

## 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 October 30, 2019 at 1:00 o'clock P.M. prevailing time, in Court Room "A", Court House, Swede and Airy Streets, in the Borough of Norristown, said County, the following described Real Estate.*

### To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on December 4, 2019 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

### First Publication

11-18124

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania. BEGINNING at a point in the original center line of Rice's Mill Road (33 feet wide, but since widened 3-5/10 feet on each side of its present width of 40 feet) at the distance of 200 feet measured South 45 degrees 31 minutes 45 seconds West from the intersection which the said center line of Rice's Mill Road makes with the original center line of Waverly Road (13 feet wide, but since widened 3-5/10 feet on each side to its present width of 40 feet) thence South 43 degrees 31 minutes 45 seconds West along the original center line of Rice's Mill Road, a distance of 179.39 feet to a point; thence North 46 degrees 10 minutes 28 seconds West along land now or late of Ruby W. Satt, a distance of 221.61 feet to a point; thence North 43 degrees 31 minutes 15 seconds East along lands now or late of the United Lutheran Church, a distance of 215.12 feet to a point; thence South 37 degrees 1 minute 15 seconds East a long land about to be acquired by Samuel Rudin and Lottie, his wife, a distance of 224.66 feet to the point and place of beginning.

Parcel Number: 31-00-23005-00-4.

Location of property: 220 Rice's Mill Road, Cheltenham, Pennsylvania.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Zenobia Waridi and United States of America** at the suit of School District of Cheltenham Township. Debt: \$97,856.54.

**Portnoff Law Associates, LTD.**, Attorneys.

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

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

13-13179

ALL THAT CERTAIN lot or piece of land, situate in **Upper Hanover Township**, Montgomery County, Pennsylvania, being Lot No. 3 on a plan of lots laid out by Smith and Brunner, bounded and described, according to said plan, as follows, to wit:

BEGINNING at a point in the center line of the Geryville Pike at the distance of three hundred feet South four degrees seven minute East from a point, the intersection of the center line of said Geryville Pike and a dirt road leading to St. Paul's Evangelical Lutheran Church; thence from said point of beginning South four degrees seven minutes East eighty feet to a point, a corner of Lot No. 4 in the center line of said Geryville Pike; thence leaving said Geryville Pike by Lot No. 4, now or late of Lewis Ludwig Zipf South eighty-five degrees fifty-three minutes West three hundred thirty-three feet to a point, a corner in the bed of said dirt road leading to St. Paul's Evangelical Lutheran Church; thence in the bed of said road North thirty-one degrees forty minutes East ninety-nine feet to a point, a corner of Lot No. 2, now or late of Harold K. Mensch and Virginia G. Mensch, his wife; thence leaving said dirt road by land of said Harold K. Mensch and Virginia G. Mensch, his wife, North eighty-five degrees fifty-three minutes East two hundred seventy-six and five-tenths feet to the first mentioned point and place of beginning.

Parcel Number: 57-00-00922-00-2.

Location of property: 2644 Geryville Pike, Pennsburg, Pennsylvania.

The improvements thereon are: Single-family residential dwelling.

Seized and taken in execution as the property of **Jeffrey Renninger** at the suit of Upper Perkiomen School District. Debt: \$14,710.32.

**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.

15-02311

ALL THAT CERTAIN tract or piece of land, with the buildings thereon erected, situate in **Lower Providence Township**, Montgomery County, Pennsylvania, bounded and described, as follows:

BEGINNING at the intersection of the Easterly side of Ridge Turnpike Road and the Westerly side of a public road leading from Evansburg to Baptist Church; thence along the Easterly side of said Ridge Turnpike Road North 56 degrees, West 168 1/4 feet to a stake, a corner of lands now or late of Sarah Fry; thence along the same at right angles with the said Turnpike Road North 33 degrees, 40 minutes East, 120 1/2 feet to a stake along the Westerly side of a public road leading from Evansburg to Baptist Meeting House; thence along the Westerly side of said Road South 20 1/2 degrees, East 207 feet to the place of beginning.

BEING the same premises which Adam C. Arehart and Angela M. D'Orazio n/b/m Angela M. Arehart by Deed dated 4/30/2003 and recorded 6/30/2003 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5462, Page 0967, granted and conveyed unto Adam C. Arehart and Angela M. Arehart, husband and wife. Parcel Number: 43-00-12052-00-1.

Location of property: 3441 Ridge Pike, Colledgeville, PA 19426.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Adam C. Arehart and Angela M. Arehart** at the suit of The Bank of New York Mellon, as Trustee for CWABS, Inc. Asset-Backed Certificates, Series 2003-BC5. Debt: \$156,622.48.

**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.

15-14934

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Moreland Township**, Montgomery County, Pennsylvania, being known as Lot No. 411 in the Final Plan of Section Seven Sheet 1 of 2 of Albidale, made for the Golden Gate Development Corp., by Engineering and Planning Associates, Inc., Consulting Engineers, dated September 10, 1968 and last revised March 11, 1969, as recorded in the Recorder's Office of Montgomery County, Pennsylvania in Plan Book Volume A-12, Page 74.

TITLE TO SAID PREMISES IS VESTED IN Julius Gordon and Elizabeth Gordon by Deed from Julius Gordon Living Trust dated January 23, 1992, and recorded on February 18, 1992 in Deed Book 4999, Page 813. The Said Julius Gordon died on February 28, 1994, Vesting Title Solely in Elizabeth Gordon by Operation of Law. The Said Elizabeth Gordon died on August 13, 2014. On November 7, 2014, Letters of Administration were granted to Marvin Weizer, nominating and appointing him as the Administrator of the Estate of Elizabeth Gordon.

Parcel Number: 41-00-08239-00-9.

Location of property: 3895 Sheffield Drive, Huntingdon Valley, Pennsylvania 19006.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Marvin Weizer, Administrator of the Estate of Elizabeth Gordon** at the suit of Nationstar Mortgage LLC d/b/a Champion Mortgage Company. Debt: \$227,161.06.

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

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

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

15-19197

ALL THAT CERTAIN lot or piece of ground, with buildings and improvements thereon to be erected, situated in **Lower Providence Township**, Montgomery County, Pennsylvania, and described according to a plan thereof known as Providence Hills Subdivision #3 made by Donald H. Schurr, Registered Professional Engineer dated this 2nd date of September 1955 as follows, to wit:

BEGINNING at a point on the Southeasterly side of Wayne Avenue (fifty feet wide) at the distance of 85 feet measured on the bearing of North 45 degrees, no minutes East along the said side of Wayne Avenue from a point of tangent in the same, said point of tangent being at the distance of 23.56 feet measured on the arc of a circle curving to the right having a radius of fifteen feet from the point of curve on the Northeasterly side of Mann Road (fifty feet wide).

CONTAINING in front or breadth on the said East of Wayne Avenue 87 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to Wayne Avenue 155 feet.

BEING the same property conveyed to Bruce Hunsberger and Cheryl A. Hunsberger, husband and wife, as Tenants by the Entirety who acquired title by virtue of a Deed from Bruce Hunsberger, dated November 1, 2005, recorded November 4, 2005, at Deed Book 5678, Page 1026, Montgomery County, Pennsylvania records.

Parcel Number: 43-00-15790-00-7.

Location of property: 106 Wayne Avenue, Norristown, PA 19403.

The improvements thereon are: Single-family dwelling

Seized and taken in execution as the property of **Bruce Hunsberger and Cheryl A. Hunsberger, husband and wife, as Tenants by the Entirety** at the suit of Wells Fargo Bank, N.A. Debt: \$295,218.66.

**Manley Deas Kochalski LLC**, Attorneys.

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

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

16-12602

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Lower Moreland Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan of Section Six of Justa Farms, made by Engineering and Planning Associates, Inc., Registered Engineers and Surveyors, Warrington, Pennsylvania dated November 11, 1967 and last revised on July 26, 1972, which plan is recorded in the Office of the Recorder of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book No. A 20 page 1, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Loop Road (50 feet wide) which point is at the distance of 95 feet, measured North 20 degrees 20 minutes 30 seconds East, along the said side of Loop Road, from a point of tangent, which point of tangent is at the arc distance of 31.42 feet measured along the arc of a circle curving to the left having a radius of 20 feet from a point of curve on the Northeasterly side of Mettler Road (50 feet wide); thence extending from said beginning point and along line of Lot No. 305 on said Plan, North 69 degrees 39 minutes 30 seconds West through the bed of a certain 20 feet wide drainage Right of Way, as shown on said plan the distance of 180 feet to a point; thence extending along line of a portion of Lot No. 304 and Lot No. 303 on said Plan, North 40 degrees 51 minutes 18 seconds East, through the bed of said Right of Way as shown on said Plan the distance of 123.17 feet to a point, thence extending along line of Lot No. 302 on said Plan South 82 degrees 40 minutes 34 seconds East, the distance of 140.45 feet to a point on the Northwesterly side of Loop Road, aforesaid, thence extending along said side of Loop Road South 20 degrees 20 minutes 30 seconds West the distance of 147 feet to the first mentioned point and place of beginning.

BEING Lot No. 306 on said plan.

Parcel Number: 41-00-05200-50-1.

Location of property: 3843 Loop Road, Huntingdon Valley, Pennsylvania.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Miriam Krik** at the suit of Lower Moreland Township School District. Debt: \$15,934.98.

**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.

16-24962

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

BEGINNING at a point in intersection of the center line of Hillcrest Road (Fifty feet wide) with the center line of Conshohocken State Road (Fifty feet wide); Thence along the center line of Conshohocken State Road (Fifty feet wide); Thence along the center line of Conshohocken State Road North Eighty degrees Thirty minutes West One Hundred Seventy-Five and Seventy-Seven One Hundredths feet to a point; Thence Extending North Twelve degrees Eight minutes East Two hundred sixty-eight and thirty-eight one-hundredths feet to a point; Thence South Fifty-three degrees Forty-five minutes East Two Hundred thirty-six and forty-five one-hundredths feet to a point in center line of Hillcrest Road; thence along the same South line curving South radius One hundred twenty-six and seventeen one-hundredths feet a distance of Fifty-eight and ninety-one one-hundredths feet to a point; Thence continuing along the same, South Nine degrees Thirty minutes West Thirty-seven feet to beginning.

BEING the same property conveyed to Robert Busby and Robin Busby who acquired title by virtue of a deed from Susan C. Kitei and Marc J. Comer, Co-Executors of the Estate of Nathan L. Comer, dated March 16, 2007, recorded March 27, 2007, at Book/Page 5640, Page 02046, Montgomery County, Pennsylvania records.

Parcel Number: 40-00-25684-00-7.

Location of property: 1100 Hillcrest Road, Penn Valley, PA 19072.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Robert G. Busby and Robin L. Busby** at the suit of HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2007-7. Debt: \$670,551.19.

**Manley Deas Kochalski LLC**, Attorneys.

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

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

16-27514

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Hereditaments and Appurtenances, situate in Beechwood, partly in **Lower Merion Township**, Montgomery County, Pennsylvania and partly in Haverford Township, Delaware County, Pennsylvania, and described according to a Plan thereof made by Over and Tingley, Civil Engineers, dated April 18, 1951 as follows, to wit:

BEGINNING at a point on the Northwesterly side of Beechwood Drive (50 feet wide) at the distance of 150 feet measured along the said side of Beechwood Drive on a bearing of South 49 degrees 1 minutes West from a point of tangent in the same, said point of tangent being at the distance of 112.26 feet Southwestwardly measured along the said side of Beechwood Drive on the arc of a circle curving to the right having a radius of 158.35 feet from a point of curve in the same, said point of curve being at the distance of 125 feet measured along the said side of Beechwood Drive on a bearing of South 8 degrees 24 minutes West from a point on the Southwesterly side of Haverford Road (50 feet wide); thence extending South 49 degrees 1 minute West along the said side of Beechwood Drive, 50 feet to a point, thence extending North 40 degrees 59 minutes West Crossing a line dividing the County of Delaware and the County of Montgomery and crossing the Southeasterly side of a certain 5 feet wide easement 160.98 feet to a point; thence extending North 36 degrees 5 minutes East re-crossing the line of dividing the Counties of Delaware and Montgomery, 51.26 feet to a point; thence extending South 40 degrees 59 minutes East re-crossing the Southeasterly side of the aforesaid 5 feet wide easement and partly through a 10 feet wide joint drive, 172.40 feet to the first mentioned point and place of beginning.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid 10 feet wide joint drive as and for a drive, passageway and watercourse at all times hereafter forever in common with the owners, tenants and occupiers of the other lot of ground bounding to the Northeast.

TITLE TO SAID PREMISES VESTED IN Eric Jackson and Michele Jackson by Deed from Shelley Blumberg dated July 22, 2002 and recorded on September 16, 2002 in the Montgomery County Recorder of Deeds in Book 5424, Page 1290 as Instrument No. 20248.

Parcel Number: 40-00-04916-00-3.

Location of property: 844 Beachwood Drive a/k/a 844 Beechwood Drive, Havertown, PA 19083.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Eric Jackson and Michele Jackson** at the suit of U.S. Bank, N.A., Successor Trustee to LaSalle Bank National Association, on Behalf of the Holders of Bear Stearns Asset Backed Securities I Trust 2005-HE1, Asset-Backed Certificates Series 2005-HE1. Debt: \$432,257.26.

**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.

17-01119

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate on the Southeastly side of Jackson Avenue (formerly Pennsylvania Avenue) at the distance of three hundred fifteen feet six and one-half inches Northeastwardly from the Northeastly side of Mt. Carmel (formerly Pennsylvania or Maple) Avenue in **Upper Dublin Township**, Montgomery County, Pennsylvania.

CONTAINING in front or breadth on the said Jackson (formerly Pennsylvania) Avenue twenty-five feet and extending of that width in length or depth Southeastwardly on the Northeastly line thereof one hundred ten feet and seven-eights inches and on the Southwestly line thereof one hundred ten feet eleven and one-quarter inches.

BEING THE SAME PREMISES conveyed to Kenya L. Minor, by deed from Oscar R. Grimes, dated 10/07/2003 and recorded 12/11/2003 in Book 5485, page 1735.

Parcel Number: 54-00-08815-00-5.

Location of property: 131 Jackson Avenue, Glenside a/k/a North Hills, PA 19038.

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

Seized and taken in execution as the property of **Kenya L. Minor** at the suit of MTGLQ Investors, LP. Debt: \$83,607.94.

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

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

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

17-03557

ALL THAT CERTAIN lot or piece of ground, with the building thereon erected, situate in **East Norriton Township**, Montgomery County, Pennsylvania, and described according to certain plan thereof known as Section No. 1 Subdivision, "Knoeller Farm" made for James Altemose by Donald H. Schurr, Civil Engineer and Surveyor, dated 8/26/1964, being recorded in Plan Book A-8, Page 54, as follows to wit:

BEGINNING at a point on the Southeast side of Nottingham Road (50 feet wide) a corner of Lot No. 10 on said plan, which point is measured the 2 following courses and distances along said side of Nottingham Road from the Southeast side of Knoeller Road (50 feet wide) viz: (1) on the arc of a circle curving to the left having a radius of 20 feet the arc distance of 16.80 feet to a point of reverse curve; and (2) on the arc of a circle curving to the right having a radius of 225 feet the arc distance of 126.5 feet to a point; thence leaving said Nottingham Road along line of Lot No. 10 South 72 degrees, 03 minutes East, 172.53 feet to a point a corner of lands now or late of Wales Village Subdivision; thence along said lands South 41 degrees, 17 minutes, 30 seconds West, 168.31 feet to point; thence extending along said lands North 51 degrees, 19 minutes, 30 seconds West, 140.15 feet to a point on the Southeast side of Nottingham Road; thence extending along said lands North 51 degrees, 19 minutes, 30 seconds West, 140.15 feet to a point on the Southeast side of Nottingham Road; thence extending along said Nottingham Road the 2 following courses and distances, viz: (1) North 41 degrees, 17 minutes, 30 seconds East, 17.21 feet to a point; and (2) on the arc of a circle curving to the left having a radius of 225 feet the arc distance of 91.06 feet to a point being the first mentioned point and place beginning.

BEING Lot No. II on said plan.

TITLE TO SAID PREMISES IS VESTED IN Ray B. Hughes, III by Deed from Richard J. Brady and Cynthia A. Brady dated September 12, 2014 and recorded September 16, 2014 in Deed Book 5927, Page 02569.

BEING Instrument Number 2014061556.

Parcel Number: 33-00-06394-00-8.

Location of property: 3204 Nottingham Road, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Ray B. Hughes, III** at the suit of Pacific Union Financial, LLC. Debt: \$283,247.88.

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

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

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

17-04702

ALL THAT CERTAIN lot or piece of ground, situate in **Lansdale Borough**, Montgomery County, Pennsylvania and described according to a certain plan thereof made by Russell S. Lyman, Registered Professional Engineer dated June 26, 1961 and last revised November 6, 1961 said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book A-6, Page 59, as follows, to wit:

BEGINNING at a point on the Northwesterly side of the Wade Avenue (50 feet wide) said point being the two following courses and distances from a point of curve on the Easterly side of Cherry Street (52 feet wide): (1) leaving Cherry Street on the arc of a circle curving to the left having a radius of 25.00 feet the arc distance of 57.48 feet to a point of tangent on the Northwesterly side of Wade Avenue; and (2) North 42 degrees, 02 minutes East along the Northwesterly side of Wade Avenue 112.07 feet to a point of beginning; thence extending from said point of beginning North 45 degrees, 06 minutes, 20 seconds West, 148.90 feet to a point; thence extending North 42 degrees, 02 minutes East, 37.50 feet to a point; thence extending South 45 degrees, 06 minutes, 20 seconds East, 148.90 feet to a point on the Northwesterly side of Wade Avenue aforesaid; thence extending South 42 degrees, 02 minutes West along the Northwesterly side of Wade Avenue 37.50 feet to the first mentioned point and place of beginning.

BEING the same premises which William Mirabella and Frances Mirabella, by Deed dated January 10, 2002 and recorded May 10, 2002 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5407, Page 889, granted and conveyed unto William Mirabella, single.

Parcel Number: 11-00-17812-00-6.

Location of property: 496 Wade Avenue, Lansdale, PA 19446.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William Mirabella** at the suit of Citimortgage, Inc., Successor by Merger to ABN AMRO Mortgage Group, Inc. Debt: \$59,760.47.

**Powers Kirn, LLC**, Attorneys.

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

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

17-07634

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a plan thereof made by Wm. T. Muldrew, Esquire on the 7th day of December, A.D. 1928 as follows to wit:

BEGINNING at a point at the intersection of the Southwesterly side of Glenside Avenue (thirty feet wide) with the Northwesterly side of Twickenham Road (forty feet wide) thence extending South thirty four degrees fifty-six minutes West one hundred seventy five feet along the said Northwesterly side of Twickenham Road to a point; thence North forty eight degrees sixteen minutes forty seconds West thirty four and seventy-one hundredths feet to a point; thence North thirty four degrees fifty-six minutes East seventy and eleven one-hundredths feet to a point; thence through the center of a party wall North thirty-four degrees forty three minutes thirty seconds East thirty-six minutes East twenty-nine and seventy five one-hundredths feet to a point in the Southwest side of Glenside Avenue; thence South fifty-five degrees four minutes East thirty four and ninety three one-hundredths feet to the first mentioned point and place of beginning.

BEING the same premises which Augustus M. Xibos and Dorothy H. Xibos, husband and wife, by deed dated 06/28/2006, recorded 08/03/2006, in the Office of the Recorder of Deeds, in and for Montgomery County, in Book 5610, Page 2529, Instrument # 2006095912, conveyed unto Augustus W. Xibos and Diana Xibos, husband and wife, Grantees herein.

Parcel Number: 31-00-11473-00-7.

Location of property: 400 West Glenside Avenue, Glenside, PA 19038.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Augustus W. Xibos and Diana Xibos** at the suit of Carrington Mortgage Services, LLC. Debt: \$195,031.96.

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

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

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

17-07694

ALL THAT CERTAIN lot or piece of land, together with the improvements thereon, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded, limited and described as follows, to wit:

BEGINNING at a point in the Southerly side of King Street at a distance of Ninety feet Westwardly from the Southwest corner of King and Bailey Streets, at a corner of land of Francis L. Lavertu, et ux; thence Southwardly along the same One hundred fifty feet more or less to a private alley; thence along the same and land formerly of Minnie J. Wickersham, Westerly Sixty feet to a line of land now or late of John Foreman; thence by the same Northwardly One hundred fifty feet more or less to the South side of King Street; thence by the same Easterly Sixty feet to the place of beginning.

Parcel Number: 16-00-17564-00-6.

Location of property: 638 King Street, Pottstown, Pennsylvania 19464.

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

Seized and taken in execution as the property of **Albert E. Jenkin and United States of America** at the suit of Pottstown School District. Debt: \$5,019.66.

**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.

17-15172

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 provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196 by the recording in the Office of the Recording of Deeds of Montgomery County, a Declaration 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, 1974 and recorded July 5, 1974 in Deed Book 3957, Page 142; and a Fourth Amendment thereto dated October 15, 1974 and recorded October 16, 1974 in Deed Book 3983, Page 186; and a Fifth Amendment 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 Eighth Amendment thereto dated September 19, 1975 and recorded November 6, 1975 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 an Eleventh Amendment thereto dated December 28, 1977 and recorded January 18, 1978 in Deed Book 4295 Page 83; an amended and restated Twelfth Amended Declaration dated August 16, 1988 and recorded September 12, 1988 in Deed Book 4886, Page 1764; and a Thirteenth Amendment thereto dated October 1, 1993 and recorded October 25, 1993 in Deed Book 5058 Page 1632; and a Fourteenth Amendment thereto dated August 30, 1995 and recorded September 5, 1995 in Deed Book 5124, Page 269 and 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 No. A-5 thereto amended and last revised June 24, 1974 and recorded July 10, 1974 in Condominium Plan Book 3; Page 49; and Sheet No. A-12 thereto amended and last revised October 1, 1974 and recorded October 16, 1974 in Condominium Plan Book 3, Page 70; and Sheet No. A-10 thereto amended and last revised October 30, 1974 and recorded October 31, 1974 in Condominium Plan Book 3, Page 81; and Sheet No. A-9 amended and last revised June 9, 1975; and Sheet 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 No. 4 amended and last revised September 10, 1975 and recorded September 26, 1975 in Condominium Plan Book 4, Page 28; and Sheet No. A-5 amended and last revised October 29, 1975 and recorded November 6, 1975 in Condominium Plan Book 4, Page 31; and Sheet Nos. 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 Nos. A-11 and A-12 amended and last revised November 5, 1976 and recorded November 18, 1976 in Condominium Plan Book 4, Page 89 and said Declaration Plan Sheet No. 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 as amended by the plan attached to the Fourteenth Amendment to the Declaration in Deed Book 5124, Page 269; 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 and recorded August 11, 1987 in Deed Book 4847, Page 1119, being and designated on Declaration Plan as Unit No. B-65 described in such Declaration Plan and Declaration Together with a proportionate undivided interest in the common elements as defined in such Declaration and Amendments thereto.

TITLE TO SAID PREMISES IS VESTED IN Richard S. Kowitz, by Deed from Alan F. Markovitz, Jane B. Lowenstein and Susan L. Chace, Co-Executors Under the Will of Inez V. Lowenstein, Deceased and Jane B. Lowenstein, dated 06/22/2007, recorded 07/27/2007, in Book 5657, Page 1562.

Parcel Number: 31-00-30107-00-3.

Location of property: 8302 Old York Road, Apartment B65 a/k/a 8302 Old York Road, B-65, Elkins Park, PA 19027-1567.

The improvements thereon are: Condominium Garden Style-Common Ent. 1-3S.

Seized and taken in execution as the property of **Richard S. Kowitz and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of Citibank, N.A. Debt: \$199,004.98.

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

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

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

17-15830

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

BEGINNING at a point in the center line of Terwood Road (formerly Horsham Road) at the distance of 48.19 feet Northwest from the former Westerly right of way line of the Northeast Pennsylvania Railroad; which point of beginning as the present Westerly right of way line of the Northeast Pennsylvania Railroad; thence extending along the said center line of Terwood Road, North 47 degrees 30 minutes West 474.03 feet to a point; thence extending North 50 degrees 48 minutes East 376 34 feet to a point in the aforesaid right of way line of the Northeast Pennsylvania Railroad, thence extending along the same, South 08 degrees 59 minutes East 185.04 feet to a point, thence extending along the present side of right of way line of the Northeast Pennsylvania Railroad, South 02 degrees 13 minutes 37 seconds East 255 feet to a point; thence extending still along the said present side of right of way South 08 degrees 59 minutes East 122 04 feet to the first mentioned point and place of beginning.

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

Location of property: 2955 Terwood Road, Upper Moreland, Pennsylvania.

The improvements thereon are: Industrial-One Story Warehouse/Manufacturing up to 15000 square feet.

Seized and taken in execution as the property of **Watercontrol Services, Inc., Edward Creedon and United States of America** at the suit of School District of Upper Moreland Township. Debt: \$18,079.18.

**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.

17-16010

ALL THAT CERTAIN lot or piece of ground with the message or tenement thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a survey thereof made on the Twentieth day of June, A.D., 1916 by Charles L. Conklin, Jr., Civil Engineer, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Woodland Avenue at the distance of one hundred and three and twenty-six one hundredths feet Southwestwardly from the Southwesterly side of Washington Avenue in Cheltenham Township, County and State aforesaid, thence extending along said side of Woodland Avenue South forty-six degrees fifty-three minutes West thirty-four and ninety-five one hundredths feet to a stone in line of land now or late of William Greigund, thence extending along said land, land now or late of May Smith and Carl H. Bohn, North thirty-one degrees twenty minutes West one hundred and forty-one and thirty-seven one-hundredths feet to a stone in line of said land now or late of Carl H. Bohn, thence extending still along said last mentioned land North fifty degrees forty minutes East sixteen and twelve one-hundredths feet to a point, thence extending through the center of the party wall and along the line of land about being conveyed to George C. Berth, South thirty-nine degrees twenty minutes East one hundred and thirty-seven feet more or less to the said Northwesterly side of Woodland Avenue the first mentioned point and place of beginning.

UNDER AND SUBJECT to certain restrictions and conditions.

Parcel Number: 31-00-29617-00-7.

Location of property: 548 Woodland Avenue, Cheltenham, Pennsylvania.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Catherine A. Lutz and United States of America** at the suit of Cheltenham School District. Debt: \$5,426.46.

**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.

17-17320

ALL THAT CERTAIN lot or piece of land together with the dwelling and other improvements erected thereon known as #373 W. King Street located on the North side of W. King Street, Third Ward (formerly Ninth Ward), **Pottstown Borough**, Montgomery County, State of Pennsylvania, bounded and described in accordance with a subdivision plan prepared by George F. Shaner, Registered Engineer, Pottstown, Pa. for Pottsgrove Manor, Inc. dated December 24, 1952, said plan being recorded in, the Office the Recording of Deeds, etc. in and for the County of Montgomery at Norristown Pennsylvania on November 19, 1952 in Deed Book No. 2315, page 601, and more fully described as follows, to wit:

BEGINNING at a point on the North side of W. King Street, 70 feet wide, said point being distance along the North property line of W. King Street from its intersection with the East property line of Potts Drive, 50 feet wide, as projected, South 77 degrees 35 minutes East, 110.00 feet thence from said point of beginning leaving N. King Street along the Easterly side of 377 King Street #54 and #56 Potts Drive, along the Easterly side of a 10-foot wide drainage easement and along the middle of a 10-foot wide utility easement, North 12 degrees 25 minutes East, 150.00 feet to a corner of Lot No. 109; thence along Lot No. 109 and along the middle of a 10 foot wide utility easement, South 77 degrees 35 minutes East, 50.0 feet to a corner of Lot No. 69; thence along the Westerly side of Lot 69 also known as 369 W. King Street, and partially along the middle of 10-foot wide joint driveway easement, South 12 degrees 25 minutes West, 150.00 feet to a point on the Northerly side of W. King Street thence along W. King Street, North 77 degrees 35 minutes West, 50.00 feet to the place of beginning.

BEING all of Lot No. 70 of the Pottsgrove Manor, Inc. Plan of Lots.

Parcel Number: 16-00-18320-00-6.

Location of property: 373 W. King Street, Pottstown, Pennsylvania.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Janet Flack** at the suit of Borough of Pottstown. Debt: \$1,585.80.

**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.

17-19028

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

BEGINNING at a stake at or about the middle of Egypt Road, a corner of this and lands now or late of William T. Burns, and in line of lands now or late of Frederick Poth, deceased. 564.43 feet Easterly from the intersection of the middle lines of said Egypt Road and School House Road; thence by other lands now or late of William T. Burns North 43 degrees West 161.42 feet to a stake and North 89 degrees 17 minutes East 150 feet to a stake; thence by lands now or late of J. B. Burns South 43 degrees East 161.42 feet to the middle of said Egypt Road; thence along the middle of the same South 89 degrees 17 minutes West 150 feet to the place of beginning.

CONTAINING 24,213 square feet of land, more or less.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM, ALL THAT CERTAIN lot or piece of land situate in **West Norriton Township**, Montgomery County, Pennsylvania, as conveyed by C. Ross Oberholtzer and Viola L. Oberholtzer, his wife to J. C. Middleton, Inc., by Deed dated 3/15/1954 and recorded in Deed Book 2451 page 476 as follows to wit:

BEGINNING at a stake at or about the middle of Egypt of Road, a corner of this and lands now or late of William T. Burns, and in line of lands now or late of Frederick Poth, deceased 564.43 feet Easterly from the intersection of the middle lines of said Egypt Road and School House Road; thence by other lands now or late of William T. Burns North 43 degrees West 161.42 feet to a stake and North 69 degrees 17 minutes East 65 feet to a point; thence by remaining land of C. Ross Oberholtzer and Viola L., his wife, of which this is a part, South 43 degrees East 161.42 feet to the middle of said Egypt Road; thence along the middle of the same, South 89 degrees 17 minutes West 65 feet to the place of beginning.

BEING THE SAME PREMISES which Lawrence Nuskey by Deed dated 6/30/2003 and recorded 9/11/2003 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5472 at Page 1607, granted and conveyed unto Paul Bove and Luciana Bove, husband and wife.

Parcel Number: 63-00-01960-00-2.

Location of property: 65 Egypt Road, Norristown, PA 19403.

The improvements thereon are: More than one (1) house, detached.

Seized and taken in execution as the property of **Luciana Bove a/k/a Luciana Nieroda and Paul R. Bove a/k/a Paul Bove** at the suit of MTGLQ Investors, L.P. Debt: \$168,378.17.

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

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

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

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17-19137

ALL THAT CERTAIN lot or piece of ground situate in **Hatfield Township**, Montgomery County, Pennsylvania, bounded and described according to a plan showing property to be acquired by Pennsylvania Power and Light Company from Marjorie Kratz, as follows, to wit:

BEGINNING at a point of intersection of the title line in the bed of Schwab Road (T-113) and title line in the bed of Orvilla Road (LR. 46047) thence extending through the bed of Orvilla Road along the property now or late of Hatfield Township Municipal Authority and along the property now or late of Eastern Real Estate Company north 54 degrees, 57 minutes 20 seconds east 157.41 feet to a point in the bed of Orvilla Road; thence leaving the bed of Orvilla Road south 02 degrees, 52 minutes 05 seconds west 278.88 feet to a point on the title line in the bed of Schwab Road aforesaid; thence extending along same and along lands now or late of Upper Hanover Township Industrial Development Authority north 31 degrees, 25 minutes 00 seconds west 220.47 feet to the first mentioned point and place of beginning.

BEING the same premises conveyed to Levar E. Brooks and Lucille V. Brooks, husband and wife, by Deed from Jay E. Keeley and Barbara A. Keeley, husband and wife, dated 4/23/1999 and recorded 4/29/1999 in Book 5269, Page 0660.

Parcel Number: 35-00-07825-00-6.

Location of property: 1033 West Orvilla Road a/k/a 1033 Orvilla Road, Hatfield, PA 19440.

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

Seized and taken in execution as the property of **Lucille V. Brooks** at the suit of Secretary of Veteran's Affairs. Debt: \$125,751.23.

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

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

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

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17-21908

ALL THOSE CERTAIN lots or piece of land, situate in **Upper Frederick Township**, Montgomery County, Pennsylvania, being Lot Nos. 6, 7, 8, 9 and 10 on plan of Shisler's Grove, said plan prepared by Smith and Brunner, Civil Engineers, bounded and described as follows, to wit:

BEGINNING at a point in the centerline of Snyder Road at its intersection with the westerly side of Opossum Avenue; thence along the westerly side of the said Opossum Avenue; south 9 degrees 15 minutes east 200 feet to a point on the northerly side of Pheasant Alley; thence along said side of said alley, south 80 degrees 45 minutes west 250 feet to a point; a corner of Lot #11; thence by said lot, north 9 degrees 15 minutes west 200 feet to a point in the middle of Snyder Road aforesaid; thence along the middle of said road, north 80 degrees 45 minutes east 250 feet to the place of beginning.

BEING the same premises conveyed to John MacLachlin and Kimberly A. McLachlin, as Tenants by the Entireties, from Richard M. Garland and Ellen L. Getzewich, Co-Executors under the Will of Richard Garland, deceased, deed dated 4/30/1997 and recorded on 5/05/1997 as Instrument number 006733, Book 5184, Page 08980, of Official Records.

Parcel Number: 55-00-01657-00-7.

Location of property: 1722 Snyder Road, Green Lane, PA 18054.



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

Seized and taken in execution as the property of **John MacLachlin and Kimberly A. MacLachlin** at the suit of **Quicken Loans Inc.** Debt: \$209,037.96.

**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.

17-24262

ALL THAT CERTAIN tract of land known as Lot 4 as shown on the final record plan of Country Fields Phase I as prepared by Hanover Engineering Associates, Inc., dated 1/5/2000, and last revised 8/31/2000 as recorded in the Recorder of Deeds Office for Montgomery County on 10/18/2000 in Plan Book A-59, pages 375 to 379, situated in **New Hanover Township**, Montgomery County, Pennsylvania, is further described as follows:

BEGINNING at the southeasterly corner of Lot 4, said point being on the Westerly right-of-way line of Homestead Court cul-de-sac (50.00 foot radius) and a common corner with Lot 3; thence along said Lot 3 the 2 following courses: (1) north 76 degrees 24 minutes 50 seconds west, 83.63 feet to a point; thence (2) south 64 degrees 21 minutes 9 seconds west 83.87 feet to a point, said point along the easterly right-of-way of swamp pike (120 feet wide); thence along said right of way the 2 following courses (1) north 25 degrees 39 minutes 08 seconds west, 88 feet to a point; thence (2) north 24 degrees 1 minutes 24 seconds west 226.96 feet to a point, said point being a common corner with Lot 5 of the subdivision; thence along said Lot 5 north 65 degrees 58 minutes 36 seconds east 125.76 feet to a point, said point being a common corner with Lot 5 and Lot 6; thence along said Lot 6 south 48 degrees 42 minutes 00 seconds east, 242.07 feet to a point, said point being a common corner with Lot 6 and on the northerly right-of-way of Homestead Court cul-de-sac (50.00 foot radius); thence along said right-of-way the 2 following courses; (1) along a curve to the right having a central angle of 48 degrees 55 minutes 4 seconds a radius of 20.00 feet, and an arc length of 17.08 feet to a point of reverses curvature; thence (2) along a curve to the left having a central angle of 76 degrees 38 minutes 3 seconds, a radius of 50.00 feet, and an arc length of 66.88 feet to a point, said point being the place of beginning.

CONTAINING approximately 35,201 square feet or .808 acres of land be the same more or less.

BEING the same premises which Shelly L Griffith a single person by Deed dated August 24, 2012 and recorded June 9, 2014 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5915 Page 2309, granted and conveyed unto Thomas K Baumgartner a single person.

Parcel Number: 47-00-07080-00-1.

Location of property: 2867 Homestead Court, Gilbertsville, PA 19525.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Thomas K. Baumgartner and Shelly L. Griffith** at the suit of **U.S Bank, National Association**, as Trustee for the Registered Holders of **ABFC 2007-WMC1 Trust Asset Backed Funding Corporation Asset Backed Certificates, Series 2007-WMC1 c/o Oewen Loan Servicing, LLC.** Debt: \$310,495.52.

**Stern & Eisenberg**, Attorneys.

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

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

18-01929

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as "Beaver Hill" located in **Jenkintown Borough**, Montgomery County, Commonwealth of Pennsylvania which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the recording in the Office of the Recorder of Deeds of Montgomery County of a Declaration dated February 11, 1980 and recorded February 11, 1980 in Deed Book 4500 page 332, as amended by a First Amendment thereto dated October 28, 1980 and recorded October 30, 1980 in Deed Book 4575 page 390 and a Second Amendment thereto dated October 28, 1980 and recorded October 30, 1980 in Deed Book 4575 page 435 and a Third Amendment thereto dated January 19, 1981 and recorded 1/20/81 in Deed Book 4597 page 507, and Declaration Plan dated January 31, 1980 and recorded February 11, 1980 in Condominium Plan Book 7 page 53 as amended by a First Amendment thereto dated January 31, 1980, revised October 21, 1980 and recorded January 16, 1981, in Condominium Plan Book 8 page 61, and a Code of Regulations dated February 11, 1980 and recorded February 11, 1980 in Deed Book 4500 page 385 as amended by a First Amendment thereto dated October 28, 1980 and recorded October 30, 1980 in Deed Book 4575 page 429, being and designated on the Declaration Plan as Unit Number 509N, as more fully described in the Declaration Plan, and Declaration, together with the proportionate undivided interest in the Common Elements (as defined in such Declaration) of 168032 %.

TITLE TO SAID PREMISES IS VESTED IN **Eloise J. Rice**, by Deed from **Ann Leibholz**, dated 06/27/2007, recorded 07/18/2007, in Book 5656, Page 605.

*Mortgagor Eloise J. Rice died on 11/28/2016, and upon information and belief, her surviving heir is Jacquelyne Rice.*

Parcel Number: 10-00-04693-42-7.

Location of property: 100 West Avenue, # 509N a/k/a 309 Florence Avenue, Unit 509-N, Jenkintown, PA 19046-2625.

The improvements thereon are: Residential Condominium Mid-Rise 4-6 stories.

Seized and taken in execution as the property of **Jacquelyne Rice, in Her Capacity as Heir of Eloise J. Rice, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Eloise J. Rice, Deceased** at the suit of **Specialized Loan Servicing LLC.** Debt: \$118,464.51.

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

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

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

18-03518

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Lower Providence Township**, Montgomery County, Pennsylvania, bounded and described according to a record plan, subdivision of Joseph J. Piantone, prepared by W. Bruce White Consulting Engineers, dated February 14, 1977, recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book A 28, Page 66, as follows, to wit:

BEGINNING at a point on the Southeastly side of East Mount Kirk Avenue (as widened to a width of 46.50' at this point) as shown on said plan said point being measured the 3 following courses and distances from a point of curve on the Southwesterly side of Hilltop Lane (50.00' feet wide) viz, (1) Leaving said side of Hilltop Lane on the arc of a curve curving to the left having a radius of 16.00 feet the arc distance of 20.19 feet to a point of compound curve on the said southeasterly side of East Mount Kirk Avenue (30.00 feet wide at this point) as shown on said plan (2) Thence extending along said side of East Mount Kirk Avenue on the arc of a curve curving to the left having a radius of 632.90 feet the arc distance of 164.63 feet to a point of tangent on the same and (3) thence extending South 40 degrees 47 minutes 00 seconds West along said Southwesterly side of East Mount Kirk Avenue (46.50 feet wide at this point), as shown on said plan the distance of 43.64 feet to the point of beginning.

CONTAINING in front or breadth measured South 40 degrees 47 minutes 00 seconds West along the said Southwesterly side of East Mount Kirk Avenue the distance of 129.00 feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to East Mount Kirk Avenue the distance of 195.00 feet.

BEING Lot No. 14 as shown on the above mentioned plan.

BEING the same premises which Thomas Undercoffler and Catherine H. Undercoffler by Deed dated January 7, 2004 and recorded in the Office of the Recorder of Deeds in and for Montgomery County on April 30, 2004 in Deed Book Volume 5505, Page 1455, granted and conveyed unto Thomas Undercoffler.

Parcel Number: 43-00-08960-00-6.

Location of property: 318 East Mount Kirk Avenue, Eagleville, a/k/a Norristown, a/k/a Lower Providence Township, PA 19403.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Thomas J. Undercoffler a/k/a Thomas Undercoffler** at the suit of U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust Inc. Mortgage Pass-Through Certificates Series 2004-NCM1 c/o Ocwen Loan Servicing, LLC. Debt: \$197,781.68.

**Stern & Eisenberg**, Attorneys.

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

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

18-04621

ALL THAT CERTAIN piece or tract of land with the buildings and improvements thereon erected, situate in **Hatfield Township**, Montgomery County, Pennsylvania, bounded and described according to a survey and plan thereof made by John E. Burkhardt, Surveyor dated October 1955, as follows, to wit:

BEGINNING at a point in the bed of Trewigtown Road; THENCE extending along the bed of said road, the five following courses and distances: (1) South fifty three degrees, one minute East, nineteen and ninety nine one-hundredths feet to a point; (2) THENCE extending South sixty four degrees, five minutes East, fifty feet to a point (3) THENCE extending South eighty on degrees, ten minutes East fifty feet to a point; (4) THENCE extending South eighty four degrees, seven minutes East, fifty feet to a point; (5) North seventy nine degrees, eight minutes East, one hundred sixty three and five tenths feet to a point, THENCE extending south forty seven degrees, twenty four minutes East, crossing said road to a point in the bed of Branch of Neshaminy Creek, thirty feet; THENCE extending along the bed of said Creek, South five degrees, thirty eight minutes, ten seconds West along the line of land of George Irving, five hundred, six and ninety five, one-hundredths feet to a point; THENCE extending South forty degrees, twenty four minutes West, one hundred twenty feet to a point in the bed of Neshaminy Creek; THENCE extending along the bed of said creek, the three following courses and distances; (1) north fifty six degrees, fifty seven minutes, thirty seconds West, one hundred fifty four and eighty one, one- hundredths feet to a point; (2) North Seventy two degrees, thirteen minutes, forty seconds West one hundred fifty seven and eighteen one- hundredths feet to a point; (3) North eighty seven degrees, five minutes, ten seconds West three hundred thirty three and forty five one-hundredths feet to a point on the Southwesterly side of said Creek; THENCE extending North forty one degrees, twenty minutes East, crossing said creek, six hundred, thirty five and twenty nine, one- hundredths feet to a point in the bed of Trewigtown Road, the first mentioned point and place of beginning.

BEING known as #2413 Trewigtown Road Colmar, PA 18915.

BEING THE SAME PREMISES conveyed to John R. Evans by deed from John R. Evans and Virginia W., his wife, dated 2/5/1971 and recorded 2/10/1971 in Book 3643, Page 79.

Parcel Number: 35-00-10315-00-9.

Location of property: 2413 Trewigtown Road, Colmar, PA 18915.

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

Seized and taken in execution as the property of **John R. Evans** at the suit of MTGLQ Investors, L.P. Debt: \$264,734.49.

**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.

18-05020

ALL THAT CERTAIN lot or piece of ground, situate in **Franconia Township**, Montgomery County, Pennsylvania, being bounded and described according to a Plan of Banbury (Phase IV) prepared for Glen E. Garis, made by Urwiler & Walter, Inc., Telford, PA, dated October 10, 1996, last revised June 16, 1997 and recorded in Plan Book A-57, page 148-150 as follows, to wit:

BEGINNING at a point on the Northeasterly side of Berkshire Drive (fifty feet wide) said point being a corner of Lot 158 as shown on said Plan; thence leaving Berkshire Drive and extending along said Lot 158 North fifty-seven degrees fifty-four minutes eighteen seconds East a distance of one hundred forty and no one-hundredths feet to a point in line of land of David C. and Joan B. Myers as shown on said Plan; thence extending along same South thirty-two degrees five minutes forty-two seconds East a distance of twenty-four and no one-hundredths feet to a point a corner of Lot 156 as shown on said Plan; thence extending along same South fifty-seven degrees fifty-four minutes eighteen seconds West a distance one hundred forty and no one-hundredths feet to a point on the said side of Berkshire Drive aforesaid; thence extending along the same South thirty-two degrees five minutes forty-two seconds East a distance of twenty-four and no one-hundredths feet to a point, being the first mentioned point and place of beginning.

BEING Lot 157 as shown on said Plan.

CONTAINING three thousand three hundred sixty square feet, more or less.

Parcel Number: 34-00-00590-42-9.

Location of property: 496 Berkshire Drive, Souderton, Pennsylvania 18964.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Michael W. Hughes and Kimberly Hughes** at the suit of Souderton Area School District. Debt: \$5,177.51.

**Portnoff Law Associates, LTD.**, Attorneys.

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

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

18-05246

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **North Wales Borough**, Montgomery County, Pennsylvania, being part of the plan of lots laid out by the North Wales Land Association, bounded and described as follows, to wit:

BEGINNING at a point on the South corner of Swartley and Walnut Streets, thence extending in a Southerly direction along the westerly side of Swartley Street, one hundred eighty two feet and eighty three one hundredths feet to a point on the North side of twenty feet wide alley; thence Westwardly forty eight feet and ninety five one hundredths feet to a point on the Northern side of said alley to a lot conveyed to John Lutz, thence in a Northerly direction through the partition wall of the house on this and the one adjoining to the South side of Walnut Street, a distance of one hundred eighty one feet, thence Easterly twenty three feet and fifteen one hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED in Timothy Miller and Patricia Dickel, as Tenant by the Entirety by Deed from BDL Realty, LLC dated 03/24/2006 recorded 04/27/2006 in Deed Book 05598 Page 1737.

Parcel Number: 14-00-04088-00-2.

Location of property: 301 W. Walnut Street, North Wales, PA 19454-3322.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Patricia Dickel and Timothy Miller** at the suit of Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-W5. Debt: \$260,596.78.

**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.

18-07756

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **East Norriton Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a survey thereof made October 14, 1949 by Will D. Hiltner, R.E. as follows, to wit:

BEGINNING at a point on the northeast side of Hancock Avenue at the distance of one hundred forty feet northwesterly from the northwest side of Third Street; thence extending along the said northeast side of Hancock Avenue north forty-two degrees forty minutes west fifty and four-tenths feet to a point a corner of land of Sadie B. Stout; thence extending along said land, the line for a portion of the distance passing through the center line of the partition wall dividing the house erected on these premises from the one on the adjoining premises north forty-seven degrees twenty minutes east one hundred forty-five feet to a point a corner of other land of Marvel-Coles Company; thence extending along the said land south forty-two degrees forty minutes east fifty-one and sixty-six hundredths feet to a point a corner; thence still extending along said land and land of R.V. Moser south forty-seven degrees fifty minutes west one hundred forty-five feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Philip Falcone by deed from Robert Mayer and Kimberly Mayer, husband and wife, dated October 30, 2014 and recorded November 18, 2014 in Deed Book 5935, Page 00797.

Parcel Number: 33-00-03487-00-8.

Location of property: 324 Hancock Avenue, Norristown, Pennsylvania 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Philip Falcone** at the suit of loanDepot.com, LLC. Debt: \$157,511.91. **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.

18-08395

ALL THAT CERTAIN lot or piece of land situate in **Abington Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan of Forrest Estates made by Eastern Engineers and Surveyors, Inc, dated 11/20/1985 and last revised 5/29/1986 and recorded in Plan Book A-47 page 415, as follows, to wit:

BEGINNING at a point on the Westerly side of the cul-de-sac of Chester Circle, a corner of Lot No. 6 on said plan, which plan is measured along the said cul-de-sac on the arc of a circle having to the left having a radius of 60.00 feet, the arc distance of 62.15 feet from a point of reverse curve on the Northwesterly side of same, which point is measured along the arc of a circle curving to the right having a radius of 30 feet, the arc distance of 35.14 feet from a point of curve on the Southwesterly side of Chester Circle (50 feet wide), which point is measured South 27 degrees 06 minutes 25 seconds East 131.12 feet from a point of tangent on the same, which point is measured along the arc of a circle to the right having a radius of 25 feet, the arc distance of 32.98 feet from a point on the Southeasterly side of Forrest; Avenue (proposed 60 feet wide), thence from said point of beginning extending along the said cul-de-sac of Chester Circle on the arc of a circle curving to the left having a radius of 60.00 feet, the arc distance of 102.38 feet to a point, a corner of Lot No. 10 on said plan, thence extending along the same, South 27 degrees 06 minutes 25 seconds East 22.87 feet to a point, a corner in line of lands of Steven Nicolaides, thence extending along the same and lands of various owners as shown on said plan, South 58 degrees 09 minutes 35 seconds West 155.18 feet to a point, a corner of Lot No. 4 on said plan, thence extending along the same and Lot No. 3, North 18 degrees 03 minutes 40 seconds West 115.71 feet to a point, a corner of Lot No. 6, aforesaid; thence extending along same, North 70 degrees 39 minutes 25 seconds East 77.73 feet to the first mentioned point and place of beginning.

BEING Lot No. 5 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Wayne Preno, by Deed from Harry M. Gould, Jr. and Sandra B. Gould, husband and wife, dated 07/09/2006, recorded 07/31/2006, in Book 5610, Page 702.

Parcel Number: 30-00-08077-04-7.

Location of property: 930 Charter Circle, Elkins Park, PA 19027-1614.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Wayne Preno** at the suit of LSF11 Master Participation Trust. Debt: \$426,895.08.

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

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

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

18-13843

ALL THAT CERTAIN lot or place of ground with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania described according to a Plan of Property made by Edmund C. Wray, Registered Engineer, on the 11th day of September, 1946 and revised on the 17th day of October, 1946 as follows, to wit:

SITUATE on the Southwesterly side of Argyle Avenue (forty feet wide) at the distance of three hundred seven and twenty-two one-hundredths feet measuring Northwardly eighty-six degrees forty minutes thirty seconds Westwardly from the intersection of the Southwesterly side of Argyle Avenue and the Northwesterly side of Cedar Road (fifty feet wide); thence extending from said beginning point Southwardly three degrees nineteen minutes thirty seconds Westwardly one hundred forty-eight and forty-seven one-hundredths feet to a point; thence extending Northwardly eighty-six degrees thirty-six minutes thirty seconds Westwardly eight and thirteen one-hundredths feet to a point; thence extending Southwardly three degrees twenty-three minutes thirty seconds Westwardly two feet to a point; thence extending Northwardly eighty six degrees thirty-six minutes thirty seconds West forty-two and eighty-seven one-hundredths feet to a point; thence extending Northwardly three degrees nineteen minutes thirty seconds Eastwardly one hundred fifty and forty-two one-hundredths feet to a point on the Southwesterly side of Argyle Avenue; thence extending along the same Southwardly eighty-six degrees forty minutes thirty seconds Eastwardly fifty-one feet to the first mentioned point and place of beginning.

BEING Lot No. 72 on said Plan.

Parcel Number: 54-00-00907-00-2.

Location of property: 627 Argyle Avenue, Ambler, Pennsylvania 19002.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Bruce E. McQuinn** at the suit of School District of Upper Dublin. Debt: \$5,893.50.

**Portnoff Law Associates, LTD.**, Attorneys.

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

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

18-14131

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

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

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

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

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

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Aliscia A. Miller** at the suit of Wells Fargo Bank, NA. Debt: \$124,822.94.

**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.

18-14616

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Lansdale Borough**, Montgomery County, Pennsylvania, described according to a Plan of Property surveyed for William Jacobs by Herbert H. Metz, Registered Engineers, Lansdale, Pennsylvania, on July 17, 1951 and last revised August 30, 1951 as follows, to wit:

BEGINNING at a point on the Northwest side of Walnut Street (44 feet wide) at the distance of 152.01 feet measured along the same, South 43 degrees West from its intersection with the Southwest side of 9th Street (48 feet wide).

CONTAINING in front or breadth on the said side of Walnut Street from said beginning point, South 43 degrees West 18 feet and extending of that width in length of depth North 47 degrees West between parallel lines at right angles to the said Walnut Street, the Northeast line the Southwest line extending partly through the party walls between these premises and the premises adjoining to the Northeast and the Southwest, respectively, 103 feet to the center line of a certain 16 feet wide alley which extends Southwestward from 9th Street and communicates at its Southernmost and thereof another alley (16 feet wide), which extending Northwestward onto Shaw Avenue (40 feet wide).

BEING the same premises which Long Dang and Sreynga Yum Dang, husband and wife, by Deed dated April 7, 2006 and recorded April 10, 2006 in Deed Book 5596 page 2321, Instrument #2006041961 in the Office of the Recorder of Deeds in and for the County of Montgomery, granted and conveyed unto John R. Coronado and Madeline B. Lorenzo, husband and wife, in fee.

Parcel Number: 11-00-18236-00-5.

Location of property: 814 Walnut Street, Lansdale, PA 19446.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **John R. Coronado and Madeline B. Lorenzo** at the suit of Nationstar Mortgage LLC d/b/a Mr. Cooper. Debt: \$149,735.72.

**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.

18-15570

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration plan referred to below as Green Willow Run, located in **Upper Moreland Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963 P.L. 196 by the recording in the Office of the Recording of Deeds of Montgomery County, Declaration dated August 1, 1979 and recorded on August 2, 1979 in Deed Book 4437 page 310 and Declaration Plan dated May 9, 1979 last revised July 16, 1979 and recorded on August 2, 1979 in Condominium Plan Book 6 page 52 and 53 and a Code of Regulations dated August 1, 1979 and recorded August 2, 1979 in Deed Book 4437 page 332 being and designated on Declaration Plan as Unit 2-D, as more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the common elements (as defined in such Declaration) of 1.3517%.

Parcel Number: 59-00-19898-14-9.

Location of property: 515 N. York, Unit 2-D, Upper Moreland, Pennsylvania 19090.

The improvements thereon are: Condominium townhouse.

Seized and taken in execution as the property of **Carolyn and Barbara W. Gwin** at the suit of School District of Upper Moreland Township. Debt: \$3,387.86.

**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.

18-17513

ALL THAT CERTAIN parcel of land or piece of ground with the buildings and improvements thereon erected; situate in **Abington Township**, Montgomery County, Pennsylvania, bounded and described according to a survey and plan of Roslyn Valley, Tract #2, made by C. Raymond Weir, Registered Surveyor, Ambler, Pennsylvania, as of the Fourteenth day of June, 1946, revised the Twenty-Ninth day of June 1946, as follows:

BEGINNING at a point on the southeast side of Rosewood Avenue of a basic width of fifty feet, said point being at a distance of twenty feet southwest of a point at the intersection of the said side of Rosewood Avenue with the southwest side of Norwood Avenue (sixty feet wide) (both extended); thence partly along Rosewood Avenue and partly along Norwood Avenue by a curved line bearing to the right in a southeasterly direction with a radius of twenty feet for the arc distance of thirty-one and forty-one one hundredths feet to a point on the aforesaid side of Norwood Avenue; thence along the same south  $3^{\circ}26'$  east ninety feet to a point a corner of Lot #46; thence along the same south  $86^{\circ}34'$  west sixty-six feet to a corner of Lot #66; thence along the same north  $3^{\circ}26'$  west one hundred ten feet to a point on the aforesaid side of Rosewood Avenue; thence along the same north  $86^{\circ}34'$  east forty six feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Steven Naulty and Sue Ann Naulty, his wife, by Deed from Librado P. Capilli and Emma G. Capilli, his wife, dated 05/23/1986, recorded 06/04/1986, in Book 4801, Page 583.

*STEVEN NAULTY A/K/A STEVEN THOMAS NAULTY was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Steven Naulty a/k/a Steven Thomas Naulty's death on or about 11/07/2017, her ownership interest was automatically vested in the surviving tenant by the entirety.*

Parcel Number: 30-00-58664-00-4.

Location of property: 2532 Rosewood Avenue, Abington, PA 19001.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sue Ann Naulty** at the suit of Bank of America, N.A. Debt: \$198,868.34.

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

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

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

18-19993

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, situate in **Lansdale Borough**, Montgomery County, Pennsylvania and described according to a certain Plan of a Portion of "Wedgewood Park" for Mason-McDowell Corporation, made by Damon and Foster, Civil Engineers, dated January 22, 1962 and revised March 16, 1962 as follows, to wit:

BEGINNING at a point on the Southwesterly side of Wedgewood Drive (sixty feet wide) said point being the six following courses and distances from a point of curve on the Northwesterly side of the proposed widening of Moyers Road, (forty-six and fifty one-hundredths feet wide) (1) leaving Moyers Road on the arc of a circle curving to the left having a radius of thirty feet the arc distance of forty-seven and twelve one-hundredths feet to a point of tangent on the Southwesterly side of Wedgewood Drive (eighty feet wide); (2) North forty-three degrees thirty-three minutes thirty seconds West along the Southwesterly side of Wedgewood Drive (eighty feet wide) one hundred forty-six and ninety-five one-hundredths feet to a point of curve on the same; (3) on the arc of a circle curving to the left having a radius of thirty feet the arc distance of thirty-eight and thirty-three one-hundredths feet to a point of reverse curve on the Southeasterly side of Wedgewood Drive (sixty feet wide); (4) Southwestwardly and Northwestwardly partly along the Southeasterly and partly along the Southwesterly sides of Wedgewood Drive (sixty feet wide) on the arc of a circle curving to the right having a radius of two hundred feet the arc distance of two hundred fifty-eight and four one-hundredths feet to a point of tangent on the Southwesterly side of same; (5) North forty-two degrees fifty minutes West along the Southwesterly side of Wedgewood Drive (sixty feet wide) two hundred forty-two and fifty-six one-hundredths feet to a point of curve on the same and (6) Northwestwardly still along the Southwesterly side of Wedgewood Drive on the arc of a circle curving to the right having a radius of three hundred ninety-five feet the arc distance of thirty-three and six one-hundredths feet to the point of beginning; thence extending from said point of beginning, South fifty-one degrees fifty-seven minutes forty-six seconds West partly through a party wall between these premises and premises adjoining to the Southeast crossing the bed of a certain fifteen feet wide driveway (which extends Southeastwardly connecting with a certain fifteen feet wide driveway and sewer easement extending Northeastwardly connecting with another certain fifteen feet wide driveway extending Southeastwardly into Moyers Road and Northwestwardly into Wedgewood Drive) one hundred thirty-seven and ninety-three one-hundredths feet to a point on the Southwesterly side of the aforesaid first above mentioned fifteen feet wide driveway; thence extending North forty-two degrees fifty minutes West along the Southwesterly side of said driveway sixteen and twenty-three one-hundredths feet to a point; thence extending North fifty-one degrees fifty-seven minutes forty seconds East re-crossing the bed of the aforesaid first above mentioned fifteen feet wide driveway partly through a party wall between these premises and premises adjoining to the Northwest one hundred thirty-nine and sixty-one one-hundredths feet to a point on the Southwesterly side of Wedgewood Drive (sixty feet wide); thence extending Southeastwardly along the Southwesterly side of Wedgewood Drive (sixty feet wide) on the arc of a circle curving to the left having a radius of three hundred ninety-five feet the arc distance of sixteen and seventeen one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 37.

TITLE TO SAID PREMISES IS VESTED IN Christopher F. Wise and Annette C. Cupid, by Deed from John Michael Durkin, dated 11/22/2000, recorded 12/11/2000, in Book 5341, Page 1720.

Parcel Number: 11-00-18684-00-7.

Location of property: 870 Wedgewood Drive, Lansdale, PA 19446-1833.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Annette C. Cupid and Christopher F. Wise** at the suit of JPMorgan Chase Bank, National Association, Successor in Interest by Purchase from the Federal Deposit Insurance Corporation as Receiver of Washington Mutual Bank f/k/a Washington Mutual Bank, F.A., Successor in Interest to Washington Mutual Home Loans, Inc., f/k/a PNC Mortgage Corp. of America. Debt: \$267,818.04.

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

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

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

18-21412

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situated in **Upper Dublin Township**, Montgomery County, Pennsylvania, and described according to a Survey and Plan thereof made by C. Raymond Weir, Registered Surveyor, as follows, to wit:

BEGINNING at a point in the center line of Twining Road (50 feet wide) at a distance of 1077.45 feet measured north 42 degrees 54 minutes east, from the intersection of the center line of Twining Road and the center line of Township Line Road.

CONTAINING in front or breadth along the centerline of Twining Road 68 feet and extending of that width in length or depth south 47 degrees 6 minutes east, between parallel lines at right angles to the said Twining Road 140 feet.

BEING Lot No. 14 on said Plan.

Parcel Number: 54-00-15892-00-2.

Location of property: 212 Twining Road, Upper Dublin, Pennsylvania 19075.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Chris Johnston and Nick Olita** at the suit of School District of Upper Dublin. Debt: \$7,018.34.

**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.

18-22047

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in **Springfield Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan made of Springfield Heights, Section No 2 made by Barton and Martin, Engineers of Philadelphia, on September 14, 1956 and last revised August 20, 1958, as follows to wit:

BEGINNING at a point on the Southeast side of Preston Road (fifty feet wide) which point is measured North Thirty-Six degrees Sixteen minutes Thirty seconds East One Hundred and Ninety-two feet from a point, which point is measured on the arc of a circle curving to the right having a radius of Two Hundred Seventy-five feet the arc distance of Two Hundred Fifty and Seventy One Hundredths feet from a point now on the Northeast side of Preston Road, which point is measured along the Northeast side of Preston Road North Fifteen degrees Fifty-seven minutes Thirty seconds West eighteen and Sixteen One Hundredths feet from a point, which point is measured on the arc of a circle curving to the right having a radius of twenty feet the arc distance of Thirty one and Forty two One Hundredths feet from a point on the Northwest side of Suffolk Road (fifty feet wide), THENCE extending from said point of beginning along the Southeast side of Preston Road North Thirty-six degrees sixteen minutes Thirty seconds East Eighty feet to a point, THENCE extending South Fifty-three degrees Forty-three minutes Thirty seconds East One Hundred Ninety-three and Three One Hundredths feet to a point; THENCE extending South Forty-eight degrees Fifteen minutes Four seconds West Eighty-one and Seventy-eight One Hundredths feet to a point, THENCE extending North Fifty-three degrees Forty-three minutes Thirty seconds West One Hundred Seventy-six and Six One Hundredths feet to a point on the Southeast side of Preston Road, the first mentioned point and place of beginning.

BEING the same premises which Sidney V. Worth and Fay Worth, Trustees of the Sidney V. Worth Trust, Restated April 16, 2001, and Fay F. Worth and Sidney V. Worth Trustee of the Fay F. Worth Trust, Restated April 16, 2001, as tenants in common by Deed dated September 9, 2005 and recorded October 25, 2005 in the Montgomery County Recorder of Deeds as Instrument No. 200515562 conveyed unto Desmond Cox and Deirdre Cox.

Parcel Number: 52-00-14887-00-1.

Location of property: 212 Preston Road, Flourtown, PA 19031.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Desmond Cox and Dierdre Cox** at the suit of 1900 Capital Trust III, by S. Bank Trust National Association, not in its Individual Capacity, but Solely as Certificate Trustee. Debt: \$395,512.64.

**Hill Wallack LLP**, Attorneys.

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

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

18-22163

ALL THAT CERTAIN tract or piece of land, situate in **Plymouth Township**, Montgomery County, Pennsylvania, bounded and described according to a survey made by Will D. Hiltner, Registered Surveyor, March 1942, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Manor Avenue (forty feet wide), at the distance of fifty-two and sixty-two hundredths feet Northeastwardly from a stone set in an angle in said Manor Avenue, which stone is sixty and fifteen hundredths feet Northeastwardly from the Northeasterly side of Colman Street; thence along said side of Manor Avenue, North eighty degrees, thirty minutes East, forty-five feet to a point in line of land now or late of Stephen Vernacchio and Victoria, his wife, thence extending along said land, South nine degrees, thirty minutes East, ninety-three feet to a point on the Northwesterly side of a ten feet wide alley; thence extending along side of said alley, South eighty degrees, thirty minutes West, forty-five feet to a point, a corner of other land of the Peoples Building and Loan Association of Norristown, PA, about to be conveyed to Fred DeStefano, thence extending along said land about to be conveyed, as aforesaid, North nine degrees, thirty minutes West, ninety-three feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Nicole Nordberg, by deed dated August 2, 2006 and recorded August 8, 2006, in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania, conveying from Florence Piccirilli, widow, to Nicole Nordberg, in Deed Book 5611, Page 1586.

Parcel Number: 49-00-07300-00-4.

Location of property: 408 Manor Avenue, Plymouth Meeting, PA 19462.

The improvements thereon are: Single-family detached dwelling.

Seized and taken in execution as the property of **Nicole M. Nordberg a/k/a Nicole Nordberg** at the suit of U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust. Debt: \$128,901.29.

**Romano Garubo & Argentieri Counselors at Law, 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.

18-22345

ALL THAT CERTAIN message and tract of land situate in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a Subdivision Plan as prepared for Herbert E. and Florence L. Hildenbrand by Ralph W. Shaner & Son Engineering Co., Pottstown, PA dated July 29, 1977 and revised August 4, 1977 and more fully described as follows:

BEGINNING at a corner of lands of Guy B. Hoffman, said point being in the bed of W. Moyer Road, ultimate width by Lot Plan of 60 feet, leading from Pennsylvania Traffic Route 100 to Gilbertsville Road, thence from said point of beginning leaving said W. Moyer Road and along lands of the aforesaid Guy B. Hoffman and lands of Upper Pottsgrove Recreation Association the following two (2) courses and distances to wit: (1) South 36 degrees 32 minutes West, 433.85 feet; and (2) South 36 degrees 32 minutes West 492.03 feet to a corner; thence continuing along lands of the aforesaid Upper Pottsgrove Recreation Association, North 55 degrees 19 minutes West 148.80 feet and South 37 degrees 08 minutes West, 577.50 feet to a corner on line of lands of late Morgan Ludy, thence along the latter lands, North 55 degrees 19 minutes West, 197.68 feet and South 57 degrees 59 minutes West, 87.17 feet to a corner of lands of George L. Rapp and Judith Jane Rapp, his wife, thence along the latter lands, North 35 degrees 29 minutes East, 746.57 feet to a corner and South 54 degrees 31 minutes East, 15.53 feet to a corner and North 37 degrees 18 minutes East, 188.50 feet to a point and North 34 degrees 48 minutes East, 228.64 feet to a corner other lands of Herbert E. and Florence L. Hildenbrand; thence along the latter lands South 53 degrees East 296.29 feet and North 36 degrees 32 minutes East, 432.10 feet to a corner in the bed of the aforesaid W. Moyer Road, thence along and in said W. Moyer Road, South 55 degrees East, 50.00 feet to a corner and place of beginning.

BEING all of Tract #2.

BEING the same premises which Ralph Swenk, Widower by Deed dated February 14, 1985 and recorded February 15, 1985 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 4759 Page 1932, granted and conveyed unto Bret Hansley and Melissa Hansley, his wife, as Tenants by Entireties.

Parcel Number: 39-00-01512-67-2.

Location of property: 662 Greycliffe Lane, Lower Gwynedd, PA 19002.

The improvements thereon are: Condominium townhouse.

Seized and taken in execution as the property of **Steve F. Straface a/k/a Steven F. Straface** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Successor in Interest to JP Morgan Chase Bank, N.A., as Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2004-4 c/o Ocwen Loan Servicing, LLC. Debt: \$181,856.16.

**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.

18-23031

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **East Norriton Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan of "Autumn Ridge" prepared by Bursich Associates, Engineers, Planners and Surveyors, Pottstown, Pennsylvania, dated 4/30/1999 and last revised 2/23/2000 and recorded in the Office of the Recorder of Deeds in Plan Book A-59 page 167, as follows, to wit:



BEGINNING at a point of curve on the Northwesterly side of Crimson Drive (50 feet wide), a corner of Lot No. 22; thence extending from said point and place of beginning along Lot No. 22, North 49 degrees 19 minutes 22 seconds West, 106.30 feet to a point a corner of lands of Cole Manor Elementary School; thence extending along said land North 34 degrees 30 minutes 0 seconds East, 139.98 feet to a point, a corner of Lot No. 24; thence extending along said lot passing through the center of a drainage easement South 24 degrees 10 minutes 7 seconds East, 152.41 feet to a point of curve on the Northwesterly side of Crimson Drive; thence extending along said side thereof on the arc of a circle curving to the left having a radius of 75 feet the arc distance of 76.83 feet to the first mentioned point and place of beginning.

BEING Lot No. 23 on said Plan.

BEING Tax Map No. 33018C023.

BEING the same premises which James V. Calvano and Sonia M. Calvano, Husband and Wife, by Deed dated June 19, 2015, and recorded July 10, 2015, in the Office of the Recorder of Deeds in and for the County of Montgomery, Deed Book 5961, Page 1407, granted and conveyed unto Ricardo Thomas and Tekia Thomas, Husband and Wife, as Tenants by the Entireties, in fee.

Parcel Number: 33-00-01846-02-9.

Location of property: 30 Crimson Drive, Norristown, PA 19401.

The improvements thereon are: A single-family dwelling.

Seized and taken in execution as the property of **Ricardo Thomas and Tekia Thomas and The United States of America** at the suit of Caliber Home Loans, Inc. Debt: \$350,837.12.

**Weltman, Weinberg & Reis Co., L.P.A.**, Attorneys.

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

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

18-23220

ALL THAT CERTAIN unit in the property known, named and identified as "Sherwood Reserve, a Flexible Condominium" situate in **Plymouth Township**, Montgomery County, Pennsylvania which has heretofore been submitted to the provisions of the Uniform Condominium Act 68, Pa. C.S. 3101, et seq., by the recording in the Montgomery County Recorder of Deeds of a certain Declaration of Condominium Dated 05/01/2007 and recorded in Deed Book 5648, Page 561, being designated as Building 1, Unit No. 7 and the plats and plans attached thereto and made a part thereof.

TOGETHER with all right, title and interest, being an undivided 6.25% interest, of, in and to the common elements, as set forth in the aforesaid Declaration of Condominium and as the same may be changed by any amendment thereto.

BEING the same property conveyed to James M. Walsh who acquired title by virtue of a deed from Sherwood Reserve, Inc., dated April 24, 2007, recorded August 9, 2007, at Instrument Number 2007096623, and recorded in Book 5659, Page 1807, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 49-00-10312-11-8.

Location of property: 113 Sherwood Lane, Conshohocken, PA 19428.

The improvements thereon are: Condominium townhouse.

Seized and taken in execution as the property of **James M. Walsh, a/k/a James Walsh, a/k/a James Michael Walsh** at the suit of Selene Finance LP. Debt: \$425,658.12.

**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.

18-23340

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate, in **Abington Township**, Montgomery County, Pennsylvania, described according to a Plan of Property made for Glenside Bond and Mortgage Company by Charles E. Shoemaker, registered Professional Engineer, dated February 3, 1961 as follows, to wit:

BEGINNING at a point on the southeasterly side of Osbourne avenue (40 feet wide) said point being at the distance of 205.00 feet measured southwestwardly along the southeasterly side of Osbourne avenue from its point of intersection with the southwestly side of Columbia avenue (40 feet wide).

CONTAINING in front or breadth southwestwardly along the southeasterly side of Osbourne Avenue 50.00 feet and extending of that width in length or depth southeastwardly between parallel lines at right angles to Osbourne Avenue 125.00 feet.

BEING Lot Numbers 281 and 282 on Plan of "West Willow Grove" as shown on the above-mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Robert A. Desrocher and Carrie L. Desrocher, by Deed from Robert A. Desrocher and Carrie L. Desrocher, fka Carrie L. Cunicelli, Dated 10/26/2006, Recorded 12/12/2006, in Book 5627, Page 1077.

Parcel Number: 30-00-50816-00-4.

Location of property: 1865 Osbourne Avenue, Willow Grove, PA 19090-3949.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Carrie L. Desrocher and Robert A. Desrocher** at the suit of Citizens Bank, N.A. Debt: \$190,158.68.

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

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

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

18-23490

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 point on the Southwest side of Main Street at the distance of 33.56 feet Northwest from the point of intersection of the Southwest side of Main Street with the Northwest side of Hartranft Avenue, a corner of this and land now or late of Mary M. Patterson; thence along said Patterson's land, Southwest 210.00 feet, more or less to the middle of a twenty feet wide alley; thence along the middle of said alley, Southeast 33.56 feet, more or less, to the said Hartranft Avenue; thence along the Northwest side thereof Northeast 210.00 feet, more or less to said side of Main Street, and along the said side of Main Street, Northwest 33.56 feet to the place of beginning.

BEING the same premises in which Robert F. Fazio, by deed dated 06/18/2010 and recorded 06/25/2010 in the Office of the Recorder of Deeds in and for the County of Montgomery, Commonwealth of Pennsylvania, in Deed Book 5771, Page 850, granted and conveyed unto Cynthia Ann Pipitone and Jose Colon, Joint Tenants with the Right of Survivorship.

Parcel Number: 13-00-22836-00-2.

Location of property: 1314 West Main Street, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Cynthia Ann Pipitone and Jose Colon** at the suit of JPMorgan Chase Bank, National Association. Debt: \$158,648.13.

**Shapiro & DeNardo**, Attorneys.

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

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

18-23636

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Springfield Township**, Montgomery County, Pennsylvania, described according to a plan of Chesney Downs, made by Barton and Martin, Engineers, dated January 10, 1947 and revised August 23, 1949 as follows, to wit:

BEGINNING at a point on the Southeasterly side of Terminal Avenue (50 feet wide), at the distance of 165 feet measured on the arc of a circle curving to the right, having a radius of 224.85 feet from a point of curve in the same said point of curve, being at the distance of 64.91 feet measured South 12° 34' 30" East from a point of tangent in the same said point of tangent being at the distance of 36.63 feet measured on the arc of a circle curving to the left having a radius of 20 feet from a point of reverse curve on the Southerly side of Longfield Road (50 feet wide); thence extending South 60° 31' 45" East partly through a driveway between these premises and property to the Northeast 177.68 feet to a point; thence extending South 37° 38' 30" West, 100.54 feet to a point; thence extending North 46° 30' 50" West, 141.11 feet to a point on the Southeasterly side of Terminal Avenue aforesaid; thence extending along the said side of Terminal Avenue, on the arc of a circle curving to the left, having a radius of 224.85 feet the arc distance of 55 feet to the first mentioned point and place of beginning.

TOGETHER with the free and common use, right, liberty and privilege of the said driveway as and for a passageway and driveway at all times hereafter forever. Subject to the proportionate part of the expense of keeping said joint driveway in good order and repair.

TITLE TO SAID PREMISES IS VESTED IN Robert Resch and Susan H. Resch, by Deed from Susan H. Resch f/k/a Susan H. Del Rio, Dated 12/3/2001, Recorded 3/12/2002 in Book 5399, Page 1075.

Parcel Number: 52-00-17329-00-7.

Location of property: 220 Terminal Avenue, Erdenheim, PA 19038.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert Resch and Susan H. Resch** at the suit of Citizens Bank of Pennsylvania s/b/m to Roxborough Manayunk Bank. Debt: \$257,639.60.

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

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

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

18-24681

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

BEGINNING at a point on the East side of Fifth Street, at the distance of 115 feet Southeast from the East corner of Fifth and Green Streets; thence Northeast along the line of other land belonging to Mary E. Blair and parallel with Green Street, 196.29 feet to the South side of the Chester Valley Railroad; thence along the Southern side of said Railroad, East 24.23 feet to a point, a corner of land formerly of Mary E. Blair, now of Charles Gehret; thence along the line of said Charles A. Gehret's land, and parallel with Green Street, Southwest 203.95 feet to the North side of Fifth Street; thence Northwest along said side of Fifth Street, 23 feet to the place of beginning.

BEING the same property conveyed to Andrew J. Hipszer and Monica Hipszer, husband and wife who acquired title by virtue of a deed from Patricia C. Mash, dated February 22, 2017, recorded February 27, 2017, at Instrument Number 2017014886, and recorded in Book 6035, Page 95, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 02-00-01792-00-6.

Location of property: 123 West 5th Street, Bridgeport, PA 19405.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Andrew J. Hipszer and Monica Hipszer, husband and wife** at the suit of MidFirst Bank. Debt: \$168,135.97.

**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.

18-25541  
PREMISES "A"

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

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

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

BEING Parcel No. 31-00-19342-00-4 of the Montgomery County Commissioners Registry.

BEING known as 7774 Montgomery Avenue, Cheltenham Township, PA.

AND BEING the same premises which Mark G. Giordano by Deed dated April 15, 2013, intended and recorded in the Office of the Recorder of Deeds of Montgomery, PA on April 17, 2013, granted and conveyed unto B.L.R. Associates, Ltd., a Pennsylvania limited liability company, in fee.

PREMISES "B"

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

BEGINNING at a point on the Northwesterly side of Corson Street, sixteen feet Southwesterly from Haws Alley, a corner of this and house of Mrs. Halmer; thence Northwesterly at right angles to said Corson Street, passing through the middle of the partition wall between this and said adjoining house, 96 feet to a four feet wide alley, said alley is to be kept open hereafter, forever; thence along said alley Southwesterly 16 feet to land and house now or late of George W. March; thence Southeasterly passing through the middle of the partition wall of this and now or late of March's house, 96 feet to Corson Street, aforesaid; and along the Northwesterly side thereof, Northeasterly 16 feet to the place of beginning.

BEING Parcel No. 13-00-09048-00-2 of the Montgomery County Commissioners Registry.

BEING known as 543 Corson Street, Norristown, PA.

BEING the same premises which Federal National Mortgage Association, by Deed dated January 13, 1998, recorded in the Office of the Recorder of Deeds of Montgomery, PA, in Deed Book 5215 page 2263 &c., granted and conveyed unto B.L.R. Associates, Ltd., in fee.

Parcel Number: Premises A: 31-00-19342-00-4; Premises B: 13-00-09048-00-2.

Location of property: 7774 Montgomery Avenue, Cheltenham, PA / 543 Corson Street, Norristown, PA.

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

Seized and taken in execution as the property of **B.L.R. Associates, Ltd., Barry Reinhart and Lizanne Reinhart** at the suit of Wilmington Savings Fund Society, FSB, Successor by Merger to Beneficial Bank, Successor to Conestoga Bank. Debt: \$179,795.16.

**Berger Law Group, 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.

18-26126

ALL THAT CERTAIN lot or parcel of land, with the dwelling unit thereon erected, situate in Heritage manor, **Upper Merion Township**, Montgomery County, Pennsylvania, designated a Unit No 3, of Building E on a certain Plan of Proposed Townhouse, prepared for Gambone Bros. Development Co., Inc. as recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-48 page 390, described according to a As-Built Plan, prepared by Joseph J. Estock, Professional Land Surveyor, as endorsed in Deed Book 4930 page 2447, as follows:

BEGINNING at a point on the centerline of the party walls between this and Unit No 2, as shown on said Plan, which point is measured the three following courses and distances from a point on the centerline of Coates Alley (50 00 feet wide), as shown on said Plan (1) leaving said centerline and extending North 26 degrees 07 minutes 13 seconds West 151 91 feet to a point, (2) North 30 degrees 33 minutes 13 seconds West 166 91 feet to a point, and (3) South 59 degrees 26 minutes 47 seconds West 38 93 feet to the point of beginning.

CONTAINING in frontage or breadth from said point of beginning on a courses bearing South 30 degrees 33 minutes 13 seconds East 20 00 feet and extending of that width, in length or depth, Southwestwardly between parallel lines, at right angles thereto 42 00 feet Being known as 633 Coates Lane.

UNDER AND SUBJECT to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in that certain Declaration, dated October 13, 1987 as recorded in the Office of the Recorder of Deed of Montgomery County in Deed Book 4856 page 926 &c, and any amendments to the Declaration, as the same may be duly adopted from time to time.

BEING the same premises which Craig A. Levin and Analiza Z. Levin by Deed dated 8/9/1996 and recorded 8/15/1996 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5157 at Page 2391, granted and conveyed unto Craig A. Levin.

Parcel Number: 58-00-03626-33-9.

Location of property: 633 Coates Lane, King Of Prussia, PA 19406.

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

Seized and taken in execution as the property of **Craig A. Levin** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, As Successor-In-Interest to JPMorgan Chase Bank, National Association, as Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns Alt-A Trust, Mortgage Pass-Through Certificates Series 2005-8. Debt: \$238,177.71.

**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.

18-26713

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

BEGINNING at a point in the Eastern line of Hanover Street, 31 feet 4 inches North of the North line of Jefferson Avenue; thence Eastwardly along the line of land about to be conveyed to William A. Evans, 106 feet 8 inches to a point in the Western line of a ten feet wide alley; thence Northwardly along the same 19 feet 1/2 inch to a point in the line of this and land about to be conveyed to James Gresh and numbered 356 North Hanover Street; thence Westwardly along the same a distance of 105 feet 4-1/2 inches, passing in said course through the middle of the partition wall between this and said Gresh's land, to a point in the Eastern line of Hanover Street; thence Southwardly along the same 19 feet to the point of beginning.

TITLE TO SAID PREMISES IS VESTED IN Philip Delong and Mary L. Delong, husband and wife, by Deed from Ralph M. Olock and Robin A. Olock, husband and wife, dated 04/15/1991, recorded 04/18/1991, in Book 4973, Page 1663.

*MARY L. DeLONG was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Mary L. Delong's death on or about 02/09/2016, his ownership interest was automatically vested in the surviving tenant by the entirety.*

*MORTGAGOR Philip J. Delong a/k/a Philip Delong died on 02/22/2017, and upon information and belief, his surviving heir is Tina Delong.*

Parcel Number: 16-00-12664-00-1.

Location of property: 354 North Hanover Street, Pottstown, PA 19464-5387.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Tina Delong, in Her Capacity as Heir of Philip J. Delong a/k/a Philip Delong, Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Philip J. Delong a/k/a Philip Delong, Deceased** at the suit of Wells Fargo Bank, N.A. Debt: \$22,618.88.

**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.

18-26842

ALL THAT CERTAIN lot or piece of ground, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan made for Arcon, Inc., by Charles E. Shoemaker, Inc., Engineers and Surveyors, Abington, Pa., dated March 2, 1971 and revised July 20, 1971, said Plan being recorded in the Office for the Recorder of Deed, etc., for Montgomery County at Norristown, Pa., in Plan Book A-18 page 90, as follows, to wit:

BEGINNING at a point on the Northeasterly side of East Elm Street (50 feet wide) said point being at the distance of 143.50 feet measured South 49 degrees 30 minutes East along the Northeasterly side of East Elm Street from its point of intersection with the Southeasterly side of Thomas Street (50 feet wide).

CONTAINING in front or breadth Southeastwardly along the Northeasterly side of East Elm Street twenty feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to East Elm Street, 109.80 feet.

CONTAINING 2,196 square feet of land.

BEING Lot No. 16 as shown on the above-mentioned Plan.

Parcel Number: 13-00-10688-00-9.

Location of property: 621 E. Elm Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Lisa R. Gibson, in Her Capacity as Administrator of the Estate of Linda A. Crowder** at the suit of Franklin Mint Federal Credit Union. Debt: \$105,947.58.

**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.

18-27071

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

BEGINNING at a point in the line dividing Glenside Memorial Park from Dumont at the distance of one hundred forty-seven and ninety-five hundredths feet Southeastwardly from the Southeasterly side of Keswick Avenue (seventy feet wide); thence extending North sixty-seven degrees, fifty minutes, thirty seconds East forty and seventy-three hundredths feet to the rear line of certain other lots fronting on Brookdale Avenue; thence by the same South fifty-two degrees, fifty-nine minutes, thirty seconds East seventy-five and eighty-three hundredths feet to a point; thence South sixty-seven degrees, twenty minutes, forty-five seconds West passing through a party wall seventy-nine and three hundredths feet to a point in line of Glenside Memorial Park; thence by the same North twenty-two degrees, thirty-nine minutes fifteen seconds West sixty-five and eighty hundredths feet to the first mentioned point and place of beginning.

TOGETHER with the free use, liberty and privilege of a twelve foot wide right of way leading into and from the said Park Avenue, at all times hereafter forever in common with the owners, tenants and occupiers of the other lots bounding thereon and entitled to the use thereof; subject, however, to the same and like uses of so much of the above described premises as lie in the bed of the said twelve foot wide right of way.

TITLE TO SAID PREMISES IS VESTED IN John R. Hawkins and Margaret L. Hawkins, his wife, by Deed from Raymond J. Spada and Nancy P. Spada, his wife, dated 09/24/1982, recorded 10/05/1982, in Book 4693, Page 501.

*JOHN R. HAWKINS was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of John R. Hawkins's death on or about 03/18/2000, his ownership interest was automatically vested in the surviving tenant by the entirety.*

*MORTGAGOR Margaret Hawkins a/k/a Margaret L. Hawkins died on 09/17/2017, and Laurie L. Hawkins was appointed Administrator/trix of her estate. Letters of Administration were granted to her on 12/18/2017 by the Register of Wills of Montgomery County, No. 46-2017-X4557.*

*DECEDENT'S surviving heirs at law and next-of-kin are Laurie L. Hawkins and James Edward Hawkins. By executed waiver James Edward Hawkins waived his right to be named in the foreclosure action.*

Parcel Number: 31-00-21955-00-1.

Location of property: 217 Parkside Lane, Glenside, PA 19038-4513.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Laurie L. Hawkins, in Her Capacity as Administratrix and Heir of The Estate of Margaret Hawkins a/k/a Margaret L. Hawkins, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Margaret Hawkins a/k/a Margaret L. Hawkins, Deceased** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association. Debt: \$30,959.07.

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

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

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

18-27100

ALL THAT CERTAIN Unit in the property known, named and identified in the Declaration referred to below as "The Tower at Oak Hill, a Condominium" located in **Lower Merion Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 P.S.A. No. 3101, et. seq., by the recording in the Montgomery County Office for the Recording of Deeds of a Declaration dated 2-24-1989 and recorded 2-28-1989, in Deed book 4903 page 1429, being and designated in such Declaration as Unit No. 8-S, as more fully described in such Declaration, together with a proportionate undivided interest in the Common elements (as defined in such Declaration).

UNDER AND SUBJECT to all existing covenants, agreements, conditions, easements, restrictions, reservations and rights of record, to the extent valid and enforceable and still applicable to the above described premises.

TITLE TO SAID PREMISES IS VESTED IN David Bershad, by Deed from Charles G. Jobs, Dated 8/31/2001, Recorded 9/14/2001 in Book 5376, Page 792.

Parcel Number: 40-00-22137-83-6.

Location of property: 1600 Hagys Ford Road, Apt. 8-S, Narberth, PA 19072.

The improvements thereon are: Residential-Condominium High Rise 7+ Stories.

Seized and taken in execution as the property of **David Bershad** at the suit of Guaranty Bank, a Division of First Citizens Bank & Trust Company. Debt: \$34,843.52.

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

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

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

18-27163

ALL THAT CERTAIN lot or piece of ground with the building and improvements to be thereon erected situate in **Upper Providence Township**, Montgomery County, Pennsylvania, bounded and described according to Final Land Development Plans made for Pulte Homes "Longford Crossing" made by Bohler Engineering, Inc. dated 2-6-2004 and last revised 4-29-2005 in Plan Book 25 pages 19 to 28 as follows to wit:

BEGINNING at a point a corner of lot 248 as shown on above plan, thence from said point of beginning and along said lot south 52 degrees 06 minutes 35 seconds east 75.17 feet to a point, thence from said point south 37 degrees 53 minutes 25 seconds west 30.00 feet to a point a corner of lot 246 as shown on above plan, thence along said lot north 52 degrees 06 minutes 35 seconds west 75.17 feet to a point, thence along said point north 37 degrees 53 minutes 25 seconds east 30.00 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Gaetano A. Calafati, Jr. and Dana Calafati, h/w, as Tenants by the Entirety, by Deed from Pulte Homes of PA, Limited Partnership, a Michigan Limited Partnership, dated 11/23/2005, recorded 01/17/2006, in Book 5587, Page 169.

Parcel Number: 61-00-00529-34-5.

Location of property: 66 South Calder Way a/k/a 66 Calder Way South, Phoenixville, PA 19460-5618.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gaetano A. Calafati, Jr. and Dana Calafati** at the suit of Lakeview Loan Servicing, LLC. Debt: \$294,248.22.

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

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

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

18-27524

ALL THAT CERTAIN tract or parcel of ground situate in **Lower Gwynedd Township**, Montgomery County, Pennsylvania, being shown as Lot 10 on a Plan of Subdivision prepared for The Cutler Group, Inc. by Richard C. Mast Associates, PC, dated 10/1/1999 and last revised 9/13/2000, and being more fully described as follows:

BEGINNING at a point on the Southwesterly ultimate right-of-way of Welsh Road (S.R. 0063) (of variable width, as widened to 40 feet on the Southwesterly side thereof), said point also marking a corner in the line dividing the lands of Lot 11 and the lands of Lot 10; thence, along said Welsh Road right-of-way South 45 degrees 16 minutes 42 seconds East, 350.21 feet to a point on the line of lands of Dorothy M. Gallo, thence along said Gallo lands, South 44 degrees 45 minutes 29 seconds West, 195.55 feet to a point marking a corner in the line of lands of Lot 8; thence partly along said Lot 9 lands and partly along the lands of Lot 8, North 45 degrees 16 minutes 42 seconds West, 350.09 feet to a point on the line of lands of Lot 11, aforesaid; thence along said Lot 11 lands, North 44 degrees 43 minutes 18 seconds East, 195.55 feet to a point of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael H. Caron and Loretta M. Caron, by Deed from Reynold Panettieri, Jr. and Suzanne Panettieri, dated 06/03/2011, recorded 06/03/2011, in Book 5803, Page 87.

Parcel Number: 39-00-04783-00-2.

Location of property: 900 West Welsh Road, Ambler, PA 19002-2209.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael H. Caron and Loretta M. Caron** at the suit of Branch Banking and Trust Company Successor by Merger to National Penn Bank. Debt: \$34,325.15.

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

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

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

19-00901

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Providence Township**, Montgomery County, Pennsylvania, bounded and described according to a Map of Property of Providence Builders, Inc., made by Yerkes Associates, Inc., dated August 7, 1970, last revised September 1, 1978, as recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-17 page 89, as follows, to wit:

BEGINNING at a point on the Northeasterly side of middle School Drive (50.00 feet wide), said point being the three following courses and distances from a point of curve on the Northerly side of Dobbs Court (or irregular width): (1) leaving Dobbs Court on the arc of a curve, curving to the right, having a radius of 25.00 feet, the arc distance of 33.74 feet to a point of reverse curve on the Northeasterly side of Middle School Drive, (2) along Northeasterly side of Middle School Drive on the arc of a curve, curving to the left, having a radius of 202.84 feet, the arc distance of 126.32 feet to a point of tangent, and (3) still along the same, North 52 degrees, 02 minutes, 50 seconds West 858-48 feet to the point of beginning.

CONTAINING in frontage or breadth, North 52 degrees, 02 minutes, 50 seconds West, along the Northeasterly side of Middle School Drive, 90.00 feet, and extending of that width, in length or depth, Northeastwardly, between parallel lines, at right angles thereto, 200.00 feet.

BEING Lot No. 40, as shown on said Plan.

BEING the same premises which Douglass Gardens, Inc., a Pennsylvania Corporation, by Deed dated December 7, 1972, as recorded in the Office of the Recorder of Deeds of Montgomery County in Deed Book 3811 page 572, granted and conveyed to Peter L Bruni and Shirley Bruni, his wife, in fee.

AND the same Peter L Bruni departed this life on or about June 25, 1987, whereupon title to the above described premises vested in Shirley Bruni, in fee.

AND the present conveyance is that from Mother to Son and Daughter-in-law; THEREFORE, same is exempt from Realty Transfer Tax Assessment.

Parcel Number: 43-00-08446-30-4.

Location of property: 3139 Middle School Drive, Audubon (Lower Providence), Montgomery County, Pennsylvania.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **PJM Services LLC and Michele M. Bruni, Individually and as Executrix of the Estate of Peter L. Bruni, Jr.** at the suit of Investors Bank. Debt: \$78,230.69.  
**Saldutti 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 \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

19-01263

ALL THAT CERTAIN message and tract of land, Hereditaments and Appurtenances, Situate along North Fourth Street in **Souderton Borough**, Montgomery County, Pennsylvania, bounded and described according to a Plan and Survey thereof April 1, 1942, revised January 4, 1948, and November 16, 1949, as prepared by Stanley F. Moyer, Registered Surveyor, being Lot No. 1 on said plan as follows, to wit:

BEGINNING at an iron pin in the center line of North Fourth Street a 50 foot street, said pin being a corner of lands of the Souderton Borough, and 128.63 feet from an iron pin marking the intersection of the centerline of North Fourth Street and East Chestnut Street, a 48 foot street; thence along the center line of North Fourth Street North 26 degrees 9 minutes West 63 feet to an iron pin a corner of lands of LeRoy F. Rosenberg and Mary E. Rosenberg, being Lot #2 on said plan; thence along Lot #2 North 63 degrees 51 minutes East 150 feet to an iron pin a corner of lands formerly of Charles M. Grasse, now of Guy Breehbill; thence along the Breehbill's land, South 26 degrees 9 minutes East 39.32 feet to an iron pin a corner of lands of Souderton Borough; thence along the same the following two courses and distances, South 50 degrees 25 minutes West 100.17 feet to an iron pin; thence South 63 degrees 51 minutes West 52.66 feet to the place of beginning.

BEING the same premises which Joseph A. Oskowitz and Natalie M. Oskowitz, by Deed dated 9/23/2016 and recorded 10/4/2016, in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Deed Book 6018, Page 331, granted and conveyed unto William R. Salamone and Samantha Torban.

Parcel Number: 21-00-02708-00-7.

Location of property: 117 North 4th Street, Souderton PA 18964.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **William R. Salamone and Samantha Torban** at the suit of Pennsylvania Housing Finance Agency. Debt: \$243,869.12 plus interest to Sale date.

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

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

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

19-01356

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

BEGINNING at a corner on the east side of Charlotte Street, a corner of this and lot now or late of Franklin Auchey; thence by the same eastwardly one hundred fifty feet to a corner; thence southwardly twenty two feet, six inches to a corner; thence by the same westwardly one hundred fifty feet to said Charlotte Street; thence by the same northwardly twenty feet, six inches to the place of beginning.

BEING the same property as conveyed from Walter H. Cameron (Father) and Jessica J. Cameron (Daughter) n/k/a Jessica J. Rodenberger to Walter H. Cameron and Jessica J. Rodenberger, as described in Deed Book 5911, Page 653, dated 11/6/2013, recorded 4/29/2014.

BEING the same premises which Walter H. Cameron and Jessica J. Cameron n/k/a Jessica J. Rodenberger by Deed dated 11/6/2013 and recorded 4/29/2014 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5911 at Page 00653, granted and conveyed unto Walter H. Cameron and Jessica J. Rodenberger.

Parcel Number: 16-00-04408-00-4.

Location of property: 62 South Charlotte Street, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Walter H. Cameron and Jessica J. Rodenberger** at the suit of Customers Bank. Debt: \$107,792.62.

**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.

19-01555

ALL THAT CERTAIN unit designated as Unit No. 601; Being a Unit in Bethel Grant, a Condominium located at the intersection of Morris Road, North Wales Road and Bethel Road in **Worcester Township**, Montgomery County, Pennsylvania, as designated in the Declaration of Condominium dated October 24, 1977 and recorded October 26, 1977, in the Office for the Recording of Deeds of Montgomery County in Deed Book 4251 page 172, with Amendment to Declaration of Condominium of Bethel Grant dated March 8, 1982 and recorded March 12, 1982, in the office aforesaid in Deed Book 4680 page 1994, and also designated on the Declaration Plan dated May, 1975, and recorded in the office aforesaid in Condominium Plan Book No. 5 page 32; Together with an undivided interest in and to the Common Elements as fully set forth in the aforesaid Declaration of Condominium, as amended.

UNDER AND SUBJECT to all agreements, conditions and restrictions of record and the provision, easements, covenants and provisions as contained in the above mentioned Declaration of Condominium, as amended and Declaration Plan, as well as the Code of Regulations of Bethel Grant dated October 24, 1977 and recorded October 26, 1977, in the Office for the Recording of Deeds of Montgomery County in Deed Book 4251 page 204, with First Amendment to Code of Regulations dated October 6, 1986, and recorded in the office aforesaid in Deed Book 4816 page 696.

BEING the same property conveyed to Letitia Ross who acquired title by virtue of a deed from Anna Ross and Letitia Ross, dated September 7, 2007, recorded September 13, 2007, at Instrument Number 2007111240, and recorded in Book 5664, Page 01450, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 67-00-01815-06-2.

Location of property: 601 Hemlock Circle, Lansdale, PA 19446.

The improvements thereon are: Residential- Condominium townhouse.

Seized and taken in execution as the property of **Letitia Ross** at the suit of PNC Bank, National Association. Debt: \$166,103.85.

**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.

19-01608

ALL THAT CERTAIN lot or piece of ground, with the building and improvements to be erected thereon, situate in **New Hanover Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Windy Creek Estates, prepared by Barry Isett & Associated, Inc., Trexlertown, Pennsylvania, dated May 26, 1999, and last revised November 9, 2001 and recorded in Montgomery County in Plan Book A-60 page 304, as follows:

BEGINNING at a point said point being the corner of Lot 27 and Lot 28 of Hidden Lane (52 feet wide) on the aforesaid plan, thence extending from said point of beginning South 00 degrees 41 minutes 31 seconds East along Lot 28, 231.68 feet to the corner of Lot 27 and 28 and lands now of formerly owned by Howard O. Jameson and Dons Elaine Jameson Olster and the lands now or formerly owned by Joseph P. Matje and Barbara J. Matje, 254.75 feet to a point, a corner of Lot 27 and Parcel D on said Plan, thence North 38 degrees 49 minutes 03 seconds East, partly along Parcel D and Lot 26, 149.95 feet to a point on the Southwesterly side of Hidden Lane, thence along Hidden Lane of the following two (2) courses and distances, (1) South 51 degrees 10 minutes 57 seconds East along the Southeasterly side of Hidden Lane 27.20 feet to a point of curve and (2) thence extending Southeasterly and Northeasterly along Hidden Lane, on the arc of a circle curving to the left having a radius of 126.00 feet and the arc distance of 86.89 feet to a point, being the first mentioned point and place of beginning.

Parcel Number: 47-00-02297-58-1.

Location of property: 508 Hidden Lane, Gilbertsville, PA, 19525.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Timothy C. Kratzer a/k/a Timothy Kratzer and Nicole A. Kratzer a/k/a Nicole Kratzer** at the suit of Wilmington Savings Fund Society, FSB, as Owner of Trustee of the Residential Credit Opportunities Trust V-C. Debt: \$300,412.25.

**Tucker Arsenberg**, Attorneys.

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

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

19-02758

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

BEGINNING at a corner of land of Lee Stewart, said point being in the middle of Evans Road and Township Road (33 feet wide); thence along the middle of said road North 48 degrees 11 minutes West 140.0 feet to a corner of other lands of Ruth E. Fosnocht; thence along the same North 44 degrees 30 minutes East 215.12 feet to a corner on line of lands now or late of Milton D. Griffiths; thence along the same South 49 degrees 35 minutes East 140.21 feet to a corner of lands of Lee Stewart; thence along the same South 44 degrees 30 minutes West 218.55 feet to the place of beginning.

BEING the same premises which Estate of Margaret A. Raden by George F. Quinter and Theresa M. Reinert, Co-Executors, by Deed dated July 27, 2016 and recorded July 27, 2016 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 6008, Page 02910, granted and conveyed unto Jolene Lauer and Ryan Shaffer, in fee.

Parcel Number: 60-00-00367-00-5.

Location of property: 487 Evans Road, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jolene Lauer and Ryan Shaffer** at the suit of Pennymac Loan Services, LLC. Debt: \$177,507.11.

**Powers Kirn, LLC**, Attorneys.

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

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



19-02786

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan Record Plan said Plan being prepared for Miles and Generalis Development Co. made by Yerkes Associates, Inc., Consulting Engineers, Landscape Architects, Site Planners, Architects and Surveyors dated October 17, 1988 last revised March 30, 1989 said Plan being recorded in the Office of the Recorder of Deeds at Norristown, Montgomery County, Pennsylvania, in Plan Book A-50, Page 495 as follows, to wit:

BEGINNING at a point on the title line in the bed of Conshohocken State Road, said point being a point a corner of Lot #1 as shown on the above mentioned Plan; thence extending from said point of beginning along the aforesaid Lot, South 45 degrees 31 minutes 21 seconds West and crossing the Southwesterly side of Conshohocken State Road and crossing a certain existing driveway entrance and crossing a certain existing 18 inch stone wall and crossing a certain proposed 30 feet wide sanitary sewer easement a distance of 265.27 feet to a point still a corner of Lot #1 as shown on the above mentioned Plan; thence extending along the same North 88 degrees 53 minutes 00 seconds West 118.00 feet to a point a corner of Lot #3 as shown on the above mentioned Plan; thence extending along the aforesaid Lot, North 47 degrees 44 minutes 00 seconds West and crossing a certain proposed 20 feet wide storm sewer easement a distance of 287.81 feet to a point, a corner of lands now or late of Peter Allen; thence extending along the same the two following courses and distances, (1) North 42 degrees 57 minutes 00 seconds East 85.21 feet to a point; and (2) North 47 degrees 23 minutes 00 seconds West 20.74 feet to a point a corner of lands now or late of Gerald and Barbara H. Marks; thence extending along the aforesaid lands North 42 degrees 37 minutes 00 seconds East and recrossing the Southwesterly side of Conshohocken State Road, the distance of 274.70 feet to a point in the title line in the bed of the aforesaid Conshohocken State Road; thence extending along the same the two following courses and distances: (1) South 27 degrees 25 minutes 00 seconds East 19.64 feet to a point; and (2) South 46 degrees 10 minutes 00 seconds East 392.00 feet to the first mentioned point and place of beginning.

BEING Lot #2 as shown on the above mentioned Plan.

TITLE TO SAID PREMISES IS VESTED IN Neal H. Abrams, by Deed from Neal H. Abrams and Marcy N. Hart, dated 06/20/2012, recorded 08/03/2012, in Book 5843, Page 02731.

Parcel Number: 40-00-17568-80-6.

Location of property: 95 Fairview Road, Penn Valley, PA 19072-1328.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Neal H. Abrams** at the suit of Santander Bank, N.A. Debt: \$897,634.83.

**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.

19-02912

ALL THAT CERTAIN lot or tract of land situate in **Abington Township**, Montgomery County, Pennsylvania, bounded and described according to a plan thereof made September 10, 1954 and revised June 4, 1955 by Charles E. Shoemaker, Registered Professional Engineer, of Abington, Pennsylvania, as follows, to wit:

BEGINNING at the point formed by the intersection which the Southeasterly side of Edgewood Avenue (50.00 feet wide) makes with the Northeasterly side of Pershing Avenue (50.00 feet wide); thence along the said side of Edgewood Avenue North 44 degrees 00 minutes East thirty-seven and fifty one-hundredths feet (37.50 feet) to a point; thence through the party wall of a semi-detached dwelling South 46 degrees 00 minutes East one hundred nine and sixty-two one-hundredths feet (109.62) to a point; thence South 43 degrees 42 minutes West thirty-seven and fifty one-hundredths feet (37.50 feet) to a point on the aforementioned Northeasterly side of Pershing Avenue; thence along the same North 46 degrees 00 minutes West one hundred nine and eighty-two one-hundredths feet (109.82 feet) to the first mentioned point and place of beginning.

BEING Lot #13-A on the aforementioned plan and also being Lot #1 and the Southwesterly half of Lot #2, Block "T", on Plan of Roslyn Heights.

BEING the same premises which Joy L. Ramil, by Deed dated September 7, 2017 and recorded September 12, 2017 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 6061, Page 77, granted and conveyed unto Kathleen Judge, as sole owner.

Parcel Number: 30-00-17108-00-7.

Location of property: 1401 Edgewood Avenue, Abington, PA 19001.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kathleen Judge** at the suit of Pennymac Loan Services, LLC. Debt: \$222,460.39.

**Powers Kirn, LLC**, Attorneys.

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

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

19-03188

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

"A" BEGINNING at a point on the Northwest side of South street, at the distance of thirty-one feet, Northeastwardly from the Northeast side of Nassau Place, a point a corner of other land of the said Matthies L. March; thence along

said other land of the said Matthies L. March, Northwestwardly, passing through the center line of the portion wall dividing the house erected on this lot from that on the adjoining lot ninety feet more or less, to a point a corner of land now or late of David Allabough; thence along said land now or late of the said David Allabough, Northeastwardly thirty-one feet to a point in line of land of Matthias L. March; thence along same, Southeastwardly ninety feet more or less to a point, a corner on the Northwest side of arch street aforesaid; thence along the Northwest side of Arch Street Southwestwardly thirty-one feet to the first mentioned point and place of beginning.

“B” ALL THAT CERTAIN lot or piece of land, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described according to a survey and plan thereof made by Will D. Hiltner, Registered Surveyor, in July 1950, as follows, to wit:

BEGINNING at a stake on the Northwest side of Arch Street, at the distance of sixty-two feet Northwestwardly from the Northeasterly side of Nassau Place, forty-five feet wide, a corner of other land of Samuel S. Handrock and Rose O., his wife; thence along said land Northwestwardly at right angle to Arch Street, ninety feet and twenty-eight one-hundredths of a foot to a stake; thence Northwestwardly parallel with Arch Street, twenty-one feet and nine-tenths of a foot to a stake in line of land now or late of Norman Egbert; thence along said land, at right angles to the last mentioned line, Southeastwardly ninety feet and twenty-eight one-hundredths of a foot to a stake on the Northwesternly side of Arch Street, aforesaid, thence along said side of Arch Street Southwestwardly twenty-one feet and nine tenths of a foot to the place of beginning.

BEING the same premises which Donald R. Earle, unmarried and Jeanne M. Earle, unmarried, by Deed dated February 2, 1968 and recorded February 6, 1968 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 3500, Page 928, granted and conveyed unto Robert L. Dixon and Helen E. Dixon, his wife, as tenants by the entireties.

Parcel Number: 13-00-02464-00-7.

Location of property: 1425 Arch Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert L. Dixon a/k/a Robert Dixon and Helen E. Dixon a/k/a Helen Dixon** at the suit of Bank of America, N.A. Debt: \$68,759.49.

**Powers Kirn, LLC**, Attorneys.

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

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

19-03290

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Abington Township**, Montgomery County, Pennsylvania bounded and described according to a survey thereof made by William T. Muldrew, Civil Engineer of Jenkintown, Pennsylvania on July 14, 2016 on the Northwest side of Arnold Avenue (fifty feet wide) at the distance of one hundred twenty-five feet Southwestward from the Southwest side of Rubicam Avenue (fifty feet wide).

CONTAINING in front or breadth on said Arnold Avenue forty-one and sixty-seven one-hundredths feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to said Arnold Avenue one hundred twenty-five feet, the Southwesterly line of said property partly passing through a certain eight feet wide driveway which extends Northwestwardly from the Northwesterly side of Arnold Avenue for a depth of approximately one hundred feet as indicated on a subsequent survey of William T. Muldrew, above named, dated July 29, 1937.

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

UNDER AND SUBJECT to certain restrictions as of record.

BEING the same premises which Christian J. Sakelson, by Indenture bearing the date the 10th day of December, 2012 and recorded in the Office of the Recorder of Deeds in and for Montgomery County on December 11, 2012, aforesaid, in Deed Book 5857, Page 01337 &c., granted and conveyed unto Christian J. Sakelson and Heather Sakelson, Husband and Wife, in fee.

Parcel Number: 30-00-02508-00-9.

Location of property: 1666 Arnold Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Christian J. Sakelson and Heather Sakelson** at the suit of Hatboro Federal Savings. Debt: \$136,150.60.

**Timoney Knox, 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.

19-03754

ALL THOSE CERTAIN lots or pieces of ground, situate in **Abington Township**, Montgomery County, Pennsylvania. BEING Lots Numbers 222 and 223 on a certain plan of lots known as the Plan of Willow Grove Heights, which said Plan is recorded at Norristown in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 380, Page 500 and bounded and described, as follows:

BEGINNING at a point on the Westerly side of Arnold Avenue at the distance of seventy-five (75) feet from the Southeasterly side of Lamott Avenue, having a front on said Arnold Avenue fifty (50) feet and extending of that width in a westerly direction one hundred twenty-five (125) feet.

BEING the same premises which grantor Arthur Thompson, Jr. and Charles Green by deed dated 12/3/2007 and recorded 2/5/2008 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5681 at Page 626, granted and conveyed unto grantee Charles Green. The said Charles Green d/o/d 08/29/2018 vesting title to Cheryl Green Solely in her Capacity as Heir of Charles Green Deceased.

Parcel Number: 30-00-02472-00-9.

Location of property: 1626 Arnold Avenue, Willow Grove, PA 19090.

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

Seized and taken in execution as the property of **The Unknown Heirs of Charles Green, Deceased and Cheryl Green, Solely in Her Capacity as Heir of Charles Green, Deceased** at the suit of Nationstar Mortgage, LLC d/b/a Champion Mortgage Company. Debt: \$175,312.68.

**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.

19-03876

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in **West Norriton Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey and Plan thereof made by Will D. Hiltner, in February 1946, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Whitehall Road, at the distance of 609.45 feet Southwestwardly from the point of intersection of the said side of Whitehall Road with the Southwesterly side of Ridge Pike (50 feet wide); thence along other land of Charlotte R. Longacre, South 45 degrees 25 minutes East, 167.39 feet to a point, a corner of other land now or late of Charlotte R. Longacre, aforesaid; thence still along the same, South 44 degrees 47 minutes 30 seconds West, 80 feet to a point, a corner in line of land now or late of William Rittenhouse; thence along the same, North 45 degrees 25 minutes West, 166.75 feet to a point, a corner on the Southeasterly side of Whitehall Road aforesaid; and thence along the said side thereof, North 44 degrees 50 minutes East, 80 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey M. Drum, by Deed from Luann Oberteuffer, Executrix of The Estate of Mario M. Altomare, Jr., dated 05/27/2015, recorded 07/16/2015, in Book 5962, Page 64.

Parcel Number: 63-00-09247-00-5.

Location of property: 42 South Whitehall Road, Norristown, PA 19403-3341.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jeffrey M. Drum** at the suit of Wells Fargo Bank, N.A. Debt: \$177,997.46.

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

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

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

19-03957

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, Montgomery County, Pennsylvania, and described according to a Subdivision Regents Park Phase I, prepared for Heritage Real Estate Investment Company, dated 04/21/1980, last revised November 14, 1984 and recorded in Plan Book A-46, Page 68, as follows, to wit:

BEGINNING at a point on the Westerly side of Carousel Drive said point being a common corner of this lot and Lot 28 on the above mentioned Plan thence; from said point and along the Westerly side of Carousel Drive South 00 degrees 25 minutes 30 seconds East 20.00 feet to a point a corner of Lot 26, South 39 on the above mentioned Plan; thence from said point and along Lot 26, South 89 degrees 34 minutes 30 seconds (erroneously stated as 10 seconds in prior deed) West, 117.59 feet to a point a corner of Lot 15 on the above mentioned Plan; thence from said point and along Lot 15 North 20 degrees (erroneously stated as 28 degrees in prior deed) 14 minutes 30 seconds East 21.38 feet to a point a corner of Lot 28 on the above mentioned Plan; thence from said point and along Lot 28 South 89 degrees 34 minutes 30 seconds East 110.04 feet (erroneously stated as 110.84 feet in prior deed) to the first mentioned point and place of beginning.

BEING Lot No. 27 on the above mentioned Plan (erroneously omitted in prior deed).

BEING the same premises which grantor Adel Nageb by deed dated 9/15/2016 and recorded 9/29/2016 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 6017 at Page 31, granted and conveyed unto grantee Adel Nageb and Rasha Abdelmalak.

Parcel Number: 63-00-00908-24-4.

Location of property: 509 Carousel Circle, Norristown, PA 19403.

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

Seized and taken in execution as the property of **Rasha Abdelmalak and Adel Nageb** at the suit of Quicken Loans, Inc. Debt: \$184,689.06.

**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.

19-04380

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Montgomery Township**, County of Montgomery, Pennsylvania, known and designated as Lot #37 on a Plan of Witchwood Farm, recorded in Deed Book #2295, Page 601, bounded and described in accordance with a survey thereof made June 9, 1952 and revised June 23, 1952, by G.D. Houtman, Civil Engineer, as follows, to wit:

BEGINNING at a point in the title line in the bed of Stump Road, at the distance of nine hundred eighty feet and fifteen one-hundredths feet measured on a bearing of North forty -our degrees, twenty-three minutes East, along the said title line through the bed of Stump Road from its intersection with the title line in the bed of Welsh Road; thence extending along Lot #38 on said Plan, North forty-five degrees thirty-seven minutes West crossing the Northwesterly side of Stump Road, two hundred thirty feet to a point; thence extending North forty-four degrees, twenty-three minutes East, one hundred twenty-five feet to a point, a corner of Lot #36 on said Plan; thence extending along said Lot South forty-five degrees, thirty-seven minutes East, two hundred thirty feet crossing the Northwesterly side of Stump Road to a point in the title line in the bed of the same; thence extending along the title line in the bed of Stump Road, South forty-four degrees, twenty-three minutes West, one hundred twenty-five feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Connie D. Kuehn Dillinger, by deed from Barry A. A. Dillinger and Connie D. Kuehn Dillinger, husband and wife, dated 07/02/2003, recorded 08/22/2003, in Book 5470, Page 0832 Parcel Number: 46-00-03424-00-4.

Location of property: 117 Stump Road, North Wales, PA 19454-1901.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Barry A.A. Dillinger and Connie D. Kuehn Dillinger** at the suit of Wells Fargo Bank, N.A. s/b/m to Wells Fargo Home Mortgage, Inc. f/k/a Norwest Mortgage, Inc. Debt: \$49,736.29.

**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.

19-04507

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

BEGINNING at a stake on the Northeast side of Marshall Street, at the distance of one hundred forty feet Northwesterly form Walnut Street, a corner of this and Lot #155 now or lately owned by Able Hallowell; thence by the same Northeasterly parallel with said Walnut Street, one hundred forty feet to Blackberry Alley, laid out twenty feet wide; thence along the Southwest side of said alley, Northwesterly nineteen feet, nine inches to a point, a corner of this and other land of the said Jacob Kranich; thence by the same, Southwesterly parallel with the first line and through the middle of the partition wall between this and the adjoining house, one hundred forty feet to Marshall Street aforesaid and along the Northeast side thereof, sutoeasterly nineteen feet, nine inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Sallie Thomas a/k/a Sallie Butler Thomas by deed from Sallie Butler Thomas, Administratrix of the Estate of Irene Butler, Deceased dated December 8, 1997 and recorded December 10, 1997 in Deed Book 5209, Page 1519. The said Sallie Thomas a/k/a Sallie Butler Thomas died on June 6, 2018. On August 8, 2018, Letters of Administration were granted to Clinton T. Butler, nominating and appointing him as the Administrator of the Estate of Sallie Thomas a/k/a Sallie Butler Thomas.

Parcel Number: 13-00-24764-00-9.

Location of property: 353 East Marshall Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Clinton T. Butler, Administrator of the Estate of Sallie Thomas** at the suit of Reverse Mortgage Funding LLC. Debt: \$104,001.25.

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

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

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

19-04584

ALL THAT CERTAIN tractor or piece of land, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan thereof made by George G. Mebus, Registered Engineer, Glenside, Pennsylvania, on November 24th, 1945, as follows, to wit:

BEGINNING at a point in the center line of Washington Lane (33 feet wide) said point being at the distance of 619.13 feet measured South 41 degrees 49 minutes West, from an angle point in the center line of Washington Lane, which said angle point is at the distance of 65.98 feet from the point of intersection which the said center line of Washington Lane makes with the Southwest side of Magle Avenue (33 feet wide) produced; thence from said beginning point along the center line of Washington Lane, South 41 degrees, 49 minutes West, 100 feet to a point; thence extending North 48 degrees, 11 minutes West, crossing the Northwest side of said Washington Lane, 257.16 feet to a point in land, now or late of H. G. Lippincott; thence extending along said land, North 41 degrees, 49 minutes, 100 feet to a point; thence extending South 48 degrees, 11 minutes East, recrossing the Northwest side of Washington Lane aforesaid, 257.16 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Rena Alice Morris, by Deed from Elizabeth M. Carter, dated 07/14/1997, recorded 07/22/1997, in Book 5193, Page 260.

Parcel Number: 31-00-27688-00-1.

Location of property: 8110 Washington Lane, Wyncote, PA 19095-1617.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Rena Alice Morris a/k/a Rena A. Morris** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A. f/k/a First Union National Bank. Debt: \$45,078.70.

**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.

19-04606

ALL THAT CERTAIN lot or piece of ground, situate in **Montgomery Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan of Forest Trail Drive made for Leon Ephross, Nelson Ruhmann, Edwin Saslow and Barbara Search, by John H. Leapson, Professional Engineer, dated June 4, 1984 and last revised April 7, 1986 and recorded in Plan Book A-48, Page 56, as follows:

BEGINNING at a point of curve on the Southwesterly side of Grays Lane (60 feet wide) which point is measured on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.27 feet from a point of curve on the Southeasterly side of Forest Trail Drive (50 feet wide); thence extending along the Southwesterly side of Grays Lane South 43 degrees 25 minutes 00 seconds East 192.52 feet to a point; thence extending along Lot No. 62 on said Plan South 46 degrees 35 minutes 00 seconds West 87.00 feet to a point; thence extending along Lot No. 39 on said Plan North 43 degrees 25 minutes 00 seconds West 217.52 feet to a point on the southeasterly side of Forest Trail Drive aforementioned; thence extending along the same North 46 degrees 35 minutes 00 seconds East 62.00 feet to a point of curve; thence extending on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.27 feet to the point and place of beginning.

BEING Lot No. 38 on said Plan.

TITLE TO SAID PREMISES IS VESTED IN Scott A. Urbinati and Linda A. Blake, by Deed from Carolyn D. Fowler and Edward K. Fowler, dated 11/07/2013, recorded 12/18/2013, in Book 5899, Page 1162.

Parcel Number: 46-00-00943-40-6.

Location of property: 106 Grays Lane, Lansdale, PA 19446-6409.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Scott A. Urbinati and Linda A. Blake** at the suit of Pingora Loan Servicing, LLC. Debt: \$300,576.26.

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

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

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

19-04720

ALL THAT CERTAIN lot or tract of land, situate **Lower Moreland Township**, Montgomery County, Pennsylvania bounded and described according to a lot line adjustment plan dated July 30, 2003 and last revised November 24, 2003, as prepared as in Plan Book 26, Page 469 and recorded 05/16/2006 by Charles E. Shoemaker, Inc., Engineers and Surveyors of Abington, Pennsylvania as follows:

BEGINNING at a point on the Southeasterly ultimate right-of-way line of Philmont Avenue (SR 0063) (85' wide at this point as widened by the addition of 35' on the Southeasterly side from its former width of 50'), said point also being at a distance of two hundred twenty-five and seventy-eight one-hundredths feet (225.78') measured South seventy-six degrees thirty-nine minutes nine seconds West (S. 76 degrees 39 minutes 09 seconds W.) from a point on line of lands now or formerly of 2507 Philmont Associates, L.P., said point also being at a distance of thirty-five and no one-hundredths feet (35.00') measured South twelve degrees fifty-nine minutes zero seconds East (S. 12 degrees 59 minutes 00 seconds E.) from a point on the Southeasterly PennDOT Legal Right-of-Way Line of Philmont Avenue (50' wide at this point), said point being at a distance of eight hundred ninety-nine and thirty-eight one-hundredths feet (899.38') measured South seventy-six degrees forty-seven minutes zero seconds West (S 76 degrees 47 minutes 00 seconds W.) from a point formed by the intersection which the Southeasterly PennDOT Legal Right-of-Way Line of Philmont Avenue makes with the Southwesterly PennDOT Legal Right-of-Way Line of Red Lion Road (SrR2013) (50' wide); thence along the proposed line dividing lot No. 1 from Lot No. 2 as shown on the above referenced plan, South thirteen degrees twenty minutes fifty-one seconds East (S 13 degrees 20 minutes 51 seconds E.) four hundred ninety-one and twenty-eight one-hundredths feet (491.28') to a point on line of lands now or formerly of Conrail, thence along said lands, sSouth seventy-seven degrees two minutes two seconds West (S. 77 degrees 02 minutes 02 seconds W.) six hundred ninety-one and seventy-four one-hundredths feet (691.74') to a point, a corner of lands now or formerly of Philmont Avenue, L.P., thence along said lands the four following courses and distances: 1) North twelve degrees fifty-four minutes twenty-one seconds West (N. 12 degrees 54 minutes 21 seconds W.) ninety-three and no one-hundredths feet (93.00'); 2) North sixty-five degrees six minutes one second West (N. 65 degrees 06 minutes 01 seconds W.) one hundred twelve and eighty-seven one-hundredths feet (112.87'); 3) North twelve degrees thirty-seven minutes fifty-one seconds West (N. 12 degrees 37 minutes 51 seconds W.) one hundred eighty and no one-hundredths feet (180.00'); 4) North fifty degrees two minutes twenty-one seconds West

(N. 50 degrees 02 minutes 21 seconds W.) one hundred seventy-nine and thirty-five one-hundredths feet (179.35') to a point on the aforementioned Southeasterly Ultimate Right-of-Way Line of Philmont Avenue; thence along and right-of-way line North seventy-six degrees thirty-nine minutes nine seconds East (N. 76 degrees 39 minutes 09 seconds E.) eight hundred eighty-four and fifty-six one-hundredths feet (884.56') to the first mentioned point and place of beginning.

BEING Lot No.1 as shown on the above referenced plan.

TOGETHER WITH the benefit of a 20 foot wide right-of-way described in that certain deed from the North Philadelphia Company to the Montgomery County Industrial Development Corporation dated 09/27/1977 and recorded 09/30/1977 in Deed Book 4244, Page 52.

Parcel Number: 41-00-06952-00-9.

Location of property: 2381 Philmont Avenue, Huntingdon Valley, Montgomery County, PA 19006.

The improvements thereon are: 8.65 acre lot with industrial complex converted to multi-tenant.

Seized and taken in execution as the property of **Philmont Avenue Lower Moreland, LP** at the suit of Wilmington Trust, National Association, as Trustee for Morgan Stanley Bank of America Merrill Lynch Trust 2017-C34. Debt: \$7,045,245.79, plus interest and costs through the date of sale.

**Ballard Spahr, 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.

19-04927

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery, County, Pennsylvania, being known as Lots #21 and #22 on Plan of Lots of Berholm Hills, which Plan is recorded in Deed Book 871 ,Page 600, being bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point in the Northwestwardly side of Holme Avenue (fifty feet wide), at the distance of two hundred ninety-eight and fifty one-hundredths feet Northeastwardly from the radial corner of said Holme Avenue and Township Line Road (forty feet wide). Containing in front or breadth on said Holme Avenue fifty feet, each lot being twenty-five feet wide and extending of that width in length or depth Northwestwardly on the Southwesterly line thereof one hundred eighty-four and two one-hundredths feet and on the Northeasterly line thereof one hundred eighty-four and twenty one-hundredths feet.

TITLE TO SAID PREMISES IS VESTED IN Thomas J. Kada, Jr., by Deed from Alvis Alexander and Martha Alexander, Husband and Wife, dated 08/26/1999, recorded 10/15/1999, in Book 5292, Page 1419.

Parcel Number: 30-00-29884-00-2.

Location of property: 126 Holmes Avenue, a/k/a 126 Holme Avenue, Elkins Park, PA 19027-1804.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Thomas J. Kada, Jr.** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association. Debt: \$174,958.80.

**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.

19-05041

ALL THAT PARCEL OF LAND, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, as more fully described in Deed Book 5666, Page 2486, ID #31-00-05443-007, being known and designated as metes and bounds property.

BEING the same premises which Jessye R. McQuay and Herbert J. McQuay, mother and son, who acquired title incorrectly as wife and husband by deed dated 8/31/2007 and recorded 10/1/2007 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5666 at Page 2486, granted and conveyed unto Jessye R. McQuay and Herbert J. McQuay, mother and son, as joint tenants with right of survivorship and not as tenants in common. The said Jessye McQuay d.o.d. 02/13/2017 vesting title in Herbert J. McQuay.

Parcel Number: 31-00-05443-00-7.

Location of property: 505 West Cheltenham Avenue, Cheltenham, PA 19027.

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

Seized and taken in execution as the property of **Herbert J. McQuay** at the suit of Bayview Loan Servicing, LLC. Debt: \$190,706.99.

**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.

19-05044

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Abington Township**, Montgomery, County, Pennsylvania, known and designated as Lot 4 on revised Plan of "Hillside" dated January 5, 1922 and recorded in the Office of the Recording of Deeds for Montgomery County at Norristown, Pennsylvania in Deed Book 595, Page 500, bounded and described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Bradfield Road (41.5 feet wide) at the distance of 238 feet Northeasterly from the Northeasterly side of Edge Hill Road (41.5 feet wide); thence extending along the said side of Bradfield Road, North 29 degrees 38 minutes East 50 feet to a point; thence extending in a Southeasterly direction along side line of Lot #5, 191.23 feet to a point in the center line of a certain 20 feet wide driveway leading Southwesterly into Edge Hill Road; thence extending along center line of said driveway in a Southwesterly direction 58.39 feet to a point; a corner of Lot #3 on said Plan; thence extending along the side line of said Lot #3 in a Northwesterly direction, 161.08 feet to the first mentioned point and place of beginning.

BEING the same premises which Andrew M. Cuomo by their attorney in fact, Dale Albertelli by deed dated 1/12/2001 and recorded 1/15/2001 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5348 at Page 0160, granted and conveyed unto Anthony V. Barba.

Parcel Number: 30-00-05136-00-9.

Location of property: 953 Bradfield Road, Roslyn, PA 19001.

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

Seized and taken in execution as the property of **Anthony Barba a/k/a Anthony V. Barba** at the suit of Midfirst Bank. Debt: \$68,172.31.

**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.

19-05064

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the **Lower Providence Township**, Montgomery County, Pennsylvania, described in accordance with a plan of Nottingham Woods II made for the Providence Builders, Inc. by Yerkes Engineering Company, Consulting Engineers and Surveyors, Bryn Mawr, PA dated 9/20/1966 and revised 12/20/1966, as follows, to wit:

BEGINNING at a point on the Southeast side of Brimfield Road (50 feet wide) measured the 9 following courses and distance from a point of curve on the Southwest side of Woodland Avenue: (1) measured on the arc of a circle curving to the left having a radius of 25 feet the arc distance of 39.27 feet to a point of tangent on the Southeast side of Brimfield Road; (2) thence extending along the said side of Brimfield Road South 43 degrees 23 minutes 30 seconds West 127.36 feet to a point of curve; (3) extending along the Southeasterly, Easterly and Northeasterly side of said Brimfield Road measured on the arc of a circle curving to the left having a radius of 150 feet the arc distance of 211.54 feet to a point of tangent on the Northeasterly side of said Brimfield Road; (4) extending along the Northeast side of Brimfield Road South 37 degrees 24 minutes 30 seconds East 271.96 feet to a point of curve; (5) extending still along the said of Brimfield Road measured on the arc of a circle curving to the left having a radius of 500 feet the arc distance of 36.36 feet to a point of tangent; (6) extending still along the said side of Brimfield Road South 41 degrees 34 minutes 30 seconds East 204.88 feet to a point of curve; (7) extending still along the said northeasterly side of Brimfield Road measured along the arc of a circle curving to the right having a radius of 300 feet the arc distance of 99.48 feet to a point of tangent; (8) extending along the Northeasterly side of Brimfield Road South 22 degrees 34 minutes 30 seconds East 58.47 feet; and (9) on the arc of a circle curving to the right having a radius of 300 feet the arc distance of 145 feet to the point beginning; thence from the point of beginning along Lot No. 424 South 77 degrees 33 minutes 20 seconds East 231.58 feet to a point; thence South 42 degrees 11 minutes West 100 feet to a point a corner of Lot No. 426; thence along Lot No. 426 North 81 degrees 27 minutes West 186.26 feet to a point on the east side Brimfield Road, thence along the same on the arc of a circle curving to the left having a radius of 300 feet the arc distance of 100 feet to the first mentioned point and place of beginning.

BEING Lot No. 425 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Bruce Howard and Melissa C. Howard, his wife by deed from Melissa C. Howard, dated 09/18/2003, recorded 11/03/2003 in Book 5479, Page 2267, as Instrument Number 2003615311. Parcel Number: 43-00-01774-00-1.

Location of property: 28 Brimfield Road, Norristown, PA 19403.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Bruce D. Howard and Melissa C. Howard** at the suit of U.S. Bank Trust National Association et al. Debt: \$302,590.84.

**Parker McCay P.A.**, Attorneys.

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

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

19-06742

ALL THAT CERTAIN Unit in the property known, named and identified as "Breyer Court Condominium", a Condominium, situate in **Cheltenham Township**, Montgomery County, Pennsylvania which has heretofore been submitted to the provisions of the Uniform Condominium Act 68, Pa. C.S. 3101 et seq. by the recording in the Montgomery County Recorder of Deeds of a certain Declaration of Plan attached thereto dated December 16, 2004 and recorded December 23, 2004 in Deed Book 5537, Page 2108, and First Amendment thereto dated December 16, 2004 and recorded in Deed Book 5537, Page 2169; and Second Amendment thereto dated April 18, 2005 and recorded in Misc. Book 20, Page 628; and Third Amendment thereto dated July 18, 2005 and recorded July 29, 2005 in Deed Book 5564, Page 895; and a Fourth Amendment thereto dated October 17, 2005 and recorded November 1, 2005 in Deed Book 5577, Page 2166; and Fifth Amendment thereto dated 12/14/2005 and recorded 12/20/2005 in Deed Book 5583, Page 1979; being designated as Unit No. 27-F and Plats and Plans for Condominium bearing date December 16, 2004 and recorded as part of the Declaration.

TOGETHER with all right, title and interest, being an undivided interest, of, in and to the Common Elements, as more fully set forth in the Declaration and the Plats and Plans, and all Amendments thereto and together with all right, title and interest in and to all Limited Common Elements to the Unit, as more fully set forth in the Declaration and the Plats and Plans, and all Amendments thereto.

TITLE TO SAID PREMISES IS VESTED IN Arnold S. Kessler and Frances S. Kessler, h/w, by Deed from Breyer Court, LP, dated 04/07/2006, recorded 05/01/2006, in Book 5599, Page 80.

Frances S. Kessler a/k/a Frances Kessler was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Frances S. Kessler a/k/a Frances Kessler's death on or about 02/22/2013, her ownership interest was automatically vested in the surviving tenant by the entirety.

Arnold S. Kessler a/k/a Arnold Kessler died on 07/22/2018, leaving a Last Will and Testament dated 01/12/2007. Letters Testamentary were granted to Arthur S. Karafin, Esquire on 08/06/2018 in Montgomery County, No. 46-2018-X2887. The Last Will and Testament devises the assets to the Trustees, in Trust. The beneficiaries of the Testamentary Trust are Stephen Kessler and Robert Kessler.

Parcel Number: 31-00-03127-78-4.

Location of property: 27 Breyer Court, Unit F, Elkins Park, PA 19027-1350.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Arthur S. Karafin, Esquire, in His Capacity as Executor and Co-Trustee of The Estate of Arnold S. Kessler a/k/a Arnold Kessler, Stephen Kessler, in His Capacity as Co-Trustee and Beneficiary of The Estate of Arnold S. Kessler a/k/a Arnold Kessler, Robert Kessler, in His Capacity as Co-Trustee and Beneficiary of The Estate of Arnold S. Kessler a/k/a Arnold Kessler, The Arnold Kessler S. Testamentary Trust** at the suit of Wells Fargo Bank, N.A. Debt: \$357,205.76.

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

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

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

19-06863

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

BEGINNING at a stake in the South line of the former Perkiomen and Reading Turnpike Road distant fifty-seven feet three inches Westerly from a corner of land of William Kirkhoff, thence along other lands of Joseph and Sallie Cucumano, South six degrees thirty-seven minutes West one hundred forty-eight feet nineteen inches and North eighty-two degrees and fifteen minutes West, seventy-six feet; thence North twelve degrees and forty-two minutes East one hundred forty-nine feet eight and one-half inches to the said Turnpike Road; thence along the South line thereof South eighty-two degrees and fifteen minutes East, fifty-seven feet three inches to the place of beginning.

Premises B: ALL THAT CERTAIN lot of land, situate in **West Pottsgrove Township**, Montgomery County, Pennsylvania, bounded, described and limited, as follows, to wit:

BEGINNING at an iron pin, a corner of other land of Anthony C. Smith, a/k/a Antonio Cusumano to the Dhoeler-Jarvis Corporation thence along lands of the said Anthony C. Smith a/k/a Antonio Cusumano, North 6 degrees 11 minutes East 152.39 feet to a corner on the Southerly side of the former Perkiomen and Reading Turnpike (now a County Road); thence along the Southerly side of the same North 83 degrees 31 minutes West 57.87 feet to a corner and a point on line of other lands of Joseph Cusumano; thence by a course crossing said road to center of the same or North 12 degrees 59 minutes East 20.13 feet to a corner in the middle said road; thence along the middle of said road South 83 degrees 31 minutes East 114.57 feet to a corner of lands of Leonard Wert; thence along said Wert lands, South 0 degrees 29 minutes West 175.31 feet to a corner of the same, an iron pin and a point on line of lands, now or about to be conveyed to the Dhoeler-Jarvis Corporation; thence along the same North 88 degrees 36 minutes West 76 feet to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Jodi Lynn Churach a/k/a Jodi L. Churach a/k/a Jodi Churach by Deed from Gregory J. Churach et al. dated April 9, 1998 and recorded on May 11, 1998 in the Montgomery County Recorder of Deeds in Book 5225, Page 0627.

THE SAID Jodi Lynn Churach a/k/a Jodi Churach departed this life on September 2, 2017. Upon information and belief, and Estate has not been filed within the Register of Will of Montgomery County, Pennsylvania and an obituary could not be located, therefore, Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title or interest from or under Jodi Lynn Churach a/k/a Jodi L. Churach a/k/a Jodi Churach, Deceased has been named as a Defendant in Civil Action 2019-06863.

Parcel Number: 64-00-03820-00-4.

Location of property: 525 Old Reading Pike, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Jodi Lynn Churach a/k/a Jodi L. Churach a/k/a Jodi Churach** at the suit of OneMain Financial Services, Inc. Debt: \$217,648.50.

**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.



19-06992

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Section 2, School Side Manor made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, dated December 10, 1953 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery in Plan Book B 1, Page W6, as follows, to wit:

BEGINNING at a point on the Northwesterly side of School Line Drive (60 feet wide) which point is measured along the arc of a circle curving to the right having a radius of 376.73 feet the arc distance of 59.63 feet from a point of curve and monument on the Southwesterly side of School Line Drive, which last mentioned point is at the distance of 164.43 feet measured North 7 degrees 40 minutes West from a point of tangency and monument on the Southwesterly side of School Line Drive, which last mentioned point is at the distance of 75 feet measured South 82 degrees 14 minutes West (crossing the aforesaid School Line Drive) from the Southernmost terminus of the radial round corner connecting the Northeasterly side of School Line Drive (80 feet wide) with the Northwesterly side of Edgewood Road (50 feet wide); thence extending from said point of beginning North (incorrectly given in prior deeds as South) 80 degrees 41 minutes 50 seconds West along line of Lot #24, 120 feet to a point; thence extending along land of Upper Merion Township School District on the arc of a circle curving to the right having a radius of 496.73 feet the arc distance of 107.43 feet to a point; thence extending South 76 degrees 18 minutes 20 seconds East along Lot #26, 170 feet to a point on the Northwesterly side of School Line Drive; thence extending along the Northwesterly side of School Line Drive on the arc of a circle curving to the left having a radius of 376.73 feet the arc distance of 81.48 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Eric E. Bayliss, by Deed from Nexus Investments, LP, dated 08/07/2015, recorded 08/11/2015, in Book 5965, Page 2307.

Parcel Number: 58-00-16399-00-4.

Location of property: 645 School Line Drive, King of Prussia, PA 19406-3508.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Eric E. Bayliss** at the suit of Wells Fargo Bank, N.A. Debt: \$344,792.87.

**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.

19-07395

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be thereon erected, situate in **Franconia Township**, Montgomery County, Pennsylvania, bounded and described according to a Preliminary/Final Land Development Plan set over Record Plan of Westport Farm, made for T.H. Properties, L.P., made by Carroll Engineering Corporation, dated June 29, 2006, and last revised January 8, 2007, and recorded in Plan Book 28, Pages 128 to 134, as follows, to wit:

BEING Lot No. 37 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Soyon Kim and Donghyuk Lim, by Deed from T.H. Properties, dated 10/29/2008, recorded 11/14/2008, in Book 5714, Page 153.

Parcel Number: 34-00-03550-68-2.

Location of property: 508 Clearview Drive, Souderton, PA 18964-2283.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Donghyuk Lim and Soyon Kim** at the suit of Wells Fargo Bank, N.A. Debt: \$261,293.48.

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

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

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

19-07398

ALL THAT CERTAIN lot or piece of ground, Hereditaments and Appurtenances, situate in **Montgomery Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan for Tolscik, made by Strothers Associates, Inc., Sellersville, PA, dated July 17, 1995, last revised September 13, 1995 and recorded in Montgomery County in Plan Book A-36, Page 180, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Magdalena Lane (50 feet wide), a corner of Lot Number 2, as shown on the above mentioned Plan; thence extending from said point of beginning, along the Southwesterly side of Magdalena Lane, South 42 degrees 16 minutes 30 seconds East, 100.00 feet to a point, a corner of Lot Number 3 on said Plan; thence extending along the same, South 47 degrees 43 minutes 30 seconds West, 204.42 feet to a point in line of lands, now or late, of Penn Forest Subdivision Detention Basin; thence along the same the 2 following courses and distances, viz: (1) North 42 degrees 16 minutes 30 seconds West, 67 45 feet to a point; and (2) North 46 degrees 39 minutes 35 seconds West, 45 49 feet to a point, a corner of Lot Number 2 on the above mentioned Plan; thence extending along the same the 2 following courses and distances viz: (1) North 57 degrees 06 minutes 22 seconds East, 78 55 feet to a point; and (2) North 47 degrees, 43 minutes 30 seconds East, 130.00 feet to a point on the Southwesterly side of Magdalena Lane, being the first mentioned point and place of beginning.

CONTAINING 20,933 square feet of land, more or less.

BEING Lot Number 1, as shown on the above mentioned Plan.

BEING the same premises which Thomas W. Linus and Gwyneth Lee Linus, by Deed dated 11/30/2005 and recorded 12/22/2005 in Deed Book 5584, Page 376 granted and conveyed unto Frank McDonnell, III and Julia McDonnell, in fee.

BEING Map. #46005E010.

Parcel Number: 46-00-02574-16-1.

Location of property: 120 Magdalena Lane, Lansdale PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Julia McDonnell and Frank McDonnell, III** at the suit of Nationstar Mortgage LLC d/b/a Mr. Cooper. Debt: \$340,169.62 plus interest to sale date.

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

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

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

19-07818

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Norristown Borough**, Montgomery County, Pennsylvania, described in accordance with a Final Plan of Subdivision of property of Joseph Darcangelo, made by John E. Burkhardt and Associates, Registered Surveyor, Lansdale, Pennsylvania, dated 5-14-1959 and revised 6-8-1959, as follows, to wit:

BEGINNING at a point on the Southwest side of Carmen Drive (45 feet wide) at the distance of 193.34 feet measured South 48 degrees 12 minutes 30 seconds East along said side of Carmen Drive from its intersection with the Southeast side of Tremont Avenue, as laid out and shown on said plan (both lines produced); thence along the Southwest side of Carmen Drive, South 48 degrees 12 minutes 30 seconds East, 26.29 feet to a corner of Lot #18; thence along Lot #18, South 41 degrees 47 minutes 30 seconds West, 114.60 feet to a point; thence North 48 degrees 12 minutes 30 seconds West, 26.29 feet to a corner of Lot #16; thence along Lot #16, the line for a part of the distance extending through the center of the partition wall dividing the house erected hereon and the house on the adjoining lot, North 41 degrees 47 minutes 30 seconds East, 114.60 feet to the first mentioned point and place of beginning.

BEING the same premises which Mary B. Henry, by Indenture bearing date 9/30/2002 and recorded 10/23/2002 in the Office of the Recorder of Deeds, in and for the County of Montgomery in Deed Book 5431, Page 247 etc., granted and conveyed unto Judith S. Denby and Johnial M. Denby, in fee.

TITLE TO SAID PREMISES IS VESTED IN Jason E. Probst by deed from Johnial M. Denby and Judith S. Denby, husband and wife dated 04/30/2007 recorded 04/30/2007 in Book 5647, Page 1602 Instrument #2007060628.

Parcel Number: 13-00-06324-00-8.

Location of property: 706 Carmen Drive, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jason E. Probst** at the suit of Ditech Financial, LLC. Debt: \$173,134.81.

**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.

19-11932

ALL THAT CERTAIN message and 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 Stanbridge Street, at the distance of 211 feet Northeast from Marshall Street, a corner of this land of George Shannon; thence along the same at right angles to Stanbridge Street, Southeast 191 feet to the Northwest side of a 20 feet wide alley; thence along said side of said alley Northeast 75 feet to a point, a corner of this and land of D. Clyde Yeakel; thence along the same parallel with the first course the line passing through the middle of the partition wall of the house on this lot and the house on said Yeakel's adjoining land, Northwest 191 feet to Stanbridge Street aforesaid thence along the Southeast side thereof Southwest 25 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Augustus M. Cotteta and Natalie Cotteta, by Deed from Augustus M. Cotteta, dated 03/06/2002, recorded 03/22/2002, in Book 5400, Page 1624.

MORTGAGOR Augustus M. Cotteta a/k/a Augustus Michael Cotteta a/k/a Gus Cotteta a/k/a Gus Michael Coteta died on 08/12/2017, and Louis Cotteta was appointed Administrator/trix of his estate. Letters of Administration were granted to him on 08/22/2018 by the Register of Wills of Montgomery County, No. 46-2018-x3105. Decedent's surviving heirs at law and next-of-kin are Louis Cotteta, Sarah Cotteta, and Elizabeth Cotteta.

Parcel Number: 13-00-34676-00-6.

Location of property: 628 Stanbridge Street, Norristown, PA 19401-5535.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Natalie Cotteta, Louis Cotteta, in His Capacity as Administrator and Heir of The Estate of Augustus M. Cotteta a/k/a Augustus Michael Cotteta a/k/a Gus Cotteta a/k/a Gus Michael Coteta; Sarah Cotteta, in Her Capacity as Heir of The Estate of Augustus M. Cotteta a/k/a Augustus Michael Cotteta a/k/a Gus Cotteta a/k/a Gus Michael Coteta; Elizabeth Cotteta, in Her Capacity as Heir of The Estate of Augustus M. Cotteta a/k/a Augustus Michael Cotteta a/k/a Gus Cotteta a/k/a Gus Michael Coteta; and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Augustus M. Cotteta a/k/a Augustus Michael Cotteta a/k/a Gus Cotteta a/k/a Gus Michael Coteta, Deceased** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association. Debt: \$122,482.22.

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

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

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

19-12137

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Lower Merion Township**, Montgomery, County, Pennsylvania described according to a Plan of Lots made by Reeder and Magarity, Professional Engineers of Upper Darby, Pennsylvania dated the 18th day of February A.D. 1955, revised the 31st day of October A.D. 1955 and further described, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Sandringham Road, (50 feet wide) at the distance of 223.35 feet measured in a Northwardly and Northeastwardly direction along the Westerly and Northwesterly side of Sandringham Road from the Northeasternmost terminus of a radial round corner connecting the Westerly side of Sandringham Road with the Northwesterly side of Mary Watersford Road (60 feet wide).

CONTAINING in front or breadth along the Northwesterly side of Sandringham Road 102 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles with the said Sandringham Road 180 feet.

BEING known as Lot No. 3 and House No. 1108 Sandringham Road on the above mentioned plan.

BEING the same parcel conveyed to Steven Matt and Katherine Anne Matt from Tony Chi Ming Tong and Lisa Shao-Yu Li, by virtue of a Deed dated 6/27/2001, recorded 8/16/2001, in Deed Book 5371, Page 1681, as Instrument No. 015815 County of Montgomery, State of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Steven Matt And Katherine Anne Matt, Husband and Wife, by Deed from Tony Chi Ming Tong and Lisa Shao-Yu Li, Husband and Wife, dated 06/27/2001, recorded 08/16/2001, in Book 5371, Page 1681.

Parcel Number: 40-00-53424-00-5.

Location of property: 1108 Sandringham Road, Bala Cynwyd, PA 19004-2023.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Katherine A. Matt a/k/a Katherine Anne Matt and Steven Matt** at the suit of Citibank, N.A. s/b/m to Citibank, Federal Savings Bank. Debt: \$139,765.89.

**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.

19-12144

ALL THAT CERTAIN Eastern half of a double brick message and lot or piece of land belonging thereto, situate in the Ninth Ward of **Pottstown, Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Southwest corner of Sixth and Johnson Streets; thence by the South side of the said Sixth Street West fourteen (14) feet eight (8) inches to a stake; thence Southwardly along this and the adjoining property on the East now or Late of Russell Paul Herb, one hundred eighteen (118) feet to a stake, this line passing through the middle of the division or partition wall of this and the adjoining brick message on the West, a corner of this and land now or late of Russell Paul Herb; thence Westwardly and parallel with the said Sixth Street, two (2) feet two (2) inches to a stake; thence Southwardly along this and land now or late of Russell Paul Herb, twenty-two (22) feet to a twenty (20) foot wide alley; thence Eastwardly along said alley, nine (9) feet four (4) inches to a stake or corner of the alley and Johnson Street; thence Northwardly along said Johnson Street one hundred forty (140) feet to the place of beginning.

SUBJECT to any conditions, covenants, easements, and restrictions of record insofar as the same are in force and applicable.

TITLE TO SAID PREMISES IS VESTED IN Alicia A. Armstrong, by Deed from Alecia A. Smith, n/k/a Alicia A. Armstrong, dated 07/28/2017, recorded 08/16/2017, in Book 6057, Page 2639.

Parcel Number: 16-00-25960-00-7.

Location of property: 2 West 6th Street, a/k/a 2 West Sixth Street, Pottstown, PA 19464-5228.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Alicia A. Armstrong** at the suit of Santander Bank, N.A. Debt: \$113,345.38.

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

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

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

19-12299

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania and described according to a certain Plan thereof known as "Final Plan of Subdivision", made for Victor Hoffman by Russell S. Lyman, Registered Professional Engineer, dated April 11, 1967 said Plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book C-6, Page 51, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Willow Grove Road (60 feet wide) said point being the two following courses and distance from a point of curve on the Northeastly side of Cheltenham Avenue 61 feet wide; (1) leaving Cheltenham Avenue on the arc of a circle curving to the left having a radius of 40.00 feet the arc distance of 76.66 feet to a point of tangent on the Northwesterly side of Willow Grove Road; and (2) North 24 degrees 49 minutes East along the Northwesterly side of Willow Grove Road 79.72 feet to the point of beginning; thence extending from said point of beginning North 49 degrees 13 minutes West 167.96 feet to a point; thence extending North 44 degrees 37 minutes East 73.48 feet to a point; thence extending South 49 degrees 13 minutes East 142.08 feet to a point on the Northwesterly side of Willow Grove Road aforesaid; thence extending South 24 degrees 49 minutes West along the Northwesterly side of Willow Grove Road 76.25 feet to the first mentioned point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Marie Amey-Taylor, by Deed from Jullan F. Senter and Leslle A. Senter, n/k/a Leslie M. Adams, Dated 04/19/2006, recorded 04/28/2006, in Book 6598, Page 2219.

Parcel Number: 31-00-29014-00-7.

Location of property: 1609 Willow Grove Avenue, a/k/a 1609 East Willow Grove Avenue, Glenside, PA 19038.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Marie Amey-Taylor** at the suit of Santander Bank, N.A. Debt: \$295,507.40.

**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.

19-14346

ALL THAT CERTAIN property, situated in **Norristown Borough**, Montgomery, County, Pennsylvania being more particularly described in a deed recorded in Book 3931 at Page 82 among the land records of the County set forth above.

TITLE TO SAID PREMISES IS VESTED IN Bernard Fleming and Phyllis R. Fleming, His Wife, by Deed from Carmen Falcone and Josephine Falcone, His Wife, dated 03/29/1974, recorded 04/02/1974, in Book 3931, Page 82.

Bernard Fleming was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Bernard Fleming's death on or about 04/20/2004, her ownership interest was automatically vested in the surviving tenant by the entirety.

MORTGAGOR Phyllis R. Fleming A/K/A Phyllis Fleming died on 02/14/2017, and Maria Denno, Anthony S. Catagnus a/k/a Anthony Catagnus, and Deborah Heim was appointed Administrator/trix of her estate. Letters of Administration were granted to them on 03/06/2017 by the Register of Wills of Montgomery County, No. 46-2017-x0904. Decedent's surviving heirs at law and next-of-kin are Maria Denno, Anthony S. Catagnus, Deborah Heim, Janet Tarsi, and Salvatore F. Catagnus, Jr. By Executed Waiver Janet Tarsi waived her right to be named in the foreclosure action.

Parcel Number: 13-00-11388-00-2.

Location of property: 212 Forrest Avenue, Norristown, PA 19401-4363.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Maria Denno, in Her Capacity as Co-Administrator and Heir of The Estate of Phyllis R. Fleming a/k/a Phyllis Fleming; Anthony S. Catagnus a/k/a Anthony Catagnus, in His Capacity as Co-Administrator and Heir of The Estate of Phyllis R. Fleming a/k/a Phyllis Fleming; Deborah Heim, in Her Capacity as Co-Administrator and Heir of The Estate of Phyllis R. Fleming a/k/a Phyllis Fleming; Salvatore F. Catagnus, Jr., in His Capacity as Heir of The Estate of Phyllis R. Fleming a/k/a Phyllis Fleming; and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Phyllis R. Fleming a/k/a Phyllis Fleming, Deceased** at the suit of Wells Fargo Bank, N.A. as Successor by Merger to Wachovia Bank, N.A. Debt: \$85,285.01.

**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.

19-16484

PARCEL NO. 1

ALL THAT CERTAIN unit designated as Unit 78 being a unit in Declaration of Condominium of Manatawny Village, a Condominium located in **Pottstown Borough**, Montgomery County, Pennsylvania, as designated in the Declaration of Condominium dated January 7, 2005 in the Office of the Recorder of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Deed Book 5539, Page 2586 and Plats and Plans attached thereto.

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

TITLE TO SAID PREMISES IS VESTED IN Foundation for Eldercare, a Pennsylvania Non-Profit Organization by Deed from Leading Edge Development Group, Inc. dated 10/21/2013 and recorded 10/24/2013 in the County of Montgomery in Deed Book 5893, Page 1708.

AND by Change of Legal Owner by Merger recorded in Deed Book 5969, Page 2986, Manatawny Village Homes, Inc. was acquired by and merged into Foundation for Eldercare, a PA Non-Profit Corporation.

BEING Parcel No. 16-00-19968-48-1.

PARCEL NO. 2

ALL THAT CERTAIN unit designated as Unit 79 being a unit in Declaration of Condominium of Manatawny Village, a Condominium located in **Pottstown Borough**, Montgomery County, Pennsylvania, as designated in the Declaration of Condominium dated January 7, 2005 in the Office of the Recorder of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Deed Book 5539, Page 2586 and Plats and Plans attached thereto.

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

TITLE TO SAID PREMISES IS VESTED IN Foundation for Eldercare, a Pennsylvania Non-Profit Organization by Deed from Leading Edge Development Group, Inc. dated 10/21/2013 and recorded 10/24/2013 in the County of Montgomery in Deed Book 5893, Page 1704.

AND by Change of Legal Owner by Merger recorded in Deed Book 5969 Page 2986, Manatawny Village Homes, Inc. was acquired by and merged into Foundation for Eldercare, a PA Non-Profit Corporation.

BEING Parcel No. 16-00-19968-50-9.

**PARCEL NO. 3**

ALL THAT CERTAIN unit designated as Unit 144 being a unit in Declaration of Condominium of Manatawny Village, a Condominium located in **Pottstown Borough**, Montgomery County, Pennsylvania, as designated in the Declaration of Condominium dated January 7, 2005 in the Office of the Recorder of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Deed Book 5539, Page 2586 and Plats and Plans attached thereto.

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

TITLE TO SAID PREMISES IS VESTED IN Foundation for Eldercare, a Pennsylvania Non-Profit Organization by Deed from Leading Edge Development Group, Inc. dated 10/21/2013 and recorded 10/24/2013 in the County of Montgomery in Deed Book 5893, Page 1716.

AND by Change of Legal Owner by Merger recorded in Deed Book 5969 Page 2986, Manatawny Village Homes, Inc. was acquired by and merged into Foundation for Eldercare, a PA Non-Profit Corporation.

BEING Parcel No. 16-00-19968-78-1.

**PARCEL NO. 4**

ALL THAT CERTAIN unit designated as Unit 143 being a unit in Declaration of Condominium of Manatawny Village, a Condominium located in **Pottstown Borough**, Montgomery County, Pennsylvania, as designated in the Declaration of Condominium dated January 7, 2005 in the Office of the Recorder of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Deed Book 5539, Page 2586 and Plats and Plans attached thereto.

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

TITLE TO SAID PREMISES IS VESTED IN Foundation for Eldercare, a Pennsylvania Non-Profit Organization by Deed from Leading Edge Development Group, Inc. dated 10/21/2013 and recorded 10/24/2013 in the County of Montgomery in Deed Book 5893, Page 1712.

AND by Change of Legal Owner by Merger recorded in Deed Book 5969, Page 2986, Manatawny Village Homes, Inc. was acquired by and merged into Foundation for Eldercare, a PA Non-Profit Corporation.

Parcel Numbers: 16-00-19968-48-1; 16-00-19968-50-9; 16-00-19968-78-1; 16-00-19968-77-2.

Location of property: 1532 Glasgow Street, Pottstown, PA 19464; 1534 Glasgow Street, Pottstown, PA 19464; 1553 Glasgow Street, Pottstown, PA 19464; and 1555 Glasgow Street, Pottstown, PA 19464.

The improvements thereon are: Condominium Townhouse.

Seized and taken in execution as the property of **Manatawny Village Homes, Inc. and Foundation for Eldercare** at the suit of Diamond Credit Union. Debt: \$583,169.81.

**Fox Rothschild LLP**, Attorneys.

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

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

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19-16485

ALL THAT CERTAIN unit designated as Unit 81 being a unit in Declaration of Condominium of Manatawny Village, a Condominium located in **Pottstown Borough**, Montgomery County, Pennsylvania, as designated in the Declaration of Condominium dated January 7, 2005 in the Office of the Recorder of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Deed Book 5539, Page 2586 and Plats and Plans attached thereto.

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

TITLE TO SAID PREMISES IS VESTED IN Foundation for Eldercare, a Pennsylvania Non-Profit Organization by Deed from Leading Edge Development Group, Inc. dated 9/7/2012 and recorded 9/11/2012 in the County of Montgomery in Deed Book 5847, Page 2773.

Parcel Number: 16-00-19968-52-7.

Location of property: 1540 Glasgow Street, Pottstown, PA 19464.

The improvements thereon are: Condominium Townhouse.

Seized and taken in execution as the property of **Foundation For Eldercare** at the suit of Diamond Credit Union. Debt: \$169,400.83.

**Fox Rothschild LLP**, Attorneys.

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

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

19-16486

ALL THAT CERTAIN unit designated as Unit 51 being a unit in Declaration of Condominium of Manatawny Village, a Condominium located in **Pottstown Borough**, Montgomery County, Pennsylvania, as designated in the Declaration of Condominium dated January 7, 2005 in the Office of the Recorder of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Deed Book 5539, Page 2586 and Plats and Plans attached thereto.

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

TITLE TO SAID PREMISES IS VESTED IN Foundation for Eldercare, a Pennsylvania Non-Profit Organization by Deed from Leading Edge Development Group, Inc. dated 9/17/2012 and recorded 9/19/2012 in the County of Montgomery in Deed Book 5877, Page 2422.

Parcel Number: 16-00-19968-18-1.

Location of property: 217 West Harmony Drive, Pottstown, PA 19464.

The improvements thereon are: Condominium Townhouse.

Seized and taken in execution as the property of **Foundation For Eldercare** at the suit of Diamond Credit Union.  
Debt: \$163,671.74.

**Fox Rothschild LLP**, Attorneys.

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

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

19-16487

ALL THAT CERTAIN unit designated as Unit 145 being a unit in Declaration of Condominium of Manatawny Village, a Condominium located in **Pottstown Borough**, Montgomery County, Pennsylvania, as designated in the Declaration of Condominium dated January 7, 2005 in the Office of the Recorder of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Deed Book 5539, Page 2586 and Plats and Plans attached thereto.

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

TITLE TO SAID PREMISES IS VESTED IN Foundation for Eldercare, a Pennsylvania Non-Profit Organization by Deed from Leading Edge Development Group, Inc. dated 11/30/2012 and recorded 12/4/2012 in the County of Montgomery in Deed Book 5856, Page 1430.

Parcel Number: 16-00-19968-80-9.

Location of property: 1551 Glasgow Street, Pottstown, PA 19464.

The improvements thereon are: Condominium Townhouse.

Seized and taken in execution as the property of **Foundation For Eldercare** at the suit of Diamond Credit Union.  
Debt: \$166,597.74.

**Fox, Rothschild, LLP**, Attorneys.

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

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

19-16488

ALL THAT CERTAIN unit designated as Unit 142 being a unit in Declaration of Condominium of Manatawny Village, a Condominium located in **Pottstown Borough**, Montgomery County, Pennsylvania, as designated in the Declaration of Condominium dated January 7, 2005 in the Office of the Recorder of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Deed Book 5539, Page 2586 and Plats and Plans attached thereto.

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

TITLE TO SAID PREMISES IS VESTED IN Foundation for Eldercare, a Pennsylvania Non-Profit Organization by Deed from Leading Edge Development Group, Inc. dated 6/20/2013 and recorded 6/21/2013 in the County of Montgomery in Deed Book 5877, Page 2422.

Parcel Number: 16-00-19968-76-3.

Location of property: 1557 Glasgow Street, Pottstown, PA 19464.

The improvements thereon are: Condominium Townhouse.

Seized and taken in execution as the property of **Foundation For Eldercare** at the suit of Diamond Credit Union.  
Debt: \$170,196.35.

**Fox Rothschild LLP**, Attorneys.

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

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

19-16490

ALL THAT CERTAIN unit designated as Unit 84 being a unit in Declaration of Condominium of Manatawny Village, a Condominium located in **Pottstown Borough**, Montgomery County, Pennsylvania, as designated in the Declaration of Condominium dated January 7, 2005 in the Office of the Recorder of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Deed Book 5539, Page 2586 and Plats and Plans attached thereto.

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

TITLE TO SAID PREMISES IS VESTED IN Foundation for Eldercare, a Pennsylvania Non-Profit Organization by Deed from Leading Edge Development Group, Inc. dated 9/27/2012 and recorded 10/2/2012 in the County of Montgomery in Deed Book 5850, Page 2866.

Parcel Number: 16-00-19968-55-4.

Location of property: 1546 Glasgow Street, Pottstown, PA 19464.

The improvements thereon are: Condominium Townhouse.

Seized and taken in execution as the property of **Foundation For Eldercare** at the suit of Diamond Credit Union. Debt: \$163,037.92.

**Fox Rothschild LLP**, Attorneys.

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

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

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

Notice is hereby given the schedules of distribution by the Sheriff on December 4, 2019 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

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INC.**

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**ACTION TO QUIET TITLE**

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
DOCKET NO. 2019-21523

**TO: HENRY W. NAGLE, HENRY B. MAUGER, HENRY E. LINDERMAN, SAMUEL FISHER and JOHN SHADELER, Trustees of The Glasgow Union Sunday School Association, and CHESTER MACKEWICZ, Deceased,** their heirs, personal representatives, executors, administrators, successors and assigns, and all persons having or claiming to have any right, lien, title, interest in or claim against **458 Manatawny Street, Pottstown, Montgomery County, Pennsylvania, 19464.**

**TAKE NOTICE THAT RICHARD UNRUH** has filed a Complaint in Action to Quiet Title in the aforesaid Court as of the above term and number, averring his interest based on a claim to right of title to certain property located at or near 458 Manatawny Street, Pottstown, Montgomery County, Pennsylvania, and praying the Court to adjudicate and decree his title and right of possession to said premises, more particularly described in the said Complaint, indefeasible as against all rights and claims whatsoever, and you are hereby notified to file an Answer within twenty (20) days following the date of this publication, in default of which an Order may be entered as prayed for against you, requiring you to take such action as may be ordered by the Court within thirty (30) days after the entry of such Order in default of which final judgment shall be entered.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or other rights important to you.

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

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

Lawyer Referral Service  
Montgomery Bar Association  
100 W. Airy Street (Rear)  
Norristown, PA 19404-0268  
610-279-9660, ext. 201  
www.montgomerybar.org

**David L. Allebach, Jr., Esquire**  
1129 E. High Street, P.O. Box 776  
Pottstown, PA 19464-0776  
610-323-1400

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
No. 2019-07547

**RDL 15, LLC,**  
Plaintiff

vs.

**JOHN CAPALDO, ET AL.,**  
Defendants

**TO: EDWARD IMPERIAL**  
Current address unknown  
Possible former addresses:  
723 Green Street in Bridgeport, Pennsylvania  
1829 Powell Street in Norristown, Pennsylvania

You have been named as a defendant in *RDL 15, LLC v. John Capaldo, Joseph Capaldo, Marie Ann Capaldo, Michael Capaldo, Angie M. Collins, Jennifer DeNicola, Michael E. Hochwind, William F. Hochwind, Jr., Albert J. Imperial, Jr., Danielle Imperial, Derek Imperial, Edward Imperial, Mark Imperial, Mary Jo Imperial Dickenson, Nick Imperial, Sr., Robert Imperial, Stephanie Rowland, and Dolores Warner.*, Civil Action 2019-07547 of the Court of Common Pleas of Montgomery County.

The action seeks to quiet title of any interest you have or claim to have in real property that is known as 365 Prospect Avenue and 325 Holstein Street in Bridgeport, Pennsylvania and that includes two Montgomery County Tax Parcels: 02-00-03980-00-5 and 02-003976-00-9.

You may obtain a copy of the complaint filed in that action by contacting the plaintiff's attorney, William J. Maffucci, in writing and providing to him your current residence. You may do in any of the following three ways:

- By letter addressed to Attorney Maffucci at Semanoff Ormsby Greenberg & Torchia, LLC, 2617 Huntingdon Pike, Huntingdon Valley, Pennsylvania 19006.
- By e-mail sent to [wmaffucci@sogtlaw.com](mailto:wmaffucci@sogtlaw.com).
- By text message sent to 215-518-5759.

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or other rights important to you.

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

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

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100 W. Airy Street (Rear), P.O. Box 268  
Norristown, PA 19404-0268  
610-279-9660, ext. 201  
www.montgomerybar.org

**William J. Maffucci, Esquire**  
**Semanoff Ormsby Greenberg & Torchia, LLC**  
2617 Huntingdon Pike  
Huntingdon Valley, PA 19006  
215-887-0200



**ARTICLES OF AMENDMENT**

Notice is hereby given that Articles of Incorporation were filed with the Department of State for **Performance Auto Repair Center, Inc.**, a corporation organized under the Pennsylvania Business Corporation Law of 1988. Notice is further given that Articles of Amendment were filed changing the name of the corporation to Performance Auto Sales and Service, Inc.  
**Gary M. Perkiss, Solicitor**  
**Gary M. Perkiss, P.C.**  
801 Old York Road  
Jenkintown, PA 19046

**ARTICLES OF DISSOLUTION**

NOTICE IS HEREBY GIVEN to all creditors and claimants of **Charles Schober Company**, a PA business corporation, (the "Corporation") that the shareholders have approved a proposal that the Corporation dissolve voluntarily and that its Director is now engaged in winding up and settling the affairs of the Corporation under the provisions of Section 1975 of the PA Business Corporation Law of 1988.  
**Lynne Gerber Sainz, Solicitor**  
P.O. Box 467  
Wynnewood, PA 19096

**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.*

**Herman Construction Company** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**MSKK Inc** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.  
**John Pak, Esquire**  
1349 W. Cheltenham Avenue, Suite 103  
Elkins Park, PA 19027

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with and approved by the Department of State of the Commonwealth of Pennsylvania on the 15th day of July 2019, for the purpose of creating a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is **Restoration Resale Inc.**

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 or about September 4, 2019, for:  
**Wonderland Productions, Inc.**  
257 Covenant Lane  
Harleysville, PA 19438  
The corporation has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

**ARTICLES OF INCORPORATION  
NONPROFIT**

NOTICE IS HEREBY GIVEN that Articles of Incorporation - Nonprofit have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on or about January 18, 2019, for:  
**Annunciation/Evangelismos Endowment Fund**  
The corporation has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

NOTICE IS HEREBY GIVEN that Articles of Incorporation - Nonprofit have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on or about September 11, 2019, for:  
**Cannabis Acceptance Society of America, Inc.**  
75 East Butler Avenue, 2nd Floor  
Ambler, PA 19002  
The corporation has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

NOTICE IS HEREBY GIVEN that Articles of Incorporation - Nonprofit have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on or about September 6, 2019, for:  
**Jasper Chamber Concerts**  
205 Forrest Avenue  
Elkins Park, PA 19027  
The corporation has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

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 September 23, 2019, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.  
The name of the corporation is: **Suburbia Shopping Center Condominium Association**  
The purposes for which it was organized are: manage, maintain, care for, preserve and administer a condominium to be known as the Suburbia Shopping Center Condominium located in East Norriton Township, Montgomery County, Pennsylvania.

NOTICE IS HEREBY GIVEN that Articles of Incorporation - Nonprofit have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on or about September 5, 2019, for:  
**The HUB Condominium Association**  
1300 Virginia Drive, Suite 215  
Fort Washington, PA 19034  
The corporation has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2019-21615

NOTICE IS HEREBY GIVEN that on September 4, 2019, the Petition of Danielle O'Brien was filed in the above named Court, praying for a Decree to change her name to DANIELLE MENNA.

The Court has fixed November 6, 2019, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2019-22360

NOTICE IS HEREBY GIVEN that on September 13, 2019, the Petition of Gail Rhonda Kroungold was filed in the above named Court, praying for a Decree to change her name to GAIL S. KROUNGOLD.

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

**Richard J. Weitzman, Esquire**  
3 N. 2nd Street, Suite 200  
Philadelphia, PA 19106

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2019-21584

NOTICE IS HEREBY GIVEN that on August 21, 2019, the Petition of Kimbery Szczepkowicz was filed in the above named Court, praying for a Decree to change her name to KIMBERY-ANNÉ THERESA SZCZEPKOWICZ.

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

**Kent Conway, Esquire**  
**Nathan J. Schadler, Esquire**  
3245 Ridge Pike  
Eagleville, PA 19403

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2019-22243

NOTICE IS HEREBY GIVEN that on September 11, 2019, the Petition of Robert Christopher Russo was filed in the above named Court, praying for a Decree to change his name to ROBERT CHRISTOPHER SOHL.

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

**James A. Bell, Esquire**  
**Bell & Bell LLP**  
1617 JFK Boulevard, Suite 1254  
Philadelphia, PA 19103

**CIVIL ACTION**

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2018-14282

**Patrick McDevitt,**  
Plaintiff

vs.

**Deborah Heeke, JoAnn Balitsaris and Kimberly Allison Ector,**  
Defendants

NOTICE

**TO: Jo Ann Balitsaris and Kimberly Allison Ector:**

You are hereby notified that on May 30, 2018, Plaintiff Patrick McDevitt, filed a Complaint in Civil Action against you bearing the docket no. 2018-14282.

You are hereby notified to file your Affidavit of Defense to said Claim, on or before fifteen (20) days from the date of this publication. If no Affidavit of Defense be filed within said time, judgment may be entered against you for the whole Claim, and the property described in the Claim may be sold to recover the amount thereof. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the Claim or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

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

Lawyer Referral Service  
Montgomery Bar Association  
100 W. Airy Street (Rear), P.O. Box 268  
Norristown, PA 19404-0268  
610-279-9660, ext. 201  
[www.montgomerybar.org](http://www.montgomerybar.org)

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2018-28976

**NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE**

**Finance of America Reverse, LLC,**  
Plaintiff

vs.

**James C. Scott, in His Capacity as Administrator  
and Heir of The Estate of Helen Scott a/k/a Helen E.  
Scott; Unknown Heirs, Successors, Assigns and  
All Persons, Firms or Associations Claiming  
Right, Title or Interest From or Under Helen Scott  
a/k/a Helen E. Scott,**  
Defendants

**TO: Unknown Heirs, Successors, Assigns and All Persons,  
Firms or Associations Claiming Right, Title or Interest  
From or Under Helen Scott a/k/a Helen E. Scott,  
Defendant(s), 1052 Mount Pleasant Avenue, Wayne,  
PA 19087**

**COMPLAINT IN MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, **FINANCE  
OF AMERICA REVERSE, LLC**, has filed a  
Mortgage Foreclosure Complaint endorsed with  
a Notice to Defend, against you in the Court of  
Common Pleas of **MONTGOMERY** County, PA,  
docketed to No. 2018-28976, seeking to foreclose  
the mortgage secured on your property located,  
**1052 MOUNT PLEASANT AVENUE, WAYNE,  
PA 19087.**

**NOTICE**

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

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

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

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

**RAS CITRON, LLC**  
**Attorneys for Plaintiff**  
**Jenine Davey, Esq. ID No. 87077**  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
855-225-6906

**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**

**ALBERT, JOHN WILLIAM also known as  
JACK ALBERT, dec'd.**  
Late of Willow Grove, PA.  
Executor: JOHN ALBERT,  
192 Vineyard Creek Way,  
Murphy, NC 28906.

**ALDERFER, DENNIS R. also known as  
DENNIS REIN ALDERFER, dec'd.**  
Late of New Hanover Township.  
Executor: F. KEITH ALDERFER,  
841 Arrowhead Lane,  
Harleysville, PA 19438.  
ATTORNEY: FRANCIS X. BUSCHMAN, JR.,  
BUSCHMAN & JOHNSON,  
228 N. Main Street,  
Souderton, PA 18964

**BASKERVILLE, PAUL MICHAEL also known as  
PAUL BASKERVILLE, dec'd.**  
Late of Horsham Township.  
Administrator: PHILLIP M. BASKERVILLE,  
c/o Glen R. Holmberg, Esquire,  
Holmberg Law Offices,  
P.O. Box 622,  
Glenside, PA 19038.  
ATTORNEY: GLEN R. HOLMBERG,  
HOLMBERG LAW OFFICES,  
P.O. Box 622,  
Glenside, PA 19038

**BOOKHEIMER, FREDERICK A., dec'd.**  
Late of Towamencin Township.  
Executor: TERRY N. BOOKHEIMER,  
1525 North Wales Road, P.O. Box 864,  
Worcester, PA 19490.  
ATTORNEY: MICHAEL E. FUREY,  
1043 S. Park Avenue,  
Audubon, PA 19403

**CARPENTER, REGINA SUE also known as  
SUE CARPENTER and  
REGINA SUE FOORE, dec'd.**  
Late of New Hanover Township.  
Executrix: CINDY L. CARPENTER,  
189 Buchert Road,  
Gilbertsville, PA 19525.

**CILIBERTO, MARION P., dec'd.**  
Late of Upper Dublin Township.  
Executrix: CHRISTINE A. RATH,  
151 Walnut Lane,  
Ambler, PA 19002.  
ATTORNEY: GERALD E. RATH, III,  
25 E. Butler Avenue,  
Ambler, PA 19002

- DENNISON, MARY ANN also known as MARY DENNISON, dec'd.**  
Late of Huntingdon Valley, PA.  
Executrix: MARIA STEFAN,  
52 Windsor Lane,  
Palm Beach Gardens, FL 33418.
- ECK, BRIAN also known as BRIAN M. ECK, dec'd.**  
Late of Borough of Souderton.  
Administratrix: VICKI L. ECK,  
543 E. Garfield Avenue,  
Souderton, PA 18964.  
ATTORNEY: J. OLIVER GINGRICH,  
LANDIS, HUNSBERGER, GINGRICH & WEIK, LLP,  
114 E. Broad Street, P.O. Box 64769,  
Souderton, PA 18964
- EWERS, ELMA LARUE also known as E. LARUE EWERS, LARUE E. EWERS and ELMA L. EWERS, dec'd.**  
Late of Borough of Pottstown.  
Executrix: MARY YUSKO,  
c/o Carolyn M. Marchesani, Esquire,  
Wolf, Baldwin & Associates, P.C.,  
P.O. Box 444,  
Pottstown, PA 19464.
- FAUTH, ROBERT, dec'd.**  
Late of Rockledge, PA.  
Executor: FREDERICK FAUTH,  
268 Allenwood Drive,  
Lauderdale By The Sea, FL 33308.
- FERLICK, GERALD J., dec'd.**  
Late of Pottstown, PA.  
Administratrix: SUSAN L. ANDERSON, ESQUIRE,  
3644 Darby Road,  
Bryn Mawr, PA 19010.  
ATTORNEY: SUSAN L. ANDERSON,  
3644 Darby Road,  
Bryn Mawr, PA 19010
- FOERSTER, PAUL FRIEDRICH, dec'd.**  
Late of Lower Merion Township.  
Executor: THOMAS F. FOERSTER,  
c/o Michael C. McBratnie, Esquire,  
P.O. Box 673,  
Exton, PA 19341.  
ATTORNEY: MICHAEL McBRATNIE,  
FOX ROTHSCHILD LLP,  
P.O. Box 673,  
Exton, PA 19341
- FORELL, ELIZABETH E. also known as ELIZABETH ERB SMITH FORELL, ELIZABETH E. SMITH FORELL and ELIZABETH E. SMITH, dec'd.**  
Late of Lower Providence Township.  
Executrix: VIKKI G. SMITH,  
c/o Gilbert E. Toll, Esquire,  
60 W. Boot Road, Suite 100,  
West Chester, PA 19380.  
ATTORNEY: GILBERT E. TOLL,  
60 W. Boot Road, Suite 100,  
West Chester, PA 19380
- FREDERICK, RONALD D., dec'd.**  
Late of Lansdale, PA.  
Executrix: SARAH J. FREDERICK,  
Meadowood,  
604 Center Bridge,  
Lansdale, PA 19446.  
ATTORNEY: LILIANA YAZNO-BARTLE,  
LAW OFFICES OF CARYLANDREA OBERMAN, LLC,  
705 Easton Road,  
Willow Grove, PA 19090
- FRIDEY, CAROL MAE also known as CAROL MAE FREY, dec'd.**  
Late of Lansdale, PA.  
Executor: DAVID CRANE,  
558 Valley Brook Drive,  
Lansdale, PA 19446.
- GABLE, JANE M., dec'd.**  
Late of Springfield Township.  
Executor: CURTIS GABLE,  
318 Inman Terrace,  
Willow Grove, PA 19090.
- GOOD, CLAUDE E., dec'd.**  
Late of Franconia Township.  
Executors: ROBERT D. GOOD,  
510 Johanna Drive,  
Sellersville, PA 18960,  
CECILIA J. GOOD,  
134 Greenview Drive,  
Lancaster, PA 17601.  
ATTORNEY: CHARLOTTE A. HUNSBERGER,  
LANDIS, HUNSBERGER, GINGRICH & WEIK, LLP,  
114 E. Broad Street, P.O. Box 64769,  
Souderton, PA 18964
- GWODER, JOAN M., dec'd.**  
Late of Horsham Township.  
Executor: JOHN GWODER,  
724 Norristown Road,  
Horsham, PA 19044.  
ATTORNEY: DAVID P. GRAU,  
911 N. Easton Road, P.O. Box 209,  
Willow Grove, PA 19090
- HAMILTON, EDWARD A., dec'd.**  
Late of Upper Merion Township.  
Executrix: MARIANNE H. HAMILTON,  
c/o Patrick J. Broderick, Esquire,  
One E. Airy Street,  
Norristown, PA 19401-4802.  
ATTORNEY: PATRICK J. BRODERICK,  
WILSON, BRODERICK & ASSOCIATES,  
One E. Airy Street,  
Norristown, PA 19401-4802
- JULG JR., LOUIS J., dec'd.**  
Late of Lower Providence Township.  
Executors: LOUIS J. JULG, III,  
735 Chestnut Street,  
Columbia, PA 17512,  
STEPHEN J. JULG,  
5481 Rinker Circle,  
Doylestown, PA 18902.  
ATTORNEY: MICHAEL S. GRAB,  
NIKOLAUS & HOHENADEL, LLP,  
327 Locust Street,  
Columbia, PA 17512
- KELCH, ELSIE JUNE also known as ELSIE J. KELCH and JUNE KELCH, dec'd.**  
Late of Upper Gwynedd Township.  
Executrix: BETH ANN KENNEDY.  
ATTORNEY: MARGUERITE M. NOCCHI,  
206 S. Broad Street, Rear Office,  
Lansdale, PA 19446
- LOUQUET, JUNE, dec'd.**  
Late of Borough of Lansdale.  
Executor: CONNIE J. HORTON,  
c/o Smith Aker Grossman & Hollinger,  
60 E. Penn Street, P.O. Box 150,  
Norristown, PA 19404-0150.  
ATTORNEY: JAMES L. HOLLINGER,  
60 E. Penn Street, P.O. Box 150,  
Norristown, PA 19404-0150

**McCLELLAND, JANET V. also known as****JANET VERNELIA McCLELLAND, dec'd.**

Late of Lower Salford Township.  
 Executor: JAMES W. McCLELLAND,  
 307 Fox Lane,  
 Perkasio, PA 18944.  
 ATTORNEY: CHARLOTTE A. HUNSBERGER,  
 LANDIS, HUNSBERGER, GINGRICH & WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**MYERS, WENDY, dec'd.**

Late of Perkiomen Township.  
 Administrator: LAREN M. MYERS.  
 ATTORNEY: ROWAN KEENAN,  
 KEENAN, CICCITTO & ASSOCIATES, LLP,  
 376 E. Main Street,  
 Collegetown, PA 19426,  
 610-489-6170

**NAUGHTON, JAMES L., dec'd.**

Late of Towamencin Township.  
 Executor: P. EDWARD LOVELIDGE,  
 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

**NAWROTEK, CASIMIR, dec'd.**

Late of Hatfield Township.  
 Executor: JOSEPH E. SITES,  
 22 Riverdale Road,  
 Yardley, PA 19067.  
 ATTORNEY: J. OLIVER GINGRICH,  
 LANDIS, HUNSBERGER, GINGRICH & WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**NIGRO, ANNE M., dec'd.**

Late of Abington Township.  
 Executor: JACK S. NIGRO,  
 c/o Smith Aker Grossman & Hollinger,  
 60 E. Penn Street, P.O. Box 150,  
 Norristown, PA 19404-0150.  
 ATTORNEY: JAMES L. HOLLINGER,  
 60 E. Penn Street, P.O. Box 150,  
 Norristown, PA 19404-0150

**PULCINELLA, PAULA L. also known as**

**PAULA LYNN PULCINELLA, dec'd.**  
 Late of Norristown, PA.  
 Executor: DAVID E. WILLIS,  
 18221 Taffrail Way,  
 Cornelius, NC 28031.

**PULTORAK, JEANETTE V., dec'd.**

Late of Plymouth Township.  
 Executors: CHERYL ANN PULTORAK,  
 3 Libby Court,  
 Telford, PA 18969,  
 CHRISTOPHER J. PULTORAK,  
 2412 Central Park Avenue,  
 Evanston, IL 60201.  
 ATTORNEY: DOROTHY K. WEIK-HANGE,  
 LANDIS, HUNSBERGER, GINGRICH & WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**ROYCHOWDHURY, RANJAN, dec'd.**

Late of Upper Dublin Township.  
 Executor: HARVEY FRIEDLAND, ESQUIRE,  
 1717 Swede Road, Suite 200,  
 Blue Bell, PA 19422.  
 ATTORNEY: HARVEY FRIEDLAND,  
 1717 Swede Road, Suite 200,  
 Blue Bell, PA 19422

**SCHUSTER, SHIRLEY MOYER also known as**

**SHIRLEY L. SCHUSTER, dec'd.**  
 Late of Lower Salford Township.  
 Executor: TIMOTHY SCHUSTER,  
 2089 Hendricks Station Road,  
 Harleysville, PA 19438.  
 ATTORNEY: JACQUELINE J. SHAFER,  
 SHAFER ELDER LAW,  
 21 E. Lincoln Avenue, Suite 120,  
 Hatfield, PA 19440

**SCHWOYER, MARIAN G., dec'd.**

Late of Upper Frederick Township.  
 Executrix: LINDA S. REED,  
 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

**SEGEREST, HARRY C., dec'd.**

Late of Borough of Hatfield.  
 Executor: GEORGE FRIEL, JR.,  
 3640 Spruce Hill Road,  
 Ottsville, PA 18942.  
 ATTORNEY: ANDREW D. COTLAR,  
 23 W. Court Street,  
 Doylestown, PA 18901

**SHIELDS, JAMES P., dec'd.**

Late of Skippack Township.  
 Executor: BRIAN CHRISTIAN SHIELDS,  
 9963 Boca Gardens Trail, Apt. B,  
 Boca Raton, FL 33496.  
 ATTORNEY: MICHAEL C. SHIELDS,  
 716 DeKalb Pike, #239,  
 Blue Bell, PA 19422

**SOPHOCLES, HRISAFIE M. also known as**

**HRISAFIE SOPHOCLES, dec'd.**  
 Late of Lower Merion Township.  
 Executrix: ANNA S. HADGIS,  
 112 Pennsylvania Avenue,  
 Bryn Mawr, PA 19010.  
 ATTORNEY: TIMOTHY B. BARNARD,  
 218 W. Front Street,  
 Media, PA 19063

**STRONG, ANN LOUISE, dec'd.**

Late of Lower Merion Township.  
 Co-Executors: CHRISTOPHER D. STRONG,  
 3811 Riverhills View Drive,  
 Ft. Worth, TX 76109,  
 MARK L. STRONG,  
 973 Hudnut Road,  
 Schwenksville, PA 19473.

**TOMASSONE, ALBERTO, dec'd.**

Late of Upper Moreland Township.  
 Administrator: ANTONIETTA YANNONE,  
 c/o Law Offices of Michelle C. Berk, Esquire, P.C.,  
 1300 Virginia Drive, Suite 325A,  
 Fort Washington, PA 19034.  
 ATTORNEY: MICHELLE C. BERK,  
 LAW OFFICES OF MICHELLE C. BERK, P.C.,  
 1300 Virginia Drive, Suite 325A,  
 Fort Washington, PA 19034

**UNDERCOFFLER, DAVID J. also known as****DAVID JOHN UNDERCOFFLER, dec'd.**

Late of Lower Merion Township.  
 Executrix: LISA UNDERCOFFLER,  
 41 Cepp Road,  
 Perkiomenville, PA 18074.  
 ATTORNEY: BRIDGET MONAGHAN WIBLE,  
 P.O. Box 2538,  
 Upper Darby, PA 19082

**WALLNER, DORIS P., dec'd.**

Late of Cheltenham Township.  
 Executrix: WENDY L. TICE WALLNER,  
 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

**YOUNG, KATHERINE C., dec'd.**

Late of Horsham Township.  
 Executrix: CHRISTINE M. LEWIS,  
 441 Privet Road,  
 Horsham, PA 19044.  
 ATTORNEY: ALBERT DerMOVSESIAN,  
 P.O. Box 601,  
 Willow Grove, PA 19090

**Second Publication****BARRETT, SANDRA also known as****SANDRA E. BARRETT, dec'd.**

Late of Lower Merion Township.  
 Executor: STEVEN B. BARRETT,  
 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

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

Late of Lower Moreland Township.  
 Executrices: JENNIFER HOFFMAN AND  
 ROSEMARY LOBODZINSKI,  
 c/o James J. Ruggiero, Jr., Esquire,  
 16 Industrial Boulevard, Suite 211,  
 Paoli, PA 19301.  
 ATTORNEY: JAMES J. RUGGIERO, JR.,  
 RUGGIERO LAW OFFICES LLC,  
 16 Industrial Boulevard, Suite 211,  
 Paoli, PA 19301

**BECKER, HERMAN, dec'd.**

Late of Plymouth Township.  
 Executor: JAY HIRSCHFELD,  
 152 McCarty Avenue, Apt. 16,  
 Albany, NY 12202.

**BENASÜTTI, JOHN E., dec'd.**

Late of Borough of Lansdale.  
 Executrix: ANNA M. SWEENEY,  
 c/o Robert J. Iannozzi, Esquire,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446.  
 ATTORNEY: ROBERT J. IANNOZZI,  
 DISCHELL, BARLTE & DOOLEY, PC,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446

**BROTHERSTON, JOYCE M., dec'd.**

Late of Lower Merion Township.  
 Executor: GEORGE T. BROTHERSTON,  
 c/o Harvey Ballard and Bornstein, LLC.  
 ATTORNEY: RYAN M. BORNSTEIN,  
 800 Lancaster Avenue, Suite T-2,  
 Berwyn, PA 19312

**BUTLER, DENNIS E., dec'd.**

Late of Elkins Park, PA.  
 Administratrix: MICHELE SLATON,  
 7749 B Lucretia Mott Way,  
 Elkins Park, PA 19027.

**CLEARARKIN JR., JAMES J., dec'd.**

Late of Cheltenham Township.  
 Co-Executors: JOSEPH P. CLEARARKIN AND  
 PETER G. CLEARARKIN,  
 c/o 1100 W. Township Line Road,  
 Havertown, PA 19083.  
 ATTORNEY: CHARLES E. MCKEE,  
 1100 W. Township Line Road,  
 Havertown, PA 19083

**DORIO, ELIZABETH M. also known as****ELIZABETH DORIO, dec'd.**

Late of Lower Pottsgrove Township.  
 Executrix: MICHELE E. BANKS,  
 608 Buchert Road,  
 Gilbertsville, PA 19525.  
 ATTORNEY: DANIEL I. SAGER,  
 SAGER & SAGER ASSOCIATES,  
 43 E. High Street,  
 Pottstown, PA 19464

**EGAN, RICHARD DAVID also known as****RICHARD EGAN, dec'd.**

Late of Whitmarsh Township.  
 Administratrix: BARBARA E. MAAKE,  
 979 Treeline Drive,  
 Allentown, PA 18103.

**FEICK, LEORA also known as****LEORA H. FEICK, dec'd.**

Late of Upper Frederick Township.  
 Executrix: JULIE A. BANNAN,  
 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

**FOGLIA, GEORGE A., dec'd.**

Late of Upper Merion Township.  
 Executor: GERARD M. LOWERY,  
 c/o Karen F. Angelucci, Esquire,  
 2444 Huntingdon Pike,  
 Bethayres, PA 19006.  
 ATTORNEY: KAREN F. ANGELUCCI,  
 HOWLAND, HESS, GUINAN, TORPEY,  
 CASSIDY & O'CONNELL, LLP,  
 2444 Huntingdon Pike,  
 Bethayres, PA 19006

**FOLEY, ANGELA L., dec'd.**

Late of Springfield Township.  
 Executrix: REGINA F. TATLONGHARI,  
 1103 Chestnut Lane,  
 Flourtown, PA 19031.  
 ATTORNEY: JOSEPH J. FIANDRA,  
 426 N. Easton Road,  
 Glenside, PA 19038

**FRATTONE, RICHARD V., dec'd.**

Late of Franconia Township.  
 Executrix: LINDA ADKINS,  
 190 William Penn Drive,  
 Norristown, PA 19403.  
 ATTORNEY: MARK S. DANEK,  
 1255 Drummers Lane, Suite 105,  
 Wayne, PA 19087

**HAYES, AUSTIN EARL also known as AUSTIN HAYES, dec'd.**

Late of Lower Salford Township.  
 Executrix: JULIE CARY,  
 10 Hackney Way,  
 Harleysville, PA 19438.

**HOGAN, JOHN P., dec'd.**

Late of Montgomery Township.  
 Executrix: JOAN M. HOGAN,  
 c/o Borek Law Office,  
 P.O. Box 297,  
 Lansdale, PA 19446-0297.  
 ATTORNEY: HAROLD D. BOREK,  
 P.O. Box 297,  
 Lansdale, PA 19446,  
 610-584-3100

**HOLLENDONNER, ALICE LORRAINE, dec'd.**

Late of Worcester Township.  
 Executrix: NANCY H. TURNER,  
 3073 Sunny Ayre Drive,  
 Lansdale, PA 19446.

**JIRSA, AMY P., dec'd.**

Late of Hatfield Township.  
 Administrator CTA: ARTHUR E. PRINGLE, IV,  
 c/o George M. Riter, Esquire,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034-7544.  
 ATTORNEY: GEORGE M. RITER,  
 TIMONEY KNOX, LLP,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034-7544

**JUHASZ, RICHARD W., dec'd.**

Late of Douglass Township.  
 Administrators: RICHARD JUHASZ,  
 635 Buchert Road,  
 Gilbertsville, PA 19525,  
 NANCY JUHASZ,  
 33 Jackson Road,  
 Gilbertsville, PA 19525.  
 ATTORNEYS: GARY P. LEWIS (for Nancy Juhasz),  
 LEWIS McINTOSH & TEARE, LLC,  
 372 N. Lewis Road, P.O. Box 575,  
 Royersford, PA 19468,  
 JESSICA GRATER (for Richard Juhasz),  
 MONASTRA GRATER & MARBURGER, LLC,  
 400 Creekside Drive, Suite 407-409,  
 Pottstown, PA 19464

**KATZ, SARA, dec'd.**

Late of Lower Merion Township.  
 Executors: DAVID KATZ AND  
 RIVKA KATZ,  
 c/o Lawrence S. Chane, Esquire,  
 One Logan Square,  
 130 N. 18th Street,  
 Philadelphia, PA 19103-6998.  
 ATTORNEY: LAWRENCE S. CHANE,  
 BLANK ROME LLP,  
 One Logan Square,  
 130 N. 18th Street,  
 Philadelphia, PA 19103-6998

**KELLY, JOSEPH C., dec'd.**

Late of Ambler, PA.  
 Executrices: MARIANNE STREISEL,  
 128 Stonycrest Court,  
 Perkasio, PA, 18944, and  
 MARY E. GOUGH,  
 510 Burgundy Drive,  
 Southampton, PA 18966.  
 ATTORNEY: STEVEN A. COTLAR,  
 23 W. Court Street,  
 Doylestown, PA 18901

**KESSLER, SYDELLE, dec'd.**

Late of Lower Merion Township.  
 Executor: ADAM I. KESSLER,  
 121 Knightsbridge Road,  
 Wynnewood, PA 19096.  
 ATTORNEY: STANLEY J. LEHMAN,  
 SHERRARD, GERMAN & KELLY, P.C.,  
 535 Smithfield Street, Suite 300,  
 Pittsburgh, PA 15222

**KILLEEN, VIRGINIA H., dec'd.**

Late of Upper Dublin Township.  
 Executor: JOHN T. KILLEEN,  
 c/o Borek Law Office,  
 P.O. Box 297,  
 Lansdale, PA 19446-0297.  
 ATTORNEY: HAROLD D. BOREK,  
 P.O. Box 297,  
 Lansdale, PA 19446-0297,  
 610-584-3100

**KINGSTON, THOMAS JOSEPH also known as TOM KINGSTON, dec'd.**

Late of Plymouth Township.  
 Executor: JOHN KINGSTON,  
 418 Penn Road,  
 Plymouth Meeting, PA 19462.

**KOEHLER, IRMA AMELIA, dec'd.**

Late of Upper Dublin Township.  
 Executor: ALLAN W. KOEHLER,  
 3286 New Holland Road,  
 Mohnton, PA 19540.  
 ATTORNEY: SEAN D. CURRAN,  
 CURRAN ESTATE LAW,  
 222 N. Kenhorst Boulevard,  
 Reading, PA 19607

**KOLOSKY, BERTHA, dec'd.**

Late of Lower Merion Township.  
 Administrator: ROBERT H. FELLER,  
 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

**KUHL, ELEANOR M. also known as ELEANOR MARIE KUHL and ELEANOR KUHL, dec'd.**

Late of Lower Merion Township.  
 Executrix: HENRIETTA KIEL,  
 c/o Thomas J. Burke, Jr., Esquire,  
 15 Rittenhouse Place,  
 Ardmore, PA 19003.  
 ATTORNEY: THOMAS J. BURKE, JR.,  
 HAWS & BURKE, PC,  
 15 Rittenhouse Place,  
 Ardmore, PA 19003

**LANGSFELD III, MORTON A., dec'd.**

Late of Abington Township.  
 Executor: MARK D. LANGSFELD,  
 1085 Herkness Drive,  
 Meadowbrook, PA 19046.  
 ATTORNEY: HEIKE K. SULLIVAN,  
 BALLARD SPAHR LLP,  
 1735 Market Street, 51st Floor,  
 Philadelphia, PA 19103-7599

**LEWIS, JACQUELINE G. also known as**

**JACQUELINE LEWIS,  
 JACKIE LEWIS and  
 JACQUELINE ANNE LEWIS, dec'd.**

Late of Skippack Township.  
 Executor: JONATHAN D. LEWIS,  
 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

**LORAH, DENNIS P., dec'd.**

Late of Towamencin Township.  
 Executrix: JOAN M. LORAH,  
 1692 Heebner Way,  
 Lansdale, PA 19446.  
 ATTORNEY: REBECCA A. HOBBS,  
 O'DONNELL, WEISS & MATTEI, P.C.,  
 41 E. High Street,  
 Pottstown, PA 19464

**MAKARA, GLENN R. also known as  
 GLENN ROBERT MAKARA, dec'd.**

Late of Cheltenham Township.  
 Administratrix: ANNE B. MAKARA,  
 172 S. Keswick Avenue,  
 Glenside, PA 19038.  
 ATTORNEY: MICHAEL F. DUNN,  
 162 S. Easton Road,  
 Glenside, PA 19038

**McARDLE, THERESA M., dec'd.**

Late of Borough of Souderton.  
 Executrix: PATRICIA A. HEDRICK,  
 c/o John H. Filice, Esquire,  
 Rubin, Glickman, Steinberg & Gifford, P.C.,  
 2605 N. Broad Street, P.O. Box 1277,  
 Lansdale, PA 19446.

**MEIL, BARBARA also known as**

**BARBARA G. MEIL, dec'd.**  
 Late of Cheltenham Township.  
 Executor: HENRY R. MEIL,  
 c/o William L. Landsburg, Esquire,  
 460 Norristown Road, Suite 110,  
 Blue Bell, PA 19422.  
 ATTORNEY: WILLIAM L. LANDSBURG,  
 WISLER PEARLSTINE LLP,  
 460 Norristown Road, Suite 110,  
 Blue Bell, PA 19422

**POTCNER, JANETTE B., dec'd.**

Late of Borough of Lansdale.  
 Executrix: JAYNE E. WICKLUND,  
 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

**RICHARDS, ELANIE B., dec'd.**

Late of Lower Pottsgrove Township.  
 Executors: WENDY E. COCCI,  
 2324 Brown Street,  
 Pottstown, PA 19464,  
 DAVID G. RICHARDS,  
 384 Calloway Court,  
 Linfield, PA 19468.  
 ATTORNEY: RICHARD D. LINDERMAN,  
 O'DONNELL, WEISS & MATTEI, P.C.,  
 41 E. High Street,  
 Pottstown, PA 19464

**RICHARDS, GERALD G., dec'd.**

Late of Lower Pottsgrove Township.  
 Executors: WENDY E. COCCI,  
 2324 Brown Street,  
 Pottstown, PA 19464,  
 DAVID G. RICHARDS,  
 384 Calloway Court,  
 Linfield, PA 19468.  
 ATTORNEY: RICHARD D. LINDERMAN,  
 O'DONNELL, WEISS & MATTEI, P.C.,  
 41 E. High Street,  
 Pottstown, PA 19464

**RICHARDS, WILLIAM J. also known as  
 WILLIAM RICHARDS, dec'd.**

Late of Borough of Royersford.  
 Executor: MICHAEL RICHARDS,  
 c/o Nikolas I. Tsouros, Esquire,  
 Valley Forge Square II, Suite 105,  
 661 Moore Road,  
 King of Prussia, PA 19406.  
 ATTORNEY: NIKOLAS I. TSOUROS,  
 LAW OFFICES OF WENDY F. BLECZINSKI,  
 Valley Forge Square II, Suite 105,  
 661 Moore Road,  
 King of Prussia, PA 19406

**ROSE, BARBARA, dec'd.**

Late of Upper Providence Township.  
 Executrix: SHERYL ROSE,  
 c/o Marc H. Jaffe, Esquire,  
 789 Lancaster Avenue, Suite 220,  
 Villanova, PA 19085.  
 ATTORNEY: MARC H. JAFFE,  
 FROMHOLD JAFFE & ADAMS,  
 789 Lancaster Avenue, Suite 220,  
 Villanova, PA 19085

**ROSS, ANITA L. also known as  
 ANITA ROSS, dec'd.**

Late of Horsham Township.  
 Administrators CTA: KEVIN ROSS AND  
 ERIC A. ROSS,  
 c/o David M. Brown, Esquire,  
 1500 Market Street, 38th Floor West,  
 Philadelphia, PA 19102.  
 ATTORNEY: DAVID M. BROWN,  
 SAUL EWING ARNSTEIN & LEHR LLP,  
 1500 Market Street, 38th Floor West,  
 Philadelphia, PA 19102

**SELL, BETTY JEAN also known as  
 BETTY-JEAN ARNER SELL, dec'd.**

Late of Abington Township.  
 Executor: JAMES E. EGBERT,  
 349 York Road, Suite 100,  
 Willow Grove, PA 19090.  
 ATTORNEY: JAMES E. EGBERT,  
 EGBERT & BARNES,  
 349 York Road, Suite 100,  
 Willow Grove, PA 19090



**SHEBLE, BARBARA L., dec'd.**

Late of Whitemarsh Township.  
 Executrices: MARTHA AGATE,  
 8715 Shawnee Street,  
 Philadelphia, PA 19118,  
 HARRIÉTT PEREZ,  
 67 Skyward Drive,  
 Danville, PA 17821.  
 ATTORNEY: KATHERINE B. COMMONS,  
 COMMONS & COMMONS LLP,  
 6377 Germantown Pike,  
 Philadelphia, PA 19144

**TINNENY, TERRENCE J., dec'd.**

Late of Lower Salford Township.  
 Executor: MICHAEL B. TINNENY,  
 804 Red Coat Road,  
 Collegeville, PA 19426.  
 ATTORNEY: ADAM T. KATZMAN,  
 KATZMAN LAW OFFICE, P.C.,  
 1117 Bridge Road, Suite A,  
 P.O. Box 268,  
 Creamery, PA 19430,  
 610-409-2909

**WASMANSKI, LEONARD J. also known as  
LEONARD JOSEPH WASMANSKI and  
LEONARD WASMANSKI, SR., dec'd.**

Late of Lower Salford Township.  
 Executor: JESSE WASMANSKI,  
 c/o Armand M. Vozzo, Jr., Esquire,  
 19 Short Road,  
 Doylestown, PA 18901.  
 ATTORNEY: ARMAND M. VOZZO, JR.,  
 19 Short Road,  
 Doylestown, PA 18901

**WEISMAN, ELAINE, dec'd.**

Late of Plymouth Meeting, PA.  
 Executrix: BARBARA SPILLOVE,  
 335 Weymouth Road,  
 Plymouth Meeting, PA 19462.

**WESTRA, CHERYL MAE, dec'd.**

Late of Upper Dublin Township.  
 Executrix: CARRIE SCHWAB,  
 933 E. Welsh Road,  
 Maple Glen, PA 19002.

**YASKIN, MARK, dec'd.**

Late of Cheltenham Township.  
 Executrix: CYNTHIA S. YASKIN,  
 100 Breyer Drive, Apt. 4N,  
 Elkins Park, PA 19027.  
 ATTORNEY: KENNETH C. RUSSELL,  
 BARATTA RUSSELL & BARATTA,  
 3500 Reading Way,  
 Huntingdon Valley, PA 19006

**Third and Final Publication****ALDINGER, DOROTHY also known as  
DOROTHY D. ALDINGER, dec'd.**

Late of Lower Gwynedd Township.  
 Executrix: CAROL L. VOTTO,  
 46 N. Highland Avenue,  
 Norristown, PA 19403.

**BIEDERSTADT, DAVID JAMES, dec'd.**

Late of Borough of Pottstown.  
 Executor: DIANNE B. McCARTHY,  
 174 Nassau Street, Suite 199,  
 Princeton, NJ 08542.  
 ATTORNEY: DIANE M. ZABOWSKI,  
 ZABOWSKI LAW, LLC,  
 100 Springhouse Drive, Suite 205E,  
 Collegeville, PA 19426

**BONAWITZ, GARY A., dec'd.**

Late of Lower Frederick Township.  
 Executor: THOMAS M. KEENAN,  
 376 E. Main Street,  
 Collegeville, PA 19426.  
 ATTORNEY: THOMAS M. KEENAN,  
 KEENAN, CICCITTO & ASSOCIATES, LLP,  
 376 E. Main Street,  
 Collegeville, PA 19426

**BRILL, JEROME, dec'd.**

Late of Abington Township.  
 Executor: ROBERT F. BRILL,  
 c/o 104 N. York Road,  
 Hatboro, PA 19040.  
 ATTORNEY: DOUGLAS G. THOMAS,  
 104 N. York Road,  
 Hatboro, PA 19040

**BUCKINGHAM, KATHRYN A., dec'd.**

Late of Borough of Lansdale.  
 Executor: BRYAN BUCKINGHAM,  
 902 Oak Drive,  
 Pottstown, PA 19464.

**CALHOUN, WENDY C. also known as  
WENDY C. FRITZ, dec'd.**

Late of Lower Merion Township.  
 Executors: MITCHELL E. BENSON AND  
 AMY S. UFBERG,  
 Cira Centre,  
 2929 Arch Street,  
 Philadelphia, PA 19104-2808.  
 ATTORNEY: AMY S. UFBERG,  
 DECHERT LLP,  
 Cira Centre,  
 2929 Arch Street,  
 Philadelphia, PA 19104-2808

**CANTWELL, ELIZABETH S., dec'd.**

Late of Lower Providence Township.  
 Executor: WILLIAM J. CANTWELL,  
 c/o Suzanne M. Hecht, Esquire,  
 795 E. Lancaster Avenue, #280,  
 Villanova, PA 19085.  
 ATTORNEY: SUZANNE M. HECHT,  
 HANEY & HECHT,  
 795 E. Lancaster Avenue, #280,  
 Villanova, PA 19085

**CAPORIZZO, MARIA, dec'd.**

Late of Upper Dublin Township.  
 Administrator: LOUIS CAPORIZZO,  
 c/o Stephen P. Imms, Jr., Esquire,  
 396 Main Street,  
 Harleysville, PA 19438.  
 ATTORNEY: STEPHEN P. IMMS, JR.,  
 396 Main Street,  
 Harleysville, PA 19438

**CLEMENS, SHERIDAN LYNNE also known as  
SHERIDAN L. CLEMENS, dec'd.**

Late of Franconia Township.  
 Co-Executors: STEPHANIE MARINARI,  
 779 Cowpath Road,  
 Telford, PA 18969,  
 JONATHAN D. CLEMENS,  
 131 Fairhill Road,  
 Hatfield, PA 19440.  
 ATTORNEY: R. WAYNE CLEMENS,  
 CLEMENS, NULTY AND GIFFORD,  
 510 E. Broad Street, P.O. Box 64439,  
 Souderton, PA 18964-0439

**COLONNA, MARIE F., dec'd.**

Late of Lower Merion Township.  
 Executor: FRANK A. ABRUZZESE,  
 1428 Beaumont Drive,  
 Gladwyne, PA 19035.  
 ATTORNEY: MICHAEL F. ROGERS,  
 SALVO ROGERS ELINSKI & SCULLIN,  
 510 Township Line Road, Suite 150,  
 Blue Bell, PA 19422

**DELP, ANNA RUTH also known as  
A. RUTH DELP, dec'd.**

Late of Towamencin Township.  
 Executrix: LISA S. DELP,  
 294 James Heckler Road,  
 Harleysville, PA 19438.  
 ATTORNEY: DOROTHY K. WEIK-HANGE,  
 LANDIS, HUNSBERGER, GINGRICH & WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**EASTBURN, INES C., dec'd.**

Late of Springfield Township.  
 Executrices: SUSAN EASTBURN,  
 GEORGEANNE KISTLER AND  
 CAROLYN E. KLONIS,  
 c/o Kevin S. Anderson, Esquire,  
 Elliott Greenleaf, P.C.,  
 925 Harvest Drive, Suite 300,  
 Blue Bell, PA 19422.

**ELGART, RUTH C., dec'd.**

Late of East Norriton Township.  
 Executor: DANIEL ELGART,  
 25 Harvard Drive,  
 Plymouth Meeting, PA 19462.  
 ATTORNEY: NICHOLAS M. ORLOFF,  
 19 W. Third Street,  
 Media, PA 19063

**FELIX, PATRICIA J. also known as  
PATRICIA FELIX, dec'd.**

Late of Abington Township.  
 Administrator: JOSEPH M. FELIX,  
 c/o William J. Benz, Esquire,  
 307 Lakeside Drive,  
 Southampton, PA 18966.  
 ATTORNEY: WILLIAM J. BENZ,  
 HOWLAND, HESS, GUINAN, TORPEY,  
 CASSIDY & O'CONNELL, LLP,  
 307 Lakeside Drive,  
 Southampton, PA 18966

**FRIEDMAN, SUSAN ROSALIE also known as  
SUSAN FRIEDMAN and  
SUSAN R. FRIEDMAN, dec'd.**

Late of Towamencin Township.  
 Administrator CTA: RICHARD J. FRIEDMAN,  
 c/o Moira B. Rosenberger, Esquire,  
 One Summit Street,  
 Philadelphia, PA 19118.  
 ATTORNEY: MOIRA B. ROSENBERGER,  
 BARBER, SHARPE & ROSENBERGER,  
 One Summit Street,  
 Philadelphia, PA 19118

**FRIES, ILONA M., dec'd.**

Late of Montgomery County, PA.  
 Executor: RICHARD L. FRIES,  
 1730 Sandy Circle, #112,  
 Cape Coral, FL 33904.

**GOETZENBERGER JR., RALPH L. also known as  
RALPH GOETZENBERGER, dec'd.**

Late of Lower Providence Township.  
 Executrix: SUSAN M. NORTH,  
 c/o Guy F. Matthews, Esquire,  
 300 W. State Street, Suite 300,  
 Media, PA 19063.  
 ATTORNEY: GUY F. MATTHEWS,  
 ECKELL, SPARKS, LEVY, AUERBACH, MONTE,  
 SLOANE, MATTHEWS & AUSLANDER, P.C.,  
 300 W. State Street, Suite 300,  
 Media, PA 19063

**HANLON, ANNA MARIA, dec'd.**

Late of Springfield Township.  
 Administrator: JAMES HANLON,  
 5172 Militia Hill Road,  
 Plymouth Meeting, PA 19462.

**HARTMAN, CHARLES D., dec'd.**

Late of Borough of Pottstown.  
 Administratrix: KIMBERLY A. HARTMAN,  
 687 N. Lewis Road,  
 Royersford, PA 19468.  
 ATTORNEY: GARY P. LEWIS,  
 LEWIS McINTOSH & TEARE, LLC,  
 372 N. Lewis Road, P.O. Box 575,  
 Royersford, PA 19468

**HASAPES, GERALDINE, dec'd.**

Late of Towamencin Township.  
 Executor: NICHOLAS HASAPES,  
 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

**HENDRICKS, STEVEN PAUL, dec'd.**

Late of Montgomery Township.  
 Administrator: ZAYRE L. DELAURENTIS,  
 4439 Stonewall Drive,  
 Raleigh, NC 27604.

**KALACZNIK, EILEEN M., dec'd.**

Late of Borough of North Wales.  
 Executrix: ANDREA M. KALACZNIK,  
 1400 Village Way,  
 Lansdale, PA 19446.  
 ATTORNEY: ROSEMARY R. FERRINO,  
 MONTCO ELDER LAW LLP,  
 608 W. Main Street,  
 Lansdale, PA 19446

**KENNEDY, ELEANOR F., dec'd.**

Late of Franconia Township.  
 Co-Administrators: DAVID KENNEDY AND  
 CHRISTINE FLEMING,  
 c/o Stephen P. Imms, Jr., Esquire,  
 396 Main Street,  
 Harleysville, PA 19438.  
 ATTORNEY: STEPHEN P. IMMS, JR.,  
 396 Main Street,  
 Harleysville, PA 19438

**KOSTICK, LORE, dec'd.**

Late of Upper Moreland Township.  
 Executrix: SUSAN MCGEE,  
 c/o William J. Benz, Esquire,  
 307 Lakeside Drive,  
 Southampton, PA 18966.  
 ATTORNEY: WILLIAM J. BENZ,  
 HOWLAND, HESS, GUINAN, TORPEY,  
 CASSIDY & O'CONNELL, LLP,  
 307 Lakeside Drive,  
 Southampton, PA 18966

**LEVINTHAL, HARRIET, dec'd.**

Late of Lower Merion Township.  
 Executors: BARRY LEVINTHAL AND  
 BONNIE JOY LEVINTHAL,  
 c/o Wendy Fein Cooper, Esquire,  
 Two Liberty Place, 35th Floor,  
 50 S. 16th Street,  
 Philadelphia, PA 19102-2516.  
 ATTORNEY: WENDY FEIN COOPER,  
 DOLCHIN, SLOTKIN & TODD, P.C.,  
 Two Liberty Place, 35th Floor,  
 50 S. 16th Street,  
 Philadelphia, PA 19102-2516

**MacMULLEN, CHRISTOPHER BOWEN, dec'd.**

Late of Douglass Township.  
 Executrix: CARLA J. MACMULLEN,  
 184 Niantic Road,  
 Barto, PA 19504.

**MAERKER, ROSELLE K., dec'd.**

Late of Whitmarsh Township.  
 Executrix: WENDY M. HARRIS,  
 c/o Karen S. Dayno, Esquire,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034-7544.  
 ATTORNEY: KAREN S. DAYNO,  
 TMONEY KNOX, LLP,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034-7544

**NEIFIELD, MARTIN also known as  
MARTIN S. NEIFIELD, dec'd.**

Late of Lower Providence Township.  
 Executrix: MARSHA H. NEIFIELD,  
 c/o Amy Neifeld Shkedy, Esquire,  
 1 Bala Plaza, Suite 623,  
 Bala Cynwyd, PA 19004.  
 ATTORNEY: AMY NEIFELD SHKEDY,  
 BALALAW GROUP LLC,  
 1 Bala Plaza, Suite 623,  
 Bala Cynwyd, PA 19004

**NOVIA, FRANCIS A., dec'd.**

Late of Upper Providence Township.  
 Executrix: HEATHER C. STENSON,  
 c/o Larmore Scarlett LLP,  
 P.O. Box 384,  
 Kennett Square, PA 19348.  
 ATTORNEY: DONALD B. LYNN, JR.,  
 LARMORE SCARLETT LLP,  
 P.O. Box 384,  
 Kennett Square, PA 19348

**NYCE, JOHN N., dec'd.**

Late of Lower Providence Township.  
 Executor: KENNETH M. NYCE,  
 2001 W. Main Street,  
 Norristown, PA 19403.

**OLSEN, ROY S., dec'd.**

Late of Lower Merion Township.  
 Executrix: KRISTIN GARRISON,  
 c/o Andrew H. Dohan, Esquire,  
 460 E. King Road,  
 Malvern, PA 19355-3049.  
 ATTORNEY: ANDREW H. DOHAN,  
 LENTZ, CANTOR & MASSEY, LTD.,  
 460 E. King Road,  
 Malvern, PA 19355-3049

**PETTIT, JAMES B. also known as  
JAMES PETTIT, dec'd.**

Late of Abington Township.  
 Executor: LINDA J. PETTIT,  
 2118 Ridgeview Avenue,  
 Abington, PA 19001.  
 ATTORNEY: ROBERT C. GERHARD, III,  
 GERHARD & GERHARD, P.C.,  
 815 Greenwood Avenue, Suite 8,  
 Jenkintown, PA 19046,  
 215-885-6785

**RANDALL, NEIL C., dec'd.**

Late of Lower Gwynedd Township.  
 Executrix: CAROL B. RANDALL,  
 c/o John A. Terrill, II, Esquire,  
 100 Four Falls, Suite 300,  
 West Conshohocken, PA 19428.  
 ATTORNEY: JOHN A. TERRILL, II,  
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,  
 100 Four Falls, Suite 300,  
 West Conshohocken, PA 19428

**RITTENHOUSE, GLORIA N., dec'd.**

Late of Worcester Township.  
 Executrix: MARY L. RITTENHOUSE,  
 c/o C. Scott Meyer, Esquire,  
 1735 Market Street, 21st Floor,  
 Philadelphia, PA 19103.  
 ATTORNEY: C. SCOTT MEYER,  
 MONTGOMERY, McCracken, Walker &  
 Rhoads, LLP,  
 1735 Market Street, 21st Floor,  
 Philadelphia, PA 19103

**RITTENHOUSE, SHIRLEY M., dec'd.**

Late of Franconia Township.  
 Executor: EVERENCE TRUST CO.,  
 ATTN: Jeffrey L. Godshall,  
 121 N. Main Street,  
 Souderton, PA 18964.  
 ATTORNEY: CHARLOTTE A. HUNSBERGER,  
 LANDIS, HUNSBERGER, GINGRICH & WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**ROGERS, JOHN D. also known as  
JOHN ROGERS, dec'd.**

Late of Hatfield Township.  
 Executrix: FRANCES J. ROGERS,  
 1002 W. Orvilla Road,  
 Hatfield, PA 19440.  
 ATTORNEY: DOUGLAS M. JOHNSON,  
 BUSCHMAN & JOHNSON,  
 228 N. Main Street,  
 Souderton, PA 18964

**ROWLAND SR., ARTHUR CHARLES also known as****ARTHUR ROWLAND and  
ARTHUR C. ROWLAND, dec'd.**

Late of Cheltenham Township.  
 Executrix: ROZELL R. JACKSON,  
 c/o Jay E. Kivitz, Esquire,  
 7901 Ogontz Avenue,  
 Philadelphia, PA 19150.  
 ATTORNEY: JAY E. KIVITZ,  
 KIVITZ & KIVITZ, P.C.,  
 7901 Ogontz Avenue,  
 Philadelphia, PA 19150

**RYAN, MARGARET LOUISE also known as****MARGARET RYAN and  
MARGARET L. RYAN, dec'd.**Late of Lower Providence Township.  
Executrix: MAUREEN MANOUSOS,  
c/o Murray S. Eckell, Esquire,  
300 W. State Street, Suite 300,  
Media, PA 19063.ATTORNEY: MURRAY S. ECKELL,  
ECKELL, SPARKS, LEVY, AUERBACH, MONTE,  
SLOANE, MATTHEWS & AUSLANDER, P.C.,  
300 W. State Street, Suite 300,  
Media, PA 19063**SHAW, MILDRED, dec'd.**Late of Upper Merion Township.  
Executrix: IRENE S. RABINOWITZ,  
c/o Andrew J. Haas, Esquire,  
One Logan Square,  
130 N. 18th Street,  
Philadelphia, PA 19103-6998.ATTORNEY: ANDREW J. HAAS,  
BLANK ROME, LLP,  
One Logan Square,  
130 N. 18th Street,  
Philadelphia, PA 19103-6998**SMITH, ANNA PEARL also known as****ANNA P. SMITH,  
PEARL SMITH and  
A. PEARL SMITH, dec'd.**Late of Upper Hanover Township.  
Executor: JAMES F. SMITH, JR.,  
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**FICTITIOUS NAME**

*Notice is Hereby Given pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of intention to file in the office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, an application for the conduct of a business in Montgomery County, Pennsylvania under the assumed or fictitious name, style or designation of*

**Fedele Contractors** with its principal place of business at 408 Hallowell Avenue, Horsham, PA 19044.

The names and addresses of all persons owning or interested in said business are: Katie Metzger, 408 Hallowell Avenue, Horsham, PA 19044 and Alex Fedele, 42 Grandview Drive, Telford, PA 18969.

The application has been filed on April 19, 2019.

**FOREIGN REGISTRATION STATEMENT**

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about September 3, 2019, for a foreign corporation with a registered address in the state of Pennsylvania as follows:

**EmmaWell, Inc.**  
204 Kent Road  
Ardmore, PA 19003

This corporation is incorporated under the laws of Delaware. The address of the its principal office is 204 Kent Road, Ardmore, PA 19003.

The corporation has been qualified in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended.

**MISCELLANEOUS****NOTICE OF ADMINISTRATIVE SUSPENSION**

Notice is hereby given that the following **Montgomery County** attorneys have been **Administratively Suspended** by Order of the Supreme Court of Pennsylvania dated August 14, 2019, pursuant to Rule 219, Pa.R.D.E., which requires that all attorneys admitted to practice in any court of this Commonwealth must pay an annual assessment of \$225.00. The Order became effective **September 13, 2019**.

**Chapman, Shelby Lindsae  
Coleman, William T. III  
Corenswet, John  
DeFortuna, Richard Joseph  
Edwards, Tifani M.  
Gaughan, Matthew C.  
Goldschmidt, Dov  
Heffernan, John Joseph  
Howell, Micah Johnson  
Knapp, Kevin Ryan  
McFadden, David Carter  
McTear, Thomas Joseph Jr.  
Mullaly, Rosemary E.  
Noble, Joanne Greenhaus  
Pelletreau, Charles L.  
Reddy, Goutham Gurijala  
Richter, Jon Michael  
Rickles, Laurence Scott  
Rollins, David Walter  
Schoeller, Mary Bryan  
Singer, Sena  
Stein, Elias H.**

Suzanne E. Price  
Attorney Registrar  
The Disciplinary Board of the  
Supreme Court of Pennsylvania

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**TRUST NOTICES**
**Second Publication**

**MYRON MILLER REVOCABLE  
LIVING TRUST DTD OCTOBER 25, 2012,  
AS AMENDED**

**Myron Miller, Deceased  
Late of Abington Twp., Montgomery County, PA**

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to:

**Trustee:** Jonathan H. Ellis  
One Tower Bridge, Ste. 100  
100 Front St.  
Conshohocken, PA 19428

**Or to their Atty.: Jonathan H. Ellis  
Flaster Greenberg PC**  
One Tower Bridge, Ste. 100  
100 Front St.  
Conshohocken, PA 19428

**Third and Final Publication**

**REVOCABLE LIVING TRUST OF  
JOSEPH C. PARIS**

**Joseph C. Paris, 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:

**Trustee:** Anthony M. Paris  
4053 S. Warner Rd.  
Lafayette Hill, PA 19444

**Or to his Atty.: Marybeth O. Lauria  
The Law Office of Michael S. Connor, L.L.C.**  
644 Germantown Pike, Ste. 2-C  
Lafayette Hill, PA 19444

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**EXECUTIONS ISSUED**
**Week Ending September 24, 2019****The Defendant's Name Appears  
First in Capital Letters**

AEA MAINTENANCE SERVICES, INC.:  
CITIZENS BANK, GRNSH. - Carolina Casualty  
Insurance Company; 201805486.  
AHMED, RAFEEQ - Phh Mortgage Corporation,  
et al.; 201205205; \$177,360.36.  
AMEN, JOHN: GREAT VALLEY LANDSCAPING AND  
POOL, INC. - Kupski, Jason, et al.; 201920051;  
WRIT/EXEC.  
DESIMONE ROOFING, INC.: DESIMONE, GRANT:  
WELLS FARGO BANK, GRNSH. - American  
Builders & Contractors Supply Co, Inc.; 201916432.  
ECONOMIC ROOFING, INC.: CHO, JUNG:  
WELLS FARGO BANK, GRNSH. - American  
Builders & Contractors Supply Co, Inc.; 201916347.

FRASE, COLLEEN - Lambersky, Lee; 201922549;  
\$3,351.75.  
HONG, HYUN: CITIZENS BANK, GRNSH. -  
Foxcroft Condominium Association  
C/O North Penn Real Estate; 201922246; \$4,643.55.  
LAWRENCE, JULIA - Midfirst Bank; 201915474.  
MAHARAJ, ARLENE - Freedom Mortgage Corporation;  
201905913.  
MANASSEH JORDAN MINISTRIES, INC.:  
JORDAN, YAKIM: MJ MINISTRIES SPREADING  
THE GOSPEL, INC.: JPMORGAN CHASE BANK NA,  
GRNSH. - Perrong, Andrew; 201916744.  
NEUBAUER, ROBIN: KEIR - All Credit  
Considered Mortgage, Inc.; 201915153.  
OLEARY, KEVIN: JENNY - Ocwen Loan Servicing, LLC,  
et al.; 201827365; ORDER/IN REM JDMT 232.015.06.  
PAIK, YOUNG: YOUNG: JAMES - Td Bank Na,  
et al.; 201802844; ORDER/JUDGMENT IN  
REM/371.339..  
PERKINS, BRIAN: RUSSELL, JENNIFER -  
The Bank Of New York Mellon Trust Company Na  
As Successor I; 201907393.  
QUARLES, JAMES: MICHELLE - Cascade Funding  
Mortgage Trust 2017-1; 201807703; ORDER/  
JUDGMENT/325.216.97.  
SANTOS, ANGEL - Bank Of America Na; 201904945;  
ORDER/JUDGMENT/272.500.51.  
THOMPSON, JACQUELINE - Clark, Annette; 201922684;  
WRIT/EXEC.  
VARIAN, STEVEN - Wilmington Savings Fund  
Society Fsb As Trustee Of Upland Mo; 201906768.  
VIVEROS, LAURA: MICHAEL - Nationstar  
Mortgage, LLC D/B/A Mr Cooper; 201904203.

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**JUDGMENTS AND LIENS ENTERED**
**Week Ending September 24, 2019****The Defendant's Name Appears  
First in Capital Letters**

ADCOCK, JONATHAN - Jefferson, Michael;  
201922705; Judgment fr. District Justice; \$1,430.50.  
BURNS, PETER - Gemwek Partnership Ii Llc;  
201922539; Complaint In Confession of Judgment;  
\$1,057,464.97.  
CRAWFORD, KEIA - Capital One Bank Na;  
201922431; Judgment fr. District Justice; \$4,279.52.  
DEHAVEN, CHARLENE - Kirpal S Saini Aps Associates;  
201922329; Certification of Judgment; \$2977.91.  
FRASE, COLLEEN - Lambersky, Lee; 201922549;  
Judgment fr. District Justice; \$3,351.75.  
GALLUPPI, BRANDON - Midland Funding Llc;  
201922788; Judgment fr. District Justice; \$7211.47.  
HANCE, CINDI - Capital One Bank Usa Na;  
201921887; Judgment fr. District Justice; \$2,765.84.  
HOOE, AISHA - Class A Realty Corp; 201922304;  
Judgment fr. District Justice; \$3074.40.  
INFRASTRUCTURE SOLUTION SERVICES INC -  
Gemwek Partnership Ii Llc; 201922538; Complaint  
In Confession of Judgment; \$1,057,464.97.  
KUTERBACH, MICHAEL - Capital One Bank Usa Na;  
201922665; Judgment fr. District Justice; \$3,028.47.  
MCCARNEY, CAROLYN - Capital One Bank Usa Na;  
201921889; Judgment fr. District Justice; \$2,329.92.  
MOTZKIN-GOLDBERG, DAPHNE: BADGIO, REBECCA -  
Estate Of Elizabeth Fullon; 201922789; Foreign  
Judgment; \$PROPERTY.

SHERRY, SCOTT - Capital One Bank Usa Na;  
201922672; Judgment fr. District Justice; \$8,280.21.  
SHUMAKER, WILLIAM - Torrieri, Larry; 201922585;  
Judgment fr. District Justice; \$12,199.20.  
SONG, CYNTHIA - Midland Funding Llc; 201922693;  
Judgment fr. District Justice; \$4450.02.  
THOMPSON, JACQUELINE - Clark, Annette;  
201922684; Certification of Judgment; \$WRIT/EXEC.  
YANDOLI, LAUREN - Midland Funding Llc;  
201922780; Judgment fr. District Justice; \$1142.37.

**ABINGTON TWP. -  
entered municipal claims against:**

Bowen, Dorothy; 201922707; \$1,066.93.  
Fuller, Anthony; Sharmaine; 201922893; \$1188.83.  
Gries, Robert; Marjorie; 201922706; \$1,097.92.  
Heirs Of Julius Roudolf Radwanski And  
Unknown Heirs Success: Sandra Jackson Heir Of  
Julius Roudolf Radwanski; 201922721; \$1,191.68.  
Judge, Kathleen; 201922561; \$91.00.  
Morales, Diego; Gladys; 201922922; \$1,631.00.  
Swift, Mary; John; 201922898; \$237.00.  
Tilghman, Elizabeth; Howard; 201922902; \$731.00.

**CHELTENHAM TWP. -  
entered municipal claims against:**

Hoffman, Winfred; Yvette; 201922756; \$3,258.42.

**CHELTENHAM TWP. SCHOOL DIST. -  
entered municipal claims against:**

Hoffman, Winfred; Yvette; 201922775; \$10,520.26.  
Hoffman, Winfred; Yvette; 201922774; \$10,712.42.  
Hoffman, Winfred; Yvette; 201922757; \$10,958.60.  
Spencer, Desmond; 201922762; \$4,007.60.

**LOWER FREDERICK TWP. -  
entered municipal claims against:**

Domine, Kip; Cynthia; 201922503; \$251.50.

**LOWER POTTSBORO TWP. -  
entered municipal claims against:**

Shirey, Byrle; Sherry; 201922755; \$849.60.

**MUNICIPALITY OF NORRISTOWN -  
entered municipal claims against:**

Amg Investments Inc; 201922704; \$728.00.  
Amg Investments Inc; 201922702; \$728.00.  
Amg Investments Inc; 201922700; \$728.00.  
Amg Investments Inc; 201922694; \$728.00.  
Amg Investments Inc; 201922695; \$728.00.  
Amg Investments Inc; 201922698; \$728.00.  
Amg Investments Inc; 201922699; \$728.00.  
Clark, Reva; 201922717; \$738.78.  
Ferraro, Christian; 201922719; \$620.14.  
Jennings, Robert; 201922711; \$728.00.  
Mitchell, Darnell; 201922710; \$728.00.  
Webb, Clinton; 201922709; \$728.00.  
Yuen, Johnson; 201922708; \$728.00.

**PERKIOMEN VALLEY SCHOOL DIST. -  
entered municipal claims against:**

Nolan, John; Gwen; 201922535; \$2792.00.  
Searles, Joanne; Gu, Kathy; 201922537; \$6159.53.

**POTTSTOWN BORO. AUTH. -  
entered municipal claims against:**

Laws, Daniel; Estate Of Frances Marie Laws; 201922895;  
\$1228.92.  
Mullen, James; Andrea; 201922533; \$851.32.

**POTTSTOWN BORO. -  
entered municipal claims against:**

Clifford, Gary; 201922894; \$1166.97.  
Helmets, Duff; Heather; 201922534; \$1640.52.  
Ludy, Timothy; 201922597; \$1286.91.  
Panfile, Michael; Sandra; 201922600; \$1011.24.  
Wilmot, Kevin; Cao, Ping; 201922598; \$1124.49.

**UNITED STATES INTERNAL REV. -  
entered claims against:**

Byrne, Philip; 201970837; \$58916.21.  
Corsi, Lori; Adam; 201970833; \$18368.51.  
Dejanosi, Paul; Brown, Lydie; 201970845; \$33947.62.  
Gerdes, Paul; 201970847; \$1625403.54.  
Giuliani, Richard; 201970838; \$12628.92.  
Gray, James; Nina; 201970843; \$12257.32.  
Green, Mekhi; 201970835; \$23622.45.  
Griffing, Wayne; 201970834; \$14888.12.  
Logan, Christopher; 201970840; \$60865.29.  
Schiano, Vincenzo; Anna; 201970846; \$3589.22.  
Seip, Paul; 201970844; \$10575.35.  
Smith, Roy; 201970842; \$11244.22.  
Wagner, Jonathan; 201970841; \$10874.64.  
Welch, Edward; 201970839; \$14236.66.  
Wilson, Angela; Christian; 201970836; \$42946.36.

**UPPER MORELAND TWP./HATBORO BORO.  
JOINT SEWER AUTH. -  
entered municipal claims against:**

Alessandro, Edward; Odonell, Rosemary; 201921340;  
\$316.47.  
Papadopoulos, Thomas; 201922795; \$931.47.

**UPPER PERKIOMEN SCHOOL DIST. -  
entered municipal claims against:**

Prostart Lp; 201922540; \$7,661.34.

**LETTERS OF ADMINISTRATION**

**Granted Week Ending September 24, 2019**

**Decedent's Name Appears First,  
Then Residence at Death, and  
Name and Address of Administrators**

BEARDEN, JACQUELINE A. - Lower Pottsgrove  
Township; Bearden, Richard C., Sr., 1199 Randy Drive  
Pottstown, PA 19464.  
BROWN, SAMUEL J. - Whitmarsh Township;  
Montoya, Sara J., 2116 Cedar Run Drive  
Camp Hill, PA 17011.  
CAPUTO, MICHAEL J. - Horsham Township;  
Caputo, Matthew P., 510 Continental Rd  
Hatboro, PA 19040.  
DOMBOROCZKY, LESTER - Horsham Township;  
Domboroczky, Rosalie, 231 Tulpehocken Ave  
Elkins Park, PA 19027.  
DUDZIAK, DEMPSEY J. - West Norriton Township;  
Dudziak, Julie M., 2043 West Marshall Street  
Norristown, PA 19403.

ECK, BRIAN - Souderton Borough; Eck, Vicki L., 543 East Garfield Avenue Souderton, PA 18964.  
 HEIL, CARSON R. II - Trappe Borough; Heil, Judy E., 331 Apian Way Trappe, PA 19426.  
 HODGE, ROY B. - Telford Borough; Hodge, Howard C., 31 West Reliance Road Telford, PA 18969.  
 JACQUES, DOROTHY J. - Lower Providence Township; Jacques, John, 119 Upper Gulph Road Radnor, PA 19087; Jacques, Margaret M., 361 Bluestone Court Collegeville, PA 19426.  
 JONES, MAURICE E. - Upper Moreland Township; Jones, Marcus E., 18701 Pepper Pike Lutz, FL 33558.  
 KERMAN, ELIZABETH ANN T. - Upper Dublin Township; Soloman, Howard M., 1760 Market Street Phila, PA 19103.  
 KIM, BYUNG K. - Montgomery Township; Kim, Shin, 101 Dayton Drive South North Wales, PA 19454.  
 MOYER, CURTIS R., JR. - New Hanover Township; Mullaney, Christopher P., 598 Main Street Red Hill, PA 18076.  
 MURRAY, LAURIE A. - Norristown Borough; Murray, Megan L., 919 Jackson Street Norristown, PA 19401.  
 NICASTRO, DANIEL W. - Lower Moreland Township; Capone, Paula, 1620 Grasshopper Lane Lower Gwynedd, PA 19002.  
 PETRUCCI, JERRY F. - Horsham Township; Petrucci, Dinina, 3 Blacksmith Circle Horsham, PA 19044.  
 PLANK, JAMES L. - Lower Providence Township; Plank, Donna, 3405 Theresa Street Eagleville, PA 19403.  
 ROBERTS, KHALIL M. - Norristown Borough; Corson, Avis, 5438 Morse Street Phila, PA 19131.  
 SORICILLO, VINCENT A. - Lower Salford Township; Madden, R. E., 711 West Avenue Jenkintown, PA 19046.  
 CIONE, ROCCO - Wells Fargo Bank Na; 201922779; Complaint In Mortgage Foreclosure; Wapner, Peter.  
 CIVELLO, SANTINO - Civello, Rebecca; 201922582; Complaint Divorce.  
 CJD GROUP LLC - Mermelstein, Jeffrey; 201922662; Defendants Appeal from District Justice.  
 CORTES, MIGUEL - Icon Equities Llc; 201922761; Civil Action; Ratchford, Michael F.  
 DE LOS SANTOS, LISARY - Blazquez, Carlos; 201826714; Complaint for Custody/Visitation.  
 DIRADO, TIFFANY - Capital One Bank; 201922791; Defendants Appeal from District Justice.  
 DUCALLY, BRITTANY - Timberlake Apartments; 201922404; Petition to Appeal Nunc Pro Tunc.  
 DUPEE, GREGORY - Portfolio Recovery Associates Llc; 201922692; Civil Action; Titus, Christopher.  
 EDWARDS, TYMIR; FUENTES, AMBER - Fuentes, Brandi; 201922921; Complaint for Custody/Visitation.  
 FERRERI, DONALD; KELLY - Walsh, Susan; 201922739; Complaint for Custody/Visitation; Mccarthy, James J.  
 FORDE, SHERWIN; GOAL GETTERS LLC - Rudolph A Digiacomio; 201922741; Defendants Appeal from District Justice.  
 GHP TAXTER LLC - Dlc Management Corporation; 201922800; Foreign Subpoena.  
 HERNANDEZ, JORGE - Portfolio Recovery Associates, LLC; 201922599; Civil Action; Titus, Christopher.  
 HERR, CHRISTINE - Herr, Harold; 201922678; Defendants Appeal from District Justice.  
 KENNEDY, ALENA - Hart, Edward; 201922720; Complaint for Custody/Visitation.  
 LARRY, ERIC - Vasquez-Luna, Cecilia; 201921985; Complaint for Custody/Visitation.  
 LAYTON, AIMEE; HETZEL, JASON - Layton, Bonnie; 201921841; Complaint for Custody/Visitation; Rubin, Steven H.  
 LEACH, JEREMY - Leach, Lauren; 201922722; Complaint Divorce.  
 LOWER PROVIDENCE TOWNSHIP ZONING HEARING BOARD - Moser Construction Co Inc; 201922920; Appeal from Zoning Board Non Govt; Carr, G. Michael.  
 LUDWIG, JOSHUA - Reynolds, Shannon; 201922687; Complaint for Custody/Visitation.  
 MARO, FLORINA - LVNV Funding, LLC; 201922542; Civil Action; Winograd, Ian Z.  
 MAYO, RAYMOND - LVNV Funding, LLC; 201922550; Civil Action; Winograd, Ian Z.  
 McCULLOUGH, DIANE - McCullough, Gary; 201922559; Complaint Divorce; Cappolella, Lisa J.  
 MCKEE, CURT - Gutekunst, Kalene; 201921890; Complaint for Custody/Visitation.  
 MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Brough, Denise; 201922714; Appeal from Board of Assessment; Lavanga, Michael Anthony.  
 MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Phillip, Isen; 201922689; Appeal from Board of Assessment; Gulash, Jessica M.  
 MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Smartt, James; 201922805; Appeal from Board of Assessment; Lavanga, Michael Anthony.

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## SUITS BROUGHT

**Week Ending September 24, 2019**

**The Defendant's Name Appears  
First in Capital Letters**

AMOS, KENNETH - Drexel University; 201922738; Civil Action; Allard, Gregory J.  
 AZAZI, AMRO - Abdelsamie, Rofaida; 201922134; Complaint for Custody/Visitation.  
 BANKS, SHAKIERA; DONNELL, MARCUS - Donnell-Mcclendon, Annie; 201922029; Complaint for Custody/Visitation; Allen, Bradley E.  
 BARKLEY, LESLIE - Citibank, N.A.; 201922591; Complaint In Mortgage Foreclosure; Bates, Kenya.  
 BERNHARDT, KENNETH - Mccarty, Ashley; 201922000; Complaint for Custody/Visitation.  
 BEVERLY, DESEREE - Portfolio Recovery Associates, LLC; 201922601; Defendants Appeal from District Justice.  
 BYRON, CATHERINE - Imperial, Nicholas; 201921664; Complaint for Custody/Visitation; Flood, James W.  
 CARMONA, ADAN - Salas, Zaima; 201922792; Complaint for Custody/Visitation; Rodriguez, Gabriela.  
 CEFARATTI, MARISSA - Portfolio Recovery Associates Llc; 201922855; Civil Action; Titus, Christopher.

- MULLINS, GLENN - LVNV Funding, LLC; 201922546; Civil Action; Winograd, Ian Z.
- NANCY E CAVA MONTGOMERY COUNTY TRUST: SCP 2002E-54 LLC - Commonwealth Of Pennsylvania Department Of Transportation; 201922803; Declaration of Taking Eminent Domain Gov; Pike, Justin J.
- PENNSYLVANIA DEPARTMENT OF REVENUE - Goodrich, Alfred; 201922812; Petition; Oehrle, Albert C.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Samai, Daniel; 201922781; Appeal from Suspension/Registration/Insp; Fioravanti, John J., Jr.
- PESKIN, JOEL: 5585 RV LLC: 7495 W BRANCH LLC, ET.AL. - Peskin, Robert; 201922727; Civil Action; Fackenthal, Edward H.
- PV EXPRESS LUBE & AUTO: ZIGGY'S PV EXPRESS LUBE, INC. - Winton, Daniel; 201922249; Defendants Appeal from District Justice; McCready, Benjamin Lawrence.
- RACIOPPI, RICHARD - Us Bank National Assoc As Trustee For Residential Asset Mor; 201922670; Complaint In Mortgage Foreclosure; Wapner, Peter.
- ROSENBERGER, JAMES - Rosenberger, Kristi; 201922584; Complaint Divorce.
- ROWLAND, RASHIDA - Portfolio Recovery Associates Llc; 201922883; Civil Action; Titus, Christopher.
- STEWART, WARREN - Gabriel, Rachel; 201921881; Complaint for Custody/Visitation.
- SYED, ERAJ: AMEEN, REHAN - Razi, Mahnoor; 201922653; Complaint for Custody/Visitation.
- TRAN, TRANG - Portfolio Recovery Associates Llc; 201922859; Civil Action; Titus, Christopher.
- TUNE, CARA - Smallwood, Shaun; 201921814; Complaint for Custody/Visitation; Thompson, Shane.
- TURNER, ALEXANDER - Weierbach, Ashley; 201921661; Complaint for Custody/Visitation.
- UPPER GWYNEDD TOWNSHIP ZONING BOARD - Moser Construction Co Inc; 201922917; Appeal from Zoning Board Non Govt; Carr, G. Michael.
- VIGILANTE, GINA - LVNV Funding, LLC; 201922589; Civil Action; Winograd, Ian Z.
- WALKER, BRITTANY - Bates, Jennifer; 201922798; Complaint for Custody/Visitation.
- WELLS FARGO BANK NA - Ahmed, Mahwash; 201922852; Civil Action; Isicrate, Paul V.
- WISSAHICKON SCHOOL DISTRICT: LOWER GWYNEDD TOWNSHIP: MONTGOMERY COUNTY - Cheleden, Miles; 201922680; Appeal from Board of Assessment; Fiorillo, John K.
- BONTEMPO, CHARLOTTE A. - Bridgeport Borough; Gledhill, Charlene A., 512 Union Ave Bridgeport, PA 19405; Miller, Georgia, 528 Bush St Bridgeport, PA 19405.
- COBOURN, ALAN I. - Conshohocken Borough; Cobourn, Donna M., 134 East 3Rd Avenue Conshohocken, PA 19428.
- CONSTABLE, JOSEPH A. - Franconia Township; Constable, Marie B., 815 Maplewood Avenue Harleysville, PA 19438.
- COTTETA, FRANK - East Norriton Township; Cotteta, Marie, 3006 Greens Way Circle Colledgeville, PA 19426.
- DEPALMA, DENISE - Upper Moreland Township; Jones, Ronald, 2 Dallas Road Willow Grove, PA 19090.
- DIMARCO, CRAIG, JR. - Jenkintown Borough; Dimarco, Mary, 100 West Avenue Jenkintown, PA 19046.
- EWERS, ELMA L. - Pottstown Borough; Yusko, Mary, 2169 East Cedarville Road Pottstown, PA 19465.
- FANARO, MICHAEL D. - Lower Providence Township; Fanaro, Michael E., 2716 Woodland Way Gilbertsville, PA 19525.
- FEICK, LEORA - Upper Frederick Township; Bannan, Julie A., 340 Bristol Circle Exton, PA 19341.
- FORELL, ELIZABETH E. - Lower Providence Township; Smith, Vikki G., 221 Lantwyn Lane Narberth, PA 19072.
- GABLE, JANE - Springfield Township; Gable, Curtis, 318 Inman Terrace Willow Grove, PA 19090.
- GOOD, CLAUDE E. - Franconia Township; Good, Cecilia J., 134 Greenview Drive Lancaster, PA 17601; Good, Robert D., 510 Johanna Drive Sellersville, PA 18960.
- GOWDER, JOAN M. - Horsham Township; Gowder, John S., 724 Norristown Road Horsham, PA 19044.
- HALLMAN, G. V. III - Whitemarsh Township; Leeds, Susan H., 35 East 20Th Street New York, NY 10003.
- HICKEY, NANCY - Lower Frederick Township; Hickey, William, 6 Arrowhead Trail Kinnelon, NJ 07405.
- HYZIAK, MARIAN - Douglass Township; Hyziak, Dennis, 5 Windover Drive Gilbertsville, PA 19525.
- JULG, LOUIS J. JR. - Lower Providence Township; Julg, Louis J. Iii, 735 Chestnut Street Columbia, PA 17512; Julg, Stephen J., 5481 Rinker Circle Doylestown, PA 18902.
- KILLEEN, MARY T. - Upper Dublin Township; Killeen, Margaret T., 1202 Spring Ave Fort Washington, PA 19034.
- KIRK, ANNE M. - Montgomery Township; Enoch, Janice A., 2534 Acorn Lane Lansdale, PA 19446.
- KLINKE, LORETTA A. - Plymouth Township; Hauk, Lisa, 414 West Tenth Avenue Conshohocken, PA 19428.
- KRALIK, BARBARA M. - Towamencin Township; Kralik, Carl E., 1125 Boyd Avenue Lansdale, PA 19446.
- LENTZ, ELIZABETH A. - Lower Pottsgrove Township; Knepp, Gwen, 438 E Moyer Road Pottstown, PA 19464.
- LINEMAN, ALICE A. - Lower Moreland Township; Batt, James A., 67 Grove Avenue Flourtown, PA 19031.

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### WILLS PROBATED

#### Granted Week Ending September 24, 2019

##### Decedent's Name Appears First, Then Residence at Death, and Name and Address of Executors

- ALDERFER, DENNIS R. - New Hanover Township; Alderfer, F. K., 841 Arrowhead Lane Harleysville, PA 19438.
- ALSBERG, WILLIAM - Cheltenham Township; Siegel, Carol A., 7905 Ronale Drive Elkins Park, PA 19027.



MAHONEY, BARBARA R. - Abington Township;  
Mahoney, Gerald W., 508 Firethorn Road  
King Of Prussia, PA 19406.

MAUCERI, MARY T. - Whippain Township;  
Marino, Lawrence A., 494 Shakespeare Drive  
Collegetown, PA 19426.

MCCLELLAND, JANET V. - Lower Salford Township;  
McClelland, James W., 307 Fox Lane Perkasio, PA 18944.

MCCREA, LORRAINE M. - Whitemarsh Township;  
Kiessling, Eugene E., 507 Lorraine Avenue  
Oreland, PA 19075.

MILLAN, JUNE - Salford Township; Quinn, Dawn,  
225 Roman Drive Schwenksville, PA 19473;  
Shannon, Dean, 271 Old Bethlehem Road  
Quakertown, PA 18951.

MORTON, MARION - Abington Township;  
Talley, Myra E., 902 Bell Lane Maple Glen, PA 19002.

NELSON, BEVERLY A. - Worcester Township;  
Nelson, Laurie A., 157 Meadow View Lane  
Lansdale, PA 19446.

NIEMCZYK, ANDREW P. - Franconia Township;  
Niemczyk, Jane A., 467 Godshall Road  
Souderton, PA 18964.

PERGINE, SALVATORE J. - Upper Providence Township;  
Norwicke, Christina, 307 Butternut Lane  
Collegetown, PA 19426.

PETERSEN, TSIGE - Upper Dublin Township;  
Fota, Naomi P., 8460 Limekiln Pike  
Wyncote, PA 19095.

ROBERTS, MARGARET - Lower Moreland Township;  
Watkins, Lynn, 3441 Buck Road  
Huntingdon Valley, PA 19006.

RUDART, RONALD R., SR. - Limerick Township;  
Morgan, Barbara A., 37 School Road  
Schwenksville, PA 19473.

SCHWOYER, MARIAN G. - Upper Frederick Township;  
Reed, Linda S., 1111 Graber Road Red Hill, PA 18076.

SHIELDS, JAMES P. - Skippack Township;  
Shields, Brian C., 9963 Boca Gardens Trail  
Boca Raton, FL 33496.

SIVCO, ANNA E. - Pottstown Borough; Heim, Cynthia,  
210 Lilac Lane Douglassville, PA 19518.

SMITH, THADDEUS W., JR. - Lower Gwynedd  
Township; Ellison, Lauren R., 1109 Wissahickon Avenue  
Blue Bell, PA 19422.

STUART, JOAN B. - Lower Merion Township;  
Stuart, Pamela, 910 Ethan Allen Road  
Berwyn, PA 19312.

TANNENBAUM, MARGARET S. - Lower Providence  
Township; Dipuppo, Michael T., Jr.,  
228 Station Square Blvd Lansdale, PA 19446.

WAMPLER, FRANCIS M., JR. - Pottstown Borough;  
Wampler, Paul K., 2185 Sams Creek Road  
Westminster, MD 21157.

YOUNG, KATHERINE C. - Horsham Township;  
Lewis, Christine M., 441 Privet Road  
Horsham, PA 19044.

ZINN, ROBERT E. - Whippain Township; Zinn, Karl W.,  
1521 Dauphin Avenue Wyomissing, PA 19610.

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## RETURN DAY LIST

October 7, 2019  
COURT ADMINISTRATOR

**All motions “respecting discovery” in civil cases are subject to the provisions of Local Rule 4019\* - Discovery Master. If such a motion is answered in opposition on or before the rule return date, the matter is automatically listed for argument before the Discovery Master at 9:00 a.m. on the Friday of the week in which the rule was made returnable. Check the MCCCH electronic directory for assigned courtroom.**

- 2619 Brown Street, LLC v. Bourke - Plaintiff's Motion to Approve Case Dismissal (Seq. 26) - **M. Zaid.**
- ABC Bail Bonds, Inc. v. Nakichbandi - Plaintiff's Motion to Compel (Seq. 20 D) - **S. Spiro.**
- Adelizzi v. Gambone - Defendants' Motion to Compel Plaintiff's Discovery (Seq. 14-D) - **C. Culleton - L. Glynn.**
- Aichroth v. Williams - Plaintiff's Motion to Compel Discovery (Seq. 24) - **R. Eyre - D. Brooks.**
- American Heritage Federal Credit Union v. Kochmer - Plaintiff's Motion to Reassess Damages (Seq. 8) - **J. Watson.**
- Apexco PPSI, LLC v. Feys - Plaintiff's Motion to Disqualify Defendant's Counsel (Seq. 5-9) - **G. Berkowitz - E. O'Shea.**
- Attilio v. Kerchner - Plaintiff's Motion to Compel Deposition (Seq. 4 D) - **A. Sager - T. Rees.**
- Bank of New York Mellon v. Davis, Jr. - Plaintiff's Petition to Confirm Sheriff's Sale and Strike Defendant's Motions (Seq. 58) - **D. Michelson.**
- Benson v. National General Insurance - Defendants' Motion to Compel Plaintiff's Execution of Authorizations (Seq. 36d) - **T. Daly - J. Branderbit.**
- Biddle v. First Residential Management, Inc. - Plaintiff's Motion to Join Additional Defendants (Seq. 41) - **W. Averona - J. Derose.**
- Branch Banking and Trust Company v. Dunham - Plaintiff's Motion to Reassess (Seq. 8) - **K. Bates.**
- C R England, Inc. v. Tirado - Plaintiff's Petition to Reinstate (Seq. 8) - **P. Schofield.**
- Citadel Servicing Corporation v. Robbins - Defendants' Petition to Vacate Judgment (Seq. 10) - **B. Osborne - G. Tadross - M. Freedman.**
- Clark v. Trivedi - Plaintiff's Petition to Withdraw as Counsel (Seq. 12) - **B. Swartz - K. Barbetta.**
- Colby v. Colby - Petition of Counsel for Plaintiff for Leave to Withdraw (Seq. 38 F) - **I. Smades - J. Carney.**
- Cooper v. West Side Electrical Service, Inc. - Defendant's Motion to Compel (Seq. 37 D) - **A. Grutzmacher - J. Premus.**
- Daisey v. McFarlan - Defendant's Motion to Compel Depositions (Seq. 23 D) - **L. Thomas - J. Tenthoff.**
- Delaney v. NJ Roofing Masters, LLC - Defendant Friedman Realty Group's Motion to Compel (Seq. 21-D) - **D. DeStefano - J. Lynn.**
- Desper v. Walmart Store #3564 - Motion for Leave to Withdraw as Counsel for Plaintiff (Seq. 7-9) - **M. Quinlan - J. O'Rourke.**
- Ditech Financial, LLC v. Zimmaro - Plaintiff's Motion to Reassess (Seq. 8) - **P. Wapner.**

21. *Elswedey v. Fox & Fox Attorneys at Law, P.C. - Defendant's Motion to Compel* (Seq. 62 D) - **D. Ronsayro - S. Kleinman.**
22. *Finer v. Federal Insurance Company - Plaintiff's Motion for Protective Order* (Seq. 280 D) - **A. Kashkashian - E. Koch.**
23. *Florence Fisk Executrix of The Estate of Russell Fisk, Deceased v. Dean M. Trafelet Managing Trustee of The Owens Corning/Fibreboard Asbestos Personal Injury Trust - Motion for Determination of Documents to be Preserved for Litigation* (Seq. 85) - **R. Murphy - C. Jasons - J. Elliott.**
24. *Gallen v. Gimber - Defendants' Motion to Compel Plaintiff's Discovery Responses* (Seq. 19 D) - **R. Sellers.**
25. *Handy v. Valente - Plaintiff's Motion to Compel Discovery Responses* (Seq. 6 D) - **S. Fishman - T. Palmer.**
26. *Heath v. Matyok - Petition to Withdraw Entry of Appearance for Defendant* (Seq. 57) - **K. Toth - R. Repko.**
27. *Hustler v. Hustler - Petition of Lynn Fleisher for Leave to Withdraw as Counsel for Plaintiff* (Seq. 105 F) - **L. Fleisher - M. McGinty.**
28. *Jernigan Capital Operating Company v. Storage Partners of KOP, LLC - Defendant's Motion to Consolidate* (Seq. 8) - **J. Goodchild - P. Berger.**
29. *JMMMP Company v. Magarity - Plaintiff's Motion to Compel* (Seq. 14 D) - **M. Gough.**
30. *John J. Gregory Company, Inc. v. SCA Services of Pennsylvania, Inc. - Petition to Intervene of Mitchell Engineers, Inc.* (Seq. 12) - **J. Venzie.**
31. *Kim v. Mordecai - Defendant's Motion to Compel Plaintiff's Discovery* (Seq. 10-D) - **M. Weinberg - K. Barbetta.**
32. *Lee v. Borda - Plaintiff's Motion to Compel* (Seq. 20 D) - **J. Zafran - E. Esposito.**
33. *Mallozzi v. Hsu - Plaintiff's Motion for Extension of Time to File Certificate of Merit* (Seq. 51) - **N. Murawsky - M. Mazur - H. Tereshko.**
34. *Mandrachia v. Courts at Spring Mill, L.P. d/b/a The Courts at Spring Mill Station - Defendant's Motion to Replace John and Jane Doe Defendants Pursuant to Rule 2005* (Seq. 8) - **C. Sperring - M. Takacs.**
35. *MC 260 NYD, L.P. v. Niebling - Defendant's Motion to Compel Deposition of Plaintiff* (Seq. 26-D) - **P. Kearney - R. Horn - D. Alex.**
36. *Miller v. Miller - Motion to Withdraw as Legal Counsel for Plaintiff* (Seq. 35 F) - **C. Young - L. Gold-Bikin.**
37. *Mitchell v. JC Trappe, Inc. - Defendants' Motion to Compel Plaintiff's Discovery Responses* (Seq. 8 D) - **E. Kates.**
38. *MJ Contractor, LLC v. Meadows Condominium Association - Defendant's Motion to Compel Responses to Discovery* (Seq. 14-D) - **K. Harbison - S. Richter.**
39. *Modular Rising, LLC v. Galanti - Defendant's Emergency Motion to Strike Claimant's Mechanic's Lien Claim* (Seq. 3) - **J. Ulrich.**
40. *Montgomery County Tax Claim Bureau v. Kocher - Plaintiff's Motion to Quash* (Seq. 104 D) - **A. Glassman - D. Bifulco.**
41. *Muir v. Pennsylvania Department of Corrections - Motion to Request Defendants to Send Documents/ Filings Directly to Plaintiff* (Seq. 22) - **C. DeFelic.**
42. *Narberth Place Condominium Association V. 200 Price, LLC - Plaintiffs Motion to Consolidate* (Seq. 23) - **S. Reidenbach - M. Stranen.**
43. *Narberth Place Condominium Association v. Manlin - Plaintiff's Motion to Consolidate* (Seq. 16) - **S. Reidenbach - P. Rosenweig.**
44. *Narula v. Trice - Petition to Withdraw as Counsel for Plaintiff* (Seq. 5) - **E. George.**
45. *Nationstar Mortgage LLC v. Perkins - Plaintiff's Motion to Strike and Vacate Praecipe* (Seq. 41) - **M. Wooters.**
46. *PHH Mortgage Corporation v. Humphreys - Plaintiff's Motion to Reassess* (Seq. 60) - **E. Bennett.**
47. *Pierce v. Jenkins - Defendant's Counsel's Motion to Withdraw as Counsel* (Seq. 10-6 F) - **M. Kaufman - M. Lambert.**
48. *Raines v. Becker - Defendant's Motion to Compel Plaintiff's Discovery Responses* (Seq. 18 D) - **D. Sherman - J. Fishbein.**
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64. *Spring House Tavern, Inc. v. Springhouse Properties Condominium - Defendant R. Held's Motion to Compel Discovery* (Seq. 31 D) - **J. Bresnan - R. Rosin.**
65. *State Farm Fire and Casualty Company v. Lennox International Incorporation - Defendant's Motion to Compel Plaintiff's Answers to Interrogatories* (Seq. 42 D) - **T. McElhaney - J. Green - J. O'Rourke.**
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83. Zayas v. DB Cargo, Inc. - Defendant's Motion to Compel Answers to Discovery (Seq. 12 D) - **M. Strauss - E. Tuite.**