souderton, PA 18964.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Nicole Wilfong, known Heir of Jean T. O'Donnell, Deceased; David Wilfong, known Heir of Jean T. O'Donnell, Deceased; and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Jean T. O'Donnell, Deceased** at the suit of of Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust. Debt: $242,800.33.

Shapiro & DeNardo, Attorneys.

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

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

19-16581

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Towamencin Township,** Montgomery and County, Pennsylvania, bounded and described according to a Plan of Subdivision prepared for Hunter Construction Company, "Hunter Villa", prepared by Herbert H. Metz, Inc., Civil Engineers and Surveyors, dated December 13, 1977 , last revised July 24, 1978, recorded in the Office of the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book B-35, Page 3-B, as follows, to wit:

BEGINNING. at a point on the Southerly side of Sherwood Way (formerly Diane Way) (fifty feet wide); measured the two following courses and distances from a point on the Westerly side of Canterbury Drive (formerly Lynn Drive) (fifty feet wide): (1) on the arc of a circle curving to the left, having a radius of Twenty-five feet, the arc distance of thirty-nine and twenty-seven one-hundredths feet to a point, of tangent; and (2) South eight-four degrees, eight minutes West, eighty feet; thence extending from said point and place of beginning along Lot No. 81, South five degrees, fifty-two minutes, East, two hundred feet to a point, a corner of Lot No. 82; thence extending along said Lot, North fifty-eight degrees, eight minutes, thirty-eight seconds West, ninety-four and forty-four one-hundredths feet to a point, a corner of Lot No. 78,;thence extending along said lot and along Lot No. 79, North four degrees, thirty-five minutes, fifteen seconds West, one hundred ninety-eight and thirty-eight one-hundredths feet to a point on the Southerly side of Sherwood Way, North eighty-four degrees, eight minutes East, ninety-feet to the first mentions point of beginning. Being Lot No. 08 on said Plan.

BEING THE SAME PREMISES which Joseph M. Bell and Jane A. Bell, his wife by deed dated 8/11/1989 and recorded 8/14/1989 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 4920 at Page 205, granted and conveyed unto Joseph M. Bell.

Parcel Number: 53-00-07337-52-1.

Location of property: 1501 Sherwood Way, Lansdale, PA 19446.

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

Seized and taken in execution as the property of **Joseph M. Bell** at the suit of M&T Bank, a/k/a Manufacturers and Traders Trust Company, s/b/m Keystone Financial Bank, N.A., Successor in Interest to Frankford Trust. Debt: $7,129.64.

KML Law Group, P.C., Attorneys.

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

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

19-17295

PREMISES NO. 1:

ALL THAT CERTAIN messuage and lot or piece of land, situate on the Southwest side of a proposed street, thirty three feet wide now known as Log Cabin Road, running Southeasterly from Orvilla Road in **Hatfield Township**, Montgomery County, Pennsylvania, as follows:

BEGINNING at a point in the Southwest side of a proposed street thirty three feet wide at the distance of one thousand ten and one one-hundredths feet from the middle of Orvilla Road and in line of land of Frank and Carrie Zerger; thence along the Southwest side of said proposed street South forty six degrees, fifty six minutes East seventy five feet to the other land of William R. Choyce et ux.; thence along the same the two following courses and distances South forty two degrees, forty two minutes West two hundred feet and North forty six degrees fifty six minutes West seventy five feet to land of Frank and Carrie Zerger; thence along the same North forty two degrees, forty two minutes East two hundred feet to said proposed street now known as Log Cabin Rad, the place of beginning.

TOGETHER with the right to draw water from a well located along the line dividing the premises hereinbefore described from other premises now or late of Albert J Choyce and Anna M. his wife, being the Southeast side line of the premises hereinbefore described and under the subject to the joint obligation and expense of the maintenance of said well, said right to use said well and the obligation to maintain the same to extend to the parties hereto and their heirs, executors, administrators and assigns.

Copyright © Montgomery Bar Association 2020

PREMISES NO. 2:

ALL THAT CERTAIN interior lot or piece of land, situate in **Hatfield Township,** Montgomery County, Pennsylvania, described according to a plan thereof made by Herbert H. Metz, Inc., Registered Engineers of Lansdale, Pennsylvania dated September 9, 1958, as follows, to wit:

BEGINNING at an iron pin, which iron pin is at the distance of two hundred feet measured South forty two degrees, forty two minutes West (along land of Leroy S. Stauffer and land of Michael Nevrincean) from an iron pin on the Southwesterly side of Cabin Road (thirty three feet wide), which last mentioned point is at the distance of one thousand ten and one one-hundredths feet measured South forty six degrees, fifty six minutes East along the Southwesterly side of Cabin Road produced with the center line of Orvilla Road (thirty three feet wide); thence extending from point of beginning South forty six degrees, fifty six minutes East (along other land of Leroy S. Stauffer) seventy five feet to an iron pin in line of other land of William R Choyce; thence extending from and along last mentioned land South forty two degrees forty two minutes West two hundred feet to an iron pin in line of other land of William R. Choyce; thence extending along last mentioned land North forty six degrees fifty six minutes West seventy five feet to an iron pin in line of other land of William R. Choyce about to be conveyed to Michael Nevrincean; thence extending along last mentioned landNorth forty two degrees forty two minutes East two hundred feet to the first mentioned iron pin and place of beginning Block 20 C, Unit 41.

TITLE TO SAID PREMISES IS VESTED IN Gemma Zaffino and Dominic P. Zaffino, wife and husband, by Deed from Gemma Colella, dated 07/31/2003, recorded 09/02/2003, in Book 5471, Page 953.

Parcel Number: 35-00-01318-00-6.

Location of property: 1220 Cabin Road, Hatfield, PA 19440-3211.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dominic P. Zaffino and Gemma Zaffino** at the suit of U.S. Bank National Association, not individually, but solely as Trustee for Bluewater Investment Trust 2017-1. Debt: $416,138.02.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

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

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

19-17778

ALL THAT certain lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitemarsh Township**, Montgomery County, Pennsylvania, described according to a final plan of subdivision made for Wynne-Hill Development Corporation and Harrist B. Kravitz, made by Urwiler and Walter Inc., Sumneytown, Pa., dated 5/5/1976 and last revised 5/28/1976 recorded in Plan Book A-26, Page 62-b described, as follows, to wit:

BEGINNING at a point on the Southeast side of Ash Lane (50 feet wide,) which point is measured the two courses and distances, from a point of curve on the Southwest side of Ridge Pike, (50 feet wide): (1) on the arc of a circle curving the left having a radius of 25 feet the arc distance of 39.87 feet to a point of tangent, on the Southeast side of Ash Lane, (2) South 25 degrees 18 minutes West 308.60 feet to the place of beginning, thence extending from same leaving Ash Lane and along Lot 16 South 64 degrees 42 minutes East 170.26 feet to a point in line of land now or late of the Whitemarsh Apartments, thence along same South 26 degrees 40 minutes West 23.96 feet to a corner of Lot No. 18 on said plan; thence same North 64 degrees 42 minutes West 169.69 feet to a point on the Southeast side of Ash Lane; thence along same North 25 degrees 18 minutes east 23.95 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Morris Freedenberg and Helen K. Freedenberg, husband and wife, as tenants by the entireties by deed from Wynne-Hill Development Corporation (a Pa. Corporation) dated 12/30/1976 recorded 01/04/1977 in Book 4170, Page 405.

Parcel Number: 65-00-00185-08-3.

Location of property: 2136 Ash Lane, Lafayette Hill, PA 19444.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Helen K. Freedenberg a/k/a Helen Freedenberg** at the suit of Nationstar Mortgage LLC d/b/a Champion Mortgage Company. Debt: $251,577.33.

RAS Citron, Attorneys.

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

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

19-19461

ALL THAT CERTAIN Unit in the property known, named and identified in the Declaration Plan referred to below as Briar House, located at York Road and Meeting House Road, in **Cheltenham Township**, Montgomery County, Pennsylvania 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 of the Recording of Deeds of Montgomery County, a Declaration of Condominium dated August 4, 1971 and recorded March 20, 1973 in Deed Book 3835 page 533; and an Amendment thereto dated March 22, 1973 and recorded March 22, 1973 in Deed Book 3836 page 374; and a Second Amendment thereto dated June 4, 1974 and recorded June 6, 1974 in Deed Book 3948 page 140; and a Third Amendment thereto dated June 20, 1975 and recorded July 5, 1974 in Deed Book 3957 page 142; and a Fourth Amendment thereto dated October 15, 1974 and recorded October 16, 174 in Deed Book 3983 page 186; and Fifth Amendment

Copyright © Montgomery Bar Association 2020

thereto dated October 31, 1974 and recorded October 31, 1974 in Deed Book 3986 page 443; and a Sixth Amendment thereto dated July 28, 1975 and recorded August 1, 1975 in Deed Book 4044 page 410; and a Seventh Amendment thereto dated September 19, 1975 and recorded September 23, 1975 in Deed Book 4056 page 406; and an Eighth Amendment thereto dated September 19, 1975 and recorded November 6, 1975 in Deed Book 4066 page 594; and a Ninth Amendment thereto dated December 11, 1975 and recorded December 26, 1975 in Deed Book 4078 page 242; and a Tenth Amendment thereto dated November 16, 1976 and recorded November 18, 1976 in Deed Book 4158 page 394; and Eleventh Amendment thereto dated December 28, 1977 and recorded January 18, 1978 in Deed Book 4295 page 83; and an Amended and Restated Declaration of Condominium of Briar House, dated September, 1988 and recorded September 12, 1988 in Deed Book 4886 page 1764; and a Declaration Plan dated June 22, 1970 and last revised March 9, 1973 and recorded March 20, 1973 in Condominium Plan Book 1 page 53; and said Declaration Plan amended and last revised May 22, 1974 and recorded June 6, 1974 in Condominium Plan Book 3 page 15; and Sheet Number A-5 thereto amended and last revised June 24, 1974 and recoded July 10, 1974 in Condominium Plan Book 3 page 49; and Sheet Number A-12 thereto amended and last revised October 1, 1974 and recorded October 16, 1974 in Condominium Plan Book 70; and Sheet Number A-10 thereto amended and last revised October 30, 1974 and recorded October 31, 1974 in Condominium Plan Book 3 page 81; and Sheet number A-9 amended and last revised June 9, 1975 and sheet Number A-11 amended and last revised August 7, 1975; and both Sheets recorded August 22, 1975 in Condominium Plan Book 4 page 25; and Sheet Number A-4 amended and last revised September 10, 1975 and recorded September 26, 1975 in Condominium Plan Book 4 page 28; and Sheet Number A-5 amended and last revised October 29, 1975 and recorded November 6, 1975 in Condominium Plan Book 4 page 31; and Sheet Number A-7 and A-9 amended and last revised December 4, 1975 and August 26, 1975, respectively, and recorded December 26, 1975 in Condominium Plan Book 4 page 47; and said Declaration Plan Sheet Number A-11 and A-12 amended and last revised November 5, 1976 and recorded November18, 1976 in Condominium Plan Book 4 page 89 and said Declaration Plan Sheet Number A-11 and A-12 and last revised November 15, 1976 and recorded December 27, 1976 in Condominium Plan Book 5 page 1 and said Declaration Plan Sheet A-1 and last revised December 1, 1977 and recorded January 18, 1978 in Condominium Plan Book 6 page 7; and a Code of Regulations dated August 4, 1971 and recorded March 20, 1973 in Deed Book 3835 page 559 and an Amendment thereto dated December 20, 1977 and recorded January 3, 1978 in Deed Book 4270 page 559; and a Second Amendment thereto dated April 8, 1987 approved 9/23/1987 and recorded August 11, 1987 in Deed Book 4847 page 1119 being and designated on Declaration Plan as Unit Number A-24 described in such Declaration Plan and Declaration together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of .90%.

ALSO BEING the same premises the Philip Benn and Theordora L. Benn, husband and wife, by deed dated September 21, 1993 and recorded October 14, 1993 in the Office of the Recorder of Deeds in Montgomery County, PA, in Deed Book 5057 Page 01761, granted and conveyed unto Herbert Apfelbaum and Beatrice B. Apfelbaum, husband and wife, in fee.

AND the said Herbert Apfelbaum departed this life on April 9, 2007 whereby title became vested in Beatrice B. Apfelbaum, by right of survivorship.

TITLE TO SAID PREMISES IS VESTED IN Robert Morgan, by Deed from Beatrice B. Apfelbaum, Trustee of the Trust Agreement of Beatrice Apfelbaum, Dated 01/25/2017, Recorded 03/20/2017, in Book 6037, Page 1197.

ROBERT MORGAN a/k/a Robert Boyd Morgan a/k/a Robert B. Morgan died on 12/09/2018, leaving a Last Will and Testament dated 09/19/2018. Letters Testamentary were granted to Lyndsay M. Morgan a/k/a Lyndsey M. Morgan on 12/27/2018 in Montgomery County, No. 46-2018-X4624. The Decedent's surviving devisees are Lyndsay M. Morgan, Samuel B. Morgan, and Robert W. Morgan. By executed waivers Samuel B. Morgan and Robert W. Morgan waived their right to be named.

Parcel Number: 31-00-30106-21-1.

Location of property: 8302 Old York Road, Condo #24, Elkins Park, PA 19027-1531.

The improvements thereon are: Condominium garden-style.

Seized and taken in execution as the property of **Lyndsay M. Morgan a/k/a Lyndsey M. Morgan, in Her Capacity as Executor and Devisee of The Estate of Robert Morgan a/k/a Robert Boyd Morgan a/k/a Robert B. Morgan** at the suit of Wells Fargo Bank, N.A. Debt: $209,539.88.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

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

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

19-20015

ALL THAT CERTAIN land, situated in **Pottstown Borough**, Montgomery County, Pennsylvania:

BEGINNING at a point at the Southwest property line intersection of Franklin and East Streets; thence, along the East side of Franklin Street, South 39 degrees 31 minutes West 96.50 feet to a corner of other lands of the Grantor; thence, along the same, North 50 degrees 29 minutes West 140 feet to the West side of a 20 foot wide alley; thence, along the same, North 39 degrees 31 minutes East 104.99 feet to the South side of East Street; thence, along the same, South 47 degrees 03 minutes East 140.25 feet to the point or place of beginning.

BEING THE SAME PREMISES WHICH Charles D. Garner, Jr. by Deed dated 6/17/1997 and recorded 6/19/1997 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5189 at Page 0811, granted and conveyed unto Edward J. Watson, Jr. and Michelle A. Watson, husband and wife.

Parcel Number: 16-00-10644-00-5.

Location of property: 535 N. Franklin Street, Pottstown, PA 19464.

Copyright © Montgomery Bar Association 2020

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

Seized and taken in execution as the property of **Edward Watson, Jr. a/k/a Edward J. Watson, Jr. and Michelle A. Watson** at the suit of Quicken Loans Inc. Debt: $99,721.22.

KML Law Group, P.C., Attorneys.

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

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

19-20038

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements to be erected thereon, situate in **West Norriton Township,** Montgomery County, Pennsylvania, bounded and described in accordance with a plan of Lot of J. Willis Galbreath and Rene J. Galbreath, made February 6, 1947 by Herbert H. Metz, Registered Engineer of Lansdale, Pennsylvania and recorded in the Office for the Recording of Deeds at Norristown in Deed Book 1746, Page 600, as follows, to wit:

BEGINNING at a point in the center line of Holloway Road (50 feet wide) at the distance of 427.62 feet measured South 45 degrees 25 minutes East from a point in the original center line of Burnside Avenue (33 feet wide) since widened to 41.5 feet by the addition of 8.5 feet on the Southeasterly side thereof as appears on said plan.

CONTAINING in front or breadth on said Holloway Road in a Southeasterly direction 100 feet and extending of that width or depth Southwestwardly between parallel lines at right angles to said Holloway Road 225 feet.

BEING Lot #16 of Section "B" on said plan.

BEING THE SAME PROPERTY CONVEYED TO Simon J. Gardy and Suzanne R. Gardy, husband and wife who acquired title, with rights of survivorship, by virtue of a deed from Simon J. Gardy and Suzanne R. Dicarlo n/b/m Suzanne R. Gardy, dated February 23, 2007, recorded March 1, 2007, at Instrument Number 2007026555, and recorded in Book 5637, Page 00979, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 63-00-03289-00-5.

Location of property: 2082 Holloway Road, Norristown, PA 19403.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Suzanne Gardy, a/k/a Suzanne R. Dicarlo, a/k/a Suzanne Decarlo, a/k/a Suzanne R. Gardy and Simon J. Gardy, a/k/a Simon Gardy** at the suit of Wells Fargo Bank, N.A. Debt: $225,788.88.

Manley Deas Kochalski LLC, Attorneys.

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

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

19-20780

ALL THAT CERTAIN lot or piece of ground with improvements thereon erected, situate in **Upper Providence Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Land Development Plan of "Longford Crossing", made for Pulte Homes, by Bohler Engineering, Inc., Civil Engineers, dated February 6, 2004, and last revised April 29, 2005, and recorded in Plan Book 25, Page 18, as follows, to wit:

BEGINNING at an interior point, said point being a corner of Lot No. 184 as shown on the above mentioned plan; thence, extending from said point of beginning along Lot No. 184 as shown on said plan, North 48° 03" 00" East, 65.1? feet to a point; thence, extending South 41° 57` 00" East, 32.92 feet to a point; thence, extending South 48" 03` 00" West, 65.17 feet to a point; thence, extending North 41° 57‘ 00" West, 32.92 feet to the first mentioned point and place of beginning.

BEING Lot No. 183 as shown on said plan.

BEING Tax Map ID Number: 610478183.

BEING PART OF THE SAME PREMISES WHICH Pulte homes of PA, Limited Partnership, a Michigan Limited Partnership by Deed dated April 9, 2008 and recorded April 11, 2008, in Montgomery County in Deed Book 5688, Page 02554, conveyed unto Maria A. Rankin, as sole owner.

Parcel Number: 61-00-00723-00-1.

Location of property: 1 Unity Way, Phoenixville, PA 19460.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Maria A. Rankin** at the suit of J.P. Morgan Mortgage Acquisition Corp. Debt: $549,503.89.

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.

19-21389

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in **Hatfield Township**, Montgomery County, Pennsylvania, described according to a Record Plan made for Lexington Commons Limited by Chambers Associates dated 2/21/1983 and last revised 8/27/1985 and recorded 8/30/1985 in Plan Book A-46 Pages 392 to 398 and described as follows to wit:

Copyright © Montgomery Bar Association 2020

BEGINNING at a point on the Southeast side of Stoneham Circle said point also being the Northernmost terminus of a round corner connecting the Southeast side of Stoneham Circle with the Northeast side of Independence Way (50 feet wide); thence from said place of beginning and continuing along the Southeast side of Stoneham Circle North 43 degrees 12 minutes 30 seconds East 62.72 feet to a point a corner of Lot No. 136; thence leaving the Southeast side of Stoneham Circle and along Lot No. 136; South 46 degrees 44 minutes 30 seconds East 145.56 feet to a point a corner of Lot No. 134; thence along Lot No. 134 South 39 degrees 3 minutes 26 seconds West 72.19 feet to a point on the Northeast side of Independence Way; thence along the Northeast side of Independence Way the three following courses and distances: (1) North 46 degrees 44 minutes 30 seconds West 121.57 feet to a point of curve; (2) on the arc of a circle curving to the left having a radius of 250.00 feet the arc distance of 18.50 feet to a point of reverse curve (3) on the arc of a circle curving to the right having a radius of 10.00 feet the arc distance of 16.44 feet to a point on the Southeast side of Stoneham Circle and first mentioned point and place of beginning.

BEING Lot No. 135 on said Plan.

BEING THE SAME PROPERTY CONVEYED TO Ranendu Dastider and Luna Dastider, husband and wife who acquired title by virtue of a deed from Raymond E. Walton, dated August 24, 2015, recorded August 25, 2015, at Instrument Number 2015064286, and recorded in Book 5967, Page 02275, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 35-00-10133-14-6.

Location of property: 1156 Stoneham Circle, Hatfield, PA 19440.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Ranendu Dastider and Luna Dastider** at the suit of KeyBank, N.A. Debt: $15,624.84.

Manley Deas Kochalski LLC, Attorneys.

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

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

19-21401

ALL THAT CERTAIN lot or tract of ground situate in **Springfield Township**, Montgomery County, Pennsylvania, described in accordance with a revised Section 3 Subdivision Plan of Stotesbury Townhomes prepared for Evans Builders Inc. by C. Raymond Weir Associates Inc., Civil Engineers and Surveyors, dated 7/18/1985 and last revised 6/10/1986 and recorded in Plan Book A-48, Page 14, as follows to wit:

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

CONTAINING in area 3,220 square feet.

BEING Lot #110 as shown on the above-mentioned Plan.

BEING THE SAME PROPERTY CONVEYED TO Maria E. Pagano who acquired title by virtue of a deed from Adrian C. Bing-Zaremba and Debbie E. Bing-Zaremba, his wife, dated June 30, 1998, recorded July 10, 1998, at Document ID 012480, and recorded in Book 5232, Page 0986, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

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

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

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Maria E. Pagano, a/k/a Maria Pagano** at the suit of Wells Fargo Bank, NA s/b/m Wachovia Bank, National Association. Debt: $68,649.92.

Manley Deas Kochalski LLC, Attorney.

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

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

19-22333

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in **Collegeville Borough**, Montgomery County, Pennsylvania, being Lot No. 21 on a Plan of the proposed Sub-division made for Bella Kovacs, by David Meixner, Registered Surveyor, of Collegeville, Pennsylvania, R.D. #2, on September 22, 1958, as revised, said Plan recorded at Norristown in Plan Book A-4 page 98 being bounded and described in accordance therewith as follows, to wit:

BEGINNING at a point on the Northwest side of Glenn Farms Drive (formerly Mark Drive) (40 feet wide), a corner of this and Lot No. 5, on said plan, about to be conveyed to Charles MacMullen; thence along said lot North 44 degrees 47 minutes 40 seconds West, 281.41 feet to a point a corner of land of R. Hunsberger; thence along said Hunsberger's land North 75 degrees 19 minutes 40 seconds East, 179.68 feet to a point a corner of Lot No. 6 now or late of Bella Kovacs; thence along said lot South 21 degrees 33 minutes East 223.14 feet to a point on the Northwest side of Glenn Farms Drive (formerly Mark Drive) aforesaid; thence extending along said side of Glenn Farms Drive (formerly Mark Drive) on the arc of a circle curving to the left having a radius of 170 feet the arc distance of 68.97 feet to the first mentioned point and place of beginning.

Copyright © Montgomery Bar Association 2020

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

TITLE TO SAID PREMISES IS VESTED IN Earlene L. Miller, by Deed from Terry L. Miller and Earlene L. Miller, dated 10/08/1982, recorded 10/13/1982, in Book 4693, Page 1729.

Parcel Number: 04-00-00709-00-7.

Location of property: 38 Glen Farms Drive, Collegeville, PA 19426-2312.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Earlene L. Miller a/k/a Earlene Miller** at the suit of Branch Banking & Trust Company. Debt: $46,676.79.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

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

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

19-22410

ALL THAT CERTAIN brick messuage or tenement and lot of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, on the West side of Edgewood Street, North of Chestnut Street, being known as No. 73 N. Edgewood Street, bounded and described, as follows, to wit:

BEGINNING at a point on the West side of said Edgewood Street at the distance of 52 ½ feet Northwardly from the Northwest corner of Edgewood and Chestnut Streets, a corner of this and other land late of William D. Hertzog, now Gerald L. Clay; thence by the same Westwardly 100 feet to the East side of a 20 feet wide alley, passing in part of said course and distance through the middle of the brick division or partition wall Of this and house of said Clay immediately adjoining to the South; thence by the same Northwardly 17 ½ feet to other land of William D. Hertzog; thence by the same Eastwardly 100 feet to the West side of Edgewood Street, aforesaid; thence by the same Southwardly 17 ½ feet to the place of beginning.

BEING THE SAME PREMISES WHICH Janet M. Flack by Deed dated 11/19/2009 and recorded 11/25/2009 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5751 at Page 1762, granted and conveyed unto Alicia M. Stillman.

Parcel Number: 16-00-07220-00-9.

Location of property: 73 Edgewood Street, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Alicia M. Stillman** at the suit of U.S. Bank National Association, (Trustee For The Pennsylvania Housing Finance Agency). Debt: $178,281.91.

KML Law Group, P.C., Attorneys.

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

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

19-22473

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Upper Merion Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as Plan of Section #2, "Sweetbriar", made by A.W. Martin Associates, Inc., Consulting Engineers under date of the Twenty-eighth day of September, A.D., 1960 as follows, to wit:

BEGINNING at a point on the Southeasterly side of Bernard Drive (Fifty feet wide) in the bed of a certain ten feet wide utility easement said point being the two following courses and distances from a point of curve on the Northeasterly side of Abrams Mill Road (Fifty feet wide) (1) leaving Abrams Mill Road on the arc of a circle curving to the right having a radius of Fifteen feet the arc distance of Twenty-three and fifty-six one-hundredths feet to a point of tangent on the Southeasterly side of Bernard Drive and (2) North Fifty-seven degrees, Five minutes, Fifteen seconds East along the Southeasterly side of Bernard Drive crossing the Southwesterly side of the aforesaid Utility Easement Sixty-five feet to the point of beginning, thence extending from said point of beginning North Fifty-seven degrees, Five minutes, Fifteen seconds East along the Southeasterly side of Bernard Drive crossing the Northeasterly side of the aforesaid Ten feet wide Utility Easement Sixty-eight feet to a point; thence extending South Thirty-two degrees, Fifty-four minutes, Forty-five seconds East crossing the Northwesterly side of another certain Ten feet wide Utility Easement One hundred Twenty-seven and Nine one-hundredths feet to a point in the bed of same; thence extending through the bed of the last mentioned Utility Easement the two following courses and distances (1) South Sixty-five degrees, Four minutes West Forty-two and Forty-four one hundredths feet to a point an angle and (2) South Fifty-seven degrees Twenty minutes, Forty seconds West Twenty-five and Ninety-seven one-hundredths feet to a point; thence extending North Thirty-two degrees, Fifty-four minutes, Forty-five seconds West through the bed of the first above mentioned Ten feet wide Utility Easement One hundred Twenty-one and Eight one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 98 on said Plan.

BEING THE SAME PREMISES WHICH George Francis Sanborn and Fiona Sanborn by Deed dated February 24, 2006 and recorded on March 16, 2006, in the Office of the Montgomery County Recorder of Deeds in Deed Book Volume 5593 at Page 2110 and Instrument# 2006032126 granted and conveyed unto George Kelley.

Parcel Number: 58-00-01486-00-4.

Location of property: 317 Bernard Drive, King of Prussia, PA 19406.

Copyright © Montgomery Bar Association 2020

The improvements thereon are: Single-family residential.

Seized and taken in execution as the property of **George Kelley, Jr., a/k/a George Kelley** at the suit of Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2018-2. Debt: $294,495.91.

Stephen M. Hladik, Attorneys.

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

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

19-23377

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

BEGINNING at a point in the center line of Gravel Pike, said point being the intersection of the common property line of lands of Donald Hamilton and Charles J. Custer with the aforementioned center line; thence extending along lands of Donald Hamilton South 71 degrees 15 minutes West 209.17 feet to a point in line with lands of Henry Holman; thence extending along same North 28 degrees 30 minutes West 336.60 feet to a point; thence extending along land of Oliver Hood North 54 degrees 30 minutes West 849.75 feet to a point in line with lands of James Bartman, thence extending along same North 79 degrees 30 minutes East 397.65 feet to a point; thence continuing along land of James Bartman North 80 degrees 30 minutes East 396 feet to a point; thence extending South 13 degrees 00 minutes East 298.65 feet to a point, a corner of lands of Harvey Nyce; thence extending along same North 66 degrees 30 minutes East 256.26 feet to a point in line of Gravel Pike South 02 degrees 50 minutes 20 seconds West 671.85 feet to a point and place of beginning.

BEING THE SAME PROPERTY CONVEYED TO Walter Koestel and Carole Koestel, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Priscilla S. Loeben, f/k/a Priscilla S. Van Der Kleut, dated June 14, 2005, recorded July 12, 2005, at Document ID 2005095749, and recorded in Book 05561, Page 2082, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 55-00-00679-00-4.

Location of property: 1715 Gravel Pike, Perkiomenville, PA 18074.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Walter Koestel and Carole Ann Koestel, a/k/a Carole Koestel** at the suit of KeyBank N.A. s/b/m First Niagara Bank N.A. s/b/m Harleysville National Bank and Trust Company. Debt: $370,003.74.

Manley Deas Kochalski LLC, Attorneys.

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

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

19-23925

ALL THAT CERTAIN lot or piece of ground situate in **Franconia Township**, Montgomery County, Pennsylvania, bounded and described according to an Overall Subdivision/Land Development Plan of Indian Valley Greenes, prepared for Indian Valley Greenes Limited Partnership, made by Horizon Engineering Associates, LLC dated October 28, 2002 and last revised August 8, 2003 and recorded in the Office for the Recorder of Deeds at Norristown, Pennsylvania in Land Site Plan Book 22 page 32-40, as follows to wit:

BEING Unit No. 61.

AS such lot and appurtenances are defined in the Planned Community Declaration of Indian Valley Greenes recorded in Deed Book 5513 page 41 and with a Amendment to Section 2.1 as recorded in Deed Book 5531 page 74 and with a First Amended Planned Community declaration of Indian Valley Greenes as recorded in Deed Book 5542 page 923.

BEING Map ID: 34013B061.

BEING THE SAME PROPERTY CONVEYED TO Vera S. Myers who acquired title by virtue of a deed from Harold J. Myers, Sr., his attorney-in-fact Vera S. Myers, and Vera S. Myers, husband and wife, dated April 26, 2018, recorded May 8, 2018, at Instrument Number 2018029328, and recorded in Book 6089, Page 481, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 34-00-01772-53-4.

Location of property: 200 Country Club Drive, Telford, PA 18969.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Vera S. Myers, a/k/a Vera Myers** at the suit of Wells Fargo Bank, N.A. Debt: $267,052.32.

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.

Copyright © Montgomery Bar Association 2020

19-24026

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

BEGINNING at a point in the middle of Main Street, at the distance of two hundred eighty five and seventy five hundreths feet northwesterly from line of land of Mary Schlicher; thence along the middle of Main Street, north twenty nine degrees fifteen minutes west ninety one feet to a point, a corner of other land of the Henry U. Wiswer Estate of which this was a part; thence by the same the three next following courses and hundred fifteen and seventy five hundredths feet to an iron pin a corner; thence south forty five degrees east ninety feet to an iron pin a corner; and thence south fifty degrees fifteen minutes west, four hundred twenty four feet to the place of beginning.

CONTAINING thirty seven thousand seven hundred ninety one and sixty five hundredths square feet of land more or less.

BEING THE SAME PREMISES WHICH Lori Ann Fusco, now known as Lori A. Howarth, and Richard Howarth Jr., by Deed dated June 16, 2014 and recorded June 18, 2014 in Montgomery County in Deed Book 5916 Page 02265, granted unto Maria Kauffman, in fee.

Parcel Number: 23-00-00703-00-3.

Location of property: 803 W. Main Street, Collegeville, Trappe Borough, PA 19426.

The improvements thereon are: Retail office; apartments - multi-use.

Seized and taken in execution as the property of **Maria Kauffman a/k/a Mariaelena Kauffman and William G. Kauffman** at the suit of Coatesville Savings Bank. Debt: $229,795.68.

Linton & Distasio, P.C., Attorneys.

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

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

19-24027

ALL THAT CERTAIN lot of land situate on the East side of Franklin Street at the South side of Oak Street, in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point at the Southeast corner of Franklin and Oak Streets, thence along the South side of Oak Street Eastwardly one hundred forth (140') feet, three (3") inches to land now or late of Franklin B. Davidheiser; thence by the same Southwardly fifty-two (52') feet, three (3") inches to land now or late of George F.D. Hallman; thence by the same Westwardly one hundred forty (140') feet to the East side of Franklin Street aforesaid; thence along the same northwardly sixty (60') nine (9") inches to the place of beginning.

BEING THE SAME PREMISES which Gary P. Clifford and Michelle H. Nixon by deed dated 8/1/1995 and recorded 8/30/1995 in Deed Book 5123, page 1482, Montgomery County Records, granted and conveyed unto Gary P. Clifford.

Parcel Number: 16-00-10128-00-8.

Location of property: 394 N. Franklin Street, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gary P. Clifford** at the suit of PLS Specialty Investment, LLC. Debt: $95,503.07.

DwaldmanLaw, P.C., Attorneys.

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

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

19-24473

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Narberth Borough** (formerly Lower Merion Township), Montgomery County, Pennsylvania, and bounded and described as follows:

SITUATE on the West side of Essex Avenue at the distance of 50 feet wide Southward from the South side of Windsor Avenue.

CONTAINING in front or breadth on the said Essex Avenue 50 feet and extending in length or depth of that width Westward, between parallel lines at right angles with the said Essex Avenue 125 feet.

BOUNDED on the North by Lot #170 on a certain plan called Narberth Park, on the East by said Essex Avenue, on the South by Lot #174 and on the West by Lot #192 on said Plan.

UNDER AND SUBJECT to Conditions and Restriction as of record.

BEING THE SAME PREMISES WHICH Community Housing, Inc., a Pennsylvania Corporation by Deed dated May 21, 2003 and recorded on June 26, 2003, in the Office of the Montgomery County Recorder of Deeds in Deed Book Volume 5461 at Page 2157, as Instrument No. 012664 granted and conveyed unto Thomas G. Rice.

Parcel Number: 12-00-01174-00-2.

Location of property: 116 N. Essex Avenue a/k/a 116 Essex Avenue, Narberth, PA 19072.

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

Seized and taken in execution as the property of **Thomas G. Rice** at the suit of Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as Trustee for Carlsbad Funding Mortgage Trust. Debt: $410,880.19.

Hladik, Onorato & Federman, LLP, Attorneys.

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

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

Copyright © Montgomery Bar Association 2020

19-25277

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Gwynedd Township**, Montgomery County, Pennsylvania, drawn according to a Subdivision Plan prepared for Wainwright Manor, Inc., by Herbert H. Metz, Inc., dated 3/10/95 and last revised 11/29/95 and recorded at Norristown, Pennsylvania, in Plan Book A-56 page 79 as follows, to wit:

BEGINNING on the Southerly ultimate right of way line of Meetinghouse Road, said point being a corner of this and Lot No. 6 as shown on said Plan; thence extending from said point of beginning along Lot No. 6, the next two following courses and distances, viz; (1) South 05 degrees 52 minutes 39 seconds East 163.00 feet to a point; (2) South 51 degrees 32 minutes 41 seconds East 238.31 feet to a point in line of Lot No. 2; thence extending along Lot No. 2, South 63 degrees 15 minutes 44 seconds West 228.34 feet to a point a corner of lot No. 3; thence extending along Lot No. 3, the next three following courses and distances, viz; (1) North 77 degrees 41 minutes 10 seconds West 114.82 feet to a point; (2) North 05 degrees 52 minutes 39 seconds West 365.00 feet to a point of curve; (3) along the arc of a curve, curving to the right having a radius of 10.00 feet; the arc distance of 15.71 feet to a point on the Southerly ultimate right of way line of Meetinghouse Road; then extending along the same, North 84 degrees 15 minutes 00 second to said point and place of beginning.

BEING Lot No. 1 as shown on said Plan.

BEING as to part, the same premises which Paul S. Ventresca and Maria L. Ventresca, by Deed dated December 11, 2009, and recorded December 16, 2009, in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Book 5753, Page 2801, granted and conveyed unto Paul S. Ventresca and Christa Ventresca, Trustees of the Maria Ventresca Qualified Personal Residence Trust (as to a 50% interest), in fee.

AND BEING as to part, the same premises which Paul S. Ventresca and Maria L. Ventresca, by Deed dated December 11, 2009 and recorded December 16, 2009 in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Book 5753, Page 2796, granted and conveyed unto Maria L. Ventresca and Christa Ventresca, Trustees of the Paul Ventresca Qualified Personal Residence Trust (as to a 50% interest), in fee.

Parcel Number: 39-00-02710-00-5.

Location of property: 1276 Meetinghouse Road, North Wales, PA 19454.

The improvements thereon are: Single-family home.

Seized and taken in execution as the property of **Court Street Builders, LLC, Paul S. Ventresca, Maria L. Ventresca and The Maria Ventresca Qualified Personal Residence Trust and The Paul Ventresca Qualified Personal Residence Trust** at the suit of Keystone Business Credit, LLC. Debt: $465,611.73.

Eisenberg, Gold & Agrawal, 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 $4,520. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

19-28011

ALL THAT CERTAIN frame messuage or tenement, with the brick barn, and tract of land, situate in **New Hanover Township,** Montgomery County, Pennsylvania on the North side of the former Limerick and Colebrookdale Turnpike, bounded and described as follows, to wit:

BEGINNING at a point in or near the middle of the former Limerick and Colebrookdale Turnpike, at a corner of this land lands of Ira R. Leidy; thence along the same North 44 degrees West 16.97 perches to land late of Falkner Reformed Church, now Oswin Dotterer; thence by the same North 45 degrees East 87.4 perches to a stone, a corner of this and said Dotterer's land; thence by said Dotterer's land South 54 degrees East 27.0 perches to a post in a corner of this and Lloyd Wagner's land; thence by the said Lloyd Wagner's land South 45.5 degrees West 82.0 perches to a stake a corner of land of the Estates of John S. Geist and Lizzie S. Geist; thence the same and land of Ira R. Leidy North 44 degrees West 132.00 feet to an iron pin; thence by the same South 44.5 degrees West 240.00 feet, more or less, to the place of beginning.

CONTAINING 13 acres, 152 perches of land, more or less.

BEING THE SAME PREMISES WHICH Windlestrae Associates, a PA General Partnership by Indenture bearing date March 6, 2017 and recorded March 10, 2017 at Norristown in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 6036 page 1586 etc. granted and conveyed unto American Real Estate Development, LLC, a PA Limited Liability Company, in fee.

Parcel Number: 47-00-06948-00-7.

Location of property: 1847 Swamp Pike, Gilbertsville, PA 19525.

The improvements thereon are: Single-family, farm house.

Seized and taken in execution as the property of **American Real Estate Development, LLC** at the suit of Franklin Management, Inc. Debt: $730,520.84.

Kaplin Stewart Meloff Reiter & Stein, 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 $4,520. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on April 29, 2020 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

Copyright © Montgomery Bar Association 2020

ARTICLES OF DISSOLUTION

Notice is hereby given that the shareholders and directors of **EK Optometric Associates, PC**, a Pennsylvania corporation, with an address of 860 First Avenue, Suite 1B, King of Prussia, PA 19406, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

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.

Fluidshift, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.
Thomas M. Keenan, Esquire
376 E. Main Street,
Collegeville, PA 19426

Fuiman & Sons, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.
Ronald H. Beifeld, Esquire
304 W. 3rd Avenue
Conshohocken, PA 19428

Notice is hereby given that Articles of Incorporation were filed with the Department of State for **MBDurkin Inc.**, a corporation organized under the Pennsylvania Business Corporation Law of 1988.
Salvo, Rogers, Elinski & Scullin, Solicitors
510 E. Township Line Road, Suite 150
Blue Bell, PA 19422

RMW2020Abstract, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.
Lundy Beldecos & Milby, PC
450 N. Narberth Avenue, Suite 200
Narberth, PA 19072

Notice is hereby given that Articles of Incorporation were filed with the Department of State for **Salez Cycle, Inc.**, a corporation organized under the Pennsylvania Business Corporation Law of 1988.
Salvo, Rogers, Elinski & Scullin, Solicitors
510 E. Township Line Road, Suite 150
Blue Bell, PA 19422

Shenanigans Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

ARTICLES OF INCORPORATION NONPROFIT

Dorcas has been incorporated under the provisions of the Non-Profit Corporation Law of 1988.
Clymer Musser & Sarno, P.C., Attorneys
408 W. Chestnut Street
Lancaster, PA 17603

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on January 31, 2020, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Sensory Friendly Cities Inc.**

The purposes for which it was organized are: Charitable purposes, including, for such purposes, the making of distributions to organizations that qualify as exempt organizations under Section 501(c)(3) of the Internal Revenue Code, or any future federal tax code.

AUDIT LIST

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

Notice of Filing and Audit of Accounts

Notice is hereby given to heirs, legatees, creditors and all parties in interest that accounts in the following estates have been filed in the office of the Register of Wills or Clerk of the Orphans' Court, as the case may be on the date below stated and that the same will be presented to the Orphans' Court Division of said County on March 2, 2020, 10 o'clock a.m. in Court Room "14" for confirmation at which time the Honorable Louis E. Murphy and Gail Weilheimer, Judges will sit to audit accounts, hear exceptions to the same, and make distribution of the balances ascertained to be in the hands of accountants.

Second and Final Publication

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

1. CHILDS IV, WALTER CAMERON, DECEASED – January 9 – Bryn Athyn Boro – First and Final Account, Stated by Alison S. Durand, Executrix.
2. HEYWOOD, MARGARET, INCAP – January 30 – First and Final Account, Stated by Rhonda L. Harp, Guardian.
3. HEYWOOD, MARGARET, PRINCIPAL – January 30 – First and Final Account, Stated by Rhonda L. Harp, Agent.
4. MANDELL, SAMUEL P., DECEASED – January 29 – First Account for the Trust Under Will. Sur Trust FBO Gerald A. Mandell and his decedents. Stated by Morton S. Mandell, Trustee, ET AL.

Copyright © Montgomery Bar Association 2020

5. MANDELL, SAMUEL P., DECEASED – January 29 – First Account for the Trust Under Will. Sur Trust FBO Ronald Mandell and his decedents. Stated by Morton S. Mandell, Trustee, ET AL.
6. MARCHESE, JOSEPH DAVID, DECEASED – January 29 – East Norriton Twp. – Third and Interim Account, Stated by Gregory W. Phillips, Esq., Administrator DBN CTA.
7. HELEN MARIE WOLOSZYN, DECEASED – January 29 – Lower Providence Twp. – First and Final Account, Stated by Mary Francis Smith, Executrix.

RELISTED ACCOUNTS

1. FOREST HILLS CEMETERY PERMANENT LOT CARE TRUST, SETTLOR – December 4 - First and Partial Account, Stated by AmeriServ Trust and Financial Services Company and SunTrust Bank, Co-Trustees. For Forest Hills Cemetery Amended and Restated Endowment Care Trust for Permanent Lot Care. Deed of Trust Dated September 10, 1983. T/U/D
2. KNOX, CHARLES C., DECEASED – July 3 – Eighth and Partial Account, Stated by Howard West, Jr. and BNY Mellon, N.A., Surviving Trustees.
3. MANDELL, SAMUEL P., DECEASED – September 26 – Lower Merion Twp. – First Account for the Trust Under Will. Sur Trust for Seymour G. Mandell and his decedents. Stated by Morton S. Mandell, Trustee, ET AL.
4. VALLEY FORGE MEMORIAL GARDENS CEMETERY PERMANENT LOT CARE TRUST, SETTLOR - December 4 – First and Partial Account, Stated by AmeriServ Trust and Financial Services Company and SunTrust Bank, Co-Trustees. For Valley Forge Memorial Gardens Cemetery Amended and Restated Endowment Care Trust for Permanent Lot Care. Deed of Trust Dated March 3, 1989. T/U/D
5. WESTMINISTER CEMETERY PERMANENT LOT CARE TRUST, SETTLOR – December 4 – First and Partial Account, Stated by AmeriServ Trust and Financial Services Company and SunTrust Bank, Co-Trustees. For Westminster Cemetery Amended and Restated Endowment Care Trust for Permanent Lot Care. Deed of Trust Dated March 3, 1989. T/U/D
6. WHITEMARSH MEMORIAL PARK PERMANENT LOT CARE TRUST, SETTLOR – December 4 - First and Partial Account, Stated by AmeriServ Trust and Financial Services Company and SunTrust Bank, Co-Trustees. For Whitemarsh Memorial Park Cemetery Permanent Lot Care Fund. Deed of Trust Dated October 30, 1995, as Amended and Restated for the Whitemarsh Memorial Park Perpetual Care and Maintenance Fund. T/U/D

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

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2020-01787

NOTICE IS HEREBY GIVEN that on January 31, 2020, the Petition of Garrett Nelson, on behalf of Miracle Gantt, a minor, was filed in the above named Court, praying for a Decree to change her name to MIRACLE NELSON.

The Court has fixed April 1, 2020, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2020-02681

NOTICE IS HEREBY GIVEN that on February 13, 2020, the Petition of Julie Ann Kobie was filed in the above named Court, praying for a Decree to change her name to JULIE KOBIE ETNIER.

The Court has fixed April 15, 2020, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2020-02301

NOTICE IS HEREBY GIVEN that on February 7, 2020, the Petition of Margaret Ann Rath was filed in the above named Court, praying for a Decree to change her name to CHARLOTTE MARGARET MONETTE.

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

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2020-02219

NOTICE IS HEREBY GIVEN that on February 6, 2020, the Petition of Pina Marianna Fratamico was filed in the above named Court, praying for a Decree to change her name to PINA MARIANNA DeLUCA FRATAMICO.

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

Copyright © Montgomery Bar Association 2020

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

AGLIANO, YOLANDA, dec'd.
Late of Upper Frederick Township.
Executor: NILES KISSINGER,
2849 Big Road,
Frederick, PA 19435.
ATTORNEY: JOSEPH W. BULLEN, III,
HENNESSY & BULLEN,
P.O. Box 217,
Lansdowne, PA 19050-0217

BAKAY, HOSIA also known as HOSIA MARY BAKAY, dec'd.
Late of Borough of East Greenville.
Executor: MICHAEL BAKAY,
c/o Carolyn Marchesani, Esquire,
Wolf, Baldwin & Associates, P.C.,
P.O. Box 444,
Pottstown, PA 19464.

BAUER, BERNADETTE, dec'd.
Late of Upper Gwynedd Township.
Executor: FATHER ELMER BAUER, III, CM,
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

BORTH, THERESA MONICA also known as THERESA M. BORTH, dec'd.
Late of Ambler, PA.
Executrix: JACQUELINE M. SMITH,
P.O. Box 453,
Drexel Hill, PA 19026.

BROBYN, THOMAS J., dec'd.
Late of Whitemarsh Township.
Executrix: LAURA L. BROBYN,
c/o Jeffrey S. Kahn, Esquire,
P.O. Box 142,
Blue Bell, PA 19422-0142.
ATTORNEY: JEFFREY S. KAHN,
P.O. Box 142,
Blue Bell, PA 19422-0142

CAPALDO, REGINA ANN, dec'd.
Late of East Norriton Township.
Executor: GERALD CAPALDO,
1110 Pierce Road,
Norristown, PA 19403.

CIACCIO, FRANK G. also known as FRANK CIACCIO, dec'd.
Late of Borough of Norristown.
Executrix: JOANNE MARANO,
c/o James R. Lynch, Jr., Esquire,
617 Swede Street,
Norristown, PA 19401.
ATTORNEY: JAMES R. LYNCH, JR.,
617 Swede Street,
Norristown, PA 19401

EHRLICH, ROSLYN, dec'd.
Late of Borough of Lansdale.
Administratrix: ROSEMARY R. FERRINO,
608 W. Main Street,
Lansdale, PA 19446.
ATTORNEY: ROSEMARY R. FERRINO,
MONTCO ELDER LAW, LLP,
608 W. Main Street,
Lansdale, PA 19446

ELLIS, STEPHANIE Z., dec'd.
Late of Lower Merion Township.
Administrators: RICHARD J. ELLIS AND MEREDITH MARR,
c/o William J. Stein, Esquire,
140 W. Butler Avenue,
Chalfont, PA 18914.
ATTORNEY: WILLIAM J. STEIN,
SEMANOFF ORMSBY GREENBERG & TORCHIA, LLC,
140 W. Butler Avenue,
Chalfont, PA 18914

FETTEROLF, MARION L. also known as MARION HANE LIESAU FETTEROLF, dec'd.
Late of Whitpain Township.
Executors: CAROLE FAHRNER-WALLACE, RAYMOND EUGENE FAHRNER AND GEORGE M. RITER,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544.
ATTORNEY: GEORGE M. RITER,
TIMONEY KNOX, LLP,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544

FLANNERY, MARTHA M. also known as MARTHA FLANNERY and MARTHA MARIE FLANNERY, dec'd.
Late of West Norriton Township.
Administratrix: COLLEEN MARIE FLANNERY,
2042 Yorktown South,
Norristown, PA 19403.

FLETCHER, RITA HELEN also known as RITA FLETCHER and RITA H. FLETCHER, dec'd.
Late of Borough of North Wales.
Executor: LUTHER KEPPLE,
c/o Rosemary R. Ferrino, Esquire,
608 W. Main Street,
Lansdale, PA 19446.
ATTORNEY: ROSEMARY R. FERRINO,
MONTCO ELDER LAW, LLP,
608 W. Main Street,
Lansdale, PA 1944

GOLDSTEIN, HARRY, dec'd.
Late of Lower Merion Township.
Executor: ROBERT H. GOLDSTEIN,
c/o Rosemary R. Ferrino, Esquire,
608 W. Main Street,
Lansdale, PA 19446.
ATTORNEY: ROSEMARY R. FERRINO,
MONTCO ELDER LAW, LLP,
608 W. Main Street, Lansdale, PA 19446

GRIFFIN, ROBERT O., dec'd.
Late of Lower Merion Township.
Executrix: HEATHER L. TURNER,
137 N. Narberth Avenue,
Narberth, PA 19072.
ATTORNEY: HEATHER L. TURNER,
137 N. Narberth Avenue,
Narberth, PA 19072

Copyright © Montgomery Bar Association 2020

GRIFFITH, MARGUERITE M., dec'd.
Late of Upper Dublin Township.
Executrix: JESSE CONTE,
27 Douglas Street,
Ambler, PA 19002.
ATTORNEY: GILBERT P. HIGH, JR.,
HIGH SWARTZ LLP,
40 E. Airy Street, P.O. Box 671,
Norristown, PA 19404-0671

HARPER, TIMOTHY W., dec'd.
Late of Marlborough Township.
Executor: JOHN P. POULSON,
c/o Michelle M. Forsell, Esquire,
Norris McLaughlin, P.A.,
570 Main Street,
Pennsburg, PA 18073.
ATTORNEY: MICHELLE M. FORSELL,
NORRIS McLAUGHLIN, P.A.,
570 Main Street,
Pennsburg, PA 18073

JOHNSON JR., SAMUEL, dec'd.
Late of Borough of Norristown.
Administratrix: SHARON M. ROGERS,
605 W. Elm Street,
Norristown, PA 19401.
ATTORNEY: DIANE M. ZABOWSKI,
ZABOWSKI LAW, LLC,
100 Springhouse Drive, Suite 205E,
Collegeville, PA 19426

KILGANNON JR., THOMAS J., dec'd.
Late of Hatfield Township.
Administrator: JOHN ERTHAL,
c/o Mary Kay Kelm, Esquire,
418 Stump Road, Suite 103,
Montgomeryville, PA 18936.
ATTORNEY: MARY KAY KELM,
418 Stump Road, Suite 103,
Montgomeryville, PA 18936

LEHNERT, MAY CAROLYN, dec'd.
Late of Hatboro, PA.
Executor: JOHN R. HUFF,
412 Willow Road,
Oreland, PA 19075.

LUBECK, GAIL D. also known as GAIL LUBECK and GAIL F. LUBECK, dec'd.
Late of Whitpain Township.
Executrix: SUSAN R. FRIEDMAN,
c/o Robert A. Bacine, Esquire,
Friedman, Schuman, PC,
101 Greenwood Avenue, Fifth Floor,
Jenkintown, PA 19046.
ATTORNEY: ROBERT A. BACINE,
FRIEDMAN, SCHUMAN, PC,
101 Greenwood Avenue, Fifth Floor,
Jenkintown, PA 19046

MARTH, RICHARD M. also known as RICHARD MARTH, dec'd.
Late of Borough of Pottstown.
Executor: JOSEPH MARTH,
c/o Carolyn Marchesani, Esquire,
Wolf, Baldwin & Associates, P.C.,
P.O. Box 444,
Pottstown, PA 19464.

MERRICK, DOROTHY J. also known as DOROTHY MERRICK, dec'd.
Late of Upper Moreland Township.
Executor: JAMES P. MERRICK,
711 High Avenue,
Hatboro, PA 19040.
ATTORNEY: JILLIAN E. BARTON,
76 Byberry Avenue,
Hatboro, PA 19040

MILAM, JANICE also known as JANCE M. MILAM, dec'd.
Late of Borough of North Wales.
Executor: ROBERT E. MILAM,
c/o Carolyn Marchesani, Esquire,
Wolf, Baldwin & Associates, P.C.,
P.O. Box 444,
Pottstown, PA 19464.

MILLER, ELIZABETH SPENCER also known as ELIZABETH MILLER, dec'd.
Late of Lower Merion Township.
Administratrix: INGRID C. BUTCHER,
c/o Brittany Camp, Esquire,
100 Four Falls, Suite 300,
West Conshohocken, PA 19428.
ATTORNEY: BRITTANY CAMP,
HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
100 Four Falls, Suite 300,
West Conshohocken, PA 19428

MORRIS JR., FRANK J., dec'd.
Late of Upper Gwynedd Township.
Executrix: AIMEE DOMAL,
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

MOYER, CAROLINE M., dec'd.
Late of West Pottsgrove Township.
Executor: FRANKLIN D. SCHULTZ,
c/o Kenneth E. Picardi, Esquire,
1129 E. High Street, P.O. Box 776,
Pottstown, PA 19464.
ATTORNEY: KENNETH E. PICARDI,
YERGEY. DAYLOR. ALLEBACH. SCHEFFEY. PICARDI.,
1129 E. High Street, P.O. Box 776,
Pottstown, PA 19464

PALERMO, MARK J., dec'd.
Late of Whitpain Township.
Executrix: JOANNE R. PALERMO,
c/o Martin J. Pezzner, Esquire,
100 W. Sixth Street, Suite 204,
Media, PA 19063.
ATTORNEY: MARTIN J. PEZZNER,
GIBSON & PERKINS, PC,
100 W. Sixth Street, Suite 204,
Media, PA 19063

PICARILLI, ADELINE T., dec'd.
Late of Cheltenham, PA.
Executor: MARY E. ROTH,
c/o Law Offices of Michelle C. Berk, P.C.,
1300 Virginia Drive, Suite 325A,
Fort Washington, PA 19034.
ATTORNEY: MICHELLE C. BERK,
LAW OFFICES OF MICHELLE C. BERK, P.C.,
1300 Virginia Drive, Suite 325A,
Fort Washington, PA 19034

PIERCE, ROBERT FRED, dec'd.
Late of Harleysville, PA.
Executrix: BARBARA A. PIERCE,
815 Maplewood Drive,
Harleysville, PA 19438.

Copyright © Montgomery Bar Association 2020

QUIGG, PATRICIA P. also known as PATRICIA PFEIFFER QUIGG, dec'd.
Late of Abington Township.
Executors: SAMUEL W. WHYTE AND PENNSYLVANIA TRUST COMPANY,
Attn.: Aaron H. Fox,
Five Radnor Corporate Center, Suite 450,
Radnor, PA 19087.
ATTORNEY: FREDERICK LaVALLEY,
MORGAN, LEWIS & BOCKIUS LLP,
1701 Market Street,
Philadelphia, PA 19103-2921

REINHARDT III, DAVID P. also known as DAVID REINHARDT, dec'd.
Late of Souderton, PA.
Executrix: SUSAN J. REINHARDT,
549 E. Broad Street,
Souderton, PA 18964.
ATTORNEY: BRIAN D. GOURLEY,
LANDIS, HUNSBERGER, GINGRICH & WEIK, LLP,
114 E. Broad Street, P.O. Box 64769,
Souderton, PA 18964

SALDANA, OSCAR also known as OSCAR EDUARDO SALDANA-PINO and OSCAR SALDANA, dec'd.
Late of Wynnewood, PA.
Executrix: DEBORAH SALDANA,
c/o Waldman Law Group. P.C.,
501 N. Park Road,
Wyomissing, PA 19610.
ATTORNEY: JAY W. WALDMAN,
WALDMAN LAW GROUP, P.C.,
501 N. Park Road,
Wyomissing, PA 19610

SIMPSON, WILLIAM G., dec'd.
Late of Cheltenham Township.
Executors: MARK SIMPSON,
1641 Chattin Road,
Glenside, PA 19038,
KEVIN SIMPSON,
148 Liberty Way,
Deptford, NJ 08096.
ATTORNEY: MICHAEL F. ROGERS,
SALVO ROGERS ELINSKI & SCULLIN,
510 E. Township Line Road, Suite 150,
Blue Bell, PA 19422

SMITH, DIANE K., dec'd.
Late of Borough of Norristown.
Administrator: MICHAEL J. SMITH,
48 Riverhead Drive,
Staunton, VA 24401.

STASHEFF, ANN HELEN, dec'd.
Late of Lansdale, PA.
Administrator: JAMES STASHEFF,
c/o 200 Highpoint Drive, #211,
Chalfont, PA 18914.
ATTORNEY: PETER J. GILBERT,
HIGHPOINT LAW OFFICES,
200 Highpoint Drive, Suite 211,
Chalfont, PA 18914

TESIO, JOYCE A. also known as JOYCE TESIO and JOYCE ANN TESIO, dec'd.
Late of Salford Township.
Executrix: KAREN L. ALDERFER,
851 Sunset Lane,
Telford, PA 18969.
ATTORNEY: JEFFREY K. LANDIS,
LANDIS, HUNSBERGER, GINGRICH & WEIK, LLP,
114 E. Broad Street, P.O. Box 64769,
Souderton, PA 18964

THERN, DOROTHY B. also known as DOROTHY THERN, dec'd.
Late of Borough of Red Hill.
Executrix: CHERYL E. STAUFFER,
c/o Michelle M. Forsell, Esquire,
Norris McLaughlin, P.A.,
570 Main Street, Pennsburg, PA 18073.
ATTORNEY: MICHELLE M. FORSELL,
NORRIS McLAUGHLIN, P.A.,
570 Main Street,
Pennsburg, PA 18073

VARRONE, IDA J., dec'd.
Late of Whitemarsh Township.
Executor: HARRY VARRONE,
413 2nd Street,
Lafayette Hill, PA 19444.

VAUGHAN, J. ADELE also known as JOAN ADELE VAUGHAN, JOAN DETWEILER VAUGHAN, ADELE VAUGHAN and JOAN D. VAUGHAN, dec'd.
Late of Hatfield Township.
Executrices: JILL A. VOGEL AND KIMBERLY A. KALNAS,
c/o 14 Essex Lane,
Langhorne, PA 19047.

VEGHTE, ANN H., dec'd.
Late of Lower Providence Township.
Executor: MICHAEL HEABERG,
c/o Jessica L. Wilson, Esquire,
30 Cassatt Avenue,
Berwyn, PA 19312.
ATTORNEY: JESSICA L. WILSON,
McANDREWS, MEHALICK, CONNOLLY, HULSE, RYAN and MARONE, P.C.,
30 Cassatt Avenue, Berwyn, PA 19312

WHEELER, MARY M., dec'd.
Late of Abington Township.
Executor: KIRKLAND WHEELER,
1305 Pear Tree Court,
Delran, NJ 08075.

ZUCKERMAN, BENJAMIN R. also known as BENJAMIN ZUCKERMAN, dec'd.
Late of Lower Merion Township.
Executors: MICHAEL ZUCKERMAN,
910 Morris Avenue,
Bryn Mawr, PA 19010,
HENRY ZUCKERMAN,
917 Drexel Lane,
Bryn Mawr, PA 19010.
ATTORNEY: HELENE S. JARON,
COZEN O'CONNOR,
One Liberty Place, Suite 2800,
Philadelphia, PA 19103

Second Publication

BERMAN, DONNA, dec'd.
Late of Cheltenham Township.
Executors: ALAN H. MANDELOFF AND PHILIP A. YAMPOLSKY,
c/o John Latourette, Esquire,
1500 Market Street, Suite 3500E,
Philadelphia, PA 19102.
ATTORNEY: JOHN LATOURETTE,
DILWORTH PAXSON LLP,
1500 Market Street, Suite 3500E,
Philadelphia, PA 19102

Copyright © Montgomery Bar Association 2020

BINFORD, BETH also known as FRANCES ELIZABETH BINFORD and FRANCES E. BINFORD, dec'd.
Late of Lower Gwynedd Township.
Executrix: MARY L. BUCKMAN,
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

BLANK, ELEANOR S. also known as ELEANOR BLANK, dec'd.
Late of Lower Merion Township
Executors: CLAIRE B. McMANIMEN AND
E. ROBERT BLANK,
c/o David V. Bogdan, Esquire,
100 S. Broad Street, Suite 1520,
Philadelphia, PA 19110.
ATTORNEY: DAVID V. BOGDAN,
100 S. Broad Street, Suite 1520,
Philadelphia, PA 19110

BONNER, MADELYN B. also known as MADELYN B. PLOWER BONNER, dec'd.
Late of Plymouth Township.
Executor: JOHN JOSEPH BONNER,
c/o William Morrow, Esquire,
58 E. Penn Street,
Norristown, PA 19401.
ATTORNEY: WILLIAM MORROW,
MORROW, TOMPKINS & LEFEVRE, LLC,
58 E. Penn Street,
Norristown, PA 19401

BRECHT, DORIS also known as DORIS H. BRECHT, dec'd.
Late of Cheltenham Township.
Administratrix CTA: LINDA D. ACKER,
404 Church Street,
Willow Grove, PA 19090-3318.

BRUNNER, CHRISTABEL M., dec'd.
Late of West Pottsgrove Township.
Executrix: GINETTE BEETEM.
ATTORNEY: DAVID G. GARNER,
635 E. High Street, Suite 2,
Pottstown, PA 19464

BURTON, CHARLES EDWARD also known as CHARLES E. BURTON, dec'd.
Late of Upper Gwynedd Township.
Executrix: MARCELLA P. BERLIN-BURTON,
c/o Sommar, Tracy & Sommar,
210 S. Broad Street,
Lansdale, PA 19446.
ATTORNEY: KEVIN J. SOMMAR,
SOMMAR, TRACY & SOMMAR,
210 S. Broad Street,
Lansdale, PA 19446

CHUCK, MICHAEL also known as MICHAEL M. CHUCK, MICHAEL M. CHUCK, SR. and MICHAEL CHUCK, SR., dec'd.
Late of Borough of Royersford.
Executor: MARK T. CHUCK,
c/o Patrick D. McDonnell, Esquire,
527 Main Street,
Royersford, PA 19468.
ATTORNEY: PATRICK D. McDONNELL,
WOLPERT SCHREIBER McDONNELL P.C.,
527 Main Street,
Royersford, PA 19468

CLARK, CATHERINE E., dec'd.
Late of Lower Providence Township.
Executrices: MARY FRANCES FIRSCHING AND
JOAN M. LANSING,
c/o Dennis P. Caglia, Esquire,
502 Swede Street,
Norristown, PA 19401.
ATTORNEY: DENNIS P. CAGLIA,
502 Swede Street,
Norristown, PA 19401

COTLER, MARVIN A., dec'd.
Late of Bala Cynwyd, PA.
Co-Executors: GREGG COTLER,
792 Panorama Road,
Villanova, PA 19085,
DOUGLAS COTLER,
1 Rue Court,
Millstone Twp., NJ 08535.
ATTORNEY: GREGG COTLER,
380 Red Lion Road, #103,
Huntingdon Valley, PA 19006

CURCIO, JUDITH S., dec'd.
Late of Upper Gwynedd Township.
Executrix: MARIA SCHULTE,
324 Greenwood Road,
Lansdale, PA 19446.
ATTORNEY: MARY KAY KELM,
418 Stump Road, Suite 103,
Montgomeryville, PA 18936

DELANEY, EDWARD also known as EDWARD JOSEPH DELANEY and EDWARD J. DELANEY, dec'd.
Late of Cheltenham Township.
Executrix: ELIZABETH BROWN,
c/o Paul A. Coghlan, Esquire,
437 Rhawn Street,
Philadelphia, PA 19111.
ATTORNEY: PAUL A. COGHLAN,
437 Rhawn Street,
Philadelphia, PA 19111

DIGGLES, SYDNEY, dec'd.
Late of Upper Moreland Township.
Administrator: CHRISTOPHER DIGGLES,
302 Cameron Road,
Willow Grove, PA 19090.
ATTORNEY: ERIC W. HOPKINS,
114 N. Main Street,
Doylestown, PA 18901

DIMINO, SUZANNE M., dec'd.
Late of Upper Frederick Township.
Administrator: RONNIE L. DIMINO,
c/o Michelle M. Forsell, Esquire,
Norris McLaughlin, P.A.,
570 Main Street,
Pennsburg, PA 18073.
ATTORNEY: MICHELLE M. FORSELL,
NORRIS McLAUGHLIN, P.A.,
570 Main Street,
Pennsburg, PA 18073

ELLISON, RICHARD A., dec'd.
Late of Lower Providence Township.
Executor: RICHARD G. ELLISON,
151 E. Blount Avenue, Apt. 602,
Knoxville, TN 37920.
ATTORNEY: W. RODERICK GAGNE,
PEPPER HAMILTON LLP,
3000 Two Logan Square,
Philadelphia, PA 19103

Copyright © Montgomery Bar Association 2020

FANELLI, MARY S., dec'd.
Late of Lower Merion Township.
Executrix: MARY JUDE ZARKOSKI,
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

FERRY, HUGH F. also known as HUGH FRANCIS FERRY and HUGH FERRY, dec'd.
Late of Abington Township.
Executor: DANIEL P. FERRY,
1121 Fox Chase Road,
Jenkintown, PA 19046.

FLEISHER, ADELE F., dec'd.
Late of Abington Township.
Executrix: NORA LITTLEFIELD,
c/o Taylor Smith Leslie, Esquire,
101 W. Elm Street, Suite 400,
Conshohocken, PA 19428.
ATTORNEY: TAYLOR SMITH LESLIE,
ROYER COOPER COHEN BRAUNFELD LLC,
101 W. Elm Street, Suite 400,
Conshohocken, PA 19428

FUSCO, AVELIA B., dec'd.
Late of Borough of Bridgeport.
Executors: KRISTIN R. WARNER AND
DAVID E. WARNER,
c/o Frances A. Thomson, Esquire,
60 E. Penn Street, P.O. Box 150,
Norristown, PA 19404.
ATTORNEY: FRANCES A. THOMSON,
SMITH, AKER, GROSSMAN & HOLLINGER,
60 E. Penn Street, P.O. Box 150,
Norristown, PA 19404

GRAF, MARY ANN, dec'd.
Late of Upper Merion Township.
Executrix: DAWN M. GRAF,
c/o Thomas A. Boulden, Esquire,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544.
ATTORNEY: THOMAS A. BOULDEN,
TIMONEY KNOX, LLP,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544

GRAVINA, RITA, dec'd.
Late of Lower Merion Township.
Executor: THOMAS GRAVINA,
c/o Jonathan D. Sokoloff, Esquire,
1608 Walnut Street, Suite 900,
Philadelphia, PA 19103.
ATTORNEY: JONATHAN D. SOKOLOFF,
DIAMOND, POLSKY & BAUER, P.C.,
1608 Walnut Street, Suite 900,
Philadelphia, PA 19103

HARPER, JEAN S., dec'd.
Late of Lower Merion Township.
Executor: GREGORY R. HARPER,
c/o Judith A. Harris, Esquire,
Norris McLaughlin, P.A.,
570 Main Street,
Pennsburg, PA 18073.
ATTORNEY: JUDITH A. HARRIS,
NORRIS McLAUGHLIN, P.A.,
570 Main Street,
Pennsburg, PA 18073

HERMAN, ADELE SHARON, dec'd.
Late of Whitemarsh Township.
Administratrix: ROBYN D. H. WALCOFF,
35 Viburnum Court,
Lafayette Hill, PA 19444.
ATTORNEY: MARYBETH O. LAURIA,
THE LAW OFFICE OF MICHAEL S. CONNOR, L.L.C.,
644 Germantown Pike, Suite 2-C,
Lafayette Hill, PA 19444

HIRES, MARY R. also known as MARY RITA HIRES, dec'd.
Late of Worcester Township.
Executor: DAVID W. GARDNER,
5 Pond View Drive,
Elverson, PA 19520.
ATTORNEY: ERIC R. HAGUE,
DUANE MORRIS, LLP,
30 S. 17th Street,
Philadelphia, PA 19103

JONES, MADELEN DORIS also known as MADELEN D. JONES, dec'd.
Late of Upper Moreland Township.
Executor: GARY A. REFSNIDER,
193 Kintner Hill Road,
Upper Black Eddy, PA 18972.
ATTORNEY: JILLIAN E. BARTON,
76 Byberry Avenue,
Hatboro, PA 19040

KAUFMANN, ANDREW LEE, dec'd.
Late of Lower Moreland Township.
Executor: SETH KAUFMANN,
c/o Amy H. Besser, Esquire,
1701 Walnut Street, 6th Floor,
Philadelphia, PA 19103.
ATTORNEY: AMY H. BESSER,
THE LAW OFFICES OF PETER L. KLENK & ASSOCIATES,
1701 Walnut Street, 6th Floor,
Philadelphia, PA 19103

KENT, LINDA M., dec'd.
Late of Pennsburg, PA.
Executrix: MARY D. KENT,
69 Belmont Station, Bldg. I,
Southampton, PA 18966.

KRAUSE, MARY M., dec'd.
Late of Limerick Township.
Executrix: CATHY SUE FLUHARTY,
26800 Landing Road,
Millsboro, DE 19966.
ATTORNEY: THOMAS D. LEIDY,
42 E. 3rd Street,
Boyertown, PA 19512

LAMBERT, AMELIA R. also known as AMELIA RITA LAMBERT, dec'd.
Late of Worcester Township.
Executors: CHRISTOPHER J. MULLEN AND
PAMELA MARINCHAK McGOWAN,
c/o Sarah A. Eastburn, Esquire,
60 E. Court Street, P.O. Box 1389,
Doylestown, PA 18901-0137.
ATTORNEY: SARAH A. EASTBURN,
EASTBURN & GRAY, P.C.,
60 E. Court Street, P.O. Box 1389,
Doylestown, PA 18901-0137

MA, SHUA LIN also known as GEORGE MA, dec'd.
Late of Hatfield Township.
Executrix: CHIA LIN MA,
1437 Providence Lane,
Hatfield, PA 19440.

Copyright © Montgomery Bar Association 2020

MALLOY, NINA M., dec'd.
Late of New Hanover Township.
Executrix: SHEILA WALTER,
c/o Patricia Leisner Clements,
516 Falcon Road,
Audubon, PA 19403.
ATTORNEY: PATRICIA LEISNER CLEMENTS,
516 Falcon Road,
Audubon, PA 19403

MANDERSON, WILLIAM ANDREW also known as BILL MANDERSON, dec'd.
Late of Hatfield, PA.
Administrator: STEPHEN MANDERSON,
1804 Pinnacle Drive,
Warrington, PA 18976.

MARTIN, ALBERT C., dec'd.
Late of Lower Gwynedd Township.
Executrix: LYNNE HYDE,
c/o Rudolph L. Celli, Jr., Esquire,
115 Bloomingdale Avenue, Suite 201,
Wayne, PA 19087.
ATTORNEY: RUDOLPH L. CELLI, JR.,
CELLI & ASSOCIATES,
115 Bloomingdale Avenue, Suite 201,
Wayne, PA 19087

McMAHON, MARY COLLEEN also known as COLLEEN McMAHON, COLLEEN M. McMAHON and M. COLLEN McMAHON, dec'd.
Late of Whitpain Township.
Executrix: KELLEY PRICE,
c/o Jocelin A. Price, Esquire,
140 E. Butler Avenue,
Chalfont, PA 18914.
ATTORNEY: JOCELIN A. PRICE,
SEMANOFF ORMSBY GREENBERG & TORCHIA, LLC,
140 E. Butler Avenue,
Chalfont, PA 18914

MILLER, LARRY PAUL also known as LARRY P. MILLER, dec'd.
Late of Upper Hanover Township.
Administrator: DEAN M. MILLER,
c/o Michelle M. Forsell, Esquire,
Norris McLaughlin, P.A.,
570 Main Street,
Pennsburg, PA 18073.
ATTORNEY: MICHELLE M. FORSELL,
NORRIS McLAUGHLIN, P.A.,
570 Main Street,
Pennsburg, PA 18073

MILLER, PATRICIA A., dec'd.
Late of Limerick Township.
Executrix: LISA C. FORSYTHE,
216 W. Branch Road,
Barto, PA 19504.

MITCHELL, BETTY L., dec'd.
Late of Borough of Souderton.
Executrix: JOYCE FERRELL,
c/o John H. Filice, Esquire,
Rubin, Glickman, Steinberg & Gifford, P.C.,
2605 N. Broad Street, P.O. Box 1277,
Lansdale, PA 19446.

MOORE, NANCY J., dec'd.
Late of Limerick Township.
Executor: GERALD M. MOORE.
ATTORNEY: ROWAN KEENAN,
KEENAN, CICCITTO & ASSOCIATES, LLP,
376 E. Main Street,
Collegeville, PA 19426,
610-489-6170

MURPHY, ROBERT EDWARD also known as ROBERT MURPHY, dec'd.
Late of Abington Township.
Executri: THERESA A. SAN ANGELO,
1655 Lucas Court,
Quakertown, PA 18951.

NAGEL, MARY ANN also known as MARY A. NAGEL, dec'd.
Late of Whitemarsh Township.
Executor: EUGENE NAGEL,
8567 E. Overlook Drive,
Scottsdale, AZ 85255.

NIELSEN, VINCENT J., dec'd.
Late of Towamencin Township.
Administratrix: LORIJANE NIELSEN,
c/o John H. Filice, Esquire,
Rubin, Glickman, Steinberg & Gifford, P.C.,
2605 N. Broad Street, P.O. Box 1277,
Lansdale, PA 19446.

NUSS, PHILP C., dec'd.
Late of Upper Frederick Township.
Executor: CHARLENE A. CONRAD,
c/o E. Kenneth Nyce Law Office, LLC,
105 E. Philadelphia Avenue,
Boyertown, PA 19512.
ATTORNEY: JONATHAN B. YOUNG,
E. KENNETH NYCE LAW OFFICE, LLC,
105 E. Philadelphia Avenue,
Boyertown, PA 19512

OXENFORD, CHERYL A., dec'd.
Late of West Pottsgrove Township.
Executor: RYAN A. OXENFORD,
808 Colonial Drive,
Birdsboro, PA 19508.
ATTORNEY: R. KURTZ HOLLOWAY,
635 E. High Street, P.O. Box 657,
Pottstown, PA 19464

PAYNE, ESTHER MAE also known as ESTHER MAE LAWSON, dec'd.
Late of Montgomery County, PA.
Administratrix: RUTH STANSHINE,
1831 Fox Run Terrace,
Warrington, PA 18976.

PRITCHARD, ANNE LENNIG SNYDER also known as ANNE L. S. PRITCHARD, dec'd.
Late of Lower Merion Township.
Executor: JOHN C. HOOK,
c/o Stephanie E. Sanderson-Braem,
457 Haddonfield Road, Suite 100,
Cherry Hill, NJ 08002.
ATTORNEY: STEPHANIE E. SANDERSON-BRAEM,
STRADLEY RONON STEVENS & YOUNG, LLP,
457 Haddonfield Road, Suite 100,
Cherry Hill, NJ 08002

REIMUND, FLORENCE M., dec'd.
Late of Phoenixville, PA.
Executor: KENNETH M. REIMUND,
1414 Merlin Circle,
Audubon, PA 19403.

RIDEOUT, EDWARD J., dec'd.
Late of Lower Merion Township.
Executrix: EILEEN RIDEOUT,
715 Kenmore Road,
Bala Cynwyd, PA 19004.
ATTORNEY: D. SCOTT BONEBRAKE,
25 E. Second Street,
Media, PA 19063

Copyright © Montgomery Bar Association 2020

ROAK, ELIZABETH C., dec'd.
Late of Whitemarsh Township.
Executor: CHRISTOPHER D. ROAK,
c/o Ronald W. Fentstermacher, Jr., Esquire,
100 Four Falls Corporate Center, Suite 311,
West Conshohocken, PA 19428.
ATTORNEY: RONALD W. FENSTERMACHER, JR.,
LAW OFFICE OF RONALD W. FENSTERMACHER, JR., PC,
100 Four Falls Corporate Center, Suite 311,
West Conshohocken, PA 19428

ROAK, ROBERT H., dec'd.
Late of Whitemarsh Township.
Executor: CHRISTOPHER D. ROAK,
c/o Ronald W. Fenstermacher, Jr., Esquire,
100 Four Falls Corporate Center, Suite 311,
West Conshohocken, PA 19428.
ATTORNEY: RONALD W. FENSTERMACHER, JR.,
LAW OFFICE OF RONALD W. FENSTERMACHER, JR., PC,
100 Four Falls Corporate Center, Suite 311,
West Conshohocken, PA 19428

RONNAN, ANNE EMILY, dec'd.
Late of Lansdale, PA.
Executrix: DONNA K. RONNAN,
1658 Haywood Drive, P.O. Box 18,
Perkiomenville, PA 18074.

SANDROCK, ARTHUR R., dec'd.
Late of Montgomery Township.
Executrix: KAREN F. SANDROCK,
c/o Joseph J. Witiw, Esquire,
1140-B York Road,
Warminster, PA 18974-2072.
ATTORNEY: JOSEPH J. WITIW,
1140-B York Road,
Warminster, PA 18974-2072

SCHWARTZ, CHAD EDWARD also known as CHAD E. SCHWARTZ, dec'd.
Late of Upper Moreland Township.
Administratrix: ALICE SCHWARTZ,
509 Lincoln Avenue,
Willow Grove, PA 19090.
ATTORNEY: JILLIAN E. BARTON,
76 Byberry Avenue,
Hatboro, PA 19040

SENSENIG, BERNICE E., dec'd.
Late of Montgomery Township.
Executrix: ADELE J. MONTANEZ,
504 Barley Drive,
Wyoming, DE 19934.
ATTORNEY: MARYBETH O. LAURIA,
THE LAW OFFICE OF MICHAEL S. CONNOR, L.L.C.,
644 Germantown Pike, Suite 2-C,
Lafayette Hill, PA 19444

SIGMAN, JANET W. also known as JANET SIGMAN, dec'd.
Late of Cheltenham Township.
Executor: ROBERT SIGMAN,
c/o Suzanne M. Hecht, Esquire,
795 E. Lancaster Avenue, Suite 280,
Villanova, PA 19085.
ATTORNEY: SUZANNE M. HECHT,
HANEY & HECHT,
795 E. Lancaster Avenue, Suite 280,
Villanova, PA 19085

SLONAKER, GLADYS A., dec'd.
Late of Borough of Schwenksville.
Executor: MARK NUNAN, JR.,
1810 N. 76th Street,
Philadelphia, PA 19151.
ATTORNEY: THOMAS L. HOFFMAN,
WELLS, HOFFMAN, HOLLOWAY & MEDVESKY, LLP,
635 E. High Street, P.O. Box 657,
Pottstown, PA 19464

TIRPAK, KATHRYN V. also known as KATHRYN TIRPAK, dec'd.
Late of West Norriton Township.
Executor: ROBERT PILCICKI,
210 S. Savanna Drive,
Pottstown, PA 19465.
ATTORNEY: GEORGE M. NIKOLAOU,
166 Allendale Road,
King of Prussia, PA 19406

WALTON, KATHERINE FORSYTH also known as KATHERINE F. WALTON, dec'd.
Late of Lower Merion Township.
Executor: THOMAS E. WALTON, III,
717 Ritchie Avenue,
Silver Spring, MD 20910.

ZAJDEL, JOAN M., dec'd.
Late of Lower Gwynedd Township.
Executor: JOANN A. DIETRICH,
c/o F. Craig La Rocca, Esquire,
800 N. Broad Street,
Lansdale, PA 19446.

Third and Final Publication

AION, MOLLY S., dec'd.
Late of Cheltenham Township.
Executor: ELAYNE AION,
c/o Janet E. Amacher, Esquire,
311 N. Sumneytown Pike, Suite 1A,
North Wales, PA 19454.
ATTORNEY: JANET E. AMACHER,
311 N. Sumneytown Pike, Suite 1A,
North Wales, PA 19454

BAILEY, KENNETH A. also known as KENNETH ALAN BAILEY, dec'd.
Late of Whitpain Township.
Executor: GEORGE ANNETT,
c/o David W. Conver, Esquire,
1800 Pennbrook Parkway, Suite 200,
Lansdale, PA 19446.
ATTORNEY: DAVID W. CONVER,
DISCHELL, BARTLE & DOOLEY, PC,
1800 Pennbrook Parkway, Suite 200,
Lansdale, PA 19446

BEAUDRY, MARY T. also known as MARY TERESA BEAUDRY, dec'd.
Late of East Norriton Township.
Executrix: MAURA B. SUTHERLAND,
c/o Diane H. Yazujian, Esquire,
P.O. Box 1099,
North Wales, PA 19454.
ATTORNEY: DIANE H. YAZUJIAN,
P.O. Box 1099,
North Wales, PA 19454

Copyright © Montgomery Bar Association 2020

BELL, GAIL LINDA also known as GAIL L. BELL, dec'd.
Late of Lower Salford Township.
Co-Executors: KIMBERLY MENTO,
74 Whites Mill Road,
Green Lane, PA 18054,
KEITH BELL,
54 E. Fairview Avenue,
Sellersville, PA 18960.

BENNER, ESTELLE CATHERINE, dec'd.
Late of Willow Grove, PA.
Executor: STEVEN BENNER,
48 New Street,
Willow Grove, PA 19090.

BERKOWITZ, CLARA , dec'd.
Late of Upper Merion Township.
Executor: BRADLEY BERKOWITZ,
276 Lawndale Avenue,
King of Prussia, PA 19406.
ATTORNEY: AMY W. SOSNOV,
SOSNOV & SOSNOV,
540 Swede Street,
Norristown, PA 19401

BOTFIELD JR., FRED B., dec'd.
Late of Limerick Township.
Executrix: KARYN L. BOTFIELD,
c/o Carolyn M. Marchesani, Esquire,
Wolf, Baldwin & Associates, P.C.,
P.O. Box 444,
Pottstown, PA 19464.

CARSON JR., THOMAS A. also known as THOMAS A. CARSON, dec'd.
Late of Lower Providence Township.
Co-Executors: DOUGLAS A. CARSON,
701 S. 4th Avenue,
Royersford, PA 19468,
LAURIE HILL,
1112 Cocalico Road,
Birdsboro, PA 19508.
ATTORNEY: SUSAN K. QUIRITS,
BINGAMEN HESS,
Treeview Corporate Center, Suite 100,
2 Meridian Boulevard,
Wyomissing, PA 19610

CARY, HELEN MARIE also known as HELEN M. CARY, dec'd.
Late of Lower Gwynedd Township.
Executor: MARK STEPHEN CARY,
2580 S. University Boulevard, Apt. 909,
Denver, CO 80210.
ATTORNEY: KAREN L. WOLFE,
COMMONS AND COMMONS LLP,
6377 Germantown Avenue,
Philadelphia, PA 19144

COMLY, DAVID A., dec'd.
Late of Franconia Township.
Executrix: SHARON L. COMLY,
c/o Drake, Hileman & Davis,
Bailiwick Office Campus, Suite 15,
P.O. Box 1306,
Doylestown, PA 18901.
ATTORNEY: R. LEONARD DAVIS, III,
DRAKE, HILEMAN & DAVIS,
Bailiwick Office Campus, Suite 15,
P.O. Box 1306,
Doylestown, PA 18901

CUMMINGS, KATHRYN F., dec'd.
Late of Borough of North Wales.
Executrix: CATHY C. DAMICO,
c/o Sommar, Tracy & Sommar,
210 S. Broad Street,
Lansdale, PA 19446.
ATTORNEY: JAMES C. SOMMAR,
SOMMAR, TRACY & SOMMAR,
210 S. Broad Street,
Lansdale, PA 19446

DONNELLY, FRANCIS J., dec'd.
Late of Cheltenham Township.
Executrix: CLARE DONNELLY,
c/o Erica A. Russo, Esquire,
100 Four Falls, Suite 300,
West Conshohocken, PA 19428-2950.
ATTORNEY: ERICA A. RUSSO,
HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
100 Four Falls, Suite 300,
West Conshohocken, PA 19428-2950

FAIR, LENORE G. also known as LENORE FAIR, dec'd.
Late of Lower Merion Township.
Executrix: LISA FAIR PLISKIN,
c/o Robert S. Levy, Esquire,
1204 Township Line Road,
Drexel Hill, PA 19026.
ATTORNEY: ROBERT S. LEVY,
COOPER SCHALL & LEVY,
1204 Township Line Road,
Drexel Hill, PA 19026

FEELY, DOROTHY H., dec'd.
Late of Abington Township.
Executor: SUSAN GETTLIN,
119 S. Van Pelt Street,
Philadelphia, PA 19103.

FELIX, BERNICE, dec'd.
Late of Lower Merion Township.
Executor: THE HAVERFORD TRUST COMPANY,
Attn.: Melissa Bruner,
Three Radnor Corporate Center, Suite 450,
Radnor, PA 19087.
ATTORNEY: JUDD A. SEROTTA,
COZEN O'CONNOR,
One Liberty Place, Suite 2800,
Philadelphia, PA 19103

FRANZONE, M. ANNA, dec'd.
Late of Borough of Norristown.
Administrator: DEAN FRANZONE,
c/o Michael P. Gottlieb, Esquire,
Vangrossi and Recchuiti,
319 Swede Street,
Norristown, PA 19401,
610-279-4200.
ATTORNEY: MICHAEL P. GOTTLIEB,
VANGROSSI AND RECCHUITI,
319 Swede Street,
Norristown, PA 19401,
610-279-4200

FRITZ, JOANNE KNOX also known as JOANNE ELAINE FRITZ, dec'd.
Late of Whitpain Township.
Executor: KENNETH FRITZ,
5300 Wynneford Way,
Raleigh, NC 27614.

Copyright © Montgomery Bar Association 2020

GANTER SR., ROBERT M., dec'd.
Late of Upper Salford Township.
Executors: MARK GANTER AND JOSEPH P. GANTER,
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

GIULIANI, MARY T., dec'd.
Late of Lower Merion Township.
Executrix: SANDRA M. LEIBFRIED,
c/o Kathleen M. Valentine, Esquire,
137 N. Narberth Avenue,
Narberth, PA 19072.
ATTORNEY: KATHLEEN M. VALENTINE,
WILLCOX & VALENTINE, PC,
137 N. Narberth Avenue,
Narberth, PA 19072

GLINSKI, CATHERINE A., dec'd.
Late of Limerick Township.
Executor: ROBERT A. GLINSKI.
ATTORNEY: DAVID G. GARNER,
635 E. High Street, Suite 2,
Pottstown, PA 19464

GRIFFITH, MARGUERITE M., dec'd.
Late of Upper Dublin Township.
Executrix: JESSE CONTE,
c/o Gilbert P. High, Jr., Esquire,
40 E. Airy Street, P.O. Box 671,
Norristown, PA 19404-0671.
ATTORNEY: GILBERT P. HIGH, JR.,
HIGH SWARTZ, LLP,
40 E. Airy Street, P.O. Box 671,
Norristown, PA 19404-0671

HALL, DONALD EDWARD, dec'd.
Late of Narberth, PA.
Executrix: SUZANNE E. HALL,
2727 Price Road,
Crofton, MD 21114.

HALVORSEN, JANE E., dec'd.
Late of Upper Frederick Township.
Executor: ERIC R. HALVORSEN,
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

HANWELL, DAVID C. also known as DAVID CYRIL HANWELL, dec'd.
Late of Lower Frederick Township.
Executrix: JULIE SINNAMON,
c/o John H. Filice, Esquire,
Rubin, Glickman, Steinberg & Gifford, P.C.,
2605 N. Broad Street, P.O. Box 1277,
Lansdale, PA 19446.

HUMPHRIES, ERNEST B., dec'd.
Late of Hatfied, PA.
Administratrix c.t.a.: JEANNE E. DITSCHE,
c/o Amy R. Stern, Esquire,
Rubin, Glickman, Steinberg & Gifford, P.C.,
2605 N. Broad Street, P.O. Box 1277,
Lansdale, PA 19446.

JOGAN, VINCENT J., dec'd.
Late of Mont Clare, PA.
Executrix: LINDA ROMEO,
107 Hinkson Boulevard,
Ridley Park, PA 19078.

JOHNSTON, MARTIN O., dec'd.
Late of Montgomery Township.
Executrix: CAROLYN BELL,
320 Maple Avenue,
Harleysville, PA 19438.

JONES, MARCIA, dec'd.
Late of Whitemarsh Township.
Executor: ROBERT M. BOWEN, JR.,
c/o George M. Riter, Esquire,
400 Maryland Avenue, P.O. Box 7544,
Fort Washington, PA 19034-7544.
ATTORNEY: GEORGE M. RITER,
TIMONEY KNOX, LLP,
400 Maryland Avenue, P.O. Box 7544,
Fort Washington, PA 19034-7544

KELLY, MICHAEL J., dec'd.
Late of Upper Merion Township.
Executrix: FRANCES I. CRAVERO,
c/o John S. Custer, Jr., Esquire,
7 St. Albans Circle,
Newtown Square, PA 19073.
ATTORNEY: JOHN S. CUSTER, JR.,
CUSTER & CUSTER,
7 St. Albans Circle,
Newtown Square, PA 19073

KINEE, WILLIAM FRANCIS, dec'd.
Late of Towamencin Township.
Executrix: JANICE KLETZEL,
924 Wedgewood Drive,
Lansdale, PA 19446.

KNOEBEL, JAMES T., dec'd.
Late of Lower Providence Township.
Executrix: JENNIFER LEE,
606D Lake Drive,
Douglassville, PA 19518.

LAMBERG, BARBARA F. also known as BARBARA LAMBERG, dec'd.
Late of Lower Providence Township.
Executors: DAVID LAMBERG,
STUART L. LAMBERG AND
RANDY LAMBERG,
c/o Jonathan H. Ellis, Esquire,
One Tower Bridge, Suite 100,
100 Front Street,
Conshohocken, PA 19428.
ATTORNEY: JONATHAN H. ELLIS,
FLASTER GREENBERG PC,
One Tower Bridge, Suite 100,
100 Front Street,
Conshohocken, PA 19428

MAJOR SR., RONALD also known as RONALD LEE MAJOR, SR., dec'd.
Late of Hatfield Township.
Executor: RYAN MAJOR,
c/o Larry Scott Auerbach, Esquire,
1000 Easton Road,
Abington, PA 19001.
ATTORNEY: LARRY SCOTT AUERBACH,
1000 Easton Road,
Abington, PA 19001

Copyright © Montgomery Bar Association 2020

MAYER, LESLIE, dec'd.
Late of Lower Merion Township.
Executors: JASON MAYER AND EMILY MAYER,
c/o Robert I. Friedman, Esquire,
1650 Market Street, Suite 2800,
Philadelphia, PA 19103.
ATTORNEY: ROBERT I. FRIEDMAN,
COZEN O'CONNOR,
1650 Market Street, Suite 2800,
Philadelphia, PA 19103

McALEER, ROBERT JOHN also known as ROBERT J. McALEER, dec'd.
Late of Montgomery County, PA.
Executrix: BRIDGETTE M. McALEER,
c/o Michael E. Eisenberg, Esquire,
2935 Byberry Road, Suite 107,
Hatboro, PA 19040.
ATTORNEY: MICHAEL E. EISENBERG,
2935 Byberry Road, Suite 107,
Hatboro, PA 19040

McGEE, MARJORIE M. also known as MARJORIE MARILYN McGEE, dec'd.
Late of Montgomery Township.
Co-Executors: JAN E. HEGEDUS AND JAMES P. McGEE,
c/o John H. Filice, Esquire,
Rubin, Glickman, Steinberg & Gifford, P.C.,
2605 N. Broad Street, P.O. Box 1277,
Lansdale, PA 19446.

McILVAINE SR., J. BOYD, dec'd.
Late of Borough of Lansdale.
Administratrix: CAROLYN MARIE GREGOR,
c/o Robert J. Iannozzi, Esquire,
1800 Pennbrook Parkway, Suite 200,
Lansdale, PA 19446.
ATTORNEY: ROBERT J. IANNOZZI,
DISCHELL, BARTLE & DOOLEY, PC,
1800 Pennbrook Parkway, Suite 200,
Lansdale, PA 19446

MECKLENBORG, KYLE R., dec'd.
Late of Borough of Lansdale.
Executrix: PATRICIA M. McGLINCHY,
1390 Limekiln Pike,
Maple Glen, PA 19002.
ATTORNEY: JASON B. MARTIN,
THE MARTIN LAW FIRM,
725 Skippack Pike, Suite 337,
Blue Bell, PA 19422

MORRIS JR., FRANK J., dec'd.
Late of Upper Gwynedd Township.
Executrix: AIMEE DOMAL,
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

MOSKOFSKY, ROSALIE, dec'd.
Late of North Wales, PA.
Executrix: MIRIAM COHEN,
1006 Corn Crib Drive,
Huntingdon Valley, PA 19006.
ATTORNEY: RICHARD B. PRESSMAN,
1135 Spruce Street,
Philadelphia, PA 19107

MOYER, DOROTHY M., dec'd.
Late of Borough of East Greenville.
Co-Executors: ANNE H. WHITE AND THOMAS C. MOYER,
c/o P.O. Box 499,
Quakertown, PA 18951.
ATTORNEY: RODNEY D. HENRY,
P.O. Box 499,
Quakertown, PA 18951

PIERNO, CAROLINE J. also known as CAROLINE PIERNO, dec'd.
Late of Borough of Hatboro.
Executrix: JOANNE R. SHIRLEY,
36 Summit Avenue,
Hatboro, PA 19040.
ATTORNEY: JOSEPH P. McGOWAN,
JOSEPH P. McGOWAN, P.C.,
701 Lakeside Park,
Southampton, PA 18966

REID, MILDRED D., dec'd.
Late of Lower Providence Township.
Executor: ERIC REID,
114 Meadowland Drive,
Collegeville, PA 19426.

ROSHON, IRENE D., dec'd.
Late of Upper Hanover Township.
Executrix: MARCIA D. ROSHON,
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

SANDOR, GLORIA VALENTINE, dec'd.
Late of Philadelphia, PA.
Executrix: EVELYNN KRATZ,
1325 Wells Street,
Philadelphia, PA 19111.

SECKINGER, BETTY M. also known as BETTY SECKINGER, dec'd.
Late of Upper Gwynedd Township.
Executor: STEVEN JOSEPH SECKINGER,
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

SEIDMAN, LENORA E. also known as LENORA SEIDMAN, dec'd.
Late of Lower Moreland Township.
Executrix: BERNICE SEIDMAN,
c/o 220 Radcliffe Street,
Bristol, PA 19007.
ATTORNEY: WILLIAM J. SALERNO,
220 Radcliffe Street,
Bristol, PA 19007

SHELLENBERGER, ELISABETH, dec'd.
Late of Springfield Township.
Administrator: WILLIAM H. BRADBURY, III,
650 Sentry Parkway, Suite One,
Blue Bell, PA 19422-2318.
ATTORNEY: WILLIAM H. BRADBURY, III,
650 Sentry Parkway, Suite One,
Blue Bell, PA 19422-2318

Copyright © Montgomery Bar Association 2020

SLEDZIEWSKI, EDWARD N., dec'd.
Late of Springfield Township.
Co-Administrators: LORIANN ELIZABETH ECKERT AND JOSEPH C. ECKERT,
c/o Andrew I. Roseman, Esquire,
1528 Walnut Street, Suite 1412,
Philadelphia, PA 19102.
ATTORNEY: ANDREW I. ROSEMAN,
1528 Walnut Street, Suite 1412,
Philadelphia, PA 19102

SMITH, FLORENCE JUDITH, dec'd.
Late of Borough of Ambler.
Administrator: KEVIN M. MITCHELL,
531 Paddock Road,
Ambler, PA 19002.
ATTORNEY: MARYBETH O. LAURIA,
THE LAW OFFICE OF MICHAEL S. CONNOR, L.L.C.,
644 Germantown Pike, Suite 2-C,
Lafayette Hill, PA 19444

SMITH, RUTH, dec'd.
Late of Abington, PA.
Administrator: HOWARD L. BERNSTEIN,
P.O. Box 164,
Dresher, PA 19025.

SMITH, TINA MARIE, dec'd.
Late of Montgomery County, PA.
Administratrix: LATONA SMITH,
200 N. 23rd Street,
Philadelphia, PA 19103.

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

SUPRANOWICZ, CONOR PETER also known as CONOR SUPRANOWICZ, dec'd.
Late of Borough of Hatfield.
Executrix: ELLEN M. SUPRANOWICZ,
1124 Mill Road,
Hatfield, PA 19440.

WALTER, F. BRUCE also known as FRANK B. WALTER, JR. and BRUCE WALTER, dec'd.
Late of Gwynedd Township.
Executor: JEFFREY WALTER,
1 North Ormond Avenue - Office,
Havertown, PA 19083.
ATTORNEY: CHARLES E. McKEE,
1 North Ormond Avenue - Office,
Havertown, PA 19083

WINOKUR, DONALD also known as DON WINOKUR, dec'd.
Late of Wyncote, PA.
Executrix: ILENE MATTHEWS,
36 Sherwood Drive,
Turnersville, NJ 08012.

TRUST NOTICES

Third and Final Publication

ANTHONY L. MONACO DECLARATION OF TRUST U/ADATED JANUARY 14, 1994 (AMENDED AND RESTATED MARCH 10, 2010)

Notice is hereby given of the death of Anthony L. Monaco, late of Norristown, PA, Montgomery County. All persons having claims or demands against said decedent or the Anthony L. Monaco Declaration of Trust U/A dated January 14, 1994 as amended and restated, are requested to make known the same to the Trustee or the Trustee's attorney and all persons indebted to said decedent or his Trust are requested to make payment without delay to the Trustee named below.

Trustee: Theodore James Monaco
c/o Robert A. Bacine, Esq.
Friedman, Schuman, PC
101 Greenwood Ave., Fifth Floor
Jenkintown, PA 19046

Friedman, Schuman, PC
101 Greenwood Ave., Fifth Floor
Jenkintown, PA 19046

JAMES HOLDEN JONES FAMILY TRUST DTD. 12/22/1993
James Holden Jones, Deceased
Late of Whitemarsh Twp., Montgomery County, PA

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to:

Trustees: James H. Jones, II and David L. Jones
c/o George M. Riter, Esq.
400 Maryland Dr., P.O. Box 7544
Ft. Washington, PA 19034-7544

Or to their Atty.: George M. Riter
Timoney Knox, LLP
400 Maryland Dr., P.O. Box 7544
Ft. Washington, PA 19034-7544

EXECUTIONS ISSUED

Week Ending February 18, 2020

The Defendant's Name Appears First in Capital Letters

7 EAST LANCASTER FANCY FACE, LLC: PNC BANK, GRNSH. - Giordanos Garden Groceries, LLC; 201925682.
AMAEFUNA, PATRICK: BANK OF AMERICA, GRNSH. - Cavalry Spv I, LLC; 201727954.
CANTELLO, RITA: WELLS FARGO, GRNSH. - Asset Acceptance, LLC; 201221376; $2,649.73.
CICCARONE, MARIA: CITIZENS BANK, GRNSH. - Asset Acceptance, LLC; 201216695; $8,955.17.
COOPER, SHERRY: UNKNOWN HEIRS OF SHIRLEY M COOPER DECEASED - National Mortgage, LLC D/B/A Champion Mortgage Company; 201914083.

Copyright © Montgomery Bar Association 2020

COREN, BENJAMIN: WELLS FARGO BANK, GRNSH. - Cavalry Spv I, LLC; 201903856.
COSDEN, RYAN: KEY BANK, GRNSH. - Cavalry Spv I, LLC; 201924329.
CRANE, JACQUELINE: SANTANDER BANK, GRNSH. - Cavalry Spv I, LLC; 201914101.
CULBREATH-WALTON, DEIRDRE: ADMINISTRATRIX AND HEIR OF THE ESTATE OF SARAH A CULBREATH: CULBREATH, BRIAN, ET AL. - Nationstar Mortgage, LLC, et al.; 201813180; ORDER/AMEND IN REM/141,784.85.
DEROSE, LORIE: BANK OF AMERICA, GRNSH. - Cavalry Spv I, LLC; 201901106.
DIMARCO, ROBERT: MELVIN, THOMAS: ESTATE OF ROBERT R DIMARCO: CHARLES, SCHWAB, GRNSH., ET AL. - Wrd Holdings, L.P.; 201929325.
DOWLING, MICHELLE: STACEY - Jp Morgan Mortgage Acquisition Corp; 201926869.
EARLEY, RYAN: WELLS FARGO BANK, GRNSH. - Cavalry Spv I, LLC; 201914100.
EVANS, RHONDA: SIDNEY - Citizens Bank Na; 201511027; $189,852.60.
FERNANDEZ M, ICHAEL: TRUIST FINANCIAL, GRNSH. - Cavalry Spv I, LLC; 201715568.
FIMIANO, DINO: CITIZENS BANK, GRNSH. - Cavalry Spv I, LLC; 201813156.
GOLDSTEIN, AUSTIN: SANTANDER BANK, GRNSH. - Cavalry Spv I, LLC; 201800840.
GREER, DORIS: CITIZENS BANK, GRNSH. - Atlantic Credit & Finance, Inc., et al.; 200830483; WRIT/EXE.
GRIMES, VALERIE - Midfirst Bank; 201918121.
HANNAN, ABDUL: NARZU - Wilmington Savings Fund Society Fsb As Owner Trustee Of The; 201919799.
HECKROTH B, OBBI: HARLEYSVILLE SAVINGS BANK, GRNSH. - Cavalry Spv I, LLC; 201702334.
HERSHEY, DOUGLAS: UNIVEST BANK AND TRUST CO, GRNSH. - Cavalry Spv I, LLC; 201629410.
JACKSON, BRIAN: KELLY - Nationstar Mortgage, LLC; 201905297; ORDER/SUMMARY/JUDGMENT/ 409,447.
JACOBS, STEPHEN: LINDA - Diplomat Property Manager, LLC; 201926189.
JAMES, JAMES: WELLS FARGO BANK, GRNSH. - Cavalry Spv I, LLC; 201918410.
JOSEPH RINES AS ADMIN OF THE ESTATE OF JOSEPH A GASKIN DECE - U S Bank National Association Not In Its Individual Capacit; 201923406.
KIM, HAK: WELLS FARGO BANK, GRNSH. - Cavalry Spv I, LLC; 201715729.
KIMMEY, BRIAN: TD BANK, GRNSH. - Cavalry Spv I, LLC; 201903851.
KOHL, REBECCA - Sun East Federal Credit Union; 202000868; WRIT/EXEC.
LAWS, NATHANIEL: TANYA - Nationstar Mortgage, LLC; 201912836; ORDER/IN REM JUDGMENT/192,772..
LEE, SEONG: PNC BANK, GRNSH. - Cavalry Spv I, LLC; 201914102.
LEVIN, CURTIS: VERONICA - Wells Fargo Bank Na, et al.; 201609594.
LEWIS, JAMES - Wells Fargo Bank Na; 201925220.
LITHGOW, JAMES: SUPERIOR CREDIT UNION, GRNSH. - Cavalry Spv I, LLC; 201807132.
MCADAMS, BARBARA: BANK OF AMERICA, GRNSH. - Cavalry Spv I, LLC; 201917141.
MCCARTHY, JOHN - Carrington Mortgage Services, LLC; 201827553; $270,833.68.
MCHUGH, JOHN: JOYCE - 1900 Capital Trust Ii By Us Bank Trust National Association; 201925071.
MEHMOOD, HASSAN: M&T BANK, GRNSH. - Cavalry Spv I, LLC; 201710288.
MICHELOTTI, ANTHONY: WELLS FARGO BANK, GRNSH. - Cavalry Spv I, LLC; 201828888.
NATHAN, LAUREN: TD BANK, GRNSH. - Cavalry Spv I, LLC; 201814632.
NEEDHAMMER, REBECCA: SANTANDER BANK, GRNSH. - Cavalry Spv I, LLC; 201920108.
PANDONA, INC.: PENNSYLVANIA LIQUOR CONTROL BOARD, GRNSH. - 2840 Pine Road, LLC; 202002345; WRIT/ EXEC.
PANTALIONE, BRIAN: PNC BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201423255; $5,383.42.
PEAK EQUIPMENT REPAIR, LLC: M&T BANK, GRNSH. - Reit Lubricants Company; 201926308; $8,551.27.
POCKNELL, GWYNNE: M&T BANK, GRNSH. - Cavalry Spv I, LLC; 201906686.
POWELL, AMBROSE: FREDLAW, VALERIE - Wells Fargo Bank Na, et al.; 201800368; $157,687.35.
REYES BERMUDEZ, JUDITH: SANTANDER BANK, GRNSH. - Cavalry Spv I, LLC; 201529904.
RODGERS, RICHARD: WSFS BANK, GRNSH. - Cavalry Spv I, LLC; 201900652.
RUTLEDGE, VICTOR: TRUMARK FCU, GRNSH. - Cavalry Spv I, LLC; 201920507.
SPRINGER, CLINT: WELLS FARGO BANK, GRNSH. - Cavalry Spv I, LLC; 201702346.
SULLIVAN, JOHN: PNC BANK, GRNSH. - Cavalry Spv I, LLC; 201718710.
THE UNKNOWN HEIRS OF KARLA FINK A/K/A KARLA J FINK DECEASED: KLEINERT, HEATHER - Keybank Na; 201922846.
TRAIL, THOMAS: WELLS FARGO BANK, GRNSH. - Riverwalk Holdings Ltd; 201305052; $2,618.56.
TRAN, NHI: WELLS FARGO BANK, GRNSH. - Cavalry Spv I, LLC; 201723020.
TUNSTALL, THERESA: DIAMOND CREDIT UNION, GRNSH. - Cavalry Spv I, LLC; 201827972.
TYLER, BEVERLY: UNITED STATES OF AMERICA - Bank Of America Na, et al.; 201314019.
VONA, ANTHONY: BANK OF AMERICA, GRNSH. - Cavalry Spv I, LLC; 201815826.
WELDON, BRADLEY - Newrez, LLC; 201918256.
WHITLOCK, ERIC: WELLS FARGO BANK, GRNSH. - Cavalry Spv I, LLC; 201906681.
ZIEGLER, CRYSTAL: BANK OF AMERICA, GRNSH. - Midland Funding, LLC; 201921604; $2,329.78.

JUDGMENTS AND LIENS ENTERED

Week Ending February 18, 2020

The Defendant's Name Appears First in Capital Letters

BARBISH, GREGORY - Mariner Finance Llc; 202002808; Judgment fr. District Justice; $5312.73.

Copyright © Montgomery Bar Association 2020

BEARD, TRACY - Midland Funding Llc; 202002462; Judgment fr. District Justice; $1793.05.
BEDELL, HOWARD - Sugg Motor Car Company; 202002593; Complaint In Confession of Judgment; $11,600.00.
BENFIELD, VALERIE - Midland Funding Llc; 202002488; Judgment fr. District Justice; $960.95.
BERO, BOBBIJO - Midland Funding Llc; 202002445; Judgment fr. District Justice; $1571.88.
BING, ELIJAH - Midland Funding Llc; 202002441; Judgment fr. District Justice; $1140.79.
BRILLIANT HOME AND OFFICE LIMITED LIABILITY COMPANY: ARTHUR, JEFFREY - Univest National Bank And Trust Co; 202002465; Complaint In Confession of Judgment; $23,635.67.
BUCKINGHAM, ALLISON - Midland Funding Llc; 202002453; Judgment fr. District Justice; $2,761.01.
CANDLEBROOK MARQUIS PROPERTY OWNERS LLC: CANDLEBROOK MARQUIS PROPERTY OWNER LLC/VANTAGE PROPERTIES I: CANDLEBROOK PROPERTIES - Liberty Bell Restoration Llc; 202002438; Mechanics Lien Claim; $178,850.79.
COSI INC - Highglen Yorktown Associates Lp; 202002463; Complaint In Confession of Judgment; $POSSESSION.
CRAFTSMAN DENTAL LAB INC - Peoples Secuirity Bank And Trust Company; 202002491; Complaint In Confession of Judgment; $97,085.35.
CRAFTSMAN DENTAL LAB INC - Peoples Security Bank And Trust Company; 202002632; Complaint In Confession of Judgment; $108,090.62.
CRAFTSMAN DENTAL LAB INC - Peoples Security Bank And Trust Company; 202002636; Complaint In Confession of Judgment; $50,575.62.
DIAMANTE ESTATES LLC: MORRIS, DANIELLE - Univest National Bank Bank And Trust Co; 202002383; Complaint In Confession of Judgment; $24,271.52.
EPPS, DARREN: KELLY, ABIGAIL - Ameriacredit Financial Services Inc; 202002452; Judgment fr. District Justice; $4328.10.
FRANKLIN, OPHELIA - Atlanic Credit And Finance Inc; 202002129; Certification of Judgment; $8184.67.
FREDERICKS, MICHAEL: DENNIS, GEORGE - Keybank Na; 202002406; Complaint In Confession of Judgment; $42,276.95.
GODSHALL, IAN - Midland Funding Llc; 202002637; Judgment fr. District Justice; $1634.80.
GONZALEZ, KARINA - Peoples Security Bank And Trust Company; 202002584; Complaint In Confession of Judgment; $50,575.62.
GONZALEZ, KARINA - Peoples Security Bank And Trust Company; 202002604; Complaint In Confession of Judgment; $202,889.03.
GONZALEZ, KARINA - Peoples Security Bank And Trust Company; 202002623; Complaint In Confession of Judgment; $108,090.62.
GONZALEZ, KARINA - Peoples Security Bank And Trust Company; 202002627; Complaint In Confession of Judgment; $97,085.35.
GONZALEZ, KARINA - Peoples Security Bank And Trust Company; 202002639; Complaint In Confession of Judgment; $161,544.42.
HARP, DEBRA - Midland Funding Llc; 202002468; Judgment fr. District Justice; $1,919.70.
HEIDEL, ARTHUR - Mariner Finance Llc; 202002813; Judgment fr. District Justice; $2748.72.
INNODDS INC: PRIZM PARTNERS INC - Peoples Secuirity Bank And Trust Company; 202002480; Complaint In Confession of Judgment; $202,899.03.
INNODDS INC: PRIZM PARTNERS INC - Peoples Security Bank And Trust Company; 202002569; Complaint In Confession of Judgment; $50,575.62.
INNODDS INC: PRIZM PARTNERS INC - Peoples Secuirity Bank And Trust Company; 202002537; Complaint In Confession of Judgment; $97,085.35.
JANG, JUNG - Midland Funding Llc; 202002649; Judgment fr. District Justice; $11,526.94.
JAYLOR DENTAL SOLUTIONS INC - Peoples Security Bank And Trust Company; 202002567; Complaint In Confession of Judgment; $97,085.35.
JAYLOR DENTAL SOLUTIONS INC - Peoples Security Bank And Trust Company; 202002614; Complaint In Confession of Judgment; $202,889.03.
JAYLOR DENTAL SOLUTIONS INC - Peoples Secuirity Bank And Trust Company; 202002470; Complaint In Confession of Judgment; $161,544.42.
KOLEA, JOHN - All Seasons Marina; 202002640; Foreign Judgment; $725.86.
LOMBARDI, PATRICIA - Midland Funding Llc; 202002518; Judgment fr. District Justice; $1327.74.
MACK, KENYA - Midland Funding Llc; 202002475; Judgment fr. District Justice; $1,760.20.
MANGAN, CHARLES - Barclays Bank Delaware; 202002757; Judgment fr. District Justice; $5891.67.
MOLASKY, MARI - Barclays Bank Delaware; 202002755; Judgment fr. District Justice; $3139.12.
S & HARDWARD & SUPPLY CO: STERN, HERBERT: ZIV-STERN, BARBARA - Comer, Daniel; 202002540; Certification of Judgment; $57,304.62.
SALLAD, ELLISHA - Midland Funding Llc; 202002638; Judgment fr. District Justice; $6701.14.
SHAKOOR, JONATHAN - Bryn Athyn Fire Company; 202002523; Judgment fr. District Justice; $1,550.40.
SMITH, GLEN - Capital One Bank; 202002662; Judgment fr. District Justice; $3484.01.
SOLID WOOD CABINETS COMPANY LLC - Infofinders Inc; 202002605; Complaint In Confession of Judgment; $POSSESSION.
STUMPF, CAROLYN - Lvnv Funding Llc; 202002145; Certification of Judgment; $1141.32.
TOPHAM, AMANDA: BARRY: PATRICIA - Mims, Randy; 202002736; Judgment fr. District Justice; $9369.95.
TRACY, JOHN - Midland Funding Llc; 202002647; Judgment fr. District Justice; $4594.71.
VALENTIN, ARJANE - Americredit Financial Services Inc; 202002043; Foreign Judgment; $4,759.67.
VONA, NICHOLAS - Midland Funding Llc; 202002655; Judgment fr. District Justice; $1441.00.
WATTS, CARLA - City Of Phila Department Of Revenue; 202002501; Certification of Judgment; $597.05.
WATTS, CARLA - City Of Philadelphia Department Of Revenue; 202002489; Certification of Judgment; $312.86.
WATTS, CARLA - City Of Philadelphia Department Of Revenue; 202002379; Certification of Judgment; $95.12.

Copyright © Montgomery Bar Association 2020

WATTS, CARLA - City Of Philadelphia Dept Of Rev; 202001707; Certification of Judgment; $69.79.
WATTS, CARLA - City Of Phila Department Of Revenue; 202002492; Certification of Judgment; $673.91.
WATTS, CARLA - City Of Phila Department Of Rev; 202002505; Certification of Judgment; $580.64.
WEISBAUM, ADAM - National Capital Management Lp; 202002659; Complaint In Confession of Judgment; $965,140.62.
WINSTON, TODD - Midland Funding Llc; 202002077; Judgment fr. District Justice; $9035.03.
WURTZBURGER, GARY - Bryn Athyn Fire Company; 202002520; Judgment fr. District Justice; $1,518.90.

CHELTENHAM TWP. - entered municipal claims against:

Scott, Marc: Marion; 202002773; $595.00.

LOWER MORELAND TWP. SCHOOL DIST. - entered municipal claims against:

Werner, Robert: Bonnie; 202002686; $28849.96.

LOWER POTTSGROVE TWP. AUTH. - entered municipal claims against:

Curnew, Arthur: Kristin; 202002805; $1044.72.

PENNA. DEPT. OF REV. - entered claims against:

Alpha Real Estate Development Llc; 202060341; $3,720.34.
American Mexican Cuisine Restaurant; 202060349; $4,184.94.
Anglers Nation Llc; 202060350; $1,485.32.
Areta Inc; 202060334; $80,742.78.
Daves Appliance Repair Inc; 202060339; $198.27.
Daves Appliance Repair Inc; 202060348; $6,964.92.
Deelux Hoagies Inc; 202060336; $8830.43.
El Limon Ardmore Llc; 202060352; $7,133.99.
Estate Of Irene Gross; 202060347; $67,019.64.
Flips Llc; 202060335; $1,924.81.
Grandmas Grotto Llc; 202060338; $3,896.77.
International Furniture Industries; 202060329; $5,083.83.
Linares, Javier; 202060351; $1,298.47.
Lougherty Associates Llc; 202060337; $538.18.
Main Line Onocology Hematology Assoc; 202060331; $4,075.06.
Plymouth Produce Inc; 202060343; $352.27.
Rami Construction Inc; 202060332; $3793.84.
Schultz Enterprises Inc; 202060330; $18,816.89.
Shirokova, Asya; 202060344; $1,146.64.
Straight Shooters Llc; 202060342; $15,749.71.
Upper Perkiomen Community Church; 202060346; $1,694.98.
Vitos Food Inc; 202060333; $1074.73.
William Henry Iron Works Inc; 202060345; $3,087.30.
William Henry Iron Works Inc; 202060340; $1,240.86.

PENNA. UNEMP. COMP. FUND - entered claims against:

Ash, Paul; 202060298; $8,000.00.
Bob Moore Jr Auto Center Llc; 202060305; $13,453.23.
Contemporary Surgical Associates Llc; 202060353; $1,162.07.
E And A Therapy; 202060390; $110720.33.
Garcia, William; 202060303; $1,959.60.
Green, Michael; 202060301; $5,599.00.
Hogans, Richard; 202060302; $1,713.00.
Kampia, William; 202060300; $1,125.00.
Lyons, Richard; 202060299; $5,850.00.
Narberth Paving & Excavators Llc; 202060306; $2,624.84.
Nixon, Anthony; 202060297; $1,464.00.
Revolve Informatics Llc; 202060308; $4,016.52.
Saroj & Manju Investments Philadelphia Llc; 202060307; $10,929.57.
Spatocco, Doreen; 202060304; $2,009.05.
Wexford Property Management; 202060354; $1,529.46.

PERKIOMEN VALLEY SCHOOL DIST. - entered municipal claims against:

Pascavage, Gloria; 202002594; $4205.56.

POTTSTOWN SCHOOL DIST. - entered municipal claims against:

Filman, Richard; 202002396; $1,164.87.
Marmer, Roseann; 202002803; $341.07.
Whitfield, Emma; 202002592; $1993.56.
Whitfield, Emma: Shrieves, Stacy; 202002591; $1924.81.
Whitfield, Emma: Shrieves, Stacy; 202002588; $1928.53.

SOUDERTON BORO. - entered municipal claims against:

Hagelgans, Scott: Lauren; 202002682; $708.60.

UNITED STATES INTERNAL REV. - entered claims against:

Cho, Earle; 202070162; $10,879.71.
Culver, John: Anita; 202070164; $23,161.06.
Forsyth, Timothy: Jamie; 202070161; $62,168.90.
Frager, Yehuda: Block, Aderet; 202070155; $47,259.28.
Freedman, Nathan: Ronnie; 202070122; $4664.27.
Funchion, John: Doney, Ellen; 202070171; $66,657.75.
Green Start Inc; 202070168; $22,590.31.
Hoilett, Haven; 202070158; $58,227.41.
Johnson, Carl; 202070157; $83,213.28.
Lawler, Bernard; 202070170; $23,435.82.
Little, Curtis: Lee, Sheritha; 202070107; $11245.79.
Mccrane, Drew: Robin; 202070159; $13,701.04.
Novia, Francis; 202070156; $65,703.41.
Park, Russell; 202070169; $38,407.09.
Pringle, Kevin: Jacqueline; 202070173; $25,586.44.
Salyn Underground Solutioins Inc; 202070163; $12,103.15.
Sbg Construction Llc; 202070172; $12,164.48.
Stone, Herbert; 202070167; $35,969.21.
Todd, Shawn; 202070160; $3,556.09.
Trimble, Jonathan: Sharon; 202070165; $5,411.61.

UPPER DUBLIN SCHOOL DIST. - entered municipal claims against:

South, William: Elizabeth; 202002597; $3633.12.

LETTERS OF ADMINISTRATION

Granted Week Ending February 18, 2020

Decedent's Name Appears First, Then Residence at Death, and Name and Address of Administrators

ANDERSON, KENNETH W. - Springfield Township; Anderson, Michael J., 900 E Abington Ave Wyndmoor, PA 19038.
BARBUTO, DANIEL - Springfield Township; Barbuto, Lauren, 46 Grove Avenue Flourtown, PA 19031.

Copyright © Montgomery Bar Association 2020

BUNKE, CHARLOTTE R. - Upper Merion Township; Lehman, Karen B., 672 General Scott Road King Of Prussia, PA 19406.
BUSBY, STEPHEN - East Norriton Township; Busby, Terry, 216 Francis Avenue East Norriton, PA 19401.
CAUDILL, DAVID G. - Norristown Borough; Caudill, Ellen M., 410 East Hector Street Conshohocken, PA 19428.
CRUMP, RICHARD M. - Norristown Borough; Crump, Sharifah, 519 West Lafayette Street Norristown, PA 19401.
EHRLICH, ROSLYN - Lansdale Borough; Ferrino, Rosemary R., 608 West Main Street Lansdale, PA 19446.
HARVEY, THOMAS G. - New Hanover Township; Harvey, Robert, 5 Yorktowne Dr Manalapan, NJ 07726.
JOHNSON, SAMUEL JR. - East Norriton Township; Rogers, Sharon M., 605 West Elm Street Norristown, PA 19401.
JOHNSON-HORTON, CORA S. - Norristown Borough; Horton, Vanessa, 366 E Mechanic St Philadelphia, PA 19144; Johnson, Teresa, 622 Swede St Apt 2 Norristown, PA 19401.
MILLER, ELIZABETH S. - Lower Merion Township; Butcher, Ingrid C., 3901 Tall Oaks Lane Newtown Square, PA 19073.
O'DONNELL, GENNY F. - Plymouth Township; Odonnell, Carolyn P., 205 Kings Road Plymouth Meeting, PA 19462.
RHYU, DONG Z. - ; Rhyu, Magnus J., 2131 Tysons Executive Court Dunn Loring, VA 22027.
ROGAHN, THOMAS A. - Towamencin Township; Rogahn, Waltraut J., 16 Longwood Court West Harleysville, PA 19438.
ROMBERGER, GARY D. - Abington Township; Romberger, Katie, 29 Bells Mill Rd Erdenheim, PA 19038.
SWENDA, JORDAN - Royersford Borough; Swenda, Jamie L., 303 N 5Th Ave Royersford, PA 19468.
WALLER-HESPETH, VIVIAN - Pottstown Borough; Hespeth, Larry A., 432 King Street Pottstown, PA 19464.
WISHNICK, ERIC - West Norriton Township; Wishnick, Daniel B., 1665 Kingsbury Dirve Cumming, GA 30040; Wishnick, Sandra J., 1665 Kingsbury Drive Cumming, GA 30040.
WITTMAN, ROBERT - Montgomery Township; Wittman, Carol W., 103 Armada Circle North Wales, PA 19454.

SUITS BROUGHT

Week Ending February 18, 2020

The Defendant's Name Appears First in Capital Letters

ALAM, MD - Sultana, Fahema; 202002212; Complaint Divorce; Solomon, Don J.
APELDORN, JESSICA - Lefkowitz, Andrew; 202002493; Complaint Divorce.
BAUMAN, CAREY: APPLEGATE, MICHAEL - Bauman, Tracy; 202002531; Complaint for Custody/Visitation.
BELLN, JOHN - American Express National Bank; 202002714; Civil Action; Lipinski, Michael R.
BREITINGER, REBECCA - American Express National Bank; 202002471; Civil Action; Rojiwadia, Ashwini.
BRIA, MICHELE - Discover Bank; 202002747; Civil Action; Rojiwadia, Ashwini.
CHARRAN, KRISHNA - Charran, Grace; 202002794; Complaint Divorce.
COSTELLO, AURORA - Gunton Corporation; 202002524; Defendants Appeal from District Justice.
DAVIS-COOKE, RAHIEM - Christian, Tianna; 202002426; Complaint for Custody/Visitation.
DOUGLAS, RACUEL - Portfolio Recovery Associates Llc; 202002256; Defendants Appeal from District Justice.
EARL, WILLIAM - Capital One Bank Usa Na; 202002476; Civil Action; Ratchford, Michael F.
EBRIGHT, GENE - Ebright, Heidi; 202002684; Complaint Divorce; Furia, Joanna M.
FAISON, CHANDRA - Audubon Court Apartments; 202002761; Defendants Appeal from District Justice.
FERUGSON, TAMMY: BRADLEY, DARRYL: GOLDEN, ANDRETTA, ET.AL. - Simms, Andrew; 202002631; Action for Declaratory Judgment.
FINK, BRIDGET - Fink, Michael; 202002448; Complaint Divorce.
FISHER, MARKYA: GEORGE, DEREK - Law, Mildred; 202002596; Complaint for Custody/Visitation.
FITZGERALD, SUSAN - Lee, Yoon; 202002760; Civil Action; Arena, Charles J.
FITZPATRICK, ASHLEY: MCNAMARA, KENNETH - Providence Real Estate Management Corp; 202002215; Petition to Appeal Nunc Pro Tunc.
GAITHER, SHERYL - Gaither, Eric; 202002767; Complaint Divorce.
GOLDEN, DEVONNE - Police And Fire Federal Credit Union; 202002460; Defendants Appeal from District Justice.
GOLDMAN, GLEN - Capital One Bank Usa Na; 202002481; Civil Action; Ratchford, Michael F.
HACKETT, SARA: THOMAS - Lagonegro, Robert; 202002538; Complaint for Custody/Visitation; Newman, Amy S.
HAEGELE, JONATHAN - Haegele, Sarah; 202002675; Complaint Divorce.
HUNSBERGER, DONNA - American Express National Bank; 202002702; Civil Action; Kemmerling, Joseph.
JANSEN, JOHN - Mongoy, Janet; 202002424; Complaint for Custody/Visitation.
JC MELROSE COUNTRY CLUB INC - Cheltenham Township; 202002731; Declaration of Taking Eminent Domain Gov; Bagley, Joseph M.
JOHNSON, PHILLIP - Ally Financial Inc; 202002717; Civil Action; Ratchford, Michael F.
KARKERA, MALLIKA - Karkera, Vishwanath; 202002704; Complaint Divorce; Taber, Lynn M.
KIM, MINSUM - Bentke, Richard; 202002712; Complaint Divorce.
KTM SUPERMARKETS INC - Trongone, Arthur; 202002749; Civil Action; Strampello, Joseph.
LUBERISSE, RUBEN - American Express National Bank; 202002740; Civil Action; Rojiwadia, Ashwini.
MASON, JESSICA - Ross, Charles; 202002529; Complaint for Custody/Visitation.
MCCOURRY, DYLAN - Bailey, Erica; 202002274; Complaint for Custody/Visitation.

Copyright © Montgomery Bar Association 2020

MCFAUL, ANGELA - Mcfaul, Daniel; 202002497; Complaint Divorce.
MIDLAND FUNDING LLC - Lewis, Carlos; 202002565; Civil Action; Piontek, Vicki.
MILLIGAN, TIFFANY - Milligan, Donald; 202002535; Complaint Divorce; Fabick, Edward J.
MORGAN ROOFING AND SIDING INC: MORGAN, CAMBRIE - Cherry, Yvette; 202002578; Civil Action.
MULLER, JENNIFER - Muller, Peter; 202002486; Complaint Divorce.
NEFF, RYAN - Slatehouse Group Llc; 202002720; Defendants Appeal from District Justice.
OSBORNE, JUDITH - Osborne, Edward; 202002541; Complaint Divorce.
PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Orourke, Joseph; 202002402; Appeal from Suspension/Registration/Insp; Beck, Basil D. Iii.
PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Tredinnick, Robert; 202002772; Appeal from Suspension/Registration/Insp; Guyer, Edwin L.
PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Perkiomen Valley Express Lube; 202002770; Appeal from Suspension/Registration/Insp; Scheetz, Lawrence R., Jr.
PEREZ, KIARA: WILSON, PAGE - Galaxy Residential Llc; 202002795; Defendants Appeal from District Justice.
PNC BANK NATIONAL ASSOCIATION - Bukhari, Nabeela; 202002763; Civil Action; Isicrate, Paul V.
POCCIA, ANGELA - Credit Corp Solutions Inc; 202002688; Defendants Appeal from District Justice.
RATTI, JENNIFER - American Express National Bank; 202002490; Civil Action; Lipinski, Michael R.
REED, DONEISHIA - Reed, William; 202002745; Complaint Divorce.
RING, ERIC - Arnold Winberg Dc; 202002654; Plaintiffs Appeal from District Justice; Fieger, Thomas J., Jr.
ROSSI, ELIZABETH - Discover Bank; 202002433; Civil Action; Winograd, Ian Z.
RUHF, KEVIN - Ruhf, Sara; 202002816; Complaint Divorce; Menzano, Kelley L.
SMITH, LAURAJEAN - Wolf, Joseph; 202002711; Complaint Divorce.
SMITH, RABECCA - Schreiber, Krysten; 202002743; Foreign Subpoena.
SORIN GROUP DEUTSCHLAND - White, Michele; 202002687; Foreign Subpoena; Finley, Stephen.
STEWART, GABRIEL - Lochetto-Singleton, Andrea; 202002793; Complaint Divorce; Solomon, Don J.
SWEENEY, ANDREA - Richards, Andrew; 202002534; Complaint Divorce; Young, Cheryl L.
TARKA, MELISSA - Capital One Bank Usa Na; 202002792; Plaintiffs Appeal from District Justice; Baroska, Robert L. Iii.
VELASQUEZ VELA, SERGIO: CASTILLO, MARIA - Martinez Castillo, Williams; 202002503; Complaint for Custody/Visitation; Melhor, Ana.
WAWA INC - Milstead, Sharon; 202002737; Civil Action.
WURSTER, VICKI - Bank Of America Na; 202002467; Civil Action; Polas, Bryan J.
WYNN, JESSICA - Bullock, Lea; 202002634; Plaintiffs Appeal from District Justice.

WILLS PROBATED

Granted Week Ending February 18, 2020

Decedent's Name Appears First, Then Residence at Death, and Name and Address of Executors

AUBREY, ALICE L. - Upper Dublin Township; Liebscher, Carol, 646 Meadowbrook Avenue Ambler, PA 19002.
BAKAY, HOSIA - East Greenville Borough; Bakay, Michael, 2005 Farmington Avenue Pottstown, PA 19464.
BARAN, MORRIS P. - Lower Moreland Township; Baran, Elaine J., 3961 Pine Road Huntingdon Valley, PA 19006.
BAUER, BERNADETTE - Upper Gwynedd Township; Bauer, Elmer Iii, 500 East Chelten Ave Philadelphia, PA 19144.
BLOOM, LOIS J. - Upper Moreland Township; Bloom, Mark, 2529 Damian Drive Hatboro, PA 19040.
BORDA, CECILIA - Cheltenham Township; Hess, Steven, 5737 Western Sea Run Clarksville, MD 21029; Uhle, Joanne, 1654 Sheffield Drive Blue Bell, PA 19422.
CARSON, EMMA L. - Upper Merion Township; Carson, Lewis R., 1514 Temple Road Pottstown, PA 19465.
D'ALESSANDRO, SALVATORE - Lower Merion Township; Mariani, Margaret D., 325 East County Line Road Ardmore, PA 19003.
DIPPL, JANET A. - Telford Borough; Dippl, Julia M., 119 Westcott Road Princeton, NJ 08540.
FIRESTONE, WENDY T. - Jenkintown Borough; Gavioli, Lauren, 309 Florence Avenue Jenkintown, PA 19046.
GALLAGHER, MICHAEL J. - Horsham Township; Gallagher, Shawn, 522 Goldfinch Lane Ambler, PA 19002.
GIBSON, LILLIAN - Abington Township; Gibson, Jocelyn, 1607 Reservoir Avenue Willow Grove, PA 19090.
GOSFIELD, PHYLLIS - Upper Dublin Township; Gosfield, Anne, 301 East 12Th Street New York, NY 10003; Gosfield, Joshua S., 79 Barrow Street New York, NY 10014.
HARPER, TIMOTHY W. - Marlborough Township; Poulson, John B., 119 Dotts Street Pennsburg, PA 18073.
HENDRICKS, NEDRA H. - Towamencin Township; Detweiler, H. B, 299 Green Hill Rd Telford, PA 18969.
HENNING, HOWARD S. - Upper Gwynedd Township; Henning, Harry A., Jr., 201 South Line Street Lansdale, PA 19446.
HILLEGASS, ELIZABETH V. - Upper Salford Township; Kayser, Denise, P.O. Box 733 Kenwood, CA 95452.
HOFFMAN, WILLIAM F. - Towamencin Township; Devall, Luanne, 2295 Stoney Battery Road Troutville, VA 24175; Mccloud, Lorri M., 146 Telford Pike Telford, PA 18969.
HORN, HAROLD - Cheltenham Township; Epstein, Phyllis H., 320 Conshohocken State Road Narberth, PA 19072.
JONES, EDWARD P. - Lansdale Borough; Jones, Michelina M., 608 Delaware Avenue Lansdale, PA 19446.

Copyright © Montgomery Bar Association 2020

JUDGE, JOHN K. - Montgomery Township; Judge, Susan M., 106 North Stone Ridge Drive Lansdale, PA 19446.
KAUNE, NORMA M. - Upper Merion Township; Kaune, Douglas L., 120 Gay Street Phoenixville, PA 19460.
KELLY, ANNE R. - Plymouth Township; Henrick, Mary B., 301 Mattison Avenue Ambler, PA 19002.
KELLY, THERESA M. - Whitpain Township; Cheleden, Charles G., 275 South Main Street Doylestown, PA 18901.
KING, HELEN E. - Whitpain Township; Siwicki, Kathleen K., 15 White Pine Lane Media, PA 19063.
KRANCER, EVELYN R. - ; Ravetz, Larry, 472 Brights Lane Blue Bell, PA 19422; Ravetz, Lisa, 1204 Gordon Road Jenkintown, PA 19046.
LAMOREE, CLIFFORD W. - Plymouth Township; Friscia, Charles, 212 Winding Way Plymouth Meeting, PA 19462; Friscia, Dorothy, 212 Winding Way Plymouth Meeting, PA 19462.
MARTIN, NANCY - Lower Gwynedd Township; Martin, Joseph, 2319 South 11Th Street Philadelphia, PA 19148.
MAZZOTTA, DINO - Lower Gwynedd Township; Mazzotta, Margo A., 728 Norristown Road Ambler, PA 19002.
MILAM, JANICE - Upper Gwynedd Township; Milam, Robert E., 115 Mount Zion Avenue Pottstown, PA 19465.
MIRABILE, FRANCES M. - Plymouth Township; Mirabile, Joseph A., 711 E Marshall St Norristown, PA 19401.
MOYER, BARBARA A. - Lansdale Borough; Martelli, Jennifer L., 213 Mill Road Hatfield, PA 19440.
O'DONNELL, DORIS T. - Plymouth Township; Odonnell, Carolyn P., 205 Kings Road Plymouth Meeting, PA 19462.
O'NEILL, CYNTHIA A. - Towamencin Township; Oneill, George, 1006 Springside Way Lansdale, PA 19446.
PRICE, FERN E. - Douglass Township; Price, Harvey A., 118 Sassamansville Road Gilbertsville, PA 19525.
RENSKY, SHARON A. - Upper Merion Township; Valosen, Kurtis, 1516 Stanbridge Street Norristown, PA 19401.
ROLL, ADA P. - Whitpain Township; Roll, Janine A., 165 Gleneagles Court Blue Bell, PA 19422.
SCHAEFER, JOSEPH W., JR. - Lower Pottsgrove Township; Signorovitch, Carolyn, 2017 Deer Ridge Drive Pottstown, PA 19464.
TESIO, JOYCE A. - Salford Township; Alderfer, Karen L., 851 Sunset Lane Telford, PA 18969.
THERN, DOROTHY B. - Red Hill Borough; Stauffer, Cheryl E., 1766 Hill Road Barto, PA 19504.
WHEELER, CAESAR W. - Abington Township; Wheeler, Kirkland, 1305 Pear Tree Court Delran, NJ 08075.
WILSON, DAVID A. - Lower Gwynedd Township; Carney, Robyn, 132 Holly Drive Hatboro, PA 19040.

RETURN DAY LIST

March 2, 2020
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. A. E. Harth, Inc. d/b/a Harth Builders v. Samuel Frand-Ilgan Special Needs Trust - Defendant A. E. Harths Builder's Motion to Consolidate With 191-5165 (Seq. 17) - **E. Shinn - C. Schmitt.**
2. Aftermath Public Adjusters, Inc. v. Waddington - Plaintiff's Motion to Compel (Seq. 9 D) - **G. Allard.**
3. Artis v. Stinson - Defendant C. Draves's Motion to Compel Plaintiff's Interrogatories and Responses to RFP (Seq. 17 D) - **R. Garnick - B. Carter.**
4. Balzaretti v. KBF Associates, L.P. - Defendant's Motion to Compel Deposition (Seq. 17 D) - **T. Sacchetta - C. Comeau.**
5. Blanks v. State Farm Mutual Automobile Insurance Company - Defendant's Motion to Compel (Seq. 20 D) - **A. Baron - L. Glynn.**
6. Brown v. Brusilow - Defendant's Motion to Compel (Seq. 5 D) - **C. Campbell - J. Oprysko.**
7. Buckley v. Buxton Enterprises - Plaintiff's Motion to Compel Discovery Responses (Seq. 5 D) - **C. Dutko.**
8. CA Danella Company, Inc. v. Advanced Disposal Services Solid Waste of PA, Inc. - Plaintiff's Motion to Strike Objections and File Full and Complete Discovery Answers (Seq. 43 D) - **R. Maro - C. Levine.**
9. Carmen Enters, Inc. v. Blue Moon Travel, Inc. - Plaintiff's Motion to Sever Count XVII and List for Expedited Trial (Seq. 277) - **B. Chasan - J. Goldin.**
10. Crawford v. Wade - Plaintiff's Motion to Consolidate With 1814277 (Seq. 11) - **M. Greenfield - G. Mondjack.**
11. Cross v. Airport Square Shopping Association - Plaintiff's Motion to Compel (Seq. 31 D) - **J. Monaco.**
12. Decamillo v. Callan - Defendants' Motion to Compel IME (Seq. 22 D) - **D. Sodano - J. Silli.**
13. Deguio v. Habtemichael - Plaintiff's Petition to Reinstate and or Proceed (Seq. 38) - **P. Manaras.**
14. DeMaio v. DVA Healthcare Renal Care, Inc. - Plaintiff's Motion to Compel Discovery (Seq. 27 D) - **R. Wilson - D. Altschuler.**
15. Dermatology & Cosmetic Surgery v. LK Miller Interiors, Inc. - Defendant KD2 Architects' Motion to Compel (Seq. 67 D) - **M. Clemm - K. McGrath - J. Venuti.**
16. Dermatology & Cosmetic Surgery v. LK Miller Interiors, Inc. - Defendant KD2 Architects' Motion to Compel (Seq. 68 D) - **M. Clemm - K. McGrath - J. Venuti.**
17. Deutsche Bank National Trust Company v. Livingston - Plaintiff's Motion to Reassess Damages (Seq. 10) - **P. Wapner.**

Copyright © Montgomery Bar Association 2020

18. Dickerson v. Eastlack - Defendant's Second Motion to Compel (Seq. 45 D) - **M. Greenfield - P. Horn.**
19. E. Allen Reeves, Inc. v. Old York, LLC - Defendant Metropolitan Properties Motion to Vacate Arbitration Award (Seq. 23) - **D. Davis - P. Norman.**
20. Employer Services Online, LLC d/b/a Employeemax v. Innovant Investment Group, LLC - Motion to Withdraw as Counsel for C. Hogg, et al. (Seq. 188) - **A. Frank - C. Haines.**
21. Estate of Judith R. D'Amico v. Bryn Mawr Hospital - Plaintiff's Motion to Compel Depositions (Seq. 41 D) - **M. D'Aniello - K. Chancler.**
22. Ex Rel Michael John Leiden by Capn Effin Wigwam as Real Owner v. The Pennsylvania Trust Company - Plaintiff's Motion to Amend Answer and Join Additional Party (Seq. 71) - **J. Gayle.**
23. Feliz v. La Potencia, LLC - Motion for Leave to Withdraw as Counsel for Defendant (Seq. 38) - **B. Datto - D. Siedman - A. Ciardi.**
24. Gayle v. Martin - Defendant's Motion to Compel Directed to Plaintiff (Seq. 18 D) - **F. Miller.**
25. Genisys Credit Union v. Cirafesi - Plaintiff's Motion to Add Defendant (Seq. 23) - **M. Pierro.**
26. Gerald v. Snow Butlers, LLC - Defendant Plymouth Meeting KPG III, LLC's Motion to Compel Discovery Responses (Seq. 62 D) - **A. Longo.**
27. Gilliam v. Zellers - Defendant's Motion to Compel Defendants Discovery (Seq. 26 D) - **L. Rosenfeld - L. Glynn - O. Walls.**
28. Glass-Williams v. Johnson - Defendant's Motion to Compel Records Production (Seq. 49 D) - **H. Weintraub - C. Harrington.**
29. Goldberg v. Meyer Chatfield Corporation - Defendant's Motion for Leave to Voluntarily Discontinue Action as to Less Than All Parties (Seq. 604) - **M. Siembieda - D. Braverman - E. Smith - A. Frank.**
30. Grande at Riverview Condominium Association v. D. R. Horton, Inc., New Jersey - Defendant United Insulations Motion to Dismiss (Seq. 2558) - **M. Collins - S. Reidenbach.**
31. Gregory v. Jl Weitzel Landscaping and Lawn Care, LLC - Plaintiff's Motion to Consolidate With 1622945 (Seq. 62) - **J. Monaco - W. Remphrey.**
32. Grodnitzky v. Marblelife Services, Inc. - Petition of Defendant's Counsel for Leave to Withdraw (Seq. 14) - **M. Spitzer - C. Matteo.**
33. Grodnitzky v. Marblelife Services, Inc. - Plaintiff's Motion for Leave to Amend the Complaint (Seq. 16) - **M. Spitzer - C. Matteo.**
34. Haase v. Athena Restaurant - Defendant Abington Township's Motion to Compel Answers to Discovery (Seq. 23 D) - **W. Siegel - G. Knoell, III.**
35. Haase v. Athena Restaurant - Defendant Abington Township's Motion to Compel Answers to Discovery (Seq. 22 D) - **W. Siegel - G. Knoell, III.**
36. Haddad v. Caplen - Defendant's Motion to Compel Supplemental Discovery, III (Seq. 24 D) - **M. Jaffe - T. Lostracco.**
37. Hagen v. Chen - Plaintiff's Motion to Compel (Seq. 61 D) - **G. Schafkopf - E. Milby.**
38. Hahn v. Cole - Plaintiff's Motion to Compel Discovery (Seq. 25 D) - **J. Goldberg - C. Connor.**
39. Henley v. Montgomery County - Defendant W. Miller, et al.'s Motion to Compel (Seq. 111 D) - **P. Newcomer - T. Bracaglia.**
40. Hill v. Johnstone - Defendant V. Rao's Motion to Compel Discovery (Seq. 12 D) - **A. Comerota.**
41. Hinds v. Brown - Defendant's Motion to Compel Discovery (Seq. 5 D) - **M. Greenfield - J. Garvey.**
42. Hopkins v. Rothwell - Petition to Withdraw as Counsel for Plaintiff (Seq. 23 F) - **M. Grasso.**
43. HSBC Bank USA National Association v. House - Plaintiff's Motion to Reassess Damages (Seq. 14) - **A. Brunner.**
44. Huerta v. Willow - Plaintiff's Motion to Consolidate With 1904499 (Seq. 35) - **L. Levenberg - Y. Koelsch.**
45. Judge Technical Services, Inc. v. Dimensional Dental Management - Plaintiff's Motion to Compel (Seq. 11 D) - **B. Picker - R. Donaldson.**
46. Keeler v. Huling - Defendant State Farm's Motion to Compel Plaintiff's Discovery (Seq. 11 D) - **K. Boylan - A. Venters.**
47. Kondratick v. Miller - Defendant's Motion to Compel Plaintiff's Photographs (Seq. 26-D) - **R. Braker - T. Klosinski.**
48. Lakeview Loan Servicing, LLC v. Thomas - Plaintiff's Motion to Reassess Damages (Seq. 16) - **B. Waisbord - T. Masciocchi.**
49. Laschenski v. Spano - Defendants Motion to Compel Additional Defendant's Answers to Discovery (Seq. 33 D) - **A. Swain - K. Frechette - J. Mayers.**
50. Leone v. Schempp - Petition to Withdraw as Counsel for Defendant (Seq. 140) - **J. Ashton - C. Knapp - P. Deeb.**
51. Levine v. Sherin - Defendant's Motion to Compel Discovery Responses (Seq. 8 D) - **M. Greenfield - J. Gordon.**
52. Lewis v. Moss - Plaintiff's Motion to Compel Discovery (Seq. 84 D) - **D. Thiruselvam - R. Goldman.**
53. Lewis v. Moss - Plaintiff's Motion to Compel Discovery (Seq. 85 D) - **D. Thiruselvam - R. Goldman.**
54. Lidstone v. Therapy Source, Inc. - Plaintiff's Motion for Class Certification (Seq. 35) - **T. Kolman - S. Ludwig.**
55. Lidstone v. Therapy Source, Inc. - Plaintiffs' Motion to Compel Deposition of S. Cartagenova (Seq. 38 D) - **T. Kolman - S. Ludwig.**
56. LK Miller Interiors, Inc. v. Jerry Wagner, Inc. - Defendant's Motion to Compel (Seq. 15 D) - **G. Bickel - J. Connor.**
57. LK Miller Interiors, Inc. v. Jerry Wagner, Inc. - Defendant's Motion to Compel (Seq. 16 D) - **G. Bickel - J. Connor.**
58. LSF11 Master Participation Trust v. Aurello - Plaintiff's Motion to Set Aside Sheriff's Sale (Seq. 22) - **P. Wapner.**
59. Manning v. Siry - Defendant's Motion to Compel Eagleview Authorization With Brief With Service (Seq. 57 D) - **M. Simon - K. Connors.**
60. McClenton v. Hollister Company - Defendants' Motion to Compel (Seq. 23 D) - **E. Tuite.**
61. McCrary v. Lower Providence Township - Defendant Audubon Land Development Corporation, et al.'s Motion to Compel (Seq. 15 D) - **C. Sperring - J. O'Rourke.**
62. McFarland v. Saber Healthcare Group, LLC - Plaintiff's Motion to Compel Discovery and Depositions (Seq. 39 D) - **M. Stone - W. Mundy.**

Copyright © Montgomery Bar Association 2020

63. Mission First Tactical, LLC v. Gemini Plastics, Inc. - Defendant's Motion to Compel Productions (Seq. 44 D) **- G. Berkowitz - D. Maloney.**
64. Mission First Tactical, LLC v. Gemini Plastics, Inc. - Plaintiff's Motion for Leave to Amend the Complaint (Seq.) **- G. Berkowitz - D. Maloney.**
65. Montgomery County v. Volkovaburda - Plaintiff's Petition for Review of the January 3, 2020 Final Determination of the PA Office of Open Records (Seq. 0) **- J. Stein.**
66. Mortgage Electronic Registration v. Peiffer - Plaintiff's Motion for Default Judgment (Seq. 6) **- N. Cohen.**
67. Perri v. Chery - Plaintiff's Petition to Reinstate the Case (Seq. 42) **- N. Murawsky - P. Bilardo.**
68. Philadelphia Catholic Cemeteries v. Montgomery County Board of Assessment Appeals - Defendant Lower Merion Township's Motion to Compel Full and Complete Discovery Responses (Seq. 26 D) **- K. Boyle - S. Magee.**
69. Philadelphia Catholic Cemeteries, LLC v. Montgomery County Board of Assessment Appeals - Defendant Lower Merion School District's Motion to Compel Discovery Responses (Seq. 28 D) **- K. Boyle - S. Magee.**
70. Philadelphia Catholic Cemeteries, LLC v. Montgomery County Board of Assessment Appeals - Defendant Lower Merion School District's Motion to Compel Full and Complete Discovery Responses (Seq. 27 D) **- K. Boyle - S. Magee.**
71. Philadelphia Catholic Cemeteries, LLC v. Montgomery County Board of Assessment Appeals - Defendant Lower Merion School District's Motion to Compel Full and Complete Discovery Responses (Seq. 28 D) **- K. Boyle - S. Magee.**
72. Philadelphia Catholic Cemeteries, LLC v. Montgomery County Board of Assessment Appeals - Defendant Lower Merion School District's Motion to Compel Full and Complete Discovery Responses (Seq. 26 D) **- K. Boyle - S. Magee.**
73. Philadelphia Catholic Cemeteries, LLC v. Montgomery County Board of Assessment Appeals - Defendant Lower Merion School District's Motion to Compel Full and Complete Discovery Responses (Seq. 26) **- K. Boyle - S. Magee.**
74. Philadelphia Catholic Cemeteries, LLC v. Montgomery County Board of Assessment Appeals - Defendant Lower Merion Township's Motion to Compel Full and Complete Discovery Responses (Seq. 26 D) **- K. Boyle - S. Magee.**
75. Philadelphia Catholic Cemeteries, LLC v. Montgomery County Board of Assessment Appeals - Defendant Lower Merion School District's Motion to Compel Full and Complete Discovery (Seq. 27 D) **- S. Kats - S. Magee.**
76. Philadelphia Catholic Cemeteries, LLC v. Montgomery County Board of Assessment Appeals - Defendant Lower Merion School District's Motion to Compel Full and Complete Discovery Responses (Seq. 27 D) **- K. Boyle - S. Magee.**
77. Philadelphia Catholic Cemeteries, LLC v. Montgomery County Board of Assessment Appeals - Defendant Lower Merion School District's Motion to Compel Full and Complete Discovery Responses (Seq. 27 D) **- K. Boyle - S. Magee.**
78. Philadelphia Catholic Cemeteries, LLC v. Montgomery County Board of Assessment Appeals - Defendant Lower Merion School District's Motion to Compel Full and Complete Discovery Responses (Seq. 26 D) **- K. Boyle - S. Magee.**
79. Philadelphia Catholic Cemeteries, LLC v. Montgomery County Board of Assessment Appeals - Defendant Lower Merion School District's Motion to Compel (Seq. 26 D) **- K. Boyle - M. Choksi.**
80. Philadelphia Catholic Cemeteries, LLC v. Montgomery County Board of Assessment Appeals - Defendant Lower Merion School District's Motion to Compel Full and Complete Discovery Responses (Seq. 30 D) **- K. Boyle - S. Magee.**
81. Philadelphia Catholic Cemeteries, LLC v. Montgomery County Board of Assessment Appeals - Defendant Lower Merion School District's Motion to Compel Full and Complete Discovery Responses (Seq. 28 D) **- K. Boyle - S. Magee.**
82. Philadelphia Catholic Cemeteries, LLC v. Montgomery County Board of Assessment Appeals - Defendant Lower Merion School District's Motion to Compel Full and Complete Discovery Responses (Seq. 26 D) **- K. Boyle - M. Choksi.**
83. Philadelphia Catholic Cemeteries, LLC v. Montgomery County Board of Assessment Appeals - Defendant Lower Merion School District's Motion to Compel (Seq. 26 D) **- K. Boyle - S. Magee.**
84. Philadelphia Catholic Cemeteries, LLC v. Montgomery County Board of Assessment Appeals - Defendant Lower Merion School District's Motion to Compel Full and Complete Discovery Responses (Seq. 30 D) **- K. Boyle - S. Magee.**
85. Philadelphia Catholic Cemeteries, LLC v. Montgomery County Board of Assessment Appeals - Defendant Lower Merion School District's Motion to Compel Full and Complete Discovery Responses (Seq. 27 D) **- K. Boyle - S. Magee.**
86. Philadelphia Catholic Cemeteries, LLC v. Montgomery County Board of Assessment Appeals - Defendant Lower Merion Township's Motion to Compel Full and Complete Discovery Responses (Seq. 26 D) **- K. Boyle - S. Magee.**
87. Philadelphia Catholic Cemeteries, LLC v. Montgomery County Board of Assessment Appeals - Defendant Lower Merion School District's Motion to Compel Full and Complete Discovery Requests (Seq. 29 D) **- K. Boyle - S. Magee.**
88. R & P, Inc. d/b/a Elite Roofing v. S S P Development Company, Inc. - Petition of 15 Presidential Condominium Association for Leave to Intervene as a Party Defendant (Seq. 4) **- M. Hollister.**
89. R&R Transport, Inc. v. Devon Medical, Inc. - Plaintiff's Motion to Compel Deposition (Seq. 21 D) **- R. Foster.**
90. R&R Transport, Inc. v. Devon Medical, Inc. - Plaintiff's Motion to Compel Deposition (Seq. 22 D) **- R. Foster.**
91. RDL 15, LLC v. Capaldo - Plaintiff's Motion for Entry of Default Judgment Pursuant to Rule 1066 (Seq. 57) **- W. Maffucci.**
92. RDL 15, LLC v. Capaldo - Plaintiff's Motion for Leave to Amend Caption and Complaint (Seq. 56) **- W. Maffucci.**

Copyright © Montgomery Bar Association 2020

93. Reilly v. Pennsylvania Interscholastic Athletic Association - Motion for Leave to File Response to Defendant Piaa's Concise Statement of Matters Complained of on Appeal (Seq. 17) - **J. Devine - A. Boynton.**
94. Rodriguez v. Doughty - Motion for Leave to Withdraw Appearance of Plaintiff (Seq. 10 F) - **J. Green.**
95. Sacks v. Rose - Defendant's Motion to Compel (Seq. 10 D) - **M. Olesh - D. Dice.**
96. Saldutti v. Failla - Defendant G and P Properties' Petition for Leave of Court to Join Additional Defendant S. Lombardo (Seq. 25) - **D. Stutman - J. Bovender.**
97. Sanabria v. Montgomery County - Defendant Penndot's Motion to Compel Discovery (Seq. 29 D) - **K. Kofsky - P. Newcomer.**
98. Schmitt v. Neal - Defendants, Motion to Compel Plaintiff's Discovery (Seq. 16 D) - **J. Solomon - L. Glynn.**
99. Scoma v. State Farm Mutual Automobile Insurance Company - Defendant Allstate's Motion to Compel Discovery (Seq. 41 D) - **F. Murphy - J. Godin - G. Mondjack.**
100. Smith v. County of Montgomery - Defendant D. Barnette's Motion to Compel Executed Authorizations (Seq. 78 D) - **C. Srogoncik - L. Hughes.**
101. Specialized Loan Servicing, LLC v. Ariyamitr - Petition to Intervene Filed by Luz Inoa (Seq. 48) - **M. Fissel.**
102. Spriggs v. Chon - Defendant's Motion to Compel Plaintiff's Photographs (Seq. 3-4 D) - **J. Solnick - T. Palmer.**
103. Straface v. Western Surety Company - Defendant's Motion to Compel Answers and Responses by Plaintiff to Defendant's Interrogatories and RFP (Seq. 25 D) - **E. O'Shea - P. Devlieger.**
104. Suk v. Kennedy - Defendant's Motion to Compel Plaintiff's Answers and Responses to Discovery (Seq. 11 D) - **J. Solnick - A. DiGiulio.**
105. Toro v. Stanley - Plaintiff's Motion for Leave to Amend (Seq. 11) - **A. Peruto - B. Hoffler.**
106. Toro v. Stanley - Plaintiff's Motion for Leave to Intervene (Seq. 12) - **A. Peruto - B. Hoffler.**
107. Volovnik v. Miller - Defendant's Motion to Compel (Seq. 23 D) - **R. Tompkins - A. Rosenberg.**
108. Walter v. Hernandez Vega - Plaintiff's Motion to Compel Answers to Discovery and Defendant's Depositions (Seq. 21 D) - **H. Levin - K. McNulty.**
109. Weiss v. Weiss - Petition for Leave to Withdraw Appearance for Plaintiff (Seq. 26 F) - **S. Cullen.**
110. Wells Fargo Bank, N.A. v. Powell - Plaintiff's Motion to Reassess Damages (Seq. 17) - **P. Wapner.**
111. Zaremski v. Giant Food Stores - Defendant's Motion to Compel Discovery (Seq. 10) - **P. Peters - M. Riley.**
112. Zhao v. Bell - Defendant's Motion to Compel Plaintiff's Answers to Discovery (Seq. 18 D) - **K. Frechette.**

*** APPROVED FOR 3 CLE CREDITS ***

NOTARY PUBLIC

SIGN UP TODAY FOR ONLY $69.00

Mandatory Notary Public Education

NOTARIES EQUIPMENT COMPANY

2021 Arch Street, Philadelphia, PA 19103

Call: 215-563-8190

www.NotariesEquipment.com

Copyright © Montgomery Bar Association 2020

A brand new culinary experience has arrived in Norristown!

Burly Dove
Prepared Meals & Catering

Burly Dove Bistro

AT THE

MONTGOMERY BAR ASSOCIATION

100 W. AIRY ST. | NORRISTOWN, PA 19401



DINE IN, CALL AHEAD, AND TAKE-OUT AVAILABLE!

610 - 994 - 3670

Check out the new menu at WWW.MONTGOMERYBAR.ORG.

Learn more about Burly Dove and Chef/Owner Nick Pisano at WWW.BURLYDOVE.COM.

Copyright © Montgomery Bar Association 2020

MONTGOMERY BAR ASSOCIATION

The Montgomery Bar Association
Insurance Program

Advised and administered by
USI AFFINITY



USI Affinity is endorsed by the Montgomery Bar Association for our expertise in designing affordable Health Insurance solutions for law firms.

Changes in health care law may impact you, your firm or your family. Finding affordable, quality coverage is now more important than ever — and that's where we come in.

The benefits specialists at USI Affinity are experts in Health Care Reform. We can help you design a health plan that provides the best coverage and value while ensuring you will be in compliance with complex new regulations and requirements.

Introducing the NEW MBA Insurance Exchange, an online marketplace to help you find the coverage you need.

We've made it simple to browse through options online and find individual or group benefit plans, no matter what the size of your firm or practice. Log on now to find coverage for:

- Medical, Dental & Vision
- Life & Disability
- Personal coverages like Auto & Home

Visit the MBA Exchange at www.usiaffinityex.com/mba to find affordable coverage options for you, your family and your practice.

Need guidance? Call 855-874-0267 to speak with the experts at USI Affinity, the Montgomery Bar Association's endorsed broker and partner for 60 years.

USI Affinity offices: Philadelphia | Harrisburg | Pittsburgh

Copyright © Montgomery Bar Association 2020

DELIVER TO:

PERIODICAL PUBLICATION
*** Dated Material. Do Not Delay. Please Deliver Before Monday, March 2, 2020**
POSTMASTER: Send address changes to:
Montgomery County Law Reporter, P.O. Box 268, Norristown, PA 19404-0268

Does Tommy Tryhard lack the experience to get your IT job finished on time?



Tommy Tryhard

*Put an end to wasted time and delays. At Christo IT Services, our engineers each have over 10 years of experience. On average, our tickets are **resolved** in under an **HOUR**.*

Microsoft GOLD CERTIFIED Partner

CHRISTO IT Services
Small Business Solutions

Microsoft Small Business Specialist

www.christoit.com 215-256-7902

You Can't Afford To Wait For Your Technology.