

## 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 August 28, 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 September 25, 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.**

### Second Publication

14-19585

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration of Plan referred to below as Morgandale, located in **Towamencin Township**, Montgomery County, Pennsylvania, which unit 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 of Condominium dated April 18, 1973 and recorded on May 11, 1973 in Deed Book 3848 page 424; a Code of Regulations dated April 18, 1973 and recorded on May 11, 1973 in Deed Book 3848 page 438; and a first Amendment to Code of Regulations dated September 16, 1987 and recorded February 25, 1988 in Deed Book 4866 page 294; a First Amendment to Declaration of Condominium dated February 6, 1974 and recorded March 1, 1974 in Deed Book 3925 page 77; a Second Amendment to Declaration of Condominium dated October 24, 1975 and recorded November 6, 1975 in Deed Book 4066 page 500; a Third Amendment to Declaration of Condominium dated June 25, 1976 and recorded July 2, 1976 in Deed Book 4119 page 435; a Fourth Amendment to Declaration of Condominium dated September 30, 1976 and recorded October 4, 1976 in Deed Book 4146 page 148; a Fifth Amendment to Declaration of Condominium dated November 26, 1976 and recorded December 3, 1976 in Deed Book 4162 page 241; a Sixth Amendment to Declaration of Condominium dated May 12, 1977 and recorded May 20, 1977 in Deed Book 4201 page 140; a Seventh Amendment to Declaration of Condominium dated August 9, 1977 and recorded August 18, 1977 in Deed Book 4230 page 97; an Eighth Amendment to Declaration of Condominium dated August 30, 1977 and recorded September 6, 1977 in Deed Book 4235 page 542; a Ninth Amendment to Declaration of Condominium dated November 22, 1977 and recorded December 5, 1977 in Deed Book 4262 page 411; a Tenth Amendment to Declaration of Condominium dated December 6, 1977 and recorded December 30, 1977 in Deed Book 4270 page 291; an Eleventh Amendment to Declaration of Condominium dated December 1, 1978 and recorded December 7, 1978 in Deed Book 4368 page 426; a Twelfth Amendment to Declaration of Condominium dated January 17, 1979 and recorded January 24, 1979 in Deed Book 4382 page 66; a Thirteenth Amendment to Declaration of Condominium dated September 11, 1979 and recorded September 17, 1979 in Deed Book 4453 page 417; a Fourteenth Amendment to Declaration of Condominium dated November 27, 1979 and recorded December 20, 1979 in Deed Book 4484 page 63; a Fifteenth Amendment to Declaration of Condominium dated March 19, 1980 and recorded March 20, 1980 in Deed Book 4511 page 265; a Sixteenth Amendment to Declaration of Condominium dated August 20, 1980 and recorded August 28, 1980 in Deed Book 4555 page 377; a Seventeenth Amendment to Declaration of Condominium dated June 1, 1981 and recorded June 12, 1981 in Deed Book 4632 page 200; and an Eighteenth Amendment to Declaration of Condominium dated May 9, 1984 and recorded May 19, 1984 in Deed Book 4735 page 2402 and a Declaration Plan dated December 5, 1982 and last revised and recorded May 11, 1973 in Condominium Plan Book I page 77 being and designated on the Declaration Plan as Building Number 18 Unit Number 1405.

Parcel Number: 53-00-03100-00-6.

Location of property: 1405 Franklin Court, Lansdale, PA 19446.

The improvements thereon are: Residential-Condominium: Single detached.

Seized and taken in execution as the property of **Kevin Wood and Kelly Wood** at the suit of Carl Illenberger and Steven Hochwind. Debt: \$66,379.22 plus accumulated post judgment interest at \$10.91 per day from August 24, 2017.

**Michael Brooks**, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

14-23795

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Lower Gwynedd Township**, Montgomery County, Pennsylvania, being party of Lot No. 6 on the original plan of Penn-Ambler as laid out by Herbert H. Metz, Civil Engineer, for Harold G. Knight, said plan being recorded in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 913, Page 600, bounded and described, as follows, to wit:

BEGINNING at a point marking the intersection of the Northwesterly side of Foulke Avenue (forty feet wide) extended with the Northeasterly side of Pennlyn-Ambler Road (thirty-six and five-tenths feet wide) extended; thence extending along the Northeasterly side of Pennlyn-Ambler Road, North forty-five degrees, forty-one minutes West, sixty-one and five-tenths feet to a point, a corner of Lot No. 7 on said plan; thence by said Lot No. 7 North forty-four degrees, nineteen minutes East, one hundred twenty-one and five-tenths feet to a point, a corner; thence South forty-five degrees, forty-one minutes East, sixty-one and five-tenths feet to a point on the Northwesterly side of Foulke Avenue aforesaid and along the same, South forty-four degrees, nineteen minutes West, one hundred twenty-one and five-tenths feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Sang Bom Jong and In Bok Jong, by Deed from Cynthia A. Cooney and Douglas B. Cooney, dated 08/21/2007, recorded 09/27/2007 in Book 5666, Page 1505.

Parcel Number: 39-00-01309-00-2.

Location of property: 401 Foulke Road a/k/a 401 Foulke Avenue, Ambler, PA 19002-3403.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sang Bom Jong and In Bok Jong** at the suit of Fannie Mae ("Federal National Mortgage Association"). Debt: \$273,393.10.

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

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

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

14-23915

ALL THAT CERTAIN lot or piece of ground, situate in **Montgomery Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan Phase I, "Gwynmont Farms," by John J. Tabas, Registered Professional Engineer, dated 4/24/1986, last revised 1/16/1987 and recorded in Montgomery County in Plan Book A-48, Page 155, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Gwynmont Drive (50.00 feet wide) said point being measured the two following courses and distances along the Southwesterly side of Gwynmont Drive from a point of curve on the Southeasterly side of Trotter Lane (50.00 feet wide): (1) leaving Trotter Lane on the arc of a circle curving to the right having a radius of 10.00 feet the arc distance of a circle curving to the right having a radius of 10.00 feet the arc distance of 15.71 feet to a point of tangent and (2) South 60 degrees, 02 minutes, 00 seconds East, 160.00 feet to the point of beginning said point also being a corner of Lot 44 as shown on the above mentioned Plan; thence extending from said point of beginning along the Southwesterly side of Gwynmont Drive, South 60 degrees, 02 minutes, 00 seconds East 100.00 feet to a point a corner of Lot 46 as shown on the above mentioned Plan; thence extending along the same South 29 degrees, 58 minutes West, 202.68 feet to a point; thence extending North 56 degrees, 57 minutes, 50 seconds West, 100.14 feet to a point; thence extending North 29 degrees, 58 minutes East, 197.32 feet to a point on the Southwesterly side of Gwynmont Drive the first mentioned point and place of beginning.

CONTAINING in area 20,000 square feet.

BEING Lot 45 as shown in above mentioned plan.

BEING the same premises which Anthony E. Ortolani and Jacquelyn I. Ortolani, his wife, by Deed dated October 20, 2009 and recorded February 8, 2010 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5758, Page 1724, granted and conveyed unto Jacquelyn I. Ortolani.

Parcel Number: 46-00-01035-18-8.

Location of property: 122 Gwynmont Drive, North Wales, PA 19454.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Anthony E. Ortolani, Jacquelyn I. Ortolani and The United States of America** at the suit of Wells Fargo Bank, N.A. Debt: \$295,090.83.

**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.

14-24970

ALL THAT CERTAIN lot or portion or piece of land, situate in **Upper Providence Township**, Montgomery County, Pennsylvania, being a triangular portion at the Southwest corner of a larger tract, as shown on a plan of survey, made by Richard W. Crop Associates, Surveyors and Engineers, of Norristown, PA, for Glasgow, Inc. dated 1/04/1982 and being bounded and described as follows, to wit:

BEGINNING at a point on or near the center line of Upper Indian Head Road (a/k/a Suplot Road, 33 feet wide) said point being a common corner of this and lands now or late of Troutman; thence from said point of beginning and along line of lands of said Troutman, North 5 degrees 19 minutes 04 seconds East 420 feet more or less to a point of intersection of this line and the legal right-of-way line of the proposed Legislative Route 1046; thence along said right-of-way, in a Southeasterly direction, 520 feet more or less to the point of intersection of said right-of-way line with the aforesaid center line of Upper Indian Head Road; thence along said center line South 89 degrees 52 minutes 04 seconds West 350 feet more or less to the first mentioned point and place of beginning.

BEING the same premises that: The Tax Claim Bureau by Deed dated 4/02/04 and recorded 4/05/04 in Montgomery County Deed Book 5502, Page 830, conveyed unto Fazio Properties, LLC, in fee.

AND Fazio Properties, LLC, by Deed dated 11/29/04 and recorded 11/29/2004 with the Montgomery County Recorder of Deeds, Deed Book 5534, Page 2010 conveyed unto, R. Bruce Fazio and Rachael A. Fazio, in fee.

AND from Upper Indian Head Road Development, LLC to Robert B. Fazio, in fee, by Deed dated 1/2/18 recorded 1/2/18 with the Montgomery County Recorder of Deeds, Deed Book 6075, Page 1391.

Parcel Number: 61-00-02653-01-3.

Location of property: 290 Upper Indian Head Road, Upper Providence Township (Collegeville), PA 19426.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Robert Bruce Fazio and Upper Indian Head Road Development, LLC, Real Owner** at the suit of Bank of New York Mellon, f/k/a The Bank of New York, As Trustee for the Certificate Holders of the CWALT, Inc., Alternative Loan Trust 2006-OC11, Mortgage Pass-Through Certificates Series 2006-OC11. Debt: \$1,168,891.59.

**Eckert, Seamans, Cherin & Mellott, LLC**, Attorneys.

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

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

15-24291

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, described in accordance with a plot plan prepared by C. Raymond Weir, Registered Professional Engineer, Ambler, Pennsylvania, dated August 12th, 1958, as follows, to wit:

BEGINNING at a point at the intersection of the Southeast side of Washington Lane (50 feet wide) with the Southwest side of Prospect Avenue (50 feet wide); thence along the Southwest side of Prospect Avenue, South 44°, 17' East, 166 feet to a point; thence extending South 45°, 43' West, 100 feet to a point, a corner; thence extending North 44°, 17' West, 166 feet to a point on the Southeast side of Washington Lane, aforesaid; thence extending along the Southeast side of Washington Lane North 45°, 43' East, 100 feet to the first mentioned point and place of beginning.

BEING Lots Nos. 1 and 2, Section 10, on a Plan of Lots of Elliger Park.

TITLE TO SAID PREMISES IS VESTED IN Marc A. Deragon and Kerrie H. Deragon, by Deed from Jane Wade Wiler and Kathleen Freedman, Dated 6/30/2005, Recorded 7/12/2005 in Book 5561, Page 1772.

Parcel Number: 54-00-16483-00-5.

Location of property: 315 Washington Lane, Fort Washington, PA 19034.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Marc A. Deragon and Kerrie H. Deragon** at the suit of The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for The Certificateholders of The CWABS, Inc., Asset-Backed Certificates Series 2005-7. Debt: \$490,799.10.

**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.

15-29485

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a survey and plan made for Oak Lane Manor, Section No. 5 made by Franklin and Lindsey, Registered Engineers, Philadelphia on August 3, 1949, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Johns Avenue (fifty feet wide) which point is measured South nine degrees, forty minutes East, two hundred thirty-four and seventy-five one-hundredths feet from a point, which point is measured on the arc of a circle curving to the right having a radius of one thousand seventy-five feet from the arc distance of three hundred eighty-six and thirty-four 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 Southeasterly side of Brookfield Road (fifty feet wide); thence extending along the said side of Johns Avenue South nine degrees, forty minutes East, sixty-four feet to a point; thence extending South eighty degrees, twenty minutes East, sixty-four feet to a point; thence extending South eighty degrees, twenty minutes West, one hundred nineteen and eleven one-hundredths feet to a point; thence extending North nine degrees, fifty-nine minutes, twenty-one seconds West, fifteen and fifty-six one-hundredths feet to a point; thence extending North eighty degrees, twenty minutes East, one hundred eighteen and sixty-four one-hundredths feet to a point on the Southwesterly side of Johns Avenue, the first mentioned point and place of beginning.

BEING Lot No. 154 Johns Avenue.

BEING the same premises which Lorraine Robin Schroeck, also known as Lorraine D. Noehn, by Deed dated June 20, 1980 and recorded June 30, 1980 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 4539, Page 110, granted and conveyed unto Emil T. Ricci and Barbara Ricci, his wife.

Parcel Number: 31-00-15787-00-4.

Location of property: 118 Johns Road, Cheltenham, PA 19012.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Emil T. Ricci and Barbara Ricci** at the suit of Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, Not Individually but as Trustee for Pretium Mortgage Acquisition Trust. Debt: \$193,603.34.

**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.

15-29544

ALL THAT CERTAIN parcel of land and the buildings thereon, located on the Northeasterly side of Paper Mill Road (Ultimate R/W 60 feet), situated in **Douglass Township**, Montgomery County, Pennsylvania. Described according to a Plan and survey as prepared by John T. Aston, Registered Surveyor, Boyertown, Pennsylvania, Plan No. 1089-1C dated December 11, 1986, as last revised, being Lot 1 herein. Bounded on the Northeast by the land of Nelson L. and Elizabeth R. Rhoads and by the Perkiomen Creek, on the Southeast by Lot 2 of the said Plan, on the Southwest by Paper Mill Road and by the land of Margery M. Porter, the land of William C. Yeager, the land of Barry and Linda Simmons, and by the land of Richard C. Marsh, and on the Northwest by the land of Earl J. and Maria J. Wall, being more fully described as follows:

BEGINNING at a point in the centerline of Paper Mill Road, a corner of this and Lot 2 of the said Plan, in the line of Margery M. Porter, being located along the centerline of Paper Mill Road, the next 3 courses and distances from a spike in the centerline of West Branch Road L.R. 46195 (Required R/W 33 feet-Ultimate R/W 60 feet): (1) North 37 degrees 16 minutes 50 seconds West 257.30 feet to a spike, a corner. (2) North 43 degrees 38 minutes 40 seconds West 88.79 feet to a spike, a corner. (3) North 47 degrees 30 minutes 40 seconds West 89.35 feet to the point of beginning. Thence from the point of beginning, along the centerline of Paper Mill Road, along the land of Margery M. Porter,

the land of William C. Yeager, the land of Barry and Linda Simmons, and the land of Richard C. Marsh, North 47 degrees 30 minutes 40 seconds West 381.07 feet to a point in the centerline of Paper Mill Road, a corner of this and the land of Earl J. and Maria J. Wall. Thence along the land of Earl J. and Maria J. Wall, leaving Paper Mill Road, North 42 degrees 29 minutes 20 seconds East 457.21 feet to an iron pin set in the Perkiomen Creek, in the line of the land of Nelson L. and Elizabeth R. Rhoads, a corner of this and the land of Earl J. and Maria J. Wall. The line passing over an iron pin set 30.00 from the first mentioned point. The line crossing the Mobil Oil Company R/W. Thence along the land of Nelson L. and Elizabeth R. Rhoads, in Perkiomen Creek, South 42 degrees 21 minutes 30 seconds East 382.62 feet to a point in the Perkiomen Creek, a corner of this and Lot 2 of the said Plan. The line re-crossing the Mobil Oil Company R/W. Thence along Lot 2, leaving the Perkiomen Creek, South 42 degrees 29 minutes 20 seconds West 422.85 feet to the point of beginning. The line passing over an iron pin set 50.00 feet from the first mentioned point and 30.00 feet from the point of beginning.

BEING the same premises which Charles K. Orner and Paulene M. Orner, husband and wife, by Deed dated 10/28/2013 and recorded 10/24/2013 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5893 at Page 02048, granted and conveyed unto Anson S. Flannery and Natalie E. Keys.

Parcel Number: 32-00-05100-00-7.

Location of property: 179 Papermill Road a/k/a 179 Paper Mill Road, Barto, PA 19504.

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

Seized and taken in execution as the property of **Anson S. Flannery and Natalie E. Keys** at the suit of Homebridge Financial Services, Inc. c/o CENLAR FSB. Debt: \$312,600.99.

**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.

16-01731

ALL THAT CERTAIN message and town lot or piece of land, situate at Rahns Station, in **Perkiomen Township**, Montgomery County, Pennsylvania, being Lot No. 74 in a Plan of 89 Town Lots, laid out in said Township, and filed in the Office for the Recording of Deeds, in Norristown, known as 'Rahns Heights Building Lots', bounded and described as follows, to wit:

BEGINNING on the East side of Oak Street, at the distance of 240 feet Southward from the South side of Ellis Street, containing in front or breadth on said Oak Street, 60 feet and extending in length or depth of that width Eastward between parallel lines at right angles with said Oak Street, 200 feet to Cherry Alley. Being bounded on the South by land now or late of Abraham Haldeman, or Lot No. 75; on the West by said Oak Street; on the North by land now or late of Mary Gottshalk, or Lot No. 73 and on the East by said Cherry Alley; all of the above named streets and alleys being dedicated to and for public use as streets and alleys by the owners of the land forever.

TITLE TO SAID PREMISES IS VESTED IN Andrew W. Homa and Sharon A. Homa, by Deed from Bruce G. Rowland and Linda D. Rowland, Dated 6/13/1983, Recorded 6/13/1983 in Book 4709, Page 1274.

Parcel Number: 48-00-01672-00-8.

Location of property: 280 Oak Street, Collegeville, PA 19426.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Andrew W. Homa and Sharon A. Homa** at the suit of The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for The Certificateholders of The CWABS, Inc. Asset-Backed Certificates Series 2004-5. Debt: \$234,647.81.

**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.

16-03354

#### PARCEL 1

ALL THAT CERTAIN land or pieces of land situated in **Abington Township**, Montgomery County, Pennsylvania, on a certain plan of lots known and designated as the Plan of Willow Grove Land Company No. 1, which plan is recorded in Montgomery County, Pennsylvania, Recorder of Deeds Office at Norristown, in Deed Book 403, page 500, and particularly known and designated on said plan of Lots Number six hundred forty-eight (648) and six hundred forty-nine (649) Franklin Avenue.

BEGINNING at a point on the Northwestern side of Franklin Avenue a corner of Lot No 647 on said Plan; thence extending from Franklin Avenue and along Lot No 647 in a Northwesternly direction 125 feet to a point a corner of Lot No 592 on said Plan, thence in a Northeastly direction 50 feet to a corner of Lot No. 650 on said Plan; thence along the same in a Southeastly direction 50 feet to a point being the first mentioned point and place of beginning.

#### PARCEL 2

ALL THAT CERTAIN land or pieces of ground situate in **Abington Township**, Montgomery County, Pennsylvania, on a certain plan of Lots known and designated as the Plan of Willow Grove Land Company No 1, which plan is recorded in Montgomery County, Pennsylvania, Recorder of Deeds Office at Norristown, in Deed Book 403, page 500, and particularly known and designated on said Plan as Lots Number six fifty (650) and six fifty-one (651) Franklin Avenue.

BEGINNING at a point on the Northwestern side of Franklin Avenue, a corner of Lot No. 649, on said Plan, thence extending from Franklin Avenue and along Lot No. 649 on said Plan in a Northwesternly direction 125 feet in a corner of Lot No. 593 on said Plan; thence in a Northeastly direction 50 feet to a corner of Lot No 652 on said Plan, thence along the same in a Southeastly direction 125 feet to a point on the Northwesternly side of Franklin Avenue, thence the same in a Southwestly direction 50 feet to a point being the first mentioned point and place of beginning.



TITLE TO SAID PREMISES VESTED IN Bradley Dale Weldon by Deed from Dale Weldon and Arnedo G. Weldon dated August 18, 1997 and recorded on November 17, 1997 in the Montgomery County Recorder of Deeds in Book 5206, Page 2252.

Parcel Number: 30-00-22604-00-1; 30-00-22612-00-2; 30-00-22608-00-6.

Location of property: 1650 Franklin Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Bradley Dale Weldon** at the suit of HSBC Bank USA, National Association, as Trustee for Structured Adjustable Rate Mortgage Loan Trust, Mortgage Pass-Through Certificates, Series 2005-7. Debt: \$256,646.29.

**Milstead & Associates, LLC**, Attorneys.

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

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

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16-11895

ALL THAT CERTAIN lot or piece of ground, situate in **Whitemarsh Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Record Plan 'Whitemarsh Chase' made by Robert E Blue, Consulting Engineers, P.C dated 5/15/1998 last revised 4/24/2000 and recorded in Montgomery County in Plan Book A-60 page 388 as follows, to wit:

BEGINNING at a point on the Northwesterly side of Road 'B' (Monticello Lane) said point being a corner of Lot 19 as shown on the above mentioned plan, thence extending from said point of beginning along Lot 19 as shown on the above mentioned plan North 54 degrees 47 minutes 25 seconds West 158.21 feet to a point in line of Open Space #2 as shown on the above mentioned plan, thence extending along the same the two following courses and distances (1) North 35 degrees 12 minutes 35 seconds East 150.00 feet to a point, and (2) South 54 degrees 47 minutes 25 seconds East 124.51 feet to a point on the Northwesterly side of Road 'B', thence extending along the same the two following courses and distances (1) on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 50.14 feet to a point of tangent, and (2) South 19 degrees 07 minutes 15 seconds West 97.03 feet to the first mentioned point and place of beginning.

CONTAINING in area of 20,672 square feet or 0.475 Acres.

BEING Lot Number 20 as shown on the above mentioned Plan.

TITLE TO SAID PREMISES IS VESTED IN Patrick Oates and Evelyn Oates, by Deed from Sunny Brook Estates, LLC, a Pennsylvania Limited Liability Company,, Dated 06/08/2006, Recorded 06/20/2006, in Book 5605, Page 947.

Parcel Number: 65-00-01336-31-8.

Location of property: 501 Monticello Lane, Plymouth Meeting, PA 19462-1275.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Patrick Oates and Evelyn Oates a/k/a Evelyn S. Oates** at the suit of U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust Inc., Mortgage Pass-Through Certificates, Series 2006-AR6. Debt: \$893,157.55.

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

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

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

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16-13567

ALL THAT CERTAIN unit in the property known, named and identified as the Village at Sawmill Valley Condominium located in **Horsham Township**, Montgomery County, Pennsylvania which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 P.A.C.S. 3101 et seq. by the Recording in the Montgomery County Dept. of Records of a Declaration dated November 22, 1982 and recorded December 8, 1982 in Deed Book 4697 page 495, Amendment thereto dated September 6, 1983 recorded September 7, 1983 in Deed Book 4717 page 814 and Last Amended in Deed Book 4752 page 120 Declaration Plan dated November 8, 1982 recorded December 8, 1982 in Condominium Plan Book 9 pages 49 to 53 being an designated as Unit C-2 together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 2.083%.

THE Grantees, for and on behalf of the grantees and the grantee's heirs, personal representative, successors and assigns by the acceptance of this Deed covenants and agrees to pay such charges for the maintenance of, repairs to, replacement of and expenses in connection with the common elements and any limited common elements appurtenant thereto as may be assess from time to time by the Council in accordance with the Uniform Condominium Act and further covenants and agrees that the unit conveyed by this Deed shall be subject to a charge for all amounts so assesses except in so far as Section 3407C of said Uniform Condominium Act or the Declaration may relieve any subsequent Unit Owner of Liability for prior unpaid assessments. This covenant shall run with and bind the land or Unit hereby conveyed and all subsequent owners thereof.

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

TITLE TO SAID PREMISES VESTED IN David T. Lipscomb and Audrey P. Lipscomb a/k/a Audrey Lipscomb by Deed from Suzanne M. Steffen dated March 28, 2007 and recorded on April 24, 2007 in the Montgomery County Recorder of Deeds in Book 5644, Page 01288 as Instrument No. 2007050254.

Parcel Number: 36-00-11669-92-2.

Location of property: 44 Dogwood Lane a/k/a 44 Dogwood Lane, Condo C-2, Horsham, PA 19044.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Audrey P. Lipscomb and David T. Lipscomb** at the suit of LSF10 Master Participation Trust. Debt: \$304,158.39.

**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.

16-13942

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 subdivision of property of Colony Homes, Inc., prepared by Yerkes Associates, Inc., dated March 30, 1976, last revised July 14, 19761 recorded in the Office for the Recording of Deeds. in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-27, Page 30, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Walker Lane (50.00 feet wide), a corner of Lot Number 29, as shown on said plan, which point is measured the 6 following courses and distances from a point of curve on the Southeasterly side of Church Road (60.00 feet wide), viz: (1) leaving the said Southeasterly side of Church Road, on the arc of a curve, curving to the left, having a radius of 25.00 feet the arc distance of 39.67 feet to a point of tangent on the Northeasterly side of Walker Lane, aforesaid; (2) thence extending South 50 degrees, 24 minutes, 10 seconds East, along the said Northeasterly side of Walker Lane, the distance of 666.40 feet to a point of curve on the same; (3) thence extending partly along the said Northeasterly side and partly along the Easterly and said Southeasterly sides of Walker Lane, on the arc of a curve, curving to the right, in a Southeastwardly to Southwestwardly direction, having a radius of 235.00 feet the arc distance of 374.60 feet to a point of tangent on the said Southeasterly side of Walker Lane; (4) thence extending South 40 degrees, 55 minutes, 40 seconds West, along the said side of Walker Lane, the distance of 51.29 feet to a point of curve on the same; (5) thence extending along the said Southeasterly side of Walker Lane, on the arc of a curve curving to the right, having a radius of 275.00 feet the arc distance of 110.07 feet to a point of tangent on the same; and (6) thence extending South 63 degrees, 51 minutes, 40 seconds West, along the said side of Walker Lane, the distance of 159.12 feet to the point of beginning; thence extending from said point of beginning South 49 degrees, 04 minutes, 20 seconds East, along Lot Number 29, aforesaid, the distance of 283.44 feet to a point, a corner in line of lands now or late of Herr, as shown on said plan; thence extending South 40 degrees, 55 minutes, 40 seconds West, along said lands of Herr, and also along lands now or late of Madison, as shown on said plan. The distance of 90.00 feet to a point, a corner of Lot Number 31, as shown on said plan; thence extending North 49 degrees, 04 minutes, 20 seconds West, along Lot Number 31, the distance of 306.02 feet to a point on the said Southeasterly side of Walker Lane; thence extending along the said side of Walker Lane, the 2 following courses and distances, viz: (1) extending on the arc of a curve, curving to the right, having a radius of 275.00 feet the arc distance of 88.99 feet to a point of tangent; and (2) thence extending North 63 degrees, 51 minutes, 40 seconds East, the distance of 4.24 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Richard A. DeFalco, an unmarried man by Deed from Richard A. DeFalco, Surviving Spouse of Yvonne A. DeFalco. Deceased 08/22/2002 dated 08/15/2012 recorded 09/13/2012 in Deed Book 5848, Page 00725.

Parcel Number: 43-00-15585-37-4.

Location of property: 3007 Walker Lane, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Richard A. DeFalco** at the suit of Reverse Mortgage Solutions, Inc. Debt: \$283,582.73.

**RAS Citron Law Offices**, Attorneys.

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

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

16-19740

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Lower Merion Township**, Montgomery County, Pennsylvania and described according to a plan of Gladwyne Estates Inc. made by M.R. and J.B. Yerkes Civil Engineers, Bryn Mawr, PA on April 18, 1956, as follows:

BEGINNING at a point in the center line of Briar Hill Road (50 Feet wide) measured the three following courses and distances along came from its intersection with the center line of Winston Road (50 feet wide); (1) from said point of intersection on a line curving to the left having a radius of 150 feet the arc distance of 147.92 feet to a point of compound curve, (2) on a line curving to the left having a radius of 330 feet the arc distance of 349.99 feet to a point of tangent and (2) North, 75 degrees, 16 minutes west 20 feet to the point and place of beginning; thence extending from said beginning point south 64 degrees, 37 minutes west 325.52 feet to a point in line of land now or late of Albert W. Tagler, Sr., thence extending along same North 29 degrees, 8 minutes, 20 seconds West 250.42 feet to a stone in the center line of Briar Hill Road; thence extending along same the two following courses and distances; (1) on a line curving to the right having a radius of 396.04 feet the arc distance of 153.07 feet to a point of tangent; and (2) South 75 degrees, 16 minutes East 273.22 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 27 on said plan.

BEING the same premises which Parmelle W. Ulrich, Executrix of The Estate of William E. Wicher and Albertine P. Wicher, by Deed dated 06/23/99 and recorded 07/20/99 in the Office of the Recorder of Deeds of Montgomery County, in Deed Book 5279 at Page 2251, granted and conveyed unto Linda Westphal.

Parcel Number: 40-00-07088-00-9.

Location of property: 1624 Briar Hill Road, Gladwyne, PA 19035.

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

Seized and taken in execution as the property of **Linda Westphal** at the suit of Bank of New York, Mellon, f/k/a The Bank of New York, as Trustee for The Certificateholders of CWALT, Inc., Alternative Loan Trust 2007-7T2, Mortgage Pass-Through Certificates, Series 2007-7T2. Debt: \$991,995.17.

**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.

16-22680

ALL THAT CERTAIN lot or piece of ground situate in **Cheltenham Township**, Montgomery County, Pennsylvania and described in accordance with a Plan or Survey of Oak Lane Manor, Section No. 8, made by Franklin and Lindsey, Registered Engineers, Philadelphia, dated August 25, 1952 and recorded in the Office of the Recorder of Deeds at Norristown, Montgomery County, PA in Deed Book 2306, page 601, as follows, to wit:

BEGINNING at a point on the Northeast side of Hilldale Road (50 feet wide), which point is measured South 07 degrees 38 minutes 05 seconds East 96 246 feet from the Southernmost terminus on an arc having a radius of 20 feet an arc distance of 31 416 feet round corner connecting the Northeast side of Hilldale Road with the Southeast side of Front Street (60 feet wide), thence from the beginning point and leaving the northeast side of Hilldale Road North 82 degrees 21 minutes 55 second East 120 feet to a point in line of land of the Melrose Country Club, thence extending along land of aforesaid Melrose Country Club South 07 degrees 38 minutes 05 Seconds East 63 Feet to a point, thence extending South 82 degrees 21 minutes 55 seconds West 120 feet to a point on the Northwest side of Hilldale Road; thence extending along the said side of Hilldale Road North 07 degrees 38 minutes 05 seconds West 63 feet to the first mentioned point and place of beginning.

BEING Lot No. 667.

BEING the same premises which Ammukutty Kurup by Deed dated June 27, 2003, and recorded August 19, 2003, in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Book 5469, Page 1591, granted and conveyed unto Tiasha Walton, in fee.

Parcel Number: 31-00-14845-00-1.

Location of property: 55 Hilldale Road, Cheltenham, PA 19012 and Lot No. 667.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jacqueline Smith** at the suit of U.S. Bank, National Association as Trustee for Bear Sterns Asset Backed Securities I Trust 2005-AC4, Asset-Backed Certificates, Series 2005-AC4. Debt: \$275,458.78 (plus costs).

**Eckert Seamans Cherin & Mellott, LLC**, Attorneys.

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

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

16-22703

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

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

BEING Lot No. 7.

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

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

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

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

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

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Jarrett T. Wells and Jacqueline T. Wells, husband and wife**, at the suit of LSF9 Master Participation Trust. Debt: \$654,458.97.

**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.

17-00227

ALL THAT CERTAIN lot or piece of ground, situate in **Limerick Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision plan for George W. Jr., and Barbara W. Clarke made by Conner and Smith Engineering, Inc., Royersford, Pennsylvania dated October 5, 1995 and last revised November 15, 1995 and recorded in Plan Book A-56 page 87, as follows, to wit:

BEGINNING at a point on the Northeastly side of the proposed Right-of-Way line of Township Line Road a corner of Lot 2 on said plan; thence extending along said Township Line Road South 41 degrees 43 minutes 17 seconds West crossing a certain AT & T Easement 557.28 feet to a point a corner of lands now or late of William G. Jr. and Dorothy C. Singer; thence extending along said lands North 15 degrees 45 minutes 00 seconds East 613.39 feet to a point a corner of Lot 2, aforesaid; thence extending along said Lot 2 South 49 degrees 31 minutes 22 seconds East 268.68 feet to the first mentioned point and place of beginning.

BEING Lot 1 on said plan.

BEING the same premises which George W. Clark, Jr. and Barbara W. Clarke, Husband and Wife by Deed dated 7/28/1998 and recorded 8/26/1998 in Montgomery County in Deed Book 5238 Page 183 conveyed unto Robert K. Hawkins and Patricia L. Hawkins, also known as P. Lavine Hawkins, Husband and Wife, in fee.

Parcel Number: 37-00-05236-05-5.

Location of property: 201 Township Line Road, Schwenksville, PA 19473.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Robert K. Hawkins and Patricia Lavine-Hawkins a/k/a Patricia A. Lavine-Hawkins a/k/a Patricia L. Hawkins a/k/a P. Lavine Hawkins** at the suit of JPMorgan Chase Bank, National Association. Debt: \$253,629.87.

**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 \$3,000. 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.

17-01380

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, Montgomery County, Pennsylvania, described according to a Certain Subdivision Plan for David Slott by A. W. Martin Associates, Inc., Consulting Engineers, dated 2/1/61, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County, at Norristown, PA in Plan Book A-6, Page 6, as follows, to wit:

BEGINNING at a point on the Southerly side of Valley Forge Road (46.50 feet wide) on the Easterly side of a certain 30.00 feet wide Utility Easement said point being the 3 following courses and distances from a point formed by the intersection of the center line of Valley Forge Road (33 feet wide) with the extended line in the bed of Allendale Road: (1) leaving Allendale Road North 82 degrees, 45 minutes East along the center line of Valley Forge Road 256.82 feet to a point; (2) North 82 degrees, 45 minutes East along the title line thru the bed of Valley Forge Road 150.00 feet to a point; and (3) South 03 degrees, 12 minutes, 10 seconds East thru the bed of Valley Forge Road 30.07 feet to the point of beginning; thence extending from said point of beginning North 82 degrees, 45 minutes East along the Southerly side of Valley Forge Road 80.00 feet to a point; thence extending South 03 degrees, 12 minutes, 10 seconds East, 170.43 feet to a point; thence extending South 82 degrees, 45 minutes West, 80.00 feet to a point on the Easterly side of the aforesaid 30.00 feet wide Utility Easement; thence extending North 03 degrees, 12 minutes, 10 seconds West along the Easterly side of the aforesaid Utility Easement 170.43 feet to the first mentioned point and place of beginning.

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

BEING the same premises which Nicholas Alexaki and Patricia M. Alexaki, his wife, by Deed dated 2/13/1987 and recorded 2/18/1997, in the Recorder of Deeds Office of Montgomery County in Deed Book 4829, Page 1803, granted and conveyed unto Scott and Deborah Alexaki in fee.

Parcel Number: 58-00-19837-00-4.

Location of property: 717 West Valley Forge Road, King of Prussia, PA 19406.



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

Seized and taken in execution as the property of **Deborah Alexaki and Scott Alexaki** at the suit of JPMorgan Chase Bank, National Association. Debt: \$396,350.06.

**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.

17-03115

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey and Map of Property of Harvey P. Jones, made by Milton R. Yerkes, Civil Engineer, Bryn Mawr, Pennsylvania, dated May 4th, 1939 and revised August 11th, 1939, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Revere Road (forty feet wide) at the distance of three hundred eighty-six and five tenths feet measured the two following courses and distances along the Southwesterly side of said Revere Road from its intersection with the middle line of Hamilton Road (forty-five feet wide); (1) South eleven degrees twenty-four minutes East, one hundred fifty-five feet to a point; (2) on the arc of a circle curving to the left with a radius of nine hundred forty feet, the arc distance of two hundred thirty-one and five tenths feet to a point, thence from the beginning point and extending along the Southwesterly side of Revere Road, on the arc of a circle curving to the left with a radius of nine hundred forty feet, the arc distance of sixty-six feet to a point; thence leaving the Southwesterly side of said Revere Road and extending North sixty degrees twenty-eight minutes no seconds East, one hundred fifty-six and twenty-five one-hundredths feet to a point; thence on the arc of a circle curving to the right with a radius of seven hundred eighty-three and seventy-five one-hundredths feet, the arc distance of fifty-five and three one-hundredths feet to a point; thence extending South sixty-four degrees twenty-nine minutes twenty-two seconds West, one hundred fifty-six and twenty-five one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jason K. Dubin, by Deed from John F. Berman, dated 09/30/2005, Recorded 10/17/2005, in Book 5575, Page 1171.

MORTGAGOR Jason K. Dubin a/k/a Jason Komar Dubin died on 11/17/2012, and Kathileen A. Komarnicki a/k/a Kathileen Komarnicki and Stanley Dubin was appointed Administrator/trix of his estate. Letters of Administration were granted to them on 12/03/2012 by the Register of Wills of Montgomery County, No. 46-2012-X4163. Decedent's surviving heirs at law and next-of-kin are Kathileen A. Komarnicki and Stanley Dubin.

Parcel Number: 40-00-49432-00-1.

Location of property: 535 Revere Road, Merion Station, PA 19066-1032.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kathileen A. Komarnicki a/k/a Kathileen Komarnicki, in Her Capacity as Co-Administrator and Heir of The Estate of Jason K. Dubin a/k/a Jason Komar Dubin, Stanley Dubin, in His Capacity as Co-Administrator and Heir of The Estate of Jason K. Dubin a/k/a Jason Komar Dubin, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Jason K. Dubin a/k/a Jason Komar Dubin, Deceased** at the suit of MTGLQ Investors, L.P. Debt: \$751,197.75.

**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.

17-08446

ALL THAT CERTAIN lot or piece of ground situate in **Lower Providence Township**, Montgomery County, Pennsylvania bounded and described according to a plan of Providence Greene, made by Yerkes Associates Inc., dated 10/9/1989 and last revised 2/14/1995, said plan being recorded in Plan Book A-55 Page 403, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Rose Court and point of beginning being a corner of Lot 8 as shown on the above mentioned plan, thence extending from said point of beginning along Lot 8 South 56 degrees 14 minutes East 105 52 feet to a point; thence extending South 33 degrees 46 minutes West 36 feet to a point, thence extending North 56 degrees 14 minutes West 105 52 feet to a point on the Southeasterly side of Rose Court; thence extending along the same North 33 degrees 46 minutes East 36 feet to the first mentioned point and place of beginning.

BEING Lot 7 on the above-mentioned plan.

BEING the same property conveyed to Bock S. Yu and Eul B. Yoon who acquired title by virtue of a deed from Sanjan Jose Alapat and Elizabeth Judy Francis, dated May 17, 2006, recorded May 19, 2006, at Book 05601, Page 1519, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 43-00-12556-10-9.

Location of property: 5001 Rose Court, Lower Providence, PA 19426.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Book Yu a/k/a Bock S. Yu and Eul Yoon a/k/a Eul B. Yoon** at the suit of Wilmington Savings Fund Society, FSB, as Trustee of Upland Mortgage Loan Trust B. Debt: \$277,496.87.

**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.

17-14834

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

BEGINNING at a point in the center line of Penrose Avenue at the distance of 53.72 feet Northeast from the center line of Willow Avenue; thence extending northeast along the center line of Penrose Avenue, 27.28 feet; thence extending northeast, parallel with Willow Avenue, 106.75 feet; thence extending southwest at right angles to Willow Avenue, 27.28 feet; and thence extending northwest, 106.75 feet to the first mentioned point and place of beginning.

BEING the same premises in which Nolan Andersen Homes, Inc., by Deed dated 07/31/2007 and recorded 08/14/2007 in deed Book 5660 and Page 2191 and at Instrument No. 2004186713 in the Montgomery County Recorder of Deeds, granted and conveyed unto Everett K. Terry, Jr.

Parcel Number: 31-00-22387-00-1.

Location of property: 7403 Penrose Avenue, Elkins Park, PA 19027.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Everett K. Terry, Jr.** at the suit of EverBank. Debt: \$232,256.47.

**Shapiro and 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.

17-17029

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Montgomery Township**, Montgomery County, Pennsylvania, and described according to a Subdivision Plan Phase I "Winner's Circle" dated 10/14/1991 and last revised 8/20/1992 said plan recorded in Montgomery County, in Plan Book A-53 page 460, as follows, to-wit:

BEGINNING at a point of curve on the Northeasterly side of Aqueduct Drive (24 feet wide), which point of beginning is common to this Lot and Lot No. 91 as shown on said plan; thence extending from said point of beginning, along the said Northeasterly, Northerly and Northwesterly side of Aqueduct Drive, the two (2) following courses and distances, viz: (1) North 59 degrees 02 minutes 38 seconds West, 7.61 feet to a point of curve thereon; and (2) Northwestwardly on the arc of a circle curving to the left having a radius of 20 feet, the arc distance 0f 19.21 feet to a point, a corner of Lot No. 93 as shown on said plan; thence extending along the same, North 30 degrees 57 minutes 22 seconds East, crossing the bed of a certain 20 feet wide sanitary sewer easement, 141.42 feet to a point; thence extending, South 59 degrees 31 minutes 24 seconds East, 24.00 feet to a point, a corner of Lot No. 91, aforesaid; thence extending along the same, South 30 degrees 57 minutes 22 seconds West, re-crossing said sewer easement, 133.08 feet to the first mentioned point and place of beginning.

BEING the same property conveyed to Daniel J. Bucciarelli who acquired Title by Virtue of a Deed from James M. O'Donnell and Jennifer E. Mannino, a/k/a Jennifer E. O'Donnell, dated November 28, 2005, recorded December 7, 2005, at Deed Book 5582, Page 68, Montgomery County, Pennsylvania records.

Parcel Number: 46-00-00003-64-8.

Location of property: 506 Aqueduct Drive, North Wales, PA 19454.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Daniel J. Bucciarelli** at the suit of Wells Fargo Bank, N.A., as Successor by Merger to World Savings Bank, FSB. Debt: \$223,752.02.

**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.

17-19480

ALL THAT CERTAIN lot or piece of ground, situate in **West Norriton Township**, Montgomery County Pennsylvania, being Lot No. described according to a plan thereof known as Subdivision Plan of property of Bolef, Katz and Weiss, made by George C. Heilman. R.S., dated March 24, 1960 and recorded in the Office for the Recording of Deeds in and for Montgomery County, PA, in Plan Book 45, Page 74.

BEGINNING at a point on the Northwest side of Lincoln Terrace (50 feet wide) a corner of this and land of Philip Melnick and Frances, his wife (Deed Book 3472, Page 415); thence along said side of Lincoln Terrace South 54 degrees, 53 minutes West, 105.05 feet thence by a curve to the right with radius of 10 feet, the arc distance of 10.47 feet to a point on the North side of Lincoln Terrace Circle; thence on a curve to the left, with a radius of 60 feet, the arc distance of 91.44 feet to a point a corner of this and land of Weiss, Katz and Bolef; thence along said land, North 62 degrees, 26 minutes West, 106.42 feet to land of M. M. Scott; thence along said Scott land North 40 degrees, 23 minutes East, 250 feet to a point, a corner of this and said land of Philip Melnick; thence by and along said Melnick's Land South 35 degrees, 7 minutes East, 185.46 feet to the place of beginning.

BEING the same premises which Craig M. Beil and Lori E. Beil, husband and wife by Indenture bearing the date of September 14, 2005 and recorded in the Office of the Recorder of Deeds, in and for the County of Montgomery at Norristown, Commonwealth of Pennsylvania in Book 5572, Page 2461 granted and conveyed unto Frank Branigan and Tracy Branigan, their Heirs and Assigns, in fee.

Parcel Number: 63-00-04684-00-5.

Location of property: 215 Lincoln Terrace, Norristown, PA 19403.

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

Seized and taken in execution as the property of **Frank Branigan and Tracy Branigan** at the suit of Bayview Loan Servicing, LLC. Debt: \$342,378.44.

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

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

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

17-22357

ALL THAT CERTAIN Unit in the Property Known, named and identified in the Declaration Plan referred to below as Elkins Park House, located at the Northwest corner of Old York Road and Spring Avenue, **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 for the recording Deeds at Montgomery County, a Declaration dated 6/29/1973 and recorded in Deed Book 3874 page 161 and a First Amendment thereto dated 10/23/1973 and recorded in Deed Book 3911 page 123, and a Second Amendment thereto dated 7/25/1978 and recorded in Deed Book 4405 page 461, and a Fourth Amendment thereto dated 4/2/1982 and recorded in Deed Book 683 page 703 and a Fifth Amendment thereto dated 8/6/1986 and recorded in Deed Book 4809 page 330, and a Sixth Amendment thereto dated 12/8/1987 and recorded in Deed Book 4857 page 1838, and a Declaration Plan dated 1/22/1973 and recorded in Condominium Plan Book 2 page 1 and revised 12/12/1973 and recorded in Condominium Plan Book 2 page 44 and page 45 and revised 1/25/1978 and recorded in Condominium Plan Book 6 page 49, and a Code of Regulations dated 6/29/1973 and recorded in Deed Book 3874 page 190 and a First Amendment thereto dated 12/19/1973 and recorded in Deed Book 3911 page 151 and a Second Amendment thereto dated 12/19/1973 and recorded in Deed Book 3915 page 4 and a Third Amendment thereto dated 4/2/1982 and recorded in Deed Book 4683 page 705 and a Fourth Amendment dated 8/12/1986 and recorded in Deed Book 4809 page 324 and a Fifth Amendment thereto dated 7/27/1987 and recorded in Deed Book 4843 page 506 and Sixth Amendment thereto dated 12/8/1987 and recorded in Deed Book 4857 page 1838 being designated as Unit 710A 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 .2766%.

TITLE TO SAID PREMISES IS VESTED IN Sandra Molas, by Deed from Katherine Kalich, Executrix of the Estate of Betty B. Bronstein a/k/a Betty Bronstein, Dated 4/28/1995, Recorded 5/9/1995 in Book 5112, Page 204.

Parcel Number: 31-00-30005-84-3.

Location of property: 7900 Old York Road a/k/a 7900 Old York Road, Unit 710-A, Elkins Park, PA 19027.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sandra Molas and United States of America** at the suit of Citizens Bank of Pennsylvania. Debt: \$60,793.65.

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

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

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

17-23167

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **East Norriton Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan of Subdivision of Meadowview, prepared for Tioga Leasing Company by Bursich Associates, Inc., dated April 24, 1987 and last revised July 8, 1987 and recorded October 5, 1987 in the Office of the Recorder of Deeds in Plan Book A-49 page 6, as follows to wit:

BEGINNING at a point of tangent on the Southwesterly side of Woodland Avenue a corner of Lot No. 2; thence extending from said point and place of beginning along said side of Woodland Avenue South 44 degrees 03 minutes 20 seconds East 108.90 feet (erroneously set out as 100.90 feet in prior deed) to a point, a corner of lands now or late of Michael A. Dempsey and Laura A. Dempsey; thence extending along said land South 47 degrees 05 minutes 55 seconds West 189.77 feet (erroneously set out as 109.17 feet in prior deed) to a point, a corner of lands now or late of Sanarra Lawless; thence extending along said land also along lands now or late of Joseph T. Protta and Elena Protta North 45 degrees 25 minutes 00 seconds West 105.10 feet to a point, a corner of Lot No. 2; thence extending along said Lot North 45 degrees 56 minutes 45 seconds East 188.56 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 on said plan.

TITLE TO SAID PREMISES IS VESTED IN William L. Dent, III and Lisa L. Dent by deed from Anthony Melle, Jr. and Valerie Melle aka Valerie Labiola date 11/15/05 and recorded 12/01/05 in Book 5581, page 1215.

Parcel Number: 33-00-10805-00-7.

Location of property: 915 Woodland Avenue, Norristown, PA 19403.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **William L. Dent, III and Lisa L. Dent** at the suit of Deutsche Bank National Trust Company, et al. Debt: \$504,841.72.

**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.

17-23283

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

BEGINNING at a point on the east side of Evans Street, forty-five feet north of the northeast corner of Evans and West Streets; thence eastwardly and at right angles to said Evans Street, one hundred and forty feet to a twenty feet wide alley; thence northwardly along said alley, twenty feet to the line between this and property lately conveyed to William K. Davis; thence westwardly along said line through the middle wall of the double brick house one hundred and forty feet to Evans Street aforesaid; thence southwardly along the same twenty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Miles N. Feather by deed from Miles N. Feathers, Co-Executor of the Estate of Paul E. Feathers and Ellen R. Clark, Co-Executor of the Estate of Paul E. Feathers dated September 9, 1999 and recorded September 14, 1999 in Deed Book 5287, Page 2404.

Parcel Number: 16-00-07660-00-1.

Location of property: 506 North Evans Street, Pottstown, Pennsylvania 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Miles N. Feather** at the suit of Branch Banking and Trust Company. Debt: \$107,068.19.

**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.

17-26866

ALL THAT CERTAIN message and tract of land, situate along the east side of the Rising Sun Road, extending from the Telford Road to the Allentown Road, in **Franconia Township**, Montgomery County, Pennsylvania, bounded and described according to a recent survey and plan dated July 30, 1946 as prepared by Stanley F. Moyer, Registered Engineer and Land Surveyor, Souderton, Pennsylvania, as follows, to wit:

BEGINNING at a point in the centerline of Rising Sun Road extending from Telford Road to the Allentown Road said point being a corner of lands of Grantor; thence along the centerline of said road North 44 degrees 37 minutes West the distance of one hundred five feet to an iron pin; thence along lands of now or late of John W. Dorn North 45 degrees 23 minutes East the distance of four hundred three and seventy eight hundredths feet to an iron pin; thence along lands of Edward Buchenauer South 28 degrees 20 minutes East the distance of One Hundred Nine and Thirty Nine Hundredths feet to an iron pin; thence along lands of Grantor South 45 degrees 23 minutes West the distance of Three Hundred Seventy Three and Eleven Hundredths feet to the place of beginning.

BEING the same property conveyed to William E. Vicario and Tonya S. Vicario who acquired title, as Tenants by the Entirety, by Virtue of a Deed from Patricia Ann Smith, Executrix Estate of Agnes L. Godshall, deceased, dated August 27, 2002, recorded September 23, 2002, at Official Records Volume 5425, Page 1756, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 34-00-04255-00-4.

Location of property: 763 Rising Sun Road, Telford, PA 18969.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **William E. Vicario and Tonya S. Vicario** at the suit of Wells Fargo Bank, N.A. Debt: \$150,371.82.

**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.

17-28899

ALL THOSE CERTAIN two lots, tracts or pieces of land, with the dwelling thereon, situate in **Upper Merion Township**, Montgomery County, Pennsylvania, being Lot Nos. 39 and 40, in Section "B" on a plan of lots laid out by Hiltner and Hitchcock for Stephen O'Leary in February 1923, and recorded at Norristown, in Deed Book 877 Page 600, being more particularly bounded and described as follows, to wit:

BEGINNING at a point on the northeast side of Walnut Street at the distance of four hundred and two fifty three one hundredths feet northwesterly from the northeast corner of Walnut Street and Church Street, a corner of this and Lot No. 41, now or late of Norris K. Law; thence northeasterly along the line of Lot No. 41, one hundred and ninety five feet to the center line of a twenty feet wide alley, known as Bush Alley (said Bush Alley always remains open), thence northwardly along the center line of said alley fifty feet to a point of Lot No. 38 on said plan, thence southwardly along the line of Lot No. 38, one hundred and ninety five feet to the northeast side of Walnut Street fifty feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Charles Smith and Kirsten Omar, by Deed from Charles E. Smith and Doreen Moll Smith, dated 10/30/2007, recorded 12/10/2007, in Book 5674, Page 1810.

Parcel Number: 58-00-20308-00-1.

Location of property: 170 Walnut Street, King of Prussia, PA 19406-2534.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Charles Smith and Kirsten Omar** at the suit of Wells Fargo Bank, N.A. Debt: \$172,981.90.

**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.



18-00431

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

BEGINNING at a point on the Southwesterly side of Duchess Court, said point of beginning at a point, a corner of Lot No. 145 as shown on said plan; thence extending from said point of beginning and extending along the line of said Lot No. 145 for a portion of the distance and also extending along the line of Open Space Area as shown on said plan for the remaining distance, South 49 degrees, 13 minutes, 30 seconds West, 97.00 feet to a point in line of Open Space Area; thence extending along the line of said Open Space Area, North 40 degrees, 46 minutes, 30 seconds West, 24.00 feet to a point, a corner of Lot No. 147 as shown on as plan; thence extending along the line of said Lot No. 147, North 49 degrees, 13 minutes, 30 seconds East, 97.00 feet to a point on the Southwesterly side of Duchess Court, aforesaid; thence extending along the said Southwesterly side of Duchess Court, South 40 degrees, 46 minutes, 30 seconds East, 24.00 feet to a point, a corner of Lot No. 1445, aforesaid, being the first mentioned point and place of beginning.

UNDER AND SUBJECT, however, to a Declaration of Covenants, Conditions, Restrictions, Reservations, Charges and Liens and Development known as "The Hamlet" (now known as Waterford Greene) by Hamlet Development Company, Inc., dated 11/30/1992 and recorded 12/28/1992 in Deed Book 5028, Page 2366, and First Supplement thereto dated 11/30/1992 and recorded 12/28/1992 in Deed Book 5028, Page 2418, and First Amendment thereto dated 9/17/1993 and recorded 9/24/1993 in Deed Book 5055, Page 1437, as Assignment of Special Declarant Rights and Declarant Voting rights by Hamlet Development Company, Inc., in favor of Heritage-Country Greene, L.P., dated 11/30/1995 and recorded 12/4/1995 in Deed Book 5133, Page 632, and First Supplementary Declaration of Covenants, Conditions, Restrictions of "Waterford Greene", dated 9/3/1996 and recorded 9/4/1996 in Deed Book 5199, Page 2155, and Second Supplementary Declaration thereto dated 7/24/1997 and recorded 8/4/1997 in Deed Book 5194, Page 1192, and Third Amendment thereto dated 11/10/1997 and recorded 11/18/1997 in Deed Book 5206, Page 2394, and Corrective Amendment thereto dated 1/21/1998 and recorded 1/22/1998 in Deed Book 5214, Page 336, and Third Supplementary Declaration of Covenants, Conditions and Restrictions of "Waterford Greene" dated 7/14/1998 and recorded 7/16/1998 in Deed Book 5233, Page 243, and Fourth Declaration of Covenants, Conditions, Restrictions of "Waterford Greene", dated 12/16/1998 and recorded 12/21/1998 in Deed Book 5253, Page 543.

ALSO under and subject, however to a Supplemental Declaration of Covenants, Restrictions, Easements Charges and Liens of "Waterford Greene-Townhouse Section" dated 9/3/1996 and recorded 9/4/1996 in Deed Book 5159, Page 2124, as revised 9/18/1996 and recorded 9/19/1996 in Deed Book 5161, Page 1693, as First Amendment to Supplementary Declaration thereto, dated 7/25/1997 and recorded 8/4/1997 in Deed Book 5194, Page 200, and Second Supplementary Declaration thereto, dated 7/14/1998 and recorded 7/16/1998 in Deed Book 5233, Page 265, and Third Supplementary Declaration thereto dated 12/16/1998 and recorded 12/21/1998 in Deed Book 5253, Page 553.

BEING the same premises which Heritage-Waterford, L.P., by Deed dated September 17, 1999 and recorded October 13, 1999, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5292, Page 436, granted and conveyed unto Shawn C. Lewis and Nicole L. Lewis, in fee.

Parcel Number: 37-00-00657-07-3.

Location of property: 1203 Duchess Court, Limerick, PA 19468.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Nicole L. Lewis and Shawn C. Lewis** at the suit of LSF10 Master Participation Trust. Debt: \$301,285.95.

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

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

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

18-03791

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements (#859 Valley View Road, Flourtown, Montgomery, Pennsylvania) thereon erected, situate in **Whitemarsh Township**, Montgomery County, Pennsylvania, described according to a survey thereof made by Barton and Martin, Engineers, dated October 28, 1940 and revised October 23, 1941 as follows, to wit:

BEGINNING at a point on the southwesterly side of Valley View Road forty-five feet wide, at the distance of one hundred twenty-five feet measured north thirty-six degrees five minutes west from a point of curve on the said southwesterly side of Valley View Road, which point is at the distance of thirty-nine feet and eleven one-hundredths feet measured on the arc of a circle curving to the left having a radius of thirty feet from a point of curve on the northwesterly side of West Mill Road.

CONTAINING in front or breadth on the said Valley View road, sixty feet and extending of that width in length or depth southwestwardly between parallel lines at right angles to said valley view road, one hundred twenty-five feet.

TITLE TO SAID PREMISES IS VESTED IN Scott Forster, as Sole Tenant by Deed from John P. Forde, Jr., dated 10/15/2001 recorded 11/01/2001 in Book 5383, Page 01933 Instrument #2001147953.

Parcel Number: 65-00-12187-00-6.

Location of property: 859 Valley View Road, Flourtown (Whitemarsh Twp.), PA 19031.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Scott C. Forster** at the suit of U.S. Bank National Association as Indenture Trustee for CIM Trust 2015-4AG Mortgage-Backed Notes, Series 2015-4AG. Debt: \$248,053.85.

**RAS Citron, LLC**, Attorneys.

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

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

18-03800

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Upper Merion Township**, Montgomery County, Pennsylvania and described according to a Map of Brandywine Village made by M. R. and J. B. Yerkes, Civil Engineers and Surveyors, Bryn Mawr, Pennsylvania, dated July 18, 1950, as follows, to wit:

BEGINNING at a point on the Northerly side of Brandywine Lane (50 feet wide), which point is measured the two following courses and distances along the said side of Brandywine Lane from its intersection with the Easterly side of Walker Lane (50 feet wide) (both lines produced): (1) extending from said point of intersection on North 71 degrees 23 minutes East 89.60 feet to a point of curve; (2) on a line curving to the right having a radius of 175 feet the arc distance of 52.38 feet to the point and place of beginning; thence extending from said beginning point North 01 degree 29 minutes West along the center line of a certain 8 feet wide driveway laid out between these premises and the premises adjoining to the West 169.62 feet to a point; thence extending South 63 degrees 18 minutes East 99.38 feet to a point; thence extending South 14 degrees 55 minutes West 135.30 feet to a point on the Northerly side of Brandywine Lane aforesaid; thence extending along the same on a line curving to the left having a radius of 175 feet the arc distance of 50.09 feet to the first mentioned point and place of beginning.

BEING Lot #139 as shown on said plan.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid driveway as and for a driveway, passageway and watercourse at all times hereafter forever in common with the owners, tenants and occupiers of the lot or piece of ground bounding to the West. Subject, however, to the proportionate part of the expense of maintaining same in good order and repair.

BEING Map #58026C025.

BEING the same premises which William L. Wanamaker, Jr. and Susan J. Wanamaker, by Deed dated 4/29/1998 and recorded 5/8/1998, in Deed Book 5224 page 2426 conveyed unto Frank A. Bednar, III and Kimberly Bednar.

Parcel Number: 58-00-02011-00-1.

Location of property: 424 Brandywine Lane, King of Prussia, PA 19406.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Frank A. Bednar, III and Kimberly Bednar** at the suit of Wilmington Trust, National Association, not in its Individual Capacity, but Solely as Trustee of MFRA Trust 2015-1. Debt: \$339,138.27 plus interest to Sale date.

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

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

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

18-04370

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Hanover Township**, Montgomery County, Pennsylvania, with improvements thereon, bounded and described according to a Record Plan of Subdivision-Phase 1A/1B (Section 9) of Northgate, prepared by Van Cleef Engineering Associates, dated October 31, 2005 and last revised November 22, 2006 and recorded in Plan Book 28, Page 251 as follows, to wit:

BEING Lot T-386 as shown on said plan.

BEING the same premises which Northgate Development Company, L.P., a Limited Partnership, by Deed dated December 29, 2009 and recorded January 5, 2010 in Deed Book Volume 5755, Page 01807, in the Office of the Recorder of Deeds in and for the County of Montgomery, granted and conveyed unto Michael J. Boyle, in fee.

Parcel Number: 57-00-01015-14-5.

Location of property: 1058 Rosemont Terrace, Pennsburg, PA 18073.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Michael J. Boyle** at the suit of Nationstar Mortgage LLC d/b/a Mr. Cooper. Debt: \$194,933.28.

**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.

18-06199

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration referred to below as Northgate Multiplex and Townhouse Condominium, located in **Upper Hanover Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 P.S.A. 3101, et seq., by the recording in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania, of a Declaration of Condominium effective July 27, 2012 and recorded on July 27, 2012 as Instrument No. 2012073600 and recorded in Deed Book 5842 page 2759, being and designated in such Declaration as Unit M-28-L, as more fully described in such Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

TITLE TO SAID PREMISES IS VESTED IN David Lee Hoffman and Savana Kay Brake, by Deed from GSRE 25, LLC, A Delaware Limited Liability Company, Dated 11/12/2015, Recorded 12/17/2015, in Book 5982, Page 00993.

Parcel Number: 57-00-02650-60-9.

Location of property: 2061 Morgan Hill Drive, 7A, a/k/a 2061 Morgan Hill Drive, Lower M28, Pennsburg, PA 18073-1210.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David Lee Hoffman, III a/k/a David Lee Hoffman and Savana Kay Brake** at the suit of Pennymac Loan Services, LLC. Debt: \$190,304.50.

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

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

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

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18-08592

ALL THAT CERTAIN unit designated as Unit Number N-2, being a unit in The Court of Henderson II, a condominium, situate in **Upper Merion Township**, Montgomery County, Pennsylvania, as designated in Declaration of Condominium of The Court of Henderson II, a condominium, dated September 30, 1981 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery on October 9, 1981 in Deed Book 4663, Page 37, and Plats and Plans for The Court of Henderson II, a condominium, recorded as Exhibit "C" of the Declaration of Condominium of The Court of Henderson II, a condominium, in Deed Book 4663, Page 37, and Amendment to said Declaration and Plats and Plans dated April 2, 1982 and recorded April 20, 1982 in Deed Book 4682, Page 2039.

TOGETHER with All Right, Title and Interest being a 1.66% undivided interest of, in and to the common elements as set forth in the aforesaid Declaration of Condominium (and any amendments thereto).

TITLE TO SAID PREMISES IS VESTED IN Michael Laffredo, by Deed from Johnson C. H. Chen and Sarah Y.H. Chen, dated February 28, 2006 and recorded March 6, 2006 in Deed Book 05592, Page 1462, Instrument Number 2006027218.

Parcel Number: 58-00-15119-00-6.

Location of property: 200 Prince Frederick Street, Unit N2, King of Prussia, Pennsylvania 19406.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **Michael Laffredo** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$130,464.72.

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

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

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

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18-17139

ALL THOSE CERTAIN lots or pieces of ground, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, known and designated and described as Lot Nos. 411 and 410 according to a certain plan of lots known as "Willow Grove Heights" made by Joseph W. Hunter, Engineer and Surveyor, dated 12-15-1898, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Deed Book 380 Page 600, as follows, to wit:

BEGINNING at a point on the Northwestern side of High Avenue (60 feet wide) formerly Highland Avenue which point is measured 325 feet along the Northwestern side of High Avenue from its intersection with the Northeastly side of Rubicam Avenue (50 feet wide), thence extending Northwestwardly along Lot No. 412, 110.58 feet to a point, a corner of Lot No. 498, thence in a Northeastly direction along Lot Nos. 498 and 500, 50 feet to a point, a corner of Lot No. 501, thence in a Southeastly direction along Lot No. 409, 110.58 feet to a point on the Northwestern side of High Avenue; thence along the Northwestern side of High Avenue in a Southwesterly direction, 50 feet to the point of beginning.

BEING the same property conveyed to Michelle Wheeler, a single person who acquired title by virtue of a deed from Robert A. Farmer, a single person, dated November 21, 2012, recorded November 26, 2012, at Instrument Number 2012118546, and recorded in Book 5855, Page 01260, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 30-00-28560-00-3.

Location of property: 1728 High Avenue, Willow Grove, PA 19090.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Michelle R. Wheeler-Farmer, a/k/a Michele Wheeler, a/k/a Michelle R. Wheeler Farmer, a single person and Robert Farmer** at the suit of LSF9 Master Participation Trust. Debt: \$207,817.62.

**Manley Deas Kochalski**, Attorneys.

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

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

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18-17584

ALL THAT CERTAIN lot or piece of land situate in **Douglass Township**, Montgomery County, Pennsylvania, with the buildings and improvements thereon erected, bounded and described according to a survey thereof by George F. Shaner, Registered Engineer, dated May 22, 1952, as follows, to wit:

BEGINNING at a point in the middle of a public road State Legislative Route 46179 leading from State Traffic Route 100 at Half Way House to Swamp Pike at Gilbertsville (also known as Gilbertsville Road); said point being distant along said road South 41 degrees 5 minutes West 2218.52 feet from the lands of Lyman Moser; thence along Lot D North 48 degrees 54 minutes West 200 feet to a point a corner of this and other lands of Edward W. Grosser; thence extending South 41 degrees 6 minutes West 100 feet to a point a corner of this arid Lot F; thence extending along Lot F South 48 degrees 54 minutes East 200 feet to a corner a point in the bad of the aforesaid Highway Route 46179; thence along a course through said highway North 41 degrees 6 minutes East 100 feet to the point or place of beginning.

CONTAINING 73.46 perches being Lot E on plan of lots of Edward W. Grosser.

ALSO ALL THAT CERTAIN piece, parcel or tract of land, situate a short distance Northwestwardly from the macadam public road, leading from the Half Way House to Gilbertsville and directly in the rear of other property belonging to Jewell T. Webb, Jr., and Naomi Webb, his wife, in the Township of Douglass, County of Montgomery and State of Pennsylvania, being more fully bounded and described as follows, to wit:

BEGINNING at a corner marked by an iron pin, said corner being the most Southwesterly corner of the herein described property and the most Westerly corner of the other property belonging to Jewell T. Webb, Jr., and Naomi Webb, his wife, and being North 48 degrees 54 minutes West a distance of 200 feet 0 inches from a corner marked by an iron pin in the aforesaid macadam public road; thence along residence property belonging to Edward W. Grosser and Ellen M. Grosser, his wife, the three following courses and distances, viz: (1) North 48 degrees 54 minutes West a distance of 257 feet 0 inches to a corner marked by an iron pin; (2) North 53 degrees 30 minutes 24 seconds East a distance of 102 feet 45/8 inches to a corner marked by an iron pin and (3) South 48 degrees 54 minutes East a distance of 235 feet 0 inches to a corner marked by an iron pin; thence along the aforesaid other property belonging to Jewell T. Webb, Jr., and Naomi Webb, his wife, South 41 degrees 06 minutes West a distance of 100 feet inches to the place of beginning.

BEING THE SAME PREMISES which Peter J. Hiryak and Ingrid C. Hiryak, formerly Ingrid C. Foisel, his wife by Deed dated 02/26/1993 and recorded 03/09/1993 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5035 Page 1871, granted and conveyed unto Walter J. Richards and Karen Richards, his wife, as tenants by the entireties.

Parcel Number: 32-00-02204-00-5.

Location of property: 549 Gilbertsville Road, Gilbertsville, PA 19525.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Peter J. Hiryak and Ingrid C. Hiryak, formerly Ingrid C. Foisel, his wife, by Deed dated 02/26/1993 and recorded 03/09/1993 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5035, Page 1871, granted and conveyed unto Walter J. Richards and Karen Richards, his wife, as Tenants by the Entireties** at the suit of U.S. Bank National Association, as Trustee for Holders of Structured Asset Securities Corporation Mortgage Loan Trust Mortgage Pass-Through Certificates, Series 2007-RF1 c/o Ocwen Loan Servicing, LLC. Debt: \$102,997.11.

**Stern & Eisenberg PC, Attorneys.**

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

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

#### 18-18745

ALL THAT CERTAIN Brick message or tenement and lot of land situate in the Sixth Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, on the North side of South Street between Price and Roland Streets, being known as No. 1139 South Street, bounded and described as follows, to wit:

BEGINNING at a point on the North side of said South Street at the distance of Two Hundred Twenty-two feet four inches Westwardly from the Northwest corner of South and Roland Streets, a corner of this and house No. 1141 South Street, now or late of Stanley Swinehart, thence by the same Northwardly One Hundred Forty feet to a Twenty feet wide alley, thence by the same Westwardly Nineteen feet Four inches to house No. 1137 South Street, now or late of Frank Mack, thence by the same Southwardly One Hundred Forty feet to the North side of South Street aforesaid, passing in part of said course and distance through the middle of the concrete division or partition wall of this and house of said Mack immediately adjoining to the West, thence by the North side of said South Street Eastwardly Nineteen feet Four inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Denise A. Mertz, by Deed from Audra E. Maguire, formerly Audra E. Boyer, dated 01/16/2007, recorded 02/09/2007, in Book 5635, Page 662.

Parcel Number: 16-00-27112-00-7.

Location of property: 1139 South Street, Pottstown, PA 19464-5865.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Denise A. Mertz** at the suit of Wells Fargo Bank, N.A. Debt: \$69,855.28.

**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.

#### 18-19090

ALL THAT CERTAIN lot or piece of lane, situate in **Trappe Borough**, Montgomery County and Commonwealth of Pennsylvania, being a lot in Phase IV & V on Plan of Rittenhouse Square, made by Czop/Specter, Inc., Consulting Engineers and Surveyors for Valley Forge Developers, A.P., dated 3/7/1984, last revised 6/27/1984 and recorded in Plan Book A-46, page 74, being Lot 50, on Phase IV, as-built Plan of Rittenhouse Square, dated 11/1/1988.

TOGETHER with appurtenances to the above described premises which encroach into or upon the common area.



TITLE TO SAID PREMISES IS VESTED IN Matthew S. Mann and Melissa A. Laverty, by Deed from Pia A. Picone, dated 07/28/2016, recorded 07/29/2018, in Book 8008, Page 894.

Parcel Number: 23-00-00425-39-8.

Location of property: 404 Franklin Court, Collegeville, PA 19426.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Matthew S. Mann and Melissa A. Laverty** at the suit of Lakeview Loan Servicing, LLC. Debt: \$225,635.95.

**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.

18-19446

ALL THAT CERTAIN lot or piece of land, with one-half of a double frame stuccoed tenement, situate in the Village of Mont Clare, **Upper Providence Township**, Montgomery County, Pennsylvania, bounded and described in accordance with survey made by R. E. Young, C.E., as follows, to wit:

BEGINNING at an iron pipe in line with the Eastern property line of Jacobs Street, distant 25 feet from the center line thereof and 145.7 feet from the Northeastern curb line of an unnamed Street; thence along lands now or late of Michael Kandracs, et al., South 86 1/2 degrees East, 132.2 feet to a point distant approximately 23 feet from the rear of a double frame stuccoed house, the Northern half of which is hereby conveyed; thence approximately parallel with the said house, North 3-112 degrees East, 1 foot to a point in line with the center of a party wall of the aforesaid double frame stuccoed house; thence along lands of said Michael Kandracs, et al. and passing through the center of aforesaid party wall, South 86-1/2 degrees East, 77 feet to a point in line with the Western property line of Amelia Street, distant 14 feet from the center line thereof; thence along said property line of Amelia Street, North 3-1/2 degrees East, 19 feet to a corner of the lands of the aforesaid Michael Kandracs, et al. and of Michael Dzuruzks; thence along the latter lands, North 86-1/2 degrees West, 209.2 feet to a corner fence post in line with the aforesaid Eastern property line of Jacobs Street; thence along the same, South 3-1/2 degrees West, 20 feet to the place of beginning.

BEING the same premises conveyed to Shane A. Yonkoske by Shane A. Yonkoske and Amanda M. Frye as evidenced by Deed dated 04/23/2015 and recorded 04/29/2015 in the Office of the Recorder in Montgomery County, in Book 5951 and Page 2215.

Parcel Number: 61-00-00088-00-4.

Location of property: 212 Amelia Street, Mont Clare, PA 19453.

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

Seized and taken in execution as the property of **Shane A. Yonkoske** at the suit of Pennymac Loan Services, LLC. Debt: \$180,181.50.

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

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

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

18-20514

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 Map of "Brandywine Village", made by M.R. and J.B. Yerkes, Civil Engineers and Surveyors, dated July 18, 1950, as follows, to wit:

BEGINNING at a point on the southerly side of Hillview Road (50.00 feet wide), at the distance of 169.92 feet measured along the said side of Hillview Road, north 89 degrees 16 minutes 30 seconds east from a point of curve and which point of curve is at the arc distance of 19.11 feet, measured on the arc of a curve, curving to the right, having a radius of 12.00 feet from a point of compound on the easterly side of rebel road(50.00 feet wide); thence extending from said point of beginning and along the said side of Hillview Road, north 89 degrees 16 minutes 30 seconds east 60.00 feet and extending of that width in length or depth, south 00 degrees 43 minutes 30 seconds east between parallel lines at right angles to the said Hillview Road, the east line thereof extending through the center line of a certain eight feet wide driveway laid out between these premises and the premises adjoining to the east 125.00 feet.

BEING Lot Number 168, as shown on the above-mentioned plan.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid driveway as and for a driveway, passageway and watercourse at all times hereafter, forever, in common with the owners, tenants and occupiers of the premises adjoining to the east; subject, however to the proportionate share of the cost and expense of maintaining said driveway in good order, condition and repair at all times hereafter, forever.

FEE SIMPLE TITLE VESTED IN Danielle Zielinski and Michael F Zielinski, Husband and Wife, as Tenants by the Entirety, by deed from, Michael F. Zielinski dated 11/22/2004, recorded 12/20/2004 in the Montgomery County Recorder of Deeds in Deed Book 5537, Page 0473.

Parcel Number: 58-00-10834-00-7.

Location of property: 413 Hillview Road, King of Prussia, PA 19406.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Danielle Zielinski and Michael F. Zielinski, Husband and Wife, as Tenants by the Entirety, by Deed from Michael F. Zielinski dated 11/22/2004, recorded 12/20/2004 in the Montgomery County Recorder of Deeds in Deed Book 5537, Page 0473** at the suit of U.S. Bank National Association as Trustee for GreenPoint Mortgage Funding Trust Mortgage Pass-Through Certificates, Series 2006-AR6 c/o Ocwen Loan Servicing, LLC. Debt: \$285,941.08.

**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.

18-20819

ALL THAT CERTAIN Unit, designated as unit Number 1701 being a Unit in the Meadows Condominium, situate in **Upper Providence Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 Pa.C.S. 3101 et Seq., as designated in the Declaration of Condominium of The Meadows, bearing date 1-4-1984 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania on 1-12-1984 and Plats and Plans for Condominium bearing date 1-4-1984 and recorded as Exhibit 'C' of the Declaration of Condominium of The Meadows Condominium in Deed Book 4727 page 1766.

TOGETHER with all right, title and interest, being .31% undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

AND the Grantor represents and warrants to the said Grantee(s) that the said Grantor has complied with the provisions of Section 3410(b) of the said Pennsylvania Uniform Condominium Act.

BEING the same premises conveyed to Sanjay J. Patel and Sweta S. Patel, his wife, from Jashbhai R. Patel and Ranjan J. Patel, h/w by deed dated August 2nd, 2005 and recorded in the Office for the Recording of Deeds on August 4th, 2005 at Deed Book 5565, page 00302, et seq. in fee.

THE Grantee, for and on behalf of the Grantee and the Grantee's heirs, personal representatives, successors and assigns, by the acceptance of this Deed, covenants and agrees to pay such charges for maintenance of, repairs to, replacement of and other expenses in connection with the Common Elements, and any Limited Common Elements appurtenant to said Unit, as may be assessed against him, them or said Unit, from time to time by the Executive Board of the Meadows Condominium Association in accordance with the Uniform Condominium Act of Pennsylvania, and further covenants and agrees that the Unit conveyed by this Deed shall be subject to a lien for all amounts so assessed except in so far as Section 3407(c) of said Uniform Condominium Act and the Declaration may relieve a subsequent Unit Owner of liability from prior unpaid assessments. This covenant shall run with the land and bind the Unit hereby conveyed and all subsequent owners thereof.

Parcel Number: 61-00-01662-81-5.

Location of property: 1701 Meadowview Lane, Mont Clare, PA 19453.

The improvements thereon are: Residential real estate - Condominium unit.

Seized and taken in execution as the property of **Revocable Trust of Gerhard G. Malguth c/o Patricia Clements, Trustee** at the suit of Meadows Condominium Association. Debt: \$27,229.07.

**Law Offices of Clemons, Richter & Reiss, Attorneys.**

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.

18-20985

ALL THAT CERTAIN Lot or piece of ground with the buildings and improvements thereon erected, situate in **Towamencin Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan made of Lot 4381 of Inglewood Manor, Section 9, made by Herbert H. Metz, Registered Engineer, Lansdale, PA., on 07-30-1958 as follows, to wit:

BEGINNING at a point on the Northwest side of Central Drive (50 feet wide), which point is measured North 50°48' East 122.61 feet from a point of intersection of the Northwest side of Central Drive and the center line of Winding road (50 feet wide) (extended to intersect) said point of beginning being the Southwest side of a 15 feet wide right-of-way for storm sewers and water line.

CONTAINING in front or breadth on the said Central Drive 85.00 feet and extending of that width in length or depth Northwest between parallel lines at right angles to said Central Drive and crossing the bed of a 15 feet wide right-of-way for storm drainage and crossing the bed of a 20 feet wide right-of-way for Philadelphia Suburban. Gas and Electric Pole Line 170.00 feet to a point on the Northwest side of aforesaid 20 feet wide right-of-way the Southeast line thereof extending along the Southwest side of first above mentioned 15 feet right-of-way.

TITLE TO SAID PREMISES IS VESTED IN Anthony R. Lund and Kelly Ann Lund by Deed from Anthony R. Lund and Kelly Ann Alullo dated 01/23/2008 recorded 02/25/2008 in Book 5683, Page 961.

To be sold the property of Anthony R. Lund; Kelly Anne Alullo a/k/a Kelly Ann Lund.

Parcel Number: 53-00-01368-00-1.

Location of property: 341 Central Drive, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Anthony R. Lund and Kelly Anne Alullo a/k/a Kelly Ann Lund** at the suit of Ditech Financial LLC. Debt: \$515,915.16.

**RAS Citron Law Offices, Attorneys.**

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

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

18-21257

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, more particularly bounded and described according to a survey thereof made by C. Raymond Weir, dated 9/12/1949 as follows, to wit:

BEGINNING at a point on the northwesterly side of Wissahickon Avenue (40 feet wide) a corner of land now or late of George F. Mullin and being 50 feet southwestwardly from the point of a corner of lands of the School district of Springfield Township; thence extending along the said side of Wissahickon Avenue South 46 degrees, 8 minutes West 32.3 feet to a point a corner; thence extending along land now or late conveyed unto Worthington the two following courses and distances to wit: North 43 degrees, 52 minutes west (the line extending through the center line of the party wall dwelling erected on this and the adjoining tract) 64.5 feet to a point; thence extending along lands now or late of Worthington north 42 degrees, 46 minutes west 198 feet to a point in line of land now or late of Carson College; thence continuing along said land now or late of Carson College North 42 degrees, 57 minutes east 32.58 feet to a stone corner of land now or late of Mullin aforesaid thence extending along the said land now or late of Mullin South 43 degrees, 00 minutes east 264.30 feet to the northwesterly side of Wissahickon Avenue, the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Joshua Stein and April Stein, by Deed from Glenn Doggett, Dated 08/15/2008, Recorded 09/04/2008, in Book 5706, Page 1179.

Parcel Number: 52-00-18907-00-4.

Location of property: 21 West Wissahickon Avenue, Flouertown, PA 19031-1917.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joshua Stein and April Stein** at the suit of Wells Fargo Bank, N.A. Debt: \$214,765.11.

**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.

18-21781

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, Situate in **Upper Hanover Township**, Montgomery County, Pennsylvania, known and designated as Lot H. on a survey and plan of lots prepared by Paul F. Tompkins, Register Surveyor, dated June 30, 1958, bounded and described as follows to wit:

BEGINNING at a point on the Northwesterly side of Lake Side Road (50 feet wide) at the distance of 31.42 feet measured on the arc of a circle curving to the right having a radius of 20 feet from a point on the Southwesterly side of Maple View Land (50 feet wide), thence extending from said point of beginning, South 40 degrees, 29 minutes, 56 seconds West, 80 feet to a point, a corner of Lot 1 on said plan, thence extending along the same, North 49 degrees, 30 minutes, 4 seconds West, 175 feet to a point, a corner of Lot A on said plan, thence extending along the same, North 40 degrees, 29 minutes, 56 seconds East, 100 feet to a point on the Southwesterly side of Maple View Lane, and thence extending along the same, South 49 degrees, 30 minutes, 4 seconds East, 155 feet to a point of curve, and thence extending on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 31.42 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES VESTED IN Carlos Velez and Maribel Camps by Deed from Andrew Boman dated September 15, 2006 and recorded on October 18, 2006 in the Montgomery County Recorder of Deeds in Book 5620, Page 00863 as Instrument No. 2006129191.

Parcel Number: 57-00-02104-00-8.

Location of property: 1543 Lakeside Rd, Upper Hanover Township, Pennsburg, PA 18073.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Carlos Velez and Maribel Camps** at the suit of LSF11 Master Participation Trust. Debt: \$260,917.23.

**Milstead & Associates, LLC**, Attorneys.

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

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

18-21955

ALL THAT CERTAIN tract, lot or piece of land, situate in **Towamencin Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a subdivision plan of Grist Mill Run by Stout, Tacconelli & Associates, Inc., dated 5/1/1986 and last revised 6/16/1987 which plan is recorded in the Office of the Recorder of Deeds in Plan Book A-48 page 443 as follows, to wit:

BEGINNING at a point of curve on the easterly side of the cul-de-sac at the easterly terminus of the bed of Shipwrighter Way said point also marking a common corner of this premises and Lot #162; thence extending from said beginning point along the said easterly side of the cul-de-sac at the easterly terminus of the bed of said Shipwrighter Way along the arc of a circle curving to the left having a radius of 50.00 feet the arc distance of 50.00 feet to a point a corner of this premises and Lot #164; thence extending along the same North 52 degrees 17 minutes 57 seconds East crossing over a 15 feet wide buffer strip passing through the easterly or rear line of this premises, 120.87 feet to a point a corner of this premises and said Lot #164 on line of lands now or late of Warren and Elsie Rogers Keel; thence extending partly along the same South 41 degrees 23 minutes 10 seconds East 172.00 feet to a point a corner of this premises and Lot #162 aforesaid; thence extending along the same North 87 degrees 47 minutes 25 seconds West re-crossing over the said 15 feet wide buffer strip, 201.96 feet to the first mentioned point and place of beginning.

CONTAINING in area 14,923 square feet of land, more or less.

BEING Lot #163 on the above-mentioned Plan.

BEING the same property conveyed to Roy A. Klinghoffer and Elaine M. Klinghoffer, his wife who acquired title, as tenants by the entirety, by virtue of a deed from Ferguson & Flynn Enterprises, Inc., dated August 5, 1988, recorded August 11, 1988, at Document ID 014297, and recorded in Book 4883, Page 105, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 53-00-07338-24-1.

Location of property: 403 Shipwrighter Way, Towamencin Township, a/k/a Lansdale, PA 19446.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Roy A. Klinghoffer and Elaine M. Klinghoffer (deceased)** at the suit of Wells Fargo Bank, N.A. Debt: \$55,889.94.

**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.

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18-22730

ALL THAT BEING CERTAIN lot or piece of land with the buildings and improvements thereto erected, situate in **Plymouth Township**, Montgomery County, Pennsylvania, bounded and described according to a survey thereof made by Will D. Hiltner, Registered Surveyor, Norristown, Pennsylvania, in June 1946 as follows, to wit:

BEGINNING at a point in the center line of Belvoir Avenue at the distance of 80.63 feet Northeastwardly from line of land of the County of Montgomery, being a corner of land about to be conveyed to Harold P Scott and Jennie, his wife, thence extending along said land about to be conveyed, the line extending through the middle of a driveway and double garage erected on this and said adjoining premises, North 57 degrees 43 minutes West 203.7 feet to a stake, thence by other land whereof this is part, the two following courses and distances, North 32 degrees East 70.38 feet to a point a corner, thence South 57 degrees 43 minutes East 203.7 feet to a point in the center line of Belvoir Avenue, and along the center line thereof South 32 degrees West 70.38 feet to the place of beginning.

TOGETHER with the free and uninterrupted use, liberty and privileges of and passage in and along the common joint driveway extending along a portion of the Southwest boundary line of the premises herein conveyed and along the Northeast boundary line of the lot adjoining these premises on the Southwest side thereof in common with the owners of the land adjoining these premises on the Southwest side hereof, their heirs and assigns, tenants, occupiers or possessors thereof and the free and uninterrupted use, liberty and privilege of drawing water from the joint well and one of the water pump thereof, both of which are located beneath the surface of the driveway along the division line between the premises herein conveyed and the premises Southwest thereof in common with the said owners of the land contiguous hereto on the Southwest side hereof, their heirs and assigns, tenants, occupiers or possessors at all times and seasons forever hereafter in common with them, the said parties of the first part, their heirs and assigns, tenants or occupiers of the land hereinabove conveyed, subject nevertheless to the proportionate part of all necessary charges and expenses for repairs to the private joint driveway, the private joint well of drinking water and the water pump stationed thereon.

UNDER AND SUBJECT however, to the free and uninterrupted use, right, liberty and privilege in common with the owners, tenants, and occupiers of the premises immediately adjoining the above described premises on the Southwest of the joint driveway, well and water pump now installed under the joint driveway.

TITLE TO SAID PREMISES IS VESTED IN Yvonne Hazzard from Alice M. Gurniak, Executrix of the Estate of Alice Marie Blaha dated 02/05/1999 recorded 05/06/1999 in Book 5270, Page 0960.

Parcel Number: 49-00-00625-00-1.

Location of property: 1030 Belvoir Road, Plymouth Meeting, PA 19462.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Yvonne B. Hazzard a/k/a Yvonne Hazzard, Deceased; William M. Hazzard a/k/a Bill Hazzard; George E. Hazzard; Marie Smith** at the suit of Nationstar Mortgage LLC d/b/a Champion Mortgage Company. Debt: \$253,299.86.

**RAS Citron Law Offices**, Attorneys.

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

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

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18-22758

ALL THAT CERTAIN lot or tract of land together with the buildings and improvements thereon erected situated in **Abington Township**, Montgomery County, Pennsylvania, bounded and described according to a plan thereof made February 15, 1954, by Charles E. Shoemaker, Registered Professional Engineer, of Abington, Pennsylvania, as follows:

BEGINNING at a point on the northwesterly side of Cricket Avenue (Fifty feet wide) at the distance of two hundred feet and no one-hundredths feet northeastwardly from the intersection which the said side of Cricket Avenue makes with the northeasterly side of Pine Avenue (fifty feet wide); thence North fifty-two degrees forty-eight minutes West one hundred fifteen and no one-hundredths feet to a point; thence North thirty-seven degrees twelve minutes East fifty and no one-hundredths feet to a point; thence South fifty-two degrees forty-eight minutes East one hundred fifteen and no one-hundredths feet to a point on the aforementioned northeasterly side of Cricket Avenue; thence along the same south thirty-seven degrees twelve minutes West fifty and no one-hundredths feet to the first mentioned point and place of beginning.



BEING the same property conveyed to Addie L. Waeltz, an unmarried woman and Gary Waeltz, an unmarried man who acquired title, with rights of survivorship, by virtue of a deed from Addie L. Waeltz surviving spouse of Raymond W. Waeltz, deceased who acquired title as Raymond W. Waeltz and Addie L. Waeltz, his wife, dated April 4, 2007, recorded July 27, 2007, at Instrument Number 2007090680, and recorded in Book 5657, Page 01503, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

INFORMATIONAL NOTE: Addie L. Waeltz died January 16, 2010 and pursuant to the survivorship language in the above-mentioned deed, all her rights and interest pass to Gary Waeltz.

Parcel Number: 30-00-11276-00-7.

Location of property: 318 Cricket Avenue, Glenside, PA 19038.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Addie L. Waeltz, an unmarried woman and Gary W. Waeltz, a/k/a Gary Waeltz, an unmarried man** at the suit of Wells Fargo Bank, N.A. Debt: \$142,756.54.

**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.

18-23250

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 survey made for Edith Dale Crosman Property by Urwiler and Walter, Inc., Registered Professional Engineers, Sumneytown, PA on 9/25/1973, as follows, to wit:

BEGINNING at a p.k. nail on the centerline of Grange Avenue (33 feet wide), said point being at the distance of 899.3 feet, more or less Southwestwardly from the intersection of the centerline of Grange Avenue and the centerline of Frost Street as shown on said Plan; thence extending from said beginning point still along the centerline of Grange Avenue, South 39 degrees 57 minutes West 200 feet to a p.k. nail, a corner of lands of the Commonwealth of PA, the three following courses and distances: (1) North 49 degrees 45 minutes West crossing the Northwesterly side of Grange Avenue 250 feet to an iron pin; (2) North 39 degrees 57 minutes East 200 feet to an iron pin; and (3) South 49 degrees 45 minutes East, re-crossing the Northwesterly side of Grange Avenue, 250 feet to a point on the centerline of Grange Avenue, the first mentioned point and place of beginning.

BEING the same premises in which Eric Linton Willcox and Cynthia Thorne Willcox, by deed dated 04/27/2016 and recorded 04/28/2016 in the Office of the Recorder of Deeds, in and for the Count of Montgomery, Commonwealth of Pennsylvania, in Deed Book 5996, Page 1166, and in Instrument No. 2016028652, granted and conveyed unto Benjamin E. Witmer, in fee.

Parcel Number: 43-00-05719-00-7.

Location of property: 81 South Grange Avenue, Collegeville, PA 19426.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Benjamin E. Witmer** at the suit of Nationstar Mortgage LLC d/b/a Mr. Cooper. Debt: \$412,604.45.

**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.

18-23401

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

BEGINNING at a point in the middle of Bala Avenue (50 feet wide) at the distance of 331.32 feet southwestwardly from the middle line of Pembroke Road (50 feet wide).

CONTAINING in front or breadth on the said middle line of Bala Avenue 50 feet and extending of that width in length or depth southeasterly between parallel lines at right angles to the said middle line of Bala Avenue 160 feet to Lot No. 61 on the hereinafter mentioned plan.

BEING Lot Number 50 on the plan Cynwyd Realty Development.

Parcel Number: 40-00-03480-00-8.

Location of property: 364 Bala Avenue, Lower Merion Township, a/k/a Bala Cynwyd, PA 19004.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Kevin C. Fischer** at the suit of Wells Fargo Bank, N.A. Debt: \$213,397.48.

**Manley Deas Kochalski LLC**, Attorneys.

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

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

18-23882

ALL THAT CERTAIN brick message and lot of land, situate on the North side of Queen Street in **Pottstown Borough**, Montgomery County, Pennsylvania, between Keim and Price Streets, bounded and described as follows, to wit:

BEGINNING at a point in the North line of said Queen Street at the distance of One Hundred Ten feet West from the northwest corner of Queen and Price Streets, a corner of this and other property of the said William D. Hertzog; thence by the same Northwardly one hundred forty feet to a twenty feet wide alley; thence by the same Eastwardly twenty feet to land now or late of H. Searles Boone; thence by the same southwardly one hundred forty feet to the North line of Queen Street aforesaid, passing in part of said course and distance through the middle of the brick partition or division wall of this and house now or late of H. Searles Boone, immediately adjoining on the East; thence by the North line of said Queen Street Westwardly twenty feet to the place of beginning.

BEING the same property conveyed to Christopher Mills and Jenny L. Lessig who acquired title, with rights of survivorship, by virtue of a deed from David A. DeFrancesco and Dennis J. DeFrancesco, dated March 23, 2018, recorded March 26, 2018, at Instrument Number 2018018419, and recorded in Book 6083, Page 01999, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 16-00-24020-00-3.

Location of property: 1057 Queen Street, Pottstown, PA 19464.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Christopher Mills and Jenny Lessig, a/k/a Jenny L. Lessig** at the suit of Wells Fargo Bank, N.A. Debt: \$86,728.18.

**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.

18-23930

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements to be erected thereon, situate in **Plymouth Township**, Montgomery County, Pennsylvania, bounded and described according to a plan of Jolly Road Manor as prepared by Donald H. Schurr, Civil Engineer and Surveyor, Norristown, PA, dated 7/10/61, as follows:

BEGINNING at a point, a curve at the intersection of the Northeasterly side of Princeton Road (50' wide) and the Northwesterly side of Jolly Road (46 and 5/10' wide), said point being measured on the arc of a curve curving to the left having a radius of 20' the arc distance of 33 and 18/100' to a point on the northeasterly side of Princeton Road; thence extending along the said side of said Princeton Road North 68° 36 minutes West 155' to a point, a corner of Lot Number 2; thence extending along the same North 21° 24 minutes East 108 and 30/100' to a point, a corner in line of land of Able K. Harris; thence extending along the same, South 63° 30 minutes East 169 and 25/100' to a point a corner on the said Northwesterly side of Jolly Road; thence extending along the same South 16 degrees twenty minutes West 71 and 77/100' to a point a curve at the intersection of the Northwesterly side of Jolly Road and the Northeasterly side of the said Princeton Road; thence on the arc of a curve curving to the right having a radius of 20' the arc distance of 33 and 18/100' to the first mentioned point and place of beginning.

BEING Lot No. 1 on said plan.

BEING the same property conveyed to Thomas R. Grau and Tamara D. Grau who acquired title by virtue of a deed from Justin T. Marciano, dated February 24, 2007, recorded August 20, 2007, at Instrument Number 2007101493, and recorded in Book 5661, Page 00631, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 49-00-09547-00-7.

Location of property: 1 Princeton Road, Plymouth Meeting, PA 19462.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Thomas R. Grau and Tamara D. Grau** at the suit of Wells Fargo Bank, N.A. Debt: \$317,237.64.

**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.

18-24516

ALL THAT CERTAIN lot or piece of ground, Situate in **Lower Merion Township**, Montgomery County, Pennsylvania, and described according to a Certain Plan made for Frank Gussoni, by Yerkes Engineering Co., Consulting Engineers and Surveyors, dated May 26, 1966 and revised June 15, 1966, as follows, to wit:

BEGINNING at a point in the bed of a cul-de-sac (of irregular width) at the end of Blackberry Lane (50 feet wide) said point being at the distance of 315.17 feet measured Northeastwardly through the bed of Blackberry Lane from its point of intersection with a spike in the center line of Lafayette Road; thence extending from said point of beginning North 32 degrees 20 minutes 10 seconds East partly through the bed of and crossing the Northeasterly side of said cul-de-sac 423.94 feet to a point on the Southwesterly side of Schuylkill Expressway; thence extending South 30 degrees 09 minutes East along the Southwesterly side of Schuylkill Expressway 356.49 feet to a point; thence extending North 85 degrees 34 minutes 40 seconds West 138.39 feet to a point; thence extending North 59 degrees 56 minutes 30 seconds West 90 feet to a point; thence extending North 85 degrees 34 minutes 40 seconds West 95 feet to a point; thence extending South 32 degrees 20 minutes 10 seconds West 100.56 feet to a point on the Northeasterly side of aforesaid Cul-de-sac; thence extending South 55 degrees 54 minutes 50 seconds West through the bed of the aforesaid cul-de-sac 50 feet to the first mentioned point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Kerryn M. Agyekum, by Deed from Thomas A. Nelson, dated 04/24/2013, recorded 04/29/2013, in Book 5871, Page 1035.

Parcel Number: 40-00-05768-00-6.

Location of property: 1815 Blackberry Lane, Gladwyne, PA 19035-1101.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kerryn M. Agyekum** at the suit of Wells Fargo Bank, NA. Debt: \$355,976.75.

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

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

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

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18-26140

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Towamencin Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan thereof made by Herbert H. Metz, Registered Engineer, Lansdale, Pennsylvania, dated July 8th, 1953, and las revised February 16th, 1955, as follows, to wit:

BEGINNING at a point on the Southeast side of Fimmel Drive (fifty feet wide) which point is measured North thirty-seven degrees, fifty-five minutes East one hundred 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 Northeast side of Pioneer Road (fifty feet wide); thence extending along the Southeast side of Fimmel Drive, North Thirty-seven degrees, fifty-five minutes East, Sixteen feet to a point of curve; thence extending along the arc of a circle curving to the right having a radius of Four hundred eleven and seventy-six one-hundredths feet the arc distance of seventy-four feet to a point; thence extending South Forty-one degrees, forty-seven minutes ten seconds East, One hundred thirty-four and thirty-three one-hundredths feet to a point; thence extending South Seventy-one degrees, thirty-nine minutes West, Seventy-eight and eighty-seven one-hundredths feet (incorrectly given in prior deeds as seventy-eight and eighty-eight one-hundredths feet) to a point; thence extending North Fifty-two degrees, five minutes West Ninety-five feet to a point on the Southeast side of Fimmel Drive, the first mentioned point and place of beginning.

BEING Lot #15 Inglewood Manor and Premises #717 Fimmel Drive.

BEING the same premises which Elmer S. Cogle and Helen M. Cogle, his wife, by Deed dated January 11, 1974 and recorded January 14, 1974 in Montgomery County, in Deed Book 3915, Page 536, conveyed unto Francis G. Pees and Clara M. Pees, his wife. Francis G. Pees passed away on May 1, 2013. Clara M. Pees passed away on August 5, 2016.

Parcel Number: 53-00-02768-00-5.

Location of property: 717 Fimmel Drive, Lansdale, PA 19446.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Sharon Pees, as Heir to the Estate of Clara Pees and Theresa Michelson, as Heir to the Estate of Clara Pees and Christopher Pees, as Heir to the Estate of Clara Pees and Gary Pees, as Heir to the Estate of Clara Pees and Gerald Pees, as Heir to the Estate of Clara Pees** at the suit of Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust A. Debt: \$112,784.19.

**Hill Wallack**, Attorneys.

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

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

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18-27553

ALL THAT CERTAIN message and six town lots or pieces of ground, situate in **West Conshohocken Borough**, Montgomery County, Pennsylvania:

BEGINNING at a point on the southwest side of Cedar Avenue, at the distance of 40 feet southeasterly from Bullock Avenue; thence southwesterly and parallel with said Bullock Avenue, 110 feet to a stake on the northeasterly side of Pleasant Street; thence by said side of said Pleasant Street, South 24 degrees 37 minutes East 120 feet to a stake, a corner of Lot No. 153; thence northeasterly by the same and parallel to said Bullock Avenue, 110 feet to a stake on the southwesterly side of Cedar Avenue, aforesaid, and along the said side of said Cedar Avenue, North 24 degrees 37 minutes West 120 feet to the place of beginning.

CONTAINING 48 1/3rd perches of land, more or less.

EXCEPTING THEREOUT AND THEREFROM ALL THAT CERTAIN message and four town lots or pieces of ground, situate in **West Conshohocken Borough**, Montgomery County, Pennsylvania, bounded and described together as one lot, to wit:

BEGINNING at a point on the southwest side of Cedar Avenue, at the distance of 80 feet southeasterly from Bullock Avenue; thence southwesterly and parallel with said Bullock Avenue, 110 feet to a stake on the northeasterly side of Pleasant Street; thence by said side of said Pleasant Street, South 24 degrees 37 minutes East 80 feet to a stake, a corner of Lot No. 153; thence northeasterly by the same and parallel to said Bullock Avenue, 110 feet to a stake on the southwesterly side of Cedar Avenue, aforesaid, and along said side of said Cedar Avenue, North 24 degrees 37 minutes West 80 feet to the place of beginning.

ALSO ALL THOSE TWO CERTAIN town lots or pieces of ground, being Lot No. 160 and 161, on a Plan of Town Lots laid out in the Village (**now Borough**) of **West Conshohocken**, Montgomery County, Pennsylvania, with the dwelling thereon erected, and herein described as one lot as follows, to wit:

BEGINNING at a marble stone on the southeasterly corner of Cedar and Bullock Avenue, a corner of Lot No. 161, thence by the southeasterly side of said Bullock Avenue, southwesterly 110 feet to a stake on the northeasterly side of Pleasant Street; thence by the said side thereof, southeasterly 40 feet to a stake, a corner of Lot No. 159 now or late belonging to John Whitehead, thence by said Whitehead's line, northeasterly 110 feet to a stake on the southwesterly side of the aforesaid Cedar Avenue and by the said side thereof, northwesterly 40 feet to the place of beginning.

BEING the same premises which John J. McCarthy, III and Marlin R. McCarthy, his wife by Deed dated June 30, 2009 and recorded July 10, 2009 in Book 5736, page 01453 in Document #2009074271 in the Office of the Recorder of Deeds in and for the County of Montgomery, granted and conveyed unto John J. McCarthy, III, in fee.

Parcel Number: 24-00-00380-00-1.

Location of property: 169 Cedar Avenue, Conshohocken, PA 19428.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **John J. McCarthy, III** at the suit of Carrington Mortgage Services, LLC. Debt: \$270,833.68.

**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.

18-27696

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

BEGINNING at a point in the middle line of Willow Grove Avenue (33 feet wide) at the distance of 539.24 feet measured southwardly along a the said middle line of Willow Grove Avenue from it intersection with the middle line of Glenside Avenue (33 feet wide); thence extending South 66 degrees 25 minutes West along the said middle line of Willow Grove Avenue 107.87 feet to a point; thence extending North 20 degrees 13 minutes 30 seconds West along land of John Martino 120 feet to a point; thence extending North 66 degrees 25 minutes East still along land of John Martino 97 feet to a point; thence extending South 26 degrees 12 minutes 04 seconds East along land about to be acquired by Fred C. Goff and Evelyn Goff, his wife, 119.86 feet to the first mentioned point and place of beginning.

BEING the same property conveyed to Timothy Glencamp, Jr who acquired title by virtue of a deed from Karisma K. Glencamp, dated April 21, 2017, recorded May 15, 2017, at Instrument Number 2017034417, and recorded in Book 6044, Page 01118, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 31-00-29125-00-4.

Location of property: 338 Willow Grove Avenue, Glenside, PA 19038.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Timothy Glencamp, Jr. and Karisma K. Glencamp, a/k/a Karisma Glencamp** at the suit of Wells Fargo Bank, N.A. Debt: \$302,804.10.

**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.

18-27963

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate at Cynwyd, **Lower Merion Township**, Montgomery County, Pennsylvania, described according to a survey and plan thereof made by Benjamin F. Snyder, Esq., Surveyor & C., on May 26, 1923, as follows to wit:

BEGINNING at a point in the center line of Tregaron Road at the distance of sixty-three and twenty-six one-hundredths feet southward from the point of intersection of the center line of Bentley Avenue with the center line of said Tregaron Road; thence extending south eighty-three degrees fifty-seven minutes east partly through the center of the party wall between these premises and the premises adjoining to the north sixty-six and seventy-eight one-hundredths feet to a point; thence extending south six degrees three minutes west fifty-nine and thirty-three one-hundredths feet to a point; thence extending north eighty-three degrees fifty-seven minutes west partly through the center of the party wall between these premises and the premises adjoining to the south sixty-six and seventy-eight one-hundredths feet to a point in the center line of said Tregaron Road; and thence along the center line of said Tregaron Road north six degrees three minutes east fifty-nine and thirty-three one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Walter Pergamenter and Adeline Pergamenter, husband and wife by deed from James D. Lowry and Nancy H. Lowry, husband and wife, dated September 10, 1971 and recorded September 14, 1971 in Deed Book 3697, Page 360. The said Walter Pergamenter died on June 11, 2009 thereby vesting title in his surviving spouse Adeline Pergamenter by operation of law.

Parcel Number: 40-00-61900-00-7.

Location of property: 307 Tregaron Road, Bala Cynwyd, Pennsylvania 19004.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Adeline Pergamenter** at the suit of Bank of America, N.A. Debt: \$97,648.28.

**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.

18-28651

Tract No. 1

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 follow to wit:

BEGINNING at a point on the Northwesterly side of Astor Street at the distance of Thirty-two feet four and one-half inches Northeastwardly from the Northeasterly side of Wood Street; thence extending Northwestwardly on a line at right angles with the said Astor Street, passing through the middle of the party wall between this and premises known as No. 1303 Astor Street, eighty-six feet to the Southeasternmost side of a certain fourteen feet wide alley or driveway that extends Southwestwardly into the said Wood Street; thence extending Northeastwardly along the Southeasterly side of said alley or driveway sixteen feet to a point; thence extending Southeasterly on a line at right angles to the said Astor Street, passing Through the middle of the party wall between this premises and premises known as No. 1307 Astor Street, Eighty-six feet to the Northwesterly side of said Astor Street; thence extending Southwestwardly along the same Sixteen feet to the first mentioned point or place of beginning.

BEING Block 90 Unit 53.

Tract No. 2

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

BEGINNING at a point in the Northwest side of a fourteen foot wide alley, which runs Northeastwardly at right angles to Wood Street, with the Northwest side of the alley one hundred feet from the intersection of Wood Street and the Northwest side of Astor Street the first mentioned point in alley being located at a distance of thirty-three feet four inches from the intersection of the Northeast side of Wood Street and the Northwest side of alley; thence Northeast along said side of alley for a distance of sixteen feet eight inches to a point, a corner; thence in a Northwest direction, parallel to Wood Street and along the line of land about to be conveyed to Carmine and Katherine Salamone for a distance of fifty and nine tenths feet to a point, a corner; thence Southwest, at right angles to Wood Street for a distance of sixteen feet eight inches to a point, a corner, thence Southeast parallel to Wood Street along the line of land about to be conveyed to Carmine and Jennie DiLucia, for a distance of fifty and nine tenths feet to the point or beginning.

BEING Block 90 Unit 64.

TITLE TO SAID PREMISES IS VESTED IN Monica Moore, by Deed from 1305 Astor Street LLC, Dated 12/16/2016, Recorded 12/20/2016, in Book 6027, Page 1828.

Parcel Number: 13-00-03500-00-6.

Location of property: 1305 Astor Street, Norristown, PA 19401-3220.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Monica A. Moore a/k/a Monica Moore** at the suit of Home Point Financial Corporation. Debt: \$77,587.27.

**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.

18-29003

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

BEGINNING at a point in the middle of Graham Lane, at the distance of 662.75 feet Northwestward from the middle line of Sycamore Avenue.

CONTAINING in front or breadth on the said middle line of Graham Lane, 36 feet and extending of that width in length or depth northwestwardly at right angles to said Graham Lane, 140 feet to ground now or late of Emmanuel Johnson.

BEING the same premises by which Vernon Martin Baptiste and Martin Baptiste, by Deed dated July 18, 1997, recorded July 25, 1997, in Deed book 187 page 018, granted and conveyed unto Anthony S. Quarles and Antoinette A. Quarles, In Fee.

AND THE SAID Anthony S. Quarles departed this life on May 13, 2004, leaving said premises vested unto Antoinette A. Quarles, his wife, by right of survivorship.

Parcel Number: 31-00-12172-00-1.

Location of property: 1814 Graham Lane, Elkins Park, PA 19027.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Antoinette A. Quarles** at the suit of REO Trust 2017-RPL1. Debt: \$202,496.78.

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

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

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

18-29746

ALL THAT CERTAIN lot or parcel of land with the building and improvements thereon erected, situate in Fox Ridge Estates, **Limerick Township**, Montgomery County, Pennsylvania, designated as Unit No. 58 on a Certain Plan of Subdivision prepared for Gambone Bros. Development Co. by Urwiler & Walter Inc., dated January 12, 1989, revised June 1, 1989 as recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-51 Pages 462 and 463, with subsequent revisions thereto through April 27, 1990, described in accordance therewith, as follows:



BEGINNING at a point, a corner of this and Unit No. 59 as shown on the above mentioned plan; thence extending from said point of beginning south 38 degrees 09 minutes 02 seconds west 100.00 feet to a point, a corner; thence extending north 51 degrees 50 minutes 58 seconds west 40.00 feet to a point, a corner; thence extending north 38 degrees 09 minutes 02 seconds east 100.00 feet to a point, a corner; thence extending south 51 degrees 50 minutes 58 seconds east 40.00 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Robert G. Bahm Jr. and Elizabeth A. Lucido a/k/a Elizabeth A. Bahm by deed from Lakeside Associates, a Pennsylvania General Partnership, dated January 25, 1995 and recorded February 1, 1995 in Deed Book 5104, Page 1549.

Parcel Number: 37-00-00347-50-7.

Location of property: 58 Cedar Court, Limerick, Pennsylvania 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Robert G. Bahm Jr. and Elizabeth A. Lucido a/k/a Elizabeth A. Bahm** at the suit of LSF8 Master Participation Trust. Debt: \$411,668.20.

**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.

18-29826

ALL THOSE CERTAIN two certain lots or pieces of ground, known as Lots Numbers 113 and 113 "A" in a certain plan of lots laid out by Amos. W. Barnes, in **Norristown Borough**, Montgomery County, Pennsylvania, with the buildings thereon erected, bounded and described, as follows, to wit:

BEGINNING at the south corner of Poplar Street and Harding Boulevard, thence along the southeast side of Harding Boulevard, Southwest 52.2 feet to the line of Lot No. 112 "A" on said plan; thence Southeast along the line of Lot No. 112 "A" on said plan 178.82 feet to line of Lot No. 121 on said plan; thence along the line of Lot No. 121 Northeast 51.53 feet to the southwest side of Poplar Street; and thence along said side of said Poplar Street Northwest 187.10 feet to the South corner of Poplar Street and Harding Boulevard, the place of beginning.

FEE SIMPLE TITLE VESTED IN Mark T. Shireman by Deed from ACE Property Management LLC, a Pennsylvania Limited Liability Company, dated 1/9/2014, recorded 1/24/2014, in the Montgomery County Clerk's Office in Deed Book 5902, Page 1951 as Instrument No. 2014005146.

Parcel Number: 13-00-15336-00-5.

Location of property: 1324 Harding Boulevard, Norristown, PA 19401.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Mark T. Shireman** at the suit of Lakeview Loan Servicing, LLC. Debt: \$206,593.30.

**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.

18-29928

ALL THAT CERTAIN Unit designated as Unit No. 506-F-I being a Unit in "International Village", a Condominium located on Fitzwatertown Road and Moreland Road in **Upper Moreland Township**, Montgomery County, Pennsylvania, as being designated in the Declaration of Condominium of "International Village", under the Unit property Act, dated September 1, 1978 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 4351, Page 79, and the Code of Regulations for said Condominium dated 9/1/1978 and recorded in Deed Book 4351, Page 103 and a First Amendment thereto dated 9/27/1988 and recorded in Deed Book 4892, Page 966 and also being designated on the Declaration Plan of "International Village", dated May 10, 1978, and recorded in the aforesaid Recorder of Deeds Office, in Condominium Plan Book 6, Page 21 and Amendment to Code of Regulation dated 4/20/1998 and recorded in Deed Book 5223, Page 1576.

TOGETHER with a 1.720-. undivided interest in and to the Common Element as fully set forth in the aforesaid Declaration of Condominium of "International Village".

UNDER AND SUBJECT to all agreements, conditions and restrictions of record and to the provisions, easements and covenants as contained in the above Declaration of Condominium of "International Village", and the Declaration Plan of "International Village", as well as the "Code of Regulations" of "International Village" dated September 1, 1978, and recorded in the aforesaid Recorder of Deeds Office, in Deed Book 4351, Page 108.

TITLE TO SAID PREMISES IS VESTED IN James Peterson, by Deed from Donna M. Bongarzone, Dated 1/2/2002, Recorded 2/15/2002 in Book 5396, Page 685.

Parcel Number: 59-00-07492-52-2.

Location of property: 22 Fitzwatertown Road, Unit E-6, Willow Grove, PA 19090.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James Peterson a/k/a James Howard Peterson, Ledgewood International, LTD., Saxon Supply, LLC and D.H. Wire, LLC** at the suit of Kathryn Joan Kivlin. Debt: \$233,999.93.

**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.

18-29943  
PREMISES "A"

ALL THOSE FIVE CERTAIN lots or pieces of ground, situate on the Northeast side of Cottman Street at the distance of 100.04 feet Southeastward from the Southeast side of Maple Avenue in **Abington Township**, Montgomery County, Pennsylvania.

CONTAINING in front or breadth on said Cottman Street 125.05 feet and extending of that width in length or depth Northeastward between lines parallel with said Maple Avenue on the Northwest line thereof 147.87 feet, the rear line thereof being 125 feet in length.

BEING known as Lots No. 259, 261, 262 and 263 on Plan of Burholme Terrace as recorded at Norristown in Deed Book 640, Page 500.

AND ALL THAT CERTAIN tract or parcel of land and premises situate, lying and being in **Abington Township**, Montgomery County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the intersection of the Northwesterly line of Cheltenham Avenue and the Northeasterly line of Cottman Street and thence extending; (1) Northeastwardly and along the Northwestwardly line of Cheltenham Avenue 153.44 feet; thence (2) Northwestwardly and at right angles with said Cheltenham Avenue 54.47 feet; thence (3) Southwestwardly and parallel with said Cheltenham Avenue 151.73 feet to the Northeastwardly lie of said Cottman Street; thence (4) Southeastwardly and along said line of Cottman Street 55.56 feet to the place of beginning.

BEING known as Lots No. 257 and 258 as shown on Plan of Burholme Terrace, Abington Township, Pennsylvania.

EXCEPTING thereout and therefrom the following described lots or pieces of ground.

ALL THAT CERTAIN piece or parcel of ground, situate in **Abington Township**, Montgomery County, Pennsylvania and described according to a lot location Plan of Lots No. 257 and 263 inclusive on a Plan of Burholme Terrace made from George J. and Alice Ream by George E. Mebus, Inc., Engineers dated May 31, 1968 and revised August 19, 1968 as follows, to wit:

BEGINNING at a point on the Northeastwardly side of Cottman Street (also known as Township Line Road) (39 feet wide), said point being at the distance of 113.03 feet measure North 46° 33' West along the Northwestwardly side of Fillmore Street (30 feet wide); thence extending from said point of beginning North 46° 38' West along the Northeastwardly side of Cottman Street 67.57 feet to a point; thence extending South 48° 24' East 67.55 feet to a point; thence extending South 41° 36' West 150.67 feet to the first mentioned point and place of beginning.

BEING part of Lot No. 261 and all of Lots No. 262 and 263 on a Plan of "Burholme Terrace" as shown on the above mentioned plan.

PREMISES "B"

ALL THOSE TWO CERTAIN lots or pieces of ground situate in **Abington Township**, Montgomery County, Pennsylvania, Situate on the Northwest side of Cheltenham Avenue 153.44 feet Northeast of Cottman Street.

SAID point of beginning being a corner of Lot No. 257 as shown on the above mentioned Plan; thence extending from said point of beginning along the rear of Lots No. 257 through 261 inclusive, Northwestwardly 129.47 feet to a point, a corner of Lot No. 256 as shown on the above mentioned Plan; thence extending along Lots No. 256 and 255 Northeastwardly 50.00 feet to a point, a corner of Lot No. 234 as shown on the above mentioned Plan; thence extending along the same Southwestwardly 50.00 feet to the first mentioned point and place of beginning.

BEING known as Lots No. 235 and 236 on a Plan of Burholme Terrace as recorded in Norristown in Deed Book 640, page 500.

BEING Parcel No. 30-00-67172-00-1 (as part of Premises "A").

BEING Parcel No. 30-00-67176-00-6 (as to remaining part of Premises "A").

BEING Parcel No. 30-00-20448-00-6 (Premises "B").

NOTE: Property only taxed on Parcel 30-00-67172-00-1.

BEING the same premises which MKP Group, Inc., by Deed dated December 20, 2007 and recorded on January 26, 2008 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5678, Page 2916, as Instrument No. 2008005194, granted and conveyed unto Jessy Kang, mortgagor herein, in fee.

Parcel Numbers: 30-00-67172-00-1, 30-00-67176-00-6; 30-00-20448-00-6.

Location of property: 103 Township Line Road, Jenkintown, Pennsylvania 19046.

The improvements thereon are: A commercial office building.

Seized and taken in execution as the property of **Jessy Kang** at the suit of Asian Bank. Debt: \$582,416.54.

**Eisenberg, Gold & Agrawal, P.C.**, Attorneys.

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

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

19-00174

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 Lot Revision of Development Plan made by Franklin and Lindsey, Registered Engineers, Philadelphia, Pennsylvania, dated March 3, 1953 and recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania, on April 2, 1953, in Deed Book 2339 page 601, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Parkview Road 50 feet wide, at the distance of 666 feet measured Southeastwardly along the Southwesterly side of Parkview Road from the Northeasternmost terminus of a radial round corner connecting the Southwesterly side of Parkview Road with the Southeasterly side of Ivietta Road, (50 feet wide); thence in a Southeasterly direction along the Southwesterly side of Parkview Road on the arc of a circle on a line curving to the left having a radius of 950 feet the arc distance of 80 feet to a point; thence extending South 18 degrees 8 minutes 4 seconds West 125 feet to a point; thence in a Northwesterly direction on the arc of a circle on a line curving to the right having a radius of 1075 feet the arc distance of 90.526 feet the arc distance of 90.526 feet to a point; thence extending North 22 degrees 57 minutes 34 seconds East 125 feet to the Southwesterly side of Parkview Road, the first mentioned point and place of beginning.

BEING known as Lot No. 17 on the above mentioned Plan.

TOGETHER with the free and common use, right, liberty and privilege of a certain 15 foot wide driveway between these premises and Lot No. 18 as and for a passageway and driveway at all times hereafter, forever.

TITLE TO SAID PREMISES IS VESTED IN Calvin Miller and Annette Miller, by deed dated January 26, 2007 conveying from Leonardo Diodonet and Yolanda Diodonet, Husband and Wife to Calvin Miller and Annette Miller, Husband and Wife. As tenants by the entirety, recorded January 30, 2007 in Book 5633, Page 1793, Instrument # 2007013963.

Parcel Number: 31-00-21991-00-1.

Location of property: 18 Parkview Road, Cheltenham, PA 19012.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Calvin Miller and Annette Miller** at the suit of J.P. Morgan Mortgage Acquisition Corp. Debt: \$405,977.09.

**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.

19-00179

ALL THAT CERTAIN lot or piece of land with the dwelling thereon erected, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described according to a survey and plan thereof made by Donald H. Schurr, Registered Professional Engineer, Norristown, Pennsylvania on June 11, 1955 as follows, to wit:

BEGINNING at a point on the Northwest side of Buttonwood Street, 66 feet wide, at the distance of 97.5 feet Southwestwardly from the Southwest side of Washington Street, 66 feet wide; thence extending along the Northwest side of Buttonwood Street, South 41 degrees 14 minutes West 22.5 feet to a point; thence extending North 48 degrees 56 minutes West 86 feet to a point; thence extending North 41 degrees 14 minutes East 22.75 feet to a point; thence South 48 degrees 46 minutes East 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 premises, 86 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Robert L. Glover, Sr., by Deed from John E. Sczechowicz and Debra J. Sczechowicz, his wife, Dated 10/22/1980, Recorded 11/03/1980, in Book 4576, Page 479.

Parcel Number: 13-00-05632-00-7.

Location of property: 121 Buttonwood Street, Norristown, PA 19401-4409.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert L. Glover, Sr.** at the suit of Nationstar Mortgage LLC d/b/a Champion Mortgage Company. Debt: \$111,951.85.

**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.

19-00337

ALL THAT CERTAIN message and lot or piece of land, situate in **Green Lane Borough**, Montgomery County, Pennsylvania, bounded and described according to a Survey thereof, made October 7, 1943, by Francis W Wack, Registered Surveyor, as follows, to wit:

BEGINNING at a point on the middle of the public road leading from Green Lane to Happensville, a corner of this and land about to be conveyed to Theresa Schneider, of which this was part, thence along said land, the line for a part of the distance passing through the middle of the partition wall between this and the adjoining house, North 89 degrees 45 minutes West 154 1 feet to an iron pin, a corner of land of the Reading Railroad Company, thence along said land, North 22 degrees 30 minutes East 155 5 feet to a point in the middle of the Macoby Creek, thence down in about the middle of said creek, South 88 degrees East 93 feet in a point in the middle of the public road aforesaid, thence along the middle of the same, South no degrees 15 minutes West 140 65 feet to the place of beginning.

BEING the same premises which Grantor Shannon D. Fillman-Lynch by Deed dated 3/31/2004 and recorded 4/6/2004 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5502 at Page 1543, granted and conveyed unto Grantee Kelly B. Hollingsworth and Katherine J. Hollingsworth.

Parcel Number: 07-00-00121-00-7.

Location of property: 767 Lumber Street a/k/a 67 Lumber Street, Green Lane, PA 18054.

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

Seized and taken in execution as the property of **Kelly B. Hollingsworth and Katherine J. Hollingsworth** at the suit of U.S. Bank National Association, (Trustee for the Pennsylvania Housing Finance Agency). Debt: \$91,827.81.

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

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

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

19-00619

ALL THAT UNIT in the property known, named and identified in the Declaration Plan referred to below as Green Willow Run, located in **Upper Moreland Township** in the County of Montgomery, in 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 August 9, 1979,

last revised July 16, 1979 and recorded on August 2, 1979, in Condominium Plan Book 6 pages 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 9-E 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 1.2368%.

BEING the same premises which Eric Eck and Linda Przybylski by Indenture dated August 28, 2007 and intended to be forthwith recorded in the Office of the Recorder of Deeds in and for the County of Montgomery, hereby granted and conveyed until Thomas James Milks and Corinne Ann Milks.

Parcel Number: 59-00-19898-95-9.

Location of property: 515 N. York Road, Unit 9-E, Willow Grove, PA.

The improvements thereon are: Condominium townhouse.

Seized and taken in execution as the property of **Thomas J. Milks and Corinne Ann Milks** at the suit of Huntingdon Valley Bank. Debt: \$111,730.37.

**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.

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19-00680

ALL THOSE CERTAIN two lots or tracts of land, situate in the Ninth Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, on the South side of Sixth Street, known as Lots 139 and 140 on a Plan of Mathias G. Yergey's Addition to Pottstown and in accordance with survey by George F. Shaner, R.E. 6/14/1947, bounded, limited and described as follows, to wit:

BEGINNING at a point on the South side of Sixth Street distant North 54° 26' West, 237 feet 6 inches from the Southwest corner of Sixth and Johnson Streets and in the Easterly line of Lot No. 138, recently conveyed to John Wilhelm and Anna, his wife, thence along said lot South 35° 34' West, 140 feet to a point on the Northerly side of a 20 feet wide alley, thence along said alley South 54° 26' East, 60 feet to a point in line of Lot No. 141, thence along the same North 35° 34' East, 140 feet to a point on the Southerly side of Sixth Street, thence along the same North 54° 26' West, 60 feet to the point or place of beginning.

BEING the same premises which Andrea G. Peterman by Deed dated 3/25/2008 and recorded 4/11/2008 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5688 at Page 02028, granted and conveyed unto Joshua M. Mott and Veronica Wood.

Parcel Number: 16-00-25996-00-7.

Location of property: 22 West 6th Street, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Joshua M. Mott and Veronica Wood** at the suit of Nationstar Mortgage LLC d/b/a Mr. Cooper. Debt: \$161,994.53.

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

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

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

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19-00993

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, being Lot# 564 on plan of Edgehill Land Association and described as follows:

BEGINNING on the Northwest side of Linden Avenue at the distance of 375 feet Northeastward from the Northeast side of Walnut Avenue.

CONTAINING in front or breadth on the said Linden Avenue 25 feet and extending of that width in length or depth 110 feet.

BEING the same premises that Thomas Rhoades and Geraldine J. Rhoades, his wife, by deed dated 5/16/1956 and recorded 5/29/1956 in Montgomery County Deed Book 2684 page 517 conveyed unto Thomas Rhoades and Geraldine J. Rhoades, his wife.

AND THE SAID Thomas Rhoades died on or about 6/5/1973 while still married to Geraldine J. Rhoades and the said premises vested in Geraldine J. Rhoades automatically by operation of law.

UNDER AND SUBJECT to any enforceable restrictions or covenants of record. However, this provision shall not reinstate any expired or unenforceable restrictions or covenants.

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

TO HAVE AND TO HOLD the said lot or piece of ground above described with the buildings and improvements and hereditaments and premises hereby granted. or mentioned and intended so to be, with the appurtenances, unto the said Grantee, her heirs and assigns, to and for the only proper use and behoof of the said Grantee, her heirs and assigns forever.

TITLE TO SAID PREMISES IS VESTED IN Geraldine J. Rhodes, an Individual by Deed from Geraldine J. Rhodes, a widow, dated 12/23/2002 recorded 12/31/2002 in Book 5440, Page 1939.

Parcel Number: 54-00-10681-00-2.

Location of property: 330 Linden Avenue, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Geraldine J. Rhoades** at the suit of Nationstar Mortgage LLC d/b/a Champion Mortgage Company. Debt: \$201,806.40.

**RAS Citron, LLC**, Attorneys.

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

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

19-01248

ALL THAT CERTAIN lot or piece of land situate in **Douglass Township**, Montgomery County, Pennsylvania, bounded and described in accordance with plan of building lots surveyed for heirs of Jacob S. Rhoads, deceased, by Ralph E. Shaner, Engineer, dated October 27, 1938, as follows, to wit:

BEGINNING at a point on the southwesterly side of the State Highway, formerly Limerick and Colebrookdale Turnpike (50 feet wide), which point is measured South 34 degrees 50 minutes East, 60 feet from lands of John Swinehart (erroneously given in prior deeds as 45 feet); thence from said point of beginning, extending along the said southwesterly side of the State Highway South 34 degrees 10 minutes East 45 feet to a point, a corner; thence extending South 55 degrees 30 minutes West 150 feet to a point on the northeasterly side of a 20 feet wide alley; thence extending North 34 degrees 30 minutes West 45 feet to a point, a corner of lands of James Heffner; thence extending along the same North 55 degrees 30 minutes East 150 feet 5 inches to the first mentioned point and place of beginning.

ALSO ALL THAT CERTAIN strip or piece of land situate in **Douglass Township**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the southerly line of the State Highway, formerly Limerick and Colebrookdale Turnpike and distant 25 feet from the centerline thereof and at a point, a corner of other lands of the within grantors, distant 105 feet easterly from the line of lands of now or late John Swinehart, thence along the southerly line of State Highway South 34 degrees 10 minutes East 10 feet to a point; thence along lands now or late of Irene F. Rhoads and Victor B. Rhoads South 55 degrees 30 minutes West 10 feet to an iron pin, a corner of other lands of the within grantors; thence along the same North 55 degrees 30 minutes East 150 feet to the point or place of beginning.

TITLE TO SAID PREMISES VESTED IN Louis A. Belfiore and Betty L. Belfiore by Deed from Mabel L. Yoder dated January 26, 2001 and recorded on February 8, 2001 in the Montgomery County Recorder of Deeds in Book 5349, Page 1507.

Parcel Number: 32-00-05540-00-8.

Location of property: 1034 E. Philadelphia Avenue, Gilbertsville, PA 19525.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Louis A. Belfiore and Betty L. Belfiore** at the suit of U.S. Bank National Association, as Indenture Trustee, for the CIM Trust 2016-1, Mortgage-Backed Notes, Series 2016-1. Debt: \$179,516.54.

**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.

19-02086

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

BEGINNING at a point on the north side of Prospect Street two-hundred fifty feet westerly from the northwesterly corner of Spruce Street and Prospect Street, thence along line of Lot No. 8, northwardly a distance of one, hundred feet, one inch, thence westerly a distance of sixty feet, one and one-half inches to a point thence southwardly along a line parallel to the first above described line ninety-five feet, eleven inches, more or less, to the north line of Prospect Street aforesaid; thence along the line of said prospect street eastwardly a distance of sixty feet to the point or place of beginning.

BEING the whole of Lot No. 9 and easterly ten feet of Lot No. 10 in a plan of lots laid out by Raymond Frederick in the Eighth Ward of the Borough of Pottstown, March, 1931, as surveyed by Ralph E. Shaner, Engineer.

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

BEGINNING at a point on the north side of Prospect Street three hundred ten feet westwardly from the northwesterly corner of Spruce Street and Prospect Street, a corner of other land of grantors; thence northwardly along the line of said grantors' land a distance of ninety-five feet, eleven inches; thence westwardly a distance of fifteen feet; thence southwardly and in a line parallel with the first described line ninety-four feet, nine inches, to the north side of Prospect Street, aforesaid; thence along the same eastwardly fifteen feet to the point or place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Henry Marshall a/k/a Henry L. Marshall, Jr. by deed from John J. Cione, Jr. dated April 19, 2017 and recorded May 2, 2017 in Deed Book 6042, Page 1951.

Parcel Number: 16-00-22972-00-7.

Location of property: 247 Prospect Street, Pottstown, Pennsylvania 19464.



The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Henry Marshall a/k/a Henry L. Marshall, Jr.** at the suit of NewRez LLC, f/k/a New Penn Financial, LLC, d/b/a Shellpoint Mortgage Servicing. Debt: \$172,279.10.

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

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

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

19-02276

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

BEGINNING at a point on the Northeasterly side of Oak Street at the distance of 90 feet Northwesterly from a 20 feet wide alley running at right angles to said Oak Street between Mawn Avenue and Kohn Street, a corner of this and land intended to be conveyed to Benjamin Quillman; thence by the same Northeastwardly parallel with said 20 feet wide alley and through the middle of the partition wall between this and the adjoining house 100 feet to a point a corner of this and land now or late of the Estate of Nathan Schultz; thence by the same Northwestwardly parallel with Oak Street, 15 feet to a point a corner of this and land lately conveyed to Charles S. Brower; thence by the same Southwestwardly parallel with the first line and through the middle of the partition wall between this and the adjoining house 100 feet to Oak Street aforesaid; and along the Northeasterly side thereof Southeastwardly 15 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Matthias L. Perry and Yvette C. Perry, Husband and Wife, by Deed from Donald J. Loader and Dianna M. Loader, Husband and Wife, dated 04/27/1998, recorded 05/01/1998, in Book 5224, Page 242.

Parcel Number: 13-00-29296-00-4.

Location of property: 721 West Oak Street, Norristown, PA 19401-3763.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Yvette C. Perry a/k/a Yvette C. Armstrong Perry a/k/a Yvette Cleo Armstrong a/k/a Yvette Perry and Matthias L. Perry a/k/a Matthias Lynn Perry a/k/a Matthias Perry** at the suit of CIT Bank, N.A. f/k/a OneWest Bank, FSB. Debt: \$108,816.20.

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

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

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

19-02681

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

BEGINNING at the Southwest corner of Vine Street and School Lane, thence Westwardly by the Lot No. 53 said School Lane, 140 feet to a 20 feet wide alley, thence Southwardly by the same 30 feet to Lot No. 54, thence Eastwardly by the same 140 feet to Vine Street aforesaid, thence Northwardly by the same 30 feet to the place of beginning.

BEING part of the same premises which Eugene C. Falasco by Indenture dated the 25th day of April, 2005 and recorded May 6th, 2005 in and for the Montgomery County Recorder of Deeds Office, Commonwealth of Pennsylvania in Deed Book 5553, Page 287, granted and conveyed unto HK Partners, in fee.

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

BEING Tax Map No. 64014 043.

BEING the same premises which HK Partners, by Deed dated July 7, 2006, and recorded July 21, 2006, in the Office of the Recorder of Deeds in and for the County of Montgomery, Deed Book 5609, Page 938, granted and conveyed unto Jason J. Flint and Meggan A. Flint, in fee.

Parcel Number: 64-00-05206-00-4.

Location of property: 429 E. Vine Street, Pottstown, PA 19464.

The improvements thereon are: A single family.

Seized and taken in execution as the property of **Jason J. Flint and Meggan A. Flint** at the suit of Caliber Home Loans, Inc. Debt: \$180,096.23.

**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.

19-03023

ALL THAT CERTAIN message and lot or piece of land situate in **Lansdale Borough**, Montgomery County, Pennsylvania, being Lot No. 105, according to a plan of North Lansdale Building Lots, as surveyed in September 1887, by J.C. Boorse and Son, said plan of lots at that time, being in the Township of Hatfield, but now being in the Borough of Lansdale.

LOT NO. 105, situate on the Southwest side of Fourth Street, at the distance of one hundred and thirty-six feet Northwest from Fourth Avenue.

CONTAINING in front on said Fourth Street, forty-five feet, and extending of that width in length or depth, Southwest between parallel lines at right angles with said Fourth Street, one hundred and fifty feet to a twenty feet wide street.

TITLE TO SAID PREMISES VESTED IN Cynthia M. Sheehy by Deed from Edgar M. Sheehy and Cynthia M. Sheehy dated October 17, 1996 and recorded on October 29, 1996 in the Montgomery County Recorder of Deeds in Book 5165, Page 1918.

Parcel Number: 11-00-06072-00-1.

Location of property: 816 W. 4th Street a/k/a 816 W. Fourth St., Lansdale, PA 19446.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Keith W. Sheehy, Known Heir of Cynthia M. Sheehy a/k/a Cynthia Sheehy, Deceased, Elizabeth M. Sheehy, Known Heir of Cynthia M. Sheehy a/k/a Cynthia Sheehy, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Cynthia M. Sheehy a/k/a Cynthia Sheehy, Deceased and Cynthia M. Sheehy a/k/a Cynthia Sheehy** at the suit of The Bank of New York Mellon (Successor to Bank of New York, Successor to JPMorgan Chase, Successor to Bank One, NA), as Trustee for the Holders of the Mortgage-Backed Pass-Through Certificates, Series 2001-28. Debt: \$84,392.77.

**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.

19-03148

ALL THAT CERTAIN lot or parcel of land situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a plan of lots known as "Brookwood Manor" as laid out for Herbert L. Drumheller as of August 11, 1964, latest revision dated August 12, 1971 by Ralph E. Shaner & Son Engineering Company and more fully described as follows to wit:

BEGINNING at a corner of Lot No. 27, said point being on the southeasterly property line of Brookwood Drive (fifty feet wide) a public road leading from Stuart Road to Hickory Lane and being distant along the southeasterly property line and the southwesterly property line of Brookwood Drive from its intersection with the northwesterly property line, as projected of another public road or street known as Stuart Road (Ridgewood Drive on lot plan) (fifty feet wide) leading from Sunnyside Avenue, the following three courses and distances to wit: (1) north seventeen degrees, four minutes west, two hundred fifty three and fifty eight one-hundredths feet to a point of curvature; (2) by a line curving to the left having a radius of fifty feet and an arc length of seventy eight and fifty four one-hundredths feet to a point of tangency; and (3) south seventy two degrees, fifty six minutes west, two hundred thirty seven feet; thence from said point of beginning along the southwesterly side of Lot No. 27 now or about to be conveyed to Robert H. Moses and Ingrid Moses, his wife, and crossing a joint property line of Herbert L. Drumheller et ux, and Raymond C. Hartenstine, Sr., one hundred thirty-two and ninety one-hundredths feet from said last mentioned point, south seventeen degrees, four minutes east, one hundred fifty one and seventy nine one-hundredths feet to a corner on line of other lands of Raymond C. Hartenstine, Sr.; thence along said lands, south seventy two degrees, fifty six minutes west, eighty seven and three one-hundredths feet to a point of deflection and continuing from said point of deflection and along said lands south seventy two degrees, forty six min. west, fifty two and fifty three one-hundredths feet to a corner of Lot No. 29, lands now or about to be conveyed to Frederick Stein, Jr. and Mary Stein, his wife; thence along said lands north seventeen degrees, fourteen minutes west, one hundred fifty one and seventy nine one-hundredths feet to a point on the southeasterly side of aforesaid Brookwood Drive, thence along the southeastwardly property line of Brookwood Drive, north seventy two degrees, forty-six minutes east, fifty two and seventy five one-hundredths feet to a point of deflection along Brookwood Drive and crossing joint property line of Herbert L. Drumheller and Raymond C. Hartenstine, Sr. (said joint property line being located thirteen and seventy eight one-hundredths feet from said point of deflection), north seventy two degrees, fifty six minutes east, eighty seven and twenty five one-hundredths feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Diane Kotch by Deed from Maoz Barav and Rivka Barav, Husband and Wife, dated July 15, 1994 and recorded August 4, 1994 in Deed Book 5086, Page 1129. The said Diane Kotch died on September 28, 2017 without a will or appointment of an Administrator, thereby vesting title in David A. Sosa, Known Surviving Heir of Diane Kotch, Alexander G. Kotch, Known Surviving Heir of Diane Kotch, and Unknown Surviving Heirs of Diane Kotch by operation of law.

Parcel Number: 42-00-00528-00-6.

Location of property: 986 Brookwood Drive, Sanatoga, PA 19464 a/k/a 986 Brookwood Drive, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **David A. Sosa, Known Surviving Heir of Diane Kotch, Alexander G. Kotch, Known Surviving Heir of Diane Kotch, and Unknown Surviving Heirs of Diane Kotch** at the suit of Federal National Mortgage Association ("Fannie Mae"), a Corporation organized and existing under the laws of the United States of America. Debt: \$87,201.80.

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

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

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

19-03393

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

BEGINNING at the South side of Third Street at a corner of this and Lot No. 11; thence by the same Southwardly one hundred and forty feet to a twelve feet wide alley; thence by said Eastwardly twenty-nine feet and six inches, more or less, to land belonging to the Estate of Christian Yorgey, Deceased; thence by the same and other land belonging to Matthias C. Yorgey, in a Northerly direction one hundred and forty feet, more or less, to Third Street aforesaid; thence by said Third Street, Westerly thirty-six feet and ten inches to the place of beginning.

BEING Lot No. 12 in a plan of Yorgey's Addition to Pottstown.

TITLE TO SAID PREMISES IS VESTED IN George S. Wells and Sara J. Wells, his wife, as Tenants by the Entireties, by Deed from David A. Varady and Helen L. Varady, his wife, dated 11/26/1986, recorded 12/03/1986, in Book 4821, Page 1069.

BY VIRTUE of George S. Wells's death on or about 06/27/2002, his ownership interest was automatically vested in the surviving tenant by the entirety.

Parcel Number: 16-00-29460-00-8.

Location of property: 36 West 3rd Street, a/k/a 36 West Third Street, Pottstown, PA 19464-5212.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sara J. Wells** at the suit of U.S. Bank, National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2005-KS7. Debt: \$103,386.15.

**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.

19-03628

ALL THAT CERTAIN message or tenement and lot or piece of ground, situate in **North Wales Borough**, Montgomery County, Pennsylvania, bounded and described in accordance with a Survey and Plan thereof made by Herbert H. Metz, dated 3/3/1920 as follows, to wit:

BEGINNING at a point on the Northwesterly side of West Montgomery Avenue at the distance of five hundred twenty-four Northeasterly from the Northeasterly side of Centre Street; thence extending through the partition wall of this and an adjoining dwelling house North sixty-two degrees West fifty-four feet to a point; thence North sixty-two degrees West twenty-one feet to a point; thence North twenty-eight degrees East two feet to a point; thence North sixty-two degrees West sixty-one and fifty one-hundredths feet to a point on the Southeasterly side of a certain fourteen feet wide alley; thence along the same North twenty-eight degrees East twenty-six feet to a point; thence South sixty-two degrees East one hundred thirty-six and fifty one-hundredths feet to a point on said Northwesterly side of said West Montgomery Avenue; thence along same South twenty-eight degrees West twenty-six feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Joseph Michael Eckart, by Deed from Joseph Michael Eckart and Theresa Eckart, H/W, dated 03/20/2003, recorded 09/18/2003, in Book 5473, Page 1327.

Parcel Number: 14-00-02008-00-3.

Location of property: 310 West Montgomery Avenue, North Wales, PA 19454-3416.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph M. Eckart a/k/a Joseph Michael Eckart** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association. Debt: \$198,688.71.

**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.

19-03633

ALL THAT CERTAIN lot or piece of ground, situate in **Pennsburg Borough**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision made for Patrick Collins by Urwiler and Walter, Inc, Registered Professional Engineers, dated February 9, 1972, as follows, to wit:

BEGINNING at a point formed by the intersection of the Northeasterly Legal Right of Way line of Washington Street (46 feet wide) with the Northwesterly side of 4th Street, thence extending from said point of beginning North 27 degrees 30 minutes West along the said Legal Right of Way line of Washington Street, 36 feet to a point, a corner of Lot #2, thence extending along the same North 62 degrees 30 minutes East crossing the bed of a certain 58 inch 36 inch A.D.D.M.P. Pipe Arch and also crossing the Southwesterly side of 20 feet wide alley (known as Silk Alley), 186 feet to a point in the bed of said alley, thence extending through the bed of same South 27 degrees 30 minutes East, 36 feet to a point of the Northwesterly side of 4th Street, aforesaid; thence extending South 62 degrees 30 minutes West along the same and crossing the bed of a relocated swale 186 feet to the first mentioned point and place of beginning.

BEING Lot #1 as shown on said Plan.

CONTAINING in area 6.715 square feet.

TITLE TO SAID PREMISES IS VESTED IN Nathan Cordero and Jaime N. Cordero, by Deed from Harry Reaver, dated 11/30/2005, recorded 12/08/2005, in Book 5582, Page 1146.

Parcel Number: 15-00-02581-00-5.

Location of property: 352 Washington Street, Pennsburg, PA 18073-1801.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Nathan A. Cordero a/k/a Nathan Cordero and Jaime N. Cordero** at the suit of Santander Bank, N.A., formerly known as Sovereign Bank, N.A., formerly known as Sovereign Bank. Debt: \$99,620.31.

**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.

19-03941

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

BEGINNING at the South side of Third Street at a corner of this and lot No. 11; thence by the same Southwardly one hundred and forty feet to a twelve feet wide alley; thence by said Eastwardly twenty-nine feet and six inches, more or less, to land belonging to the Estate of Christian Yorgey, Deceased; thence by the same and other land belonging to Matthias C. Yorgey in a Northerly direction one hundred and forty feet, more or less, to Third Street aforesaid; thence by said Third Street Westerly thirty-six feet and ten inches to the place of beginning.

BEING Lot No. 12 in a plan of Yorgey's Addition to Pottstown.

TITLE TO SAID PREMISES IS VESTED IN George S. Wells and Sara J. Wells, his wife, as tenants by the entireties, by Deed from David A. Varady and Helen L. Varady, his wife, dated 11/26/1986, recorded 12/03/1986, in Book 4821, Page 1069.

BY VIRTUE of George S. Wells's death on or about 06/27/2002, his ownership interest was automatically vested in the surviving tenant by the entirety.

Parcel Number: 30-00-67324-00-2.

Location of property: 36 West 3rd Street, a/k/a 36 West Third Street, Pottstown, PA 19464-5212.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sara J. Wells** at the suit of U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2005-KS7. Debt: \$103,386.15.

**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.

19-04026

ALL THAT CERTAIN lot or piece of ground, situate in **Horsham Township**, Montgomery County, Pennsylvania, described according to a plan of lots in "Woods Edge, made by Russell S. Lyman, Reg. Prof. Eng., and Surveyor, dated December 4, 1954, said plan being recorded in and for the County of Montgomery at Norristown in Plan Book B-2, Page 4, as follows, to wit:

BEGINNING at a point on the southeasterly side of Holly Drive (50 feet wide) at the distance of 1693.00 feet measured on bearing of north 40 degrees 15 minutes east along the said side of Holly Drive from a point on tangent in the same, said point of tangent being at the distance of 196.35 feet northwestwardly and northeastwardly measured partly along the northeasterly and partly along the southeasterly sides of Holly Drive on the arc of a circle curving to the right having a radius of 125.00 feet from a point of curve on the northeasterly side of Holly Drive, said point of curve being at thence of 65.00 feet northwestwardly measured still along the said northeasterly side of Holly Drive from a point of tangent in the same, said point of tangent being at the distance of 64.14 feet northwestwardly measured still along the northeasterly side of Holly Drive on the arc of a circle curving to the left having a radius of 175.00 feet from a point of curve being at the distance of 46.48 feet northwestwardly measured still along the said northeasterly side of Holly Drive from another point of tangent in the same, said point of tangent being at the distance of 38.27 feet measured on the arc of a circle to the right having a radius of 25.00 feet from a point of curve on the northwesterly side of Butternut Drive (60 feet wide).

CONTAINING in front or breadth on the said Holly Drive 80.00 feet and extending of that width in length or depth southeastwardly between parallel lines at right angles to Holly Drive 190.00 feet.

BEING the same lot or parcel of ground which by deed dated October 12, 2000 and recorded among the land records of Montgomery County in Book 5337, Page 221, was granted and conveyed by Joseph P. Purcell and Barbara Ann Purcell, Husband and Wife, unto Kevin McIntyre and Kelly McIntyre, Husband and Wife, as Tenants by Entirety.

Parcel Number: 36-00-05146-00-2.

Location of property: 29 Holly Drive, Hatboro, PA 19040.

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

Seized and taken in execution as the property of **Kelly McIntyre and Kevin McIntyre** at the suit of Deutsche Bank National Trust Company, as Trustee, in Trust for Registered Holders of Long Beach Mortgage Loan Trust 2006-8, Asset-Backed Certificates, Series 2006-8. Debt: \$386,334.97.

**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.

19-04066

ALL THAT CERTAIN lot or piece of land with the message or tenement thereon erected, situate in **Upper Merion Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey thereof made by James Cresson, Civil Engineer, in the month of May 1911, as follows:

BEGINNING at a point on the Northerly side of Gulf Creek Road, a corner of this and land sold and about to be conveyed unto William McDowell at the distance of five hundred and ninety-four feet Northeasterly from the Northeast corner of George L. Pope's land and the Southwest corner of other lands of the said

Conshohocken Woolen Company; thence North five degrees fourteen minutes West and passing through the middle of the partition wall of the dwelling on this and the one on the adjoining premises one hundred and two and two tenths feet to the Southerly side of an alley laid out for the common use of this and other properties bordering thereon; thence North eighty-four degrees forty-six minutes East along the margin of said alley one hundred and three and four tenths feet to a stake; thence South five degrees fourteen minutes East one hundred feet to the Northerly side of the Gulf Creek Road, aforesaid; thence South eighty-four degrees forty-six minutes West one hundred and three and four tenths feet to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Michael Schwartz and Nancy Schwartz by Deed from Paul D. Labess and Leslie B. Labess dated May 30, 2001 and recorded on July 2, 2001 in the Montgomery County Recorder of Deeds in Book 5365, Page 1504.

Parcel Number: 58-00-00910-00-4.

Location of property: 258 Balligomingo Road, Upper Merion Twp., PA 19428 a/k/a Gulph Mills, PA 19428.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael Schwartz and Nancy Schwartz** at the suit of Federal Home Loan Mortgage Corporation, as Trustee for the Benefit of the Seasoned Loans Structured Transaction Trust, Series 2018-1. Debt: \$348,497.84.

**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.

19-04386

ALL THAT CERTAIN lot or tract of land, with the buildings and improvements thereon erected, situate in **Lower Gwynedd Township**, Montgomery County, Pennsylvania, being more particularly described according to a survey made thereof by Herbert H. Metz, Civil Engineer on the 25th day of August, 1924, as follows to wit:

BEGINNING at a spike in the center line of Bethlehem Turnpike Road, said spike being at the distance of 169.04 feet measured North 42 degrees 15 minutes East from another spike in the said center line of the Bethlehem Turnpike Road said Second spike being at or near the center line of the Sumneytown Turnpike Road; thence by an along the said center line of the Bethlehem Turnpike Road, North 42 degrees 15 minutes East, 114.79 feet to another spike in the center line of the Bethlehem Turnpike Road; thence by and along land now late of Isaac J. Hallowell, deceased, South 43 degrees 23 minutes East, 230.43 feet to a spike a corner of this and land of the Estate of Walter Hallowell; thence by and along said land the four following courses and distances; south 73 degrees, 34 minutes West, 80.32 feet to a stone; thence North 50 degrees 11 minutes West, 70.5 feet to a stone; thence South 87 degrees 7 minutes West 20.09 feet to a stone, and thence North 51 degrees 57 minutes West, 109.75 feet to the center line of the Bethlehem Turnpike road, the point and place of beginning.

CONTAINING 0.442 acres of land, be the same more or less.

BEING the same property conveyed to Marie Ann Doll, who acquired title by virtue of a deed from William R. Doll and Marie Ann Doll, his wife, dated March 4, 1963, recorded January 29, 1964, at Book 3318, Page 170, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 39-00-03082-00-2.

Location of property: 1104 Old Bethlehem Pike, a/k/a 1104 Old Bethlehem Pike 261, Lower Gwynedd, a/k/a Spring House, PA 19002.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Marie Ann Doll, Administratrix to the Estate of Marie Ann Doll, a/k/a Marie J. Doll** at the suit of Wells Fargo Bank, N.A. Debt: \$97,434.34.

**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.

19-04512

ALL THOSE TWO CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County and State of Pennsylvania, being Lots Nos. 660 and 661 on Plan of Willow Grove Heights, recorded at Norristown, in Deed Book 591 page 600, bounded and described together as one lot according thereto, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Lamott Avenue 35 feet wide at the distance of 239.30 feet Southeastwardly from the Southerly side of Newport Avenue 35 feet wide.

CONTAINING in front or breadth on said side of Lamott Avenue 50.00 feet and extending Southwestwardly of that length or depth between parallel lines at right angles with said Lamott Avenue 110.00 feet.

BOUNDED Northwestly by Lot No. 662 Southeastwardly by Lots Nos. 686 and 687, Southeastwardly by Lot No. 650 and Northwestwardly by Lamott Avenue aforesaid.

BEING the same premises which Jean M. Dougherty, by Deed dated 7/28/1994 recorded 8/8/1994 in Deed Book 5087 page 1 conveyed unto Robert Turner and Blondell G. Turner, his wife.

BEING Map # 30118 035.

Parcel Number: 30-00-37192-00-2.

Location of property: 2632 Lamott Avenue, Willow Grove PA 19090.



The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Robert Turner and Blondell G. Turner** at the suit of Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust V-B. Debt: \$238,715.84 plus interest to Sale date.

**Martha E. Von Rosentiel, PC**, Attorneys.

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

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

19-04807

ALL THAT CERTAIN Unit in the property known, named and identified in the Declaration Plan referred to below as Providence Forge II, located at 448 Vaughn Road, **Upper Providence Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provision of the Unit Property Act of Pennsylvania, Act of July 3, 1953, P.L., 196, by recording in the Office of the Recorder of Deeds of Montgomery County, a Declaration dated June 19, 1974, and recorded on June 19, 1974 in Deed Book 3951, Page 227 and Declaration Plan dated January 25, 1974 and recorded June 19, 1974 in Condominium Plan Book 3, Page 32; and a Code of Regulations dated June 19, 1974 and recorded June 19, 1974 in Deed Book 3951, Page 238; being designated on Declaration Plan as Unit 124, as more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the common elements.

BEING THE SAME PREMISES which Mercedes Loretta Lydon formerly known as Mercedes Loretta Bernacki by deed dated May 14, 2009 and recorded June 2, 2009 in Montgomery County in Deed Book 5732, Page 156, Instrument #2009055983, granted and conveyed unto Nelda Richards, in fee.

Parcel Number: 61-00-04388-48-3.

Location of property: 124 Providence Forge Road a/k/a 124 Providence Forge, Royersford, PA 19468.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Nelda Richards** at the suit of Nationstar Mortgage LLC d/b/a Mr. Cooper. Debt: \$167,431.33.

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

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

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

19-04928

ALL THAT CERTAIN Lot or piece of ground with improvements to be made thereon situate in **Upper Providence Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Subdivision and Land Development Plan of Burbank Grove made for TH Properties by Elangan Engineering and Environmental Services dated 6-30-06 and last revised 4-7-08 and recorded in Plan Book 31 page 307-314 as follows to wit:

BEGINNING at a point on the Southeasterly side of Fairfield Circle East a corner of this and Lot 25 as shown on said plan; thence extending from said place of beginning and along said Lot 25 South 67 degrees 31 minutes 12 seconds East 108.07 feet to a point a corner in line of lands now or late of Steve and Doreen Davis; thence extending along said lands of Davis and also along the lands now or late of John and Billy Jo Salkowski South 36 degrees 11 minutes 44 seconds West 85.44 feet to a point a corner of Lot 23 as shown on said plan; thence extending along said Lot 23 North 53 degrees 48 minutes 16 seconds West 100.00 feet to a point on the Southeasterly side of Fairfield Circle East aforesaid; thence extending along the same the two (2) following courses and distances; thence (1) North 36 degrees 11 minutes 44 seconds East 18.32 feet to a point of curve; thence (2) on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 41.89 feet to the first mentioned point and place of beginning.

BEING Lot 24.

ALSO KNOWN as Burbank Grove, a Planned Community.

ALSO KNOWN as Providence Corner, a Planned Community.

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

TITLE TO SAID PREMISES IS VESTED IN Thomas J. Grasso, Jr. and Rachel J. Grasso, by Deed from NVR, Inc., Trading as Ryan Homes, dated 08/08/2012, recorded 08/22/2012, in Book 5845, Page 2399.

Parcel Number: 61-00-04450-15-1.

Location of property: 116 Fairfield Circle East, Royersford, PA 19468-2855.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Thomas J. Grasso, Jr., Rachel J. Grasso and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of Pennymac Loan Services, LLC. Debt: \$328,826.30.

**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.

19-04987

ALL THAT CERTAIN brick dwelling house and lot or piece of land, known and numbered as 38 East Oak Street, of **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the southwest side of Oak Street at the distance of one hundred sixty-three feet, seven inches southeastwardly from Church Street, being a corner of this and a house and another lot of land owned by the said Susan Boileau and from thence extending by the said house and lot southwardly parallel to said Church Street one hundred ten and four-tenths feet to a stake on Apple Tree Alley; thence along said alley southeasterly sixteen feet, five inches to a stake; thence by Lot No. 82, now or formerly belonging to Alex McCorels, northeasterly one hundred ten and four-tenths feet to Oak Street aforesaid; and thence along the southwest side of said Oak Street northerly sixteen feet, five inches to the place of beginning.

TOGETHER with the right and privilege to use half of the wall of said Bolleau's adjoining house and to build against and into the same.

TOGETHER with all and singular the buildings and improvements, ways, streets, alleys, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of the said grantors in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

TITLE TO SAID PREMISES IS VESTED IN Anthony G. Davenport and Jolanta Davenport, h/w, By Deed from Anthony G. Davenport, dated 04/02/2008, recorded 04/21/2008, in Book 5689, Page 2360.

Parcel Number: 13-00-28648-00-4.

Location of property: 38 East Oak Street, Norristown, PA 19401-3960.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jolanta Davenport and Anthony G. Davenport** at the suit of Wells Fargo Bank, NA, Successor by Merger to Wachovia Bank, NA. Debt: \$53,935.09.

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

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

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

19-05949

ALL THAT CERTAIN message and lot or piece of land, situate in **Bridgeport Borough**, Montgomery County, Pennsylvania, bounded and described according to a survey thereof as made by Hiltner and Hitchcock, C.E., March 13, 1917 as follows, to wit:

BEGINNING at a point on the Northeasterly side of Second Street at the distance of seventy and two tenths feet Southeasterly from the Easterly corner of Green Street and Second Street, a corner of this and land now or late of John C. Metzger; thence along the line of said Metzger's land North twenty-nine degrees eleven minutes East sixty-one and three tenths feet to a point a corner of this and other ground now or late of Charles J. Quillman; thence along the line of Quillman's adjoining ground South sixty-one degrees three minutes East twenty-one and thirty-five one hundredths feet to a point a corner of this and other ground now or late of the said Charles J. Quillman; thence along the line of the said Auillman's adjoining ground and passing through the center of the partition wall between the premises hereby conveyed and the premises adjoining now or late of the said Charles J. Quillman, South twenty-nine degrees eleven minutes West sixty-one and three tenths feet to the Northeasterly side of Second Street aforesaid and along said side of said Second Street North sixty-one degrees three minutes West twenty-one and thirty-five one hundredths feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Benidito Adams, Kimberly Adams, and Sheldon McGeth, by Deed from Tax Claim Bureau, dated 01/08/2019, recorded 03/15/2019, in Book 6128, Page 2413.

Parcel Number: 02-00-05488-00-9.

Location of property: 129 West 2nd Street, a/k/a 129 West Second Street, Bridgeport, PA 19405.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Marcia F. Rubin a/k/a Marcia Rubin, Benidito Adams, Kimberly Adams and Sheldon McGeth** 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: \$31,164.40.

**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.

19-06150

ALL THAT CERTAIN message lot or piece of land with the buildings and improvements thereon erected, situate in **Upper Salford Township and Marlborough Township**, Montgomery County, Pennsylvania, bounded and described according to a plan of Property of Earl Henuber made by Smith and Dimmig, Registered Professional Engineers, dated December 1940, as follows, to wit:

BEGINNING to a point in an abandoned road west of the westerly side of Sumneytown Pike and in a line of lands of lands of the James Miller Estate; thence extending by same, crossing Sumneytown Pike and extending along line of lands of Foster, North eighty degrees thirty minutes East two hundred feet (N 80 degrees, 30 minutes, East 200 feet) to a point and North one degree East seventy feet (N 1 degrees, East 70 feet.) to a point in line of lands of Wayne Stauffer;

thence extending by the same the three following courses and distances, to wit; (1) crossing Unami Creek North eighty degrees thirty minutes East one hundred ninety-nine feet (N 80 degrees, 30 minutes, East 199 feet.) to a stake at a post; (2) South twenty-five degrees two minutes East six hundred ninety-two and one tenths feet (South 25 degrees, 2 minutes, East 692.1 feet.) to a hole in a boulder on the North side of a road; (3) North eighty-four degrees fifty-eight minutes East two hundred twenty-seven feet (North 84 degrees, 58 minutes, east 227 feet.) to a point; thence extending still by the same and land of Charles Rodgers South seventy-nine degrees thirty-two minutes East two hundred seventy-four and fifty-six hundredths feet (South 79 degrees, 32 minutes, East 274.56 feet.) to a point on said side said road; thence extending along line of lands of R. Rodgers and crossing and re-crossing said road and crossing said Sumneytown Pike, North eighty-seven degrees eleven minutes West nine hundred ninety-one and eighty-two hundredths feet (North 87 degrees, 11 minutes, West 991.82 feet.) to a point near the Southwest end of a bridge over Unami Creek and North fifty-three degrees fifty-two minutes West two hundred sixteen feet (North 53 degrees, 52 minutes, West 216 feet.) to a point in line of lands of said James Miller Estate; thence extending by the same recrossing Unami Creek North eleven degrees seventeen minutes West two hundred fifty-five and eight tenths feet (North 11 minutes West one hundred one feet (North 20 degrees, 9 minutes, West 101 feet.) to the first mentioned point and place of beginning.

BEING Tax Parcel No. 62-00-02275-00-3.

BEING THE SAME PREMISES which B.O.S. Corporation, a Pennsylvania Corporation, by deed dated September 29, 1995 and recorded in Deed Book 5127 page 739 granted and conveyed unto William J. Warren and Warren W. Warren, father and son, in fee.

#### PREMISES B

ALL THAT CERTAIN tract of land situate in **Upper Salford Township and Marlborough Township**, Montgomery County, Pennsylvania, being Lot No. 2 as shown on Plan of Subdivision prepared for Howard Kriebel by Urwiler & Walter, Inc. dated June 11, 1984, last revised August 13, 1984, recorded in Plan Book A-46 page 277, bounded and described as follows, to wit:

BEGINNING at a point on the common lot Line 1 and 2, said point being located the following two courses and distance from the intersection of the centerline of Zepp Road, T.R. 449 with the centerline of Rostkowski Road, T.R. 447: (1) along the centerline of Zepp Road one hundred fifteen feet (115 feet.) more or less measured Northwestwardly to a point; (2) South eighty-seven degrees twenty-five minutes thirty-one seconds west one hundred ninety-three and sixth-three and sixty-six one-hundredths feet (South 87 degrees, 25 minutes, 31 seconds, West 193.66 feet.) to the place of beginning; thence extending along the title line of Zepp Road South eighty-seven degrees twenty-five minutes thirty-one seconds West forty feet (South 87 degrees, 25 minutes, 31 seconds, West 40 feet.) to a point; thence extending along other lands of B.O.S. Corporation North twenty two degrees thirty-five minutes twenty-nine seconds west six hundred eighty-eight feet (North 22 degrees, 35 minutes, 29 seconds, West 688 feet.) to an iron pin; thence extending Lot 1 (lands of Howard Kriebel) South twenty-five degrees thirty-six seconds East seven hundred two and seventy one-hundredths feet (South 25 degrees, 39 minutes, 26 seconds, East 702.70 feet.) to a point and place of beginning.

CONTAINING .297 Acres of land more or less.

BEING Parcel Numbers: 62-00-02276-00-2 and 45-00-03296-70-9.

BEING the same premises which Howard L. Kriebel and Martha B. Kriebel, husband and wife, by Deed dated August 20, 1984 and recorded June 12, 1985 in Montgomery County in Deed Book 4769 page 116 granted and conveyed unto B.O.S. Corporation, a Pennsylvania Corporation, in fee.

BEING the same premises which Commonwealth of PA Department of Transportation, by Deed dated November 8, 2017 and recorded April 27, 2018 in Montgomery County in Deed Book 6087 page 2560 granted and conveyed unto JTA Properties, LLC.

Parcel Number: 62-00-02275-00-3, 62-00-02276-00-2, 45-00-03296-70-9.

Location of property: 3141 Zepp Road, Green Lane, PA 18054.

The improvements thereon are: Commercial.

Seized and taken in execution as the property of **JTA Properties LLC** at the suit of Penn Community Bank f/k/a First Savings Bank of Perkasio. Debt: \$145,845.77.

**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.

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

Notice is hereby given the schedules of distribution by the Sheriff on September 25, 2019 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

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## ARTICLES OF DISSOLUTION

NOTICE IS HEREBY GIVEN to all creditors and claimants of **BC General, Inc.**, a Pennsylvania 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 Pennsylvania Business Corporation Law of 1988.

**Kaplin Stewart Meloff Reiter & Stein, P.C., Solicitors**  
910 Harvest Drive, P.O. Box 3037  
Blue Bell, PA 19422-0765

NOTICE IS HEREBY GIVEN to all creditors and claimants of **Boulevard General, Inc.**, a Pennsylvania 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 Pennsylvania Business Corporation Law of 1988.

**Kaplin Stewart Meloff Reiter & Stein, P.C., Solicitors**  
910 Harvest Drive, P.O. Box 3037  
Blue Bell, PA 19422-0765

Notice is hereby given that the shareholders and directors of **Bouqube, Inc.**, a Pennsylvania corporation, with an address of 97 Greenwood Avenue, Trappe, PA 19426, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

**Thomas M. Keenan, Esquire**  
376 E. Main Street  
Collegeville, PA 19426

Notice is hereby given that the shareholders and directors of **CRESA Partners of Pennsylvania, Inc.**, a Pennsylvania corporation, with an address of 1 West 1st Avenue, Suite 201, Conshohocken, PA 19428, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

**D. Keith Brown, Esquire**  
**Stuckert and Yates**  
2 N. State Street, P.O. Box 70  
Newtown, PA 18940

NOTICE IS HEREBY GIVEN to all creditors and claimants of **Horsmon General, Inc.**, a Pennsylvania 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 Pennsylvania Business Corporation Law of 1988.

**Kaplin Stewart Meloff Reiter & Stein, P.C., Solicitors**  
910 Harvest Drive, P.O. Box 3037  
Blue Bell, PA 19422-0765

NOTICE IS HEREBY GIVEN to all persons interested or who may be affected, that **King of Prussia Players**, a non-profit corporation with its registered office at 742 Roy Rd., King of Prussia, PA 19406, intends to file Articles of Dissolution with the Department of State of the Commonwealth of PA and that the Board of Directors is now engaged in winding up and settling the affairs of said corporation so that its corporate existence can be terminated under the provisions of the PA Nonprofit Corporation Law of 1988. The post office address to which process may be sent in an action or proceeding upon any liability incurred before the filing of the Articles of Dissolution is: Miller, Turetsky, Rule & McLennan, 3770 Ridge Pike, Collegeville, PA 19426.

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## ARTICLES OF INCORPORATION

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

Notice is hereby given that Articles of Incorporation were filed with the Department of State for **RFD Hardware, Inc.**, a corporation organized under the Pennsylvania Business Corporation Law of 1988.

**James C. Kovaleski, Solicitor**  
**O'Donnell, Weiss & Mattei, P.C.**  
347 Bridge Street, Suite 200  
Phoenixville, PA 19460

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## ARTICLES OF INCORPORATION NONPROFIT

**Bayberry Crossing Community Association** has been incorporated under the provisions of the Nonprofit Corporation Law of 1988, as amended, for the purposes as follows: to manage, maintain, care for, preserve and administer a planned community to be known as Bayberry Crossing Planned Community located in Pennsburg Borough, Montgomery County, Pennsylvania.

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

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 July 10, 2019, for:

**Hope Grows Together Inc.**  
The corporation has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

**Blank Rome LLP**  
One Logan Square  
130 N. 18th Street  
Philadelphia, PA 19103

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**CERTIFICATE OF ORGANIZATION**

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

The Certificate of Organization for a Domestic Limited Liability Company has been filed on April 5, 2019.

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**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2019-18183

NOTICE IS HEREBY GIVEN that on July 18, 2019, the Petition of Abigail Grace Moss was filed in the above named Court, praying for a Decree to change the name to ANDREW BARTHOLEMUE RAVEN MOSS.

The Court has fixed September 18, 2019, at 9:30 am in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

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IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2019-17326

NOTICE IS HEREBY GIVEN that on July 8, 2019, the Petition of Debra Lee Gray was filed in the above named Court, praying for a Decree to change her name to DEBI GRAY.

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

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IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2019-18674

NOTICE IS HEREBY GIVEN that on July 24, 2019, the Petition of Gordon Harrison was filed in the above named Court, praying for a Decree to change his name to GORDON STEWART-HARRISON.

The Court has fixed September 18, 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. 2019-18211

NOTICE IS HEREBY GIVEN that on July 18, 2019, the Petition of James Leo Cottrell was filed in the above named Court, praying for a Decree to change his name to JAMES LAWRENCE COTTRELL.

The Court has fixed September 18, 2019, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

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IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2019-18959

NOTICE IS HEREBY GIVEN that on July 26, 2019, the Petition of Michael Pipe was filed in the above named Court, praying for a Decree to change his name to MICHAEL RICHARD PIPE.

The Court has fixed September 18, 2019, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

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IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2019-19030

NOTICE IS HEREBY GIVEN that on July 29, 2019, the Petition of Yolanda Vegas was filed in the above named Court, praying for a Decree to change her name to YOLANDA VEGA.

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

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IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2019-17844

NOTICE IS HEREBY GIVEN that on July 12, 2019, the Petition of Zakiya X Carter was filed in the above named Court, praying for a Decree to change her name to TEMPEST X DIAMOND.

The Court has fixed September 18, 2019, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.



## ESTATE NOTICES

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

### First Publication

#### **ALTHOUSE, BARBARA, dec'd.**

Late of Lower Gwynedd Township.  
 Executor: ERIC J. NAGEL,  
 c/o Gilbert P. High, Jr., Esquire,  
 40 E. Airy Street, P.O. Box 671,  
 Norristown, PA 19404-0671.  
 ATTORNEY: GILBERT P. HIGH, JR.,  
 HIGH SWARTZ LLP,  
 40 E. Airy Street, P.O. Box 671,  
 Norristown, PA 19404-0671

#### **BAUER, EDWARD A., dec'd.**

Late of Norristown, PA.  
 Executrix: PATRICIA M. BAUER,  
 c/o Smith Aker Grossman & Hollinger,  
 60 E. Penn Street, P.O. Box 150,  
 Norristown, PA 19404-0150.  
 ATTORNEY: JAMES L. HOLLINGER,  
 SMITH, AKER, GROSSMAN & HOLLINGER,  
 60 E. Penn Street, P.O. Box 150,  
 Norristown, PA 19404-0150

#### **BELLES, PHYLLIS M. also known as**

#### **PHYLLIS MILD BELLES, dec'd.**

Late of Whitpain Township.  
 Executrix: OBIE MILD,  
 1135 N. Evans Street,  
 Pottstown, PA 19464.

#### **BIRNHAK, J. ROBERT, dec'd.**

Late of Lower Merion Township.  
 Executor: ALVIN J. HARRIS,  
 c/o Robin B. Matlin, Esquire,  
 2000 Market Street, 20th Floor,  
 Philadelphia, PA 19103-3222.  
 ATTORNEY: ROBIN B. MATLIN,  
 FOX ROTHSCHILD LLP,  
 2000 Market Street, 20th Floor,  
 Philadelphia, PA 19103-3222

#### **CALHOUN, MICHAEL D., dec'd.**

Late of Borough of Lansdale.  
 Administrator: JOSEPH H. CALHOUN,  
 c/o F. Craig La Rocca, Esquire,  
 800 N. Broad Street,  
 Lansdale, PA 19446.

#### **COFFEY, BRYAN H., dec'd.**

Late of Borough of Hatboro.  
 Executor: WAYNE L. COFFEY,  
 c/o 104 N. York Road,  
 Hatboro, PA 19040.  
 ATTORNEY: DOUGLAS G. THOMAS,  
 104 N. York Road,  
 Hatboro, PA 19040

#### **DESMOND, DEIRO M., dec'd.**

Late of East Norriton Township.  
 Executor: DARYL M. DESMOND,  
 c/o Charles K. Plotnick, Esquire,  
 One Tower Bridge, Suite 100,  
 100 Front Street,  
 Conshohocken, PA 19428.  
 ATTORNEY: CHARLES K. PLOTNICK,  
 FLASTER GREENBERG PC,  
 One Tower Bridge, Suite 100,  
 100 Front Street,  
 Conshohocken, PA 19428

#### **FEGLY, HELEN R., dec'd.**

Late of Borough of Pennsburg.  
 Executor: DAVID M. FEGLY,  
 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

#### **HARMAN, GERRY E., dec'd.**

Late of Borough of Collegeville.  
 Executor: CHRISTIAN FLOYD,  
 c/o Alan J. Mittelman, Esquire,  
 Seven Penn Center, 7th Floor,  
 1635 Market Street,  
 Philadelphia, PA 19103.  
 ATTORNEY: ALAN J. MITTELMAN,  
 SPECTOR GADON ROSEN VINCI, P.C.,  
 Seven Penn Center, 7th Floor,  
 1635 Market Street,  
 Philadelphia, PA 19103

#### **HESLEY III, ROBERT, dec'd.**

Late of North Wales, PA.  
 Executrix: TERESA M. HESLEY,  
 1434 Vestra Road,  
 North Wales, PA 19454.  
 ATTORNEY: STEPHEN A. SHELLEY,  
 525 W. Broad Street,  
 Quakertown, PA 18951

#### **HUEBER, JOSEPHINE A., dec'd.**

Late of Lower Merion Township.  
 Executors: GRAHAM HUEBER AND  
 FRANZ HUEBER, III,  
 c/o David J. Winkowski, Esquire,  
 30 Valley Stream Parkway,  
 Malvern, PA 19355.  
 ATTORNEY: DAVID J. WINKOWSKI,  
 STRADLEY RONON STEVENS & YOUNG, LLP,  
 30 Valley Stream Parkway,  
 Malvern, PA 19355

#### **JACOBS, ALMA R., dec'd.**

Late of Whitpain Township.  
 Executor: JOHN F. WALSH,  
 653 Skippack Pike, Suite 317,  
 P.O. Box 445,  
 Blue Bell, PA 19422-0702.  
 ATTORNEY: JOHN F. WALSH,  
 653 Skippack Pike, Suite 317,  
 P.O. Box 445,  
 Blue Bell, PA 19422-0702

**KERNEN, GEORGE F. also known as****GEORGE F. KERNEN, JR., dec'd.**

Late of Borough of Ambler.

Executrix: MARY EILEEN OTTAVIANO,  
c/o Jay C. Glickman, Esquire,  
Rubin, Glickman, Steinberg & Gifford, P.C.,  
2605 N. Broad Street, P.O. Box 1277,  
Lansdale, PA 19446.

**KIMBER, GEORGE S., dec'd.**

Late of Springfield Township.

Executor: DAVID BEEGHLEY,  
c/o Beeghley and Beeghley,  
314 S. Henderson Road, Suite G 339,  
King of Prussia, PA 19406.

ATTORNEY: DAVID B. BEEGHLEY,  
BEEGHLEY & BEEGHLEY,  
314 S. Henderson Road, Suite G 339,  
King of Prussia, PA 19406

**KOCHER JR., THOMAS A., dec'd.**

Late of Worcester Township.

Executrix: BONNIE A. DUNLAP,  
c/o Smith Aker Grossman & Hollinger,  
60 E. Penn Street, P.O. Box 150,  
Norristown, PA 19404-0150.  
ATTORNEY: JAMES L. HOLLINGER,  
SMITH, AKER, GROSSMAN & HOLLINGER,  
60 E. Penn Street, P.O. Box 150,  
Norristown, PA 19404-0150

**LANDIS, BETTY MAE, dec'd.**

Late of Franconia Township.

Administratrix: ALICE M. SCHWARTZ,  
103 Brookwood Road,  
Lansdale, PA 19446.  
ATTORNEY: J. OLIVER GINGRICH,  
LANDIS, HUNSBERGER, GINGRICH & WEIK, LLP,  
114 E. Broad Street, P.O. Box 64769,  
Souderton, PA 18964

**LANGE, JACK E., dec'd.**

Late of Franconia Township.

Executrix: ROSEMARY HILL,  
32 Valley Drive,  
Telford, PA 18969.  
ATTORNEY: DOUGLAS M. JOHNSON,  
BUSCHMAN & JOHNSON,  
228 N. Main Street,  
Souderton, PA 18964

**LISZKA, ARLETTE, dec'd.**

Late of Lower Providence Township.

Executrix: JANINE DURAND,  
2009 N. Illinois Street,  
Arlington, VA 22205.  
ATTORNEY: KATHLEEN M. O'CONNELL,  
SCHUBERT, GALLAGHER, TYLER &  
MULCAHEY,  
121 S. Broad Street, 20th Floor,  
Philadelphia, PA 19107

**MATT, HELENE ANN, dec'd.**

Late of Upper Dublin Township.

Executrix: DIANE HELENE MATT-FOSNOT,  
707 Larkspur Lane,  
Warrington, PA 18976.  
ATTORNEY: JOSEPH P. McDONALD,  
1720 Kendarbren Drive, Suite 712,  
Jamison, PA 18929

**McDEVITT, CATHERINE THERESA also known as****C. THERESA McDEVITT and****CT McDEVITT, dec'd.**

Late of Towamencin Township.

Executrix: MARIANNE MANFREY,  
c/o Diane H. Yazujian, Esquire,  
P.O. Box 1099,  
North Wales, PA 19454.

**MELLODY, CONSTANCE M., dec'd.**

Late of Upper Merion Township.

Administrator: JOHN J. CORTIS,  
c/o Anthony L. Marone, Esquire,  
30 Cassatt Avenue,  
Berwyn, PA 19312.  
ATTORNEY: ANTHONY L. MARONE,  
McANDREWS LAW OFFICES, P.C.,  
30 Cassatt Avenue,  
Berwyn, PA 19312

**MICCARIELLO JR., NICHOLAS J., dec'd.**

Late of Borough of Collegeville.

Executrix: KELLY L. MICCARIELLO,  
29 E. 4th Avenue,  
Collegeville, PA 19472.  
ATTORNEY: TINA M. BOYD,  
7 E. Philadelphia Avenue, Suite 1,  
Boyertown, PA 19512

**MONFALCONE, JOAN McENTEE, dec'd.**

Late of Gwynedd, PA.

Executor: FRANK MONFALCONE,  
26 Crescent Drive,  
Morristown, NJ 07960.

**MORRIS, JEANNE, dec'd.**

Late of Borough of Ambler.

Executor: ALBERT P. MASSEY, JR.,  
460 E. King Road,  
Malvern, PA 19355.  
ATTORNEY: ANDREW H. DOHAN,  
LENTZ CANTOR & MASSEY, LTD.,  
460 E. King Road,  
Malvern, PA 19355

**NARCISO, SARAH, dec'd.**

Late of West Norriton Township.

Executrix: MONICA A. LICATA,  
c/o Frederic M. Wentz, Esquire,  
1250 Germantown Pike, Suite 207,  
Plymouth Meeting, PA 19462.  
ATTORNEY: FREDERIC M. WENTZ,  
McGRORY WENTZ, LLP,  
1250 Germantown Pike, Suite 207,  
Plymouth Meeting, PA 19462

**NOBLIT, ALICE M., dec'd.**

Late of Lower Salford Township.

Executor: CAROL L. VOLZ.  
ATTORNEY: PETER E. MOORE,  
NARDUCCI, MOORE, FLEISHER, ROEBERG  
& WOLFE, LLP,  
589 Skippack Pike, Suite 300,  
Blue Bell, PA 19422

**PARIS, RICHARD R. also known as**  
**RICHARD RODMAN PARIS, dec'd.**

Late of Worcester Township.

Executrix: ALICE J. TILLGER,  
271 Bethlehem Pike, Suite 100,  
Colmar, PA 18915.  
ATTORNEY: ALICE J. TILLGER,  
271 Bethlehem Pike, Suite 100,  
Colmar, PA 18915

**REIMANN, WALTER A., dec'd.**

Late of Lower Providence Township.  
 Executrices: HEATHER TROWER AND  
 HEIDI McKENNA,  
 c/o Daniel A. Czaplicki, Esquire,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034-7544.  
 ATTORNEY: DANIEL A. CZAPLICKI,  
 TIMONEY KNOX LLP,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034-7544

**REITER, RUDOLPH M. also known as****RUDOLPH MATTHEW REITER, dec'd.**

Late of Borough of Lansdale.  
 Executrix: BARBARA T. REITER,  
 3205 Carriage Court,  
 North Wales, PA 19454.  
 ATTORNEY: MARY E. PODLOGAR,  
 MONTCO ELDER LAW LLP,  
 608 W. Main Street,  
 Lansdale, PA 19446-2012

**ROBERTSON, BRETT MICHAEL also known as****BRETT M. ROBERTSON, dec'd.**

Late of Lower Merion Township.  
 Co-Administrators: LISA PASTORIUS AND  
 RONAN P. BARRETT,  
 c/o 635 S. Bowman Avenue,  
 Merion Station, PA 19066.  
 ATTORNEY: G. ELIAS GANIM,  
 McLAUGHLIN GANIM LTD.,  
 34 Darby Road, P.O. Box 494,  
 Paoli, PA 19301

**ROUX, RUTH I. also known as****RUTH IRENE ROUX, dec'd.**

Late of Franconia Township.  
 Executor: LAWRENCE J. ROUX,  
 422 Upper Stump Road,  
 Chalfont, PA 18914.  
 ATTORNEY: MARY E. PODLOGAR,  
 MONTCO ELDER LAW LLP,  
 608 W. Main Street,  
 Lansdale, PA 19446-2012

**SALEMNO, TILLIE I., dec'd.**

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

**SCHWENK, DOROTHY also known as****DOROTHY ARLENE SCHWENK, dec'd.**

Late of Borough of Pennsburg.  
 Executor: CARLTON B. SCHWENK.  
 ATTORNEY: CHRISTOPHER H. MEINZER,  
 MLO ASSOCIATES,  
 516 Main Street,  
 Pennsburg, PA 18073,  
 215-679-4554

**SHARON, JOSEPH H., dec'd.**

Late of Lower Gwynedd Township.  
 Administrator: RANDALL HALL,  
 922 Pershing Road,  
 Penllyn, PA 19422.  
 ATTORNEY: HARVEY FRIEDLAND,  
 1717 Swede Road, Suite 200,  
 Blue Bell, PA 19422

**SMITH, ROBERT ALAN also known as****R. ALAN SMITH, dec'd.**

Late of Whitpain Township.  
 Executrix: DONNA VAN DUSEN,  
 c/o James M. Jacquette, Esquire,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034-7544.  
 ATTORNEY: JAMES M. JACQUETTE,  
 TIMONEY KNOX, LLP,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034-7544

**TAYLOR, CAROLYN J., dec'd.**

Late of Whitpain Township.  
 Executrix: ROSALYN T. WILLIAMS,  
 c/o Smith Aker Grossman & Hollinger,  
 60 E. Penn Street, P.O. Box 150,  
 Norristown, PA 19404-0150.  
 ATTORNEY: JAMES L. HOLLINGER,  
 SMITH, AKER, GROSSMAN & HOLLINGER,  
 60 E. Penn Street, P.O. Box 150,  
 Norristown, PA 19404-0150

**TOMON, JAMIE M., dec'd.**

Late of Plymouth Township.  
 Administratrix: JESSICA TOMON,  
 10 Dickinson Lane,  
 Plymouth Meeting, PA 19462.  
 ATTORNEY: CHRISTOPHER S. BROWN,  
 11 N. 8th Street,  
 Stroudsburg, PA 18360

**TURANO, SARAH, dec'd.**

Late of Towamencin Township.  
 Executrix: SUSANNE M. TURANO-HORRELL,  
 c/o Albert L. Chase, Esquire.  
 ATTORNEY: ALBERT L. CHASE,  
 2031 N. Broad Street, Suite 137,  
 Lansdale, PA 19446-1003

**TURTLE, KATHARINA R., dec'd.**

Late of Borough of Conshohocken.  
 Executor: STANLEY M. TURTLE, III,  
 419 Kennedy Road,  
 Collegeville, PA 19426.  
 ATTORNEY: HENRY M. LEVANDOWSKI,  
 LEVANDOWSKI & DARPINO, LLC,  
 17 Mifflin Avenue, Suite 202,  
 Havertown, PA 19083

**WATSON, MERWIN M., dec'd.**

Late of East Norriton Township.  
 Administratrix: WENDY J. ASHBY, ESQUIRE,  
 314 W. Broad Street, Suite 118,  
 Quakertown, PA 18951.

**WEINERMAN, ROBERT also known as****ROBERT B. WEINERMAN and****BOBBY WEINERMAN, dec'd.**

Late of Lower Merion Township.  
 Executrix: PAMELA LEVY,  
 c/o Ronald J. Levin, Esquire,  
 326 W. Lancaster Avenue, Suite 100,  
 Ardmore, PA 19003.  
 ATTORNEY: RONALD J. LEVINE,  
 LAW OFFICES OF RONALD J. LEVINE,  
 326 W. Lancaster Avenue, Suite 100,  
 Ardmore, PA 19003

**WEXLER, PAUL, dec'd.**

Late of Bala Cynwyd, PA.  
 Administratrix: WENDY BRANTON.  
 ATTORNEY: JOSEPH KOSIEROWSKI,  
 400 Broad Street,  
 Milford, PA 18337

**WYLIE, DAVID B., dec'd.**

Late of Abington Township.

Executor: TIMOTHY M. CAMERON AND

JAIME P. BURKE,

c/o M. Howard Vigderman, Esquire,

1735 Market Street, 21st Floor,

Philadelphia, PA 19103.

ATTORNEY: M. HOWARD VIGDERMAN,  
MONTGOMERY McCracken Walker &  
Rhoads LLP,

1735 Market Street, 21st Floor,

Philadelphia, PA 19103

**YOUNG, CHARLES E. also known as****CHARLES EDWARD YOUNG, dec'd.**

Late of Lower Frederick Township.

Executrix: LAURA BISBING,

c/o 132 W. Main Street,

New Holland, PA 17557.

ATTORNEY: R. DOUGLAS GOOD,

132 W. Main Street,

New Holland, PA 17557

**Second Publication****ALBITZ, SYLVIA P., dec'd.**

Late of Lower Pottsgrove Township.

Executrix: SUSAN P. HUGHES,

c/o Mary C. Crocker, Esquire,

1296 E. High Street,

Pottstown, PA 19464.

**BAKOWICZ, ALICE also known as****ALICE MARIE BAKOWICZ and****ALICE M. BAKOWICZ, dec'd.**

Late of West Pottsgrove Township.

Executor: DAVID V. SKOCIK,

141 Springfield Way,

Dover, DE 19904.

ATTORNEY: RICHARD E. WELLS,  
WELLS, HOFFMAN, HOLLOWAY &  
MEDVESKY, LLP,

635 E. High Street, P.O. Box 657,

Pottstown, PA 19464

**BARDMAN, THELMA M., dec'd.**

Late of Borough of Green Lane.

Executor: JAMES K. BARDMAN,

P.O. Box 423,

Green Lane, PA 18054.

**BARONE, ANNA MARIE, dec'd.**

Late of Montgomery County, PA.

Executor: PAUL C. BARONE,

7013 Windswept Lane,

Audubon, PA 19403.

**BEDNAR, PAULETTE M. also known as****PAULETTE MARIE BEDNAR and****PAULETTE BEDNAR, dec'd.**

Late of Upper Merion Township.

Executrix: ELIZABETH JOSEPHINE JANIS

(A/K/A ELIZABETH J. JANIS),

606 Baldwin Avenue,

East Norriton, PA 19403.

**BERNZOTT, ANDREW F. also known as****ANDREW BERNZOTT, dec'd.**

Late of Borough of Telford.

Executrix: VIRIGINIA D. DALLISON,

882 Allentown Road,

Telford, PA 18969.

ATTORNEY: VALERIE ROSENBLUTH ANGST,

878 Main Street,

Harleysville, PA 19438

**BIVINS, ROBERT WARREN also known as****BOB BIVINS, dec'd.**

Late of Borough of Conshohocken.

Executrix: BARBARA P. BIVINS,

475 Garrison Way,

Conshohocken, PA 19428.

**BRIGHT, RICHARD R. also known as****RICHARD RIESER BRIGHT, dec'd.**

Late of Lower Providence Township.

Executors: HARRIET BRIGHT BUTLER AND

RICHARD R. BRIGHT, JR.,

c/o Carol R. Livingood, Esquire,

130 W. Lancaster Avenue, P.O. Box 191,

Wayne, PA 19087-0191.

ATTORNEY: CAROL R. LIVINGOOD,

DAVIS BENNETT SPIESS & LIVINGOOD LLC,

130 W. Lancaster Avenue, P.O. Box 191,

Wayne, PA 19087-0191

**BRYSON, JAMES HASTINGS also known as****JAMES H. BRYSON, dec'd.**

Late of Lower Moreland Township.

Executors: JENNIFER ALDERMAN,

ELIZABETH BEERS AND

ALAN A. SANDERS,

Ten Penn Center, Suite 2300,

1801 Market Street,

Philadelphia, PA 19103.

ATTORNEY: ALAN A. SANDERS,

OFFITT KURMAN,

Ten Penn Center, Suite 2300,

1801 Market Street,

Philadelphia, PA 19103

**CHILES, HENRY LEE, dec'd.**

Late of Upper Merion Township.

Administratrix: DWANNA C. WHITING,

252 Holly Drive,

King of Prussia, PA 19406.

**ELLIOTT, ARTHUR YORK also known as****ARTHUR Y. ELLIOTT, dec'd.**

Late of Worcester Township.

Executrix: PAMELA R. ELLIOTT,

2586 Cold Spring Road,

Lansdale, PA 19446.

ATTORNEY: KAREN M. STOCKMAL,

KMS LAW OFFICES, LLC,

1055 Westlakes Drive, Suite 160,

Berwyn, PA 19312

**FINK, EUGENE R., dec'd.**

Late of Borough of Souderton.

Executor: KENNETH E. FINK,

305 Washington Avenue,

Souderton, PA 18964.

ATTORNEY: BRIAN D. GOURLEY,

LANDIS, HUNSBERGER, GINGRICH & WEIK, LLP,

114 E. Broad Street, P.O. Box 64769,

Souderton, PA 18964

**GIBBONS, KATHLEEN V., dec'd.**

Late of Worcester Township.

Executrix: FIONA K. GIBBONS,

c/o Edmund L. Harvey, Jr., Esquire,

1835 Market Street,

Philadelphia, PA 19103-2968.

ATTORNEY: EDMUND L. HARVEY, JR.,

TEETERS HARVEY MARRONE & KAIER LLP,

1835 Market Street,

Philadelphia, PA 19103-2968

**GULIN, WALTER M., dec'd.**

Late of Cheltenham Township.  
 Executor: RICHARD J. STEAD,  
 c/o 807 Bethlehem Pike,  
 Erdenheim, PA 19038.  
 ATTORNEY: BERNARD J. McLAFFERTY, JR.,  
 McLAFFERTY & KROBERGER, P.C.,  
 807 Bethlehem Pike,  
 Erdenheim, PA 19038

**HANK, TIM A., dec'd.**

Late of Borough of Pennsburg.  
 Administratrix: STEPHANIE M. HANK,  
 c/o Keith B. McLennan, Esquire,  
 3770 Ridge Pike,  
 Collegeville, PA 19426.  
 ATTORNEY: KEITH B. McLENNAN,  
 MILLER, TURETSKY, RULE & McLENNAN, P.C.,  
 3770 Ridge Pike,  
 Collegeville, PA 19426

**HOFF JR., DONALD R., dec'd.**

Late of Borough of Ambler.  
 Administratrix: PATRICIA A. WEBB,  
 239 Forrest Road,  
 Sellersville, PA 18960.  
 ATTORNEY: ROBERT E. FRAVEL,  
 123 N. Main Street, Suite 208,  
 Dublin, PA 18917

**KELLY, GEORGE J. also known as  
GEORGE JAMES KELLY, dec'd.**

Late of Borough of Jenkintown.  
 Executor: PATRICK J. KELLY,  
 c/o Robert W. Maher, Esquire,  
 400 Greenwood Avenue, First Floor,  
 Wyncote, PA 19095.  
 ATTORNEY: ROBERT W. MAHER,  
 LAW OFFICES DYER & MAHER,  
 400 Greenwood Avenue, First Floor,  
 Wyncote, PA 19095

**KENNY, WILLIAM R., dec'd.**

Late of Borough of Schwenksville.  
 Executor: PETER KENNY,  
 801 Ridge Road,  
 Pottstown, PA 19465.

**KILLINGER, MARY ANN also known as  
MARY MacNEIL KILLINGER, dec'd.**

Late of Whitemarsh Township.  
 Executors: SCOTT W. KILLINGER,  
 c/o Mark T. Carlidge, Esquire,  
 20 Ash Street, Suite 200,  
 Conshohocken, PA 19428-2089.  
 ATTORNEY: MARK T. CARLIDGE,  
 NACHMIAS MORRIS & ALT LLC,  
 20 Ash Street, Suite 200,  
 Conshohocken, PA 19428-2089

**KORALEWSKI, ROBERT J., dec'd.**

Late of Douglass Township.  
 Co-Executrices: REBECCA CAMPBELL,  
 163 Laurel Road,  
 Boyertown, PA 19512.  
 ATTORNEY: H. CHARLES MARKOFSKI,  
 MARKOFSKI LAW OFFICES,  
 1258 E. Philadelphia Avenue, P.O. Box 369,  
 Gilbertsville, PA 19525-0369

**KULP, GLORIA R. also known as  
GLORIA KULP, dec'd.**

Late of Borough of Red Hill.  
 Executrix: VICKIE L. KULP.  
 ATTORNEY: CHRISTOPHER H. MEINZER,  
 MLO Associates,  
 516 Main Street,  
 Pennsburg, PA 18073,  
 215-679-4554

**LEE JR., ROBERT H., dec'd.**

Late of Lower Merion Township.  
 Executors: EDWARD F. LEE,  
 1436 Lancaster Avenue,  
 Berwyn, PA 19312,  
 CLIFFORD A. LEE,  
 2 Gardner Place,  
 Winchester, MA 01890.  
 ATTORNEY: JILL R. FOWLER,  
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,  
 100 Four Falls, Suite 300,  
 West Conshohocken, PA 19428

**MANCINO, DORIS M., dec'd.**

Late of Borough of Ambler.  
 Executrix: CAROL GORDON,  
 648 Tyson Avenue,  
 Glenside, PA 19038.  
 ATTORNEY: MICHAEL S. CONNOR,  
 THE LAW OFFICE OF MICHAEL S. CONNOR,  
 644 Germantown Pike, Suite 2-C,  
 Lafayette Hill, PA 19444

**MANION, KATHLEEN A., dec'd.**

Late of Lower Moreland Township.  
 Administratrix: CHRISTINE EMBERY WALTZ,  
 300 Huntingdon Pike,  
 Rockledge, PA 19046.  
 ATTORNEY: CHRISTINE EMBERY WALTZ,  
 EMBERY, OUTTERSON & FUGES,  
 300 Huntingdon Pike,  
 Rockledge, PA 19046

**McCLURE, THELMA BAILEY, dec'd.**

Late of Towamencin Township.  
 Administrator: JOHN W. McCLURE, JR.,  
 2559 Peachtree Drive,  
 Perkasie, PA 18944.

**McGILL, BRIDGET E., dec'd.**

Late of West Norriton Township.  
 Executor: JOHN G. McGILL,  
 c/o Elizabeth R. Howard, Esquire,  
 301 Gay Street, P.O. Box 507,  
 Phoenixville, PA 19460.

**NELSON, NORMAN C., dec'd.**

Late of Towamencin Township.  
 Executrix: GRACE G. NELSON,  
 2111 Middle Lane,  
 Lansdale, PA 19446.  
 ATTORNEY: DAVID A. PECKMAN,  
 29 Mainland Road,  
 Harleysville, PA 19438

**OSBORN, ELLEN N. also known as  
ELLEN F. OSBORN, dec'd.**

Late of Horsham Township.  
 Co-Executors: SARAH J. REIMERS,  
 319 W. Mt. Vernon Street,  
 Lansdale, PA 19446,  
 JONATHAN OSBORN,  
 2816 W. Moreland Road, Apt. 1,  
 Willow Grove, PA 19090.  
 ATTORNEY: DAVID P. GRAU,  
 911 N. Easton Road, P.O. Box 209,  
 Willow Grove, PA 19090

**PELSTRING, JANET H., dec'd.**

Late of Lower Moreland Township.  
 Administrator: THOMAS HAUBER,  
 c/o Edward J. Gilson, Jr., Esquire,  
 Four Neshaminy Interplex Drive, Suite 105,  
 Trevose, PA 19053.  
 ATTORNEY: EDWARD J. GILSON, JR.,  
 LAW OFFICE OF EDWARD J. GILSON, JR.,  
 Four Neshaminy Interplex Drive, Suite 105,  
 Trevose, PA 19053



**PILZ, GEORGE IRVIN, dec'd.**

Late of Upper Merion Township.  
 Administrator: MARK S. DANEK, ESQUIRE, APL,  
 1255 Drummers Lane, Suite 105,  
 Wayne, PA 19087.  
 ATTORNEY: MARK S. DANEK,  
 THE DANEK LAW FIRM, LLC,  
 1255 Drummers Lane, Suite 105,  
 Wayne, PA 19087

**PRESTON II, LEE LOUIS, dec'd.**

Late of East Norriton Township.  
 Administrator: LEE L. PRESTON, JR.,  
 1632 Sawmill Road,  
 Birchrunville, PA 19421.

**RILING, GWEN W., dec'd.**

Late of Franconia Township.  
 Executrix: STACEY MUSCARELLA,  
 c/o 54 E. Penn Street,  
 Norristown, PA 19401.  
 ATTORNEY: BARRY M. MILLER,  
 54 E. Penn Street,  
 Norristown, PA 19401

**ROSENBLEETH, JUDITH A., dec'd.**

Late of Lower Merion Township.  
 Executor: RICHARD ROSENBLEETH,  
 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

**SALZ, JESSICA, dec'd.**

Late of Lower Merion Township.  
 Executor: CAROLE RUTH DICHTER,  
 311 Myrtle Lane,  
 Penn Valley, PA 19072.  
 ATTORNEY: HARRIS J. RESNICK,  
 22 Old State Road,  
 Media, PA 19063

**SEELEY, WAYNE C., dec'd.**

Late of Lower Pottsgrove Township.  
 Executor: RICHARD H. MYLIN, III,  
 c/o 2025 E. Market Street,  
 York, PA 17402.  
 ATTORNEY: RICHARD H. MYLIN, III,  
 2025 E. Market Street,  
 York, PA 17402

**SILDVE, MAILIIS, dec'd.**

Late of Worcester Township.  
 Executor: MARK SILDVE,  
 c/o Janet E. Amacher, Esquire,  
 311 N. Sumneytown Pike, Suite 1A,  
 North Wales, PA 19454.  
 ATTORNEY: JANET E. AMACHER,  
 311 N. Sumneytown Pike, Suite 1A,  
 North Wales, PA 19454

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

Late of New Hanover Township.  
 Executrix: BONNIE D. McCALLISTER,  
 15173 NE Third Place,  
 Williston, FL 32696.  
 ATTORNEY: THOMAS L. HOFFMAN,  
 WELLS, HOFFMAN, HOLLOWAY &  
 MEDVESKY, LLP,  
 635 E. High Street, P.O. Box 657,  
 Pottstown, PA 19464

**STANTON, HARRIET M., dec'd.**

Late of Borough of Jenkintown.  
 Executor: PATRICK J. STANTON,  
 c/o Joseph P. Stanton, Esquire,  
 405 York Road,  
 Jenkintown, PA 19046.  
 ATTORNEY: JOSEPH P. STANTON,  
 LAW OFFICE OF JOSEPH P. STANTON,  
 405 York Road,  
 Jenkintown, PA 19046

**Third and Final Publication****ANDREONI, WILLIAM V., dec'd.**

Late of Montgomery Township.  
 Executor: WILLIAM P. ANDREONI,  
 105 Colonial Drive,  
 Perkiomenville, PA 18074.  
 ATTORNEY: MARY PODLOGAR,  
 MONTCO ELDER LAW, LLP,  
 608 W. Main Street,  
 Lansdale, PA 19446-2012

**BAUER, ROBERT EARL also known as**

**ROBERT E. BAUER, dec'd.**  
 Late of Worcester Township.  
 Executrix: JANET E. UPPERCO,  
 8 Nathaniel Green Drive,  
 Titusville, NJ 08560.

**CIACCIO, GRACE, dec'd.**

Late of Blue Bell, PA.  
 Executor: WILLIAM NEWS,  
 202 Willowoak Court,  
 Warwick, PA 18974.  
 ATTORNEY: NEIL M. HILKERT,  
 229 W. Wayne Avenue,  
 Wayne, PA 19087

**CLEGHORN, CHARLES VICTOR, dec'd.**

Late of Borough of Jenkintown.  
 Executrix: LAURA SCHILL,  
 P.O. Box 3133,  
 Maple Glen, PA 19002.

**CRISCI, CAROLYNNE McDOWELL also known as**

**CAROLYNNE M. CRISCI, dec'd.**  
 Late of Upper Dublin Township.  
 Executrix: PAULA C. VAN HORN,  
 c/o Bradley D. Terebelo, Esquire,  
 100 Four Falls, Suite 300,  
 West Conshohocken, PA 19428-2950.  
 ATTORNEY: BRADLEY D. TEREBELO,  
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,  
 100 Four Falls, Suite 300,  
 West Conshohocken, PA 19428-2950

**DIAMONDSTEIN, ELIZABETH J., dec'd.**

Late of Lower Merion Township.  
 Executrix: NICOLE STAMPS,  
 103 Haws Avenue,  
 Flourtown, PA 19031.  
 ATTORNEY: MARK M. VAKIL,  
 1489 Baltimore Pike, Suite 103,  
 Springfield, PA 19064

**EGAN, DORIS V. also known as**

**DORIS EGAN, dec'd.**  
 Late of Abington Township.  
 Executor: MICHAEL F. EGAN,  
 c/o John D. Kessler, Esquire.  
 ATTORNEY: JOHN D. KESSLER,  
 Beaver Hill South 100, Suite 400B,  
 100 West Avenue,  
 Jenkintown, PA 19046

**FAASS, GEORGE STEVE also known as**

**STEVE FAASS,  
GEORGE STEVEN FAASS and  
GEORGE S. FAASS, dec'd.**

Late of Lower Providence Township.  
Executrix: MARSHA FAASS,  
c/o Harvey Ballard and Bornstein, LLC.  
ATTORNEY: RYAN M. BORNSTEIN,  
800 Lancaster Avenue, Suite T-2,  
Berwyn, PA 19312

**FOLDES, PETER, dec'd.**

Late of Upper Merion Township.  
Executrix: EVA ROSENFELD,  
c/o David S. Kovsky, Esquire,  
100 N. 18th Street, Suite 710,  
Philadelphia, PA 19103.  
ATTORNEY: DAVID S. KOVSKY,  
ROYER COOPER COHEN BRAUNFELD LLC,  
100 N. 18th Street, Suite 710,  
Philadelphia, PA 19103

**FRANCO, MARIA L., dec'd.**

Late of Borough of Lansdale.  
Executrix: MARIA CLARA HEALY,  
625 Wimbledon Lane,  
Hatfield, PA 19440.  
ATTORNEY: JOHN P. McGUIRE,  
552 Ridge Road,  
Telford, PA 18969

**FRUMER, MARSHALL, dec'd.**

Late of Cheltenham Township.  
Executor: GLENN WEINSTEIN,  
737 Upsal Road,  
Abington, PA 19046.  
ATTORNEY: MILES B. RITTMASER,  
1495 Alan Wood Road, Suite 4,  
Conshohocken, PA 19428

**GOODMAN, DORIS, dec'd.**

Late of Lower Merion Township.  
Executor: LLOYD GOODMAN,  
c/o McKinley C. McADOO, Esquire,  
80 W. Lancaster Avenue, 4th Floor,  
Devon, PA 19333.  
ATTORNEY: McKINLEY C. McADOO,  
McCAUSLAND, KEEN & BUCKMAN,  
80 W. Lancaster Avenue, 4th Floor,  
Devon, PA 19333

**GUNDLING JR., JONATHAN also known as**

**JONATHAN GUNDLING,  
JONATHAN D. GUNDLING, JR. and  
JONATHAN D. GUNDLING, dec'd.**

Late of Upper Dublin Township.  
Executor: JON R. GUNDLING,  
c/o John R. Lolio, Jr., Esquire,  
308 Harper Drive, Suite 200,  
Moorestown, NJ 08057.  
ATTORNEY: JOHN R. LOLIO, JR.,  
SHERMAN SILVERSTEIN,  
308 Harper Drive, Suite 200,  
Moorestown, NJ 08057

**HILLEGASS, JEANNETTE M., dec'd.**

Late of Hatfield Township.  
Executrix: KERRI L. KLUSMAN,  
c/o Jay C. Glickman, Esquire,  
Rubin, Glickman, Steinberg & Gifford, P.C.,  
2605 N. Broad Street, P.O. Box 1277,  
Lansdale, PA 19446.

**JACQUES, DOROTHY, dec'd.**

Late of West Norriton Township.  
Administratrix CTA: DIANE S. TOSTA,  
ESQUIRE,  
P.O. Box 618,  
Eagleville, PA 19408.  
ATTORNEY: DIANE S. TOSTA,  
P.O. Box 618,  
Eagleville, PA 19408

**KAROLCZAK, FRANCIS ALBERT also known as  
FRANK KAROLCZAK, dec'd.**

Late of Borough of Hatboro.  
Administrator: CHRISTOPHER KAROLCZAK,  
614 Winding Road,  
Hatboro, PA 19040.

**MAITIN, ELLEN C. also known as**

**ELLEN CELIA MAITIN, dec'd.**  
Late of Lower Merion Township.  
Executrix: BRITTANY J. BEHAR,  
c/o David A. Applebaum, Esquire,  
101 Greenwood Avenue, 5th Floor,  
Jenkintown, PA 19046.  
ATTORNEY: DAVID A. APPLEBAUM,  
FRIEDMAN SCHUMAN,  
101 Greenwood Avenue, 5th Floor,  
Jenkintown, PA 19046

**McCLENNEN, LAVERNE L., dec'd.**

Late of West Norriton Township.  
Executor: GLENN L. DUNLAP.  
ATTORNEY: THOMAS M. KEENAN,  
KEENAN, CICCITTO & ASSOCIATES, LLP,  
376 E. Main Street,  
Collegeville, PA 19426,  
610-489-6170

**McMONAGLE, COURTNEY A., dec'd.**

Late of Upper Gwynedd Township.  
Executor: DANIEL McMONAGLE,  
105 White Oak Road,  
Upper Gwynedd, PA 19454.  
ATTORNEYS: A. VICTOR MEITNER, JR., P.C.,  
564 Skippack Pike,  
Blue Bell, PA 19422

**MILLER, GEORGE B., dec'd.**

Late of Borough of Souderton.  
Executor: NANCY T. GENTH,  
160 N. School Lane,  
Souderton, PA 19446.  
ATTORNEY: DAVID P. GRAU,  
911 N. Easton Road, P.O. Box 209,  
Willow Grove, PA 19090

**POWLISON, DAVID A., dec'd.**

Late of Cheltenham Township.  
Executrix: NANCY G. POWLISON,  
c/o Jill R. Fowler, Esquire,  
100 Four Falls, Suite 300,  
West Conshohocken, PA 19428-2950.  
ATTORNEY: JILL R. FOWLER,  
HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,  
100 Four Falls, Suite 300,  
West Conshohocken, PA 19428-2950

**PRINCE, WILLIE N., dec'd.**

Late of Borough of Hatboro.  
Executrix: DENISE M. PRINCE,  
2515 Horsham Road,  
Hatboro, PA 19040.

**ROBINSON, STEVEN JOSEPH, dec'd.**

Late of New Hanover Township.  
 Executrix: MICHELE ROBINSON,  
 2656 Big Road,  
 Zieglerville, PA 19492.

**RUSH, JANE, dec'd.**

Late of Cheltenham Township.  
 Executrix: MARY THERESA PUSCHAK,  
 47 Dewey Road,  
 Cheltenham, PA 19012.  
 ATTORNEY: BRIAN P. McVAN,  
 BRIAN P. McVAN, LLC,  
 162 S. Easton Road,  
 Glenside, PA 19038

**RUSH, MARTIN J. also known as  
MARTIN RUSH and  
MARTIN JOSEPH RUSH, dec'd.**

Late of Cheltenham Township.  
 Executrix: MARY THERESA PUSCHAK,  
 47 Dewey Road,  
 Cheltenham, PA 19012.  
 ATTORNEY: BRIAN P. McVAN,  
 BRIAN P. McVAN, LLC,  
 162 S. Easton Road,  
 Glenside, PA 19038

**SALKOWSKI, FRANCES, dec'd.**

Late of Borough of Norristown.  
 Executor: WALTER JACKIELASZEK,  
 c/o Diane S. Tosta, Esquire,  
 P.O. Box 618,  
 Eagleville, PA 19408.  
 ATTORNEY: DIANE S. TOSTA,  
 P.O. Box 618,  
 Eagleville, PA 19408

**SCHNABEL, JOHN T., dec'd.**

Late of Borough of Red Hill.  
 Executrix: PATRICIA M. KELLER,  
 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

**SCHRAMP, JEAN S. also known as  
JEAN SCHRAMP and  
JEAN SHOENER SCHRAMP, dec'd.**

Late of Lower Gwynedd Township.  
 Executrix: CHRISTINE HAND,  
 c/o Jeffrey E. Toner, Esquire,  
 91 E. Court Street,  
 Doylestown, PA 18901.  
 ATTORNEY: JEFFREY E. TONER,  
 91 E. Court Street,  
 Doylestown, PA 18901

**SHANNON, ROSE BRESSI also known as  
ROSE SHANNON, dec'd.**

Late of Abington Township.  
 Administrator: DWAYNE LOGIE,  
 c/o Robert M. Slutsky, Esquire,  
 600 W. Germantown Pike, #400,  
 Plymouth Meeting, PA 19462.  
 ATTORNEY: ROBERT M. SLUTSKY,  
 ROBERT M. SLUTSKY ASSOCIATES,  
 600 W. Germantown Pike, #400,  
 Plymouth Meeting, PA 19462

**STEMPLEWICZ, WILLIAM ANTHONY**

**also known as WILLIAM A. STEMPLEWICZ, dec'd.**

Late of Abington Township.  
 Administrator: GERARD E. STEMPLEWICZ,  
 300 Winding Way,  
 Glenside, PA 19038.  
 ATTORNEY: DENNIS R. PRIMAVERA,  
 3200 Magee Avenue,  
 Philadelphia, PA 19149

**VARRESE, VANESSA C., dec'd.**

Late of New Hanover Township.  
 Executor: KRISTINE N. DEGENSHEIN.  
 ATTORNEY: CARY B. FLEISHER,  
 NARDUCCI, MOORE, FLEISHER, ROEBERG &  
 WOLFE, LLP,  
 589 Skippack Pike, Suite 300,  
 Blue Bell, PA 19422,  
 215-628-3810

**YOUNG, KEVIN JOSEPH, dec'd.**

Late of Borough of Pottstown.  
 Executor: CODEY JAMES YOUNG,  
 359 Bainbridge Street, Apt. 3,  
 Brooklyn, NY 11233.  
 ATTORNEY: NATHAN SNYDER,  
 7720 Castor Avenue, 2nd Floor,  
 Philadelphia, PA 19152

**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*

**Fineline Marketing & Design** with its principal place of business at 249 Chestnut Street, Pottstown, PA 19464.

The name and address of the person owning or interested in said business is: Amy L. Francis, 249 Chestnut Street, Pottstown, PA 19464.

The application was filed on March 12, 2019.

**Bruce L. Baldwin, Esquire  
 Wolf, Baldwin & Associates, P.C.**  
 800 E. High Street, P.O. Box 444  
 Pottstown, PA 19464-0444

An application for registration of the fictitious name **Paramount Realty USA**, 950 Third Avenue, Suite 901, New York, NY 10022 (Out Of State), has been filed in the Department of State at Harrisburg, PA, File Date 06/12/2019, pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is PRUSA LLC, 950 Third Avenue, Suite 901, New York, NY 10022.

An application for registration of the fictitious name **PAUSAW**, 1510 Anna Marie Circle, Ambler, PA 19002, has been filed in the Department of State at Harrisburg, PA, File Date 04/01/2019, pursuant to the Fictitious Names Act, Act 1982-295. The names and addresses of the people who are a party to the registration are Pennsylvania USA Wrestling, 1510 Anna Marie Circle, Ambler, PA 19002 and Toni Black, 225 Rupp Rd., Gettysburg, PA 17325.

**Robin Rifkin d/b/a Meeting Intentions** with its principal place of business at 1112 Prospect Avenue, Melrose Park, PA 19027.

The name and address of the person owning or interested in said business is: Robin Rifkin, 1112 Prospect Avenue, Melrose Park, PA 19027.

The application was filed on June 17, 2019.

## TRUST NOTICES

### First Publication

**ELIZABETH E. HERMAN TRUST  
ELIZABETH E. HERMAN, DECEASED  
Lower Merion Township, Montgomery County, PA**

Notice is hereby given that the settlor of the Revocable Trust set forth above has died, and no Personal Representatives has been appointed for said Decedent's Estate. All persons having claims or demands against said Decedent are requested to make known the same and all persons indebted to said Decedent are requested to make payment without delay to the Trustee or the Trustee's attorney as named below:

**Trustee:** Nancy H. Loucks  
100 Fulton Street, Apt. 5V, Boston, MA 02109

**Trustee's Attorney:** Peter S. Gordon  
1925 Lovering Avenue, Wilmington, DE 19806

**THE JOHN CATANZARO AND JOANNE ROWE  
REVOCABLE LIVING TRUST**

Notice is hereby given of the death of John Catanzaro, late of Lower Providence Township, Montgomery County, Pennsylvania. All persons having claims or demands against said decedent or the John Catanzaro and Joanne Rowe Revocable Living Trust, are requested to make known the same to the Trustees or the Trust's attorney and all persons indebted to said decedent or the Trust are requested to make payment without delay to the Trustee named below.

**Trustee:** Teresa Tinker  
c/o David A. Peckman, Esquire  
29 Mainland Road, Harleysville, PA 19438

**Trustee's Attorney:** David A. Peckman  
29 Mainland Road, Harleysville, PA 19438

## EXECUTIONS ISSUED

**Week Ending July 30, 2019**

**The Defendant's Name Appears  
First in Capital Letters**

BLOOM BUILDERS, INC.: BLOOM, LEWIS:  
CHASE BANK, GRNSH. - Lentz, Brandon;  
201918822; \$57,311.00.

BOTTINI, BRIAN: PNC BANK, GRNSH. -  
Cavalry Spv I, LLC; 201907051.

BUTLER, CLINTON - Reverse Mortgage Funding, LLC;  
201904507.

CALAFATI, GAETANO: DANA - Lakeview Loan  
Servicing, LLC; 201827163; \$294,248.22.

CARRELLI, JOHN: GALLOWAY, ANGELA -  
Smales Printery, Inc.; 201824388; \$26,050.51.  
CHOI, CHEOL: WELLS FARGO BANK, GRNSH. -  
Cavalry Spv I, LLC, et al.; 201626938.  
COHEN, CRAIG: TRUMARK FCU, GRNSH. -  
Cavalry Spv I, LLC; 201907022; \$1,612.55.  
CORONADO, JOHN: LORENZO, MADELINE -  
Nationstar Mortgage, LLC; 201814616; \$149,735.72.  
CORTINO, MARY: BRANCHBANK & TRUST COMPANY,  
GRNSH. - Cavalry Spv I, LLC, et al.; 201508737;  
\$1,727.06.  
COTTETA, NATALIE: LOUIS COTTETA  
ADMIN HEIR OF THE ESTATE OF AUGUSTUS M  
COTTET: SARAH COTTETA HEIR OF THE ESTATE  
OF AUGUSTUS M COTTETA AKA. ET AL. -  
Wells Fargo Bank; 201911932; \$122,482.22.  
DAMASCO, JENITH: PNC BANK, GRNSH. -  
Barclays Bank Delaware; 201718815; WRIT/EXEC.  
DELA FUENTE, NEIL: HUNTINGDON VALLEY  
BANK, GRNSH. - Cavalry Spv I, LLC, et al.;  
201405836; \$5,257.79.  
DESIMONE ROOFING, INC.: DESIMONE, GRANT -  
J&L Building Materials, Inc.; 201912442;  
WRIT/EXEC.  
DESROCHER, ROBERT: CARRIE - Citizens Bank  
Na; 201823340; \$190,158.68.  
DICKEL, PATRICIA: MILLER, TIMOTHY -  
Deutsche Bank National Trust Company, et al.;  
201805246.  
FLACK, JANET - Pottstown Borough; 201717322;  
WRIT / EXEC.  
FLACK, JANET - Pottstown Borough; 201717320;  
WRIT / EXEC.  
FRITTS, ANTHONY: PNC BANK, GRNSH. -  
Barclays Bank Delaware; 201813229; WRIT / EXCE.  
GEARY, EILEEN: CITIZENS BANK, GRNSH. -  
Cavalry Spv I, LLC; 201902557; \$1,754.04.  
GIBSON, LISA: UNKNOWN HEIRS SUCCESSORS  
ASSIGNS AND ALL PERSONS FIRMS OR A -  
Franklin Mint Federal Credit Union; 201826842.  
GOOD, ROBERT: WELLS FARGO BANK, GRNSH. -  
Cavalry Spv I, LLC; 201804873.  
GREENBURG, PHILLIP: PNC BANK, GRNSH. -  
American Express Centurion Bank; 201615822;  
\$17,307.14.  
GRENADE HOLDINGS, LLC: TD BANK NA,  
GRNSH. - Larson Ventures Management  
Company, LLC; 201913895; \$819,764.42.  
GWIN, CAROLYN: BARBARA - Upper Moreland  
School District; 201815570; WRIT / EXEC.  
HEUGES, SARAH: WELLS FARGO BANK, GRNSH. -  
Midland Funding, LLC; 201907168; \$1,846.12.  
HUGHES, MICHAEL: KIMBERLY - Souderton Area  
School District; 201805020; WRIT/EXEC.  
JACOBS, LARRY: BANK OF AMERICA, GRNSH. -  
Cavalry Spv I, LLC; 201905252.  
JENKIN, ALBERT: UNITED STATES OF AMERICA -  
Pottstown School District; 201707694; WRIT/EXEC.  
JOHNSTON, CHRIS: OLITA, NICK - Upper Dublin  
School District; 201821412; WRIT / EXEC.  
KADA, THOMAS - Wells Fargo Bank; 201904927.  
KIM, HAK: WELLS FARGO BANK, GRNSH. -  
Cavalry Spv I, LLC; 201715729.  
KLITSCH, GEORGE: FULTON BANK, GRNSH. -  
Cavalry Spv I, LLC; 201725206.  
KRATZER, TIMOTHY: NICOLE - Us Bank Trust  
National Association As Trustee Of The Bungal;  
201901608.

KWORTNIK, JEFFREY: CHRISTINE - Forrest View Homeowners Association, Inc.; 201917683; \$3,297.18.  
 LIM, DONGHYUK: KIM, SOYON - Wells Fargo Bank Na; 201907395; \$261,293.48.  
 MALITAS, FOTIOS: POLONIA BANK, GRNSH. - Cavalry Spv I, LLC; 201327432; \$3,447.51.  
 MANDES, ANDREA: PNC BANK, GRNSH. - Cavalry Spv I, LLC; 201708812.  
 MARJER, INC.: GAWRON, MARK: RASHANIA, WILLIAMS, GRNSH. - Wickerton Heights Condominium Association C/O Excalibur Ent; 201827516.  
 MCDONNELL, JULIA: FRANK - Nationstar Mortgage, LLC D/B/A Mr Cooper; 201907398; \$340,169.62.  
 MCPEEK, AARON: PNC BANK, GRNSH. - Capital One Bank Use Na; 201915461; WRIT/EXEC.  
 MCQUINN, BRUCE - Upper Dublin School District; 201813843; WRIT / EXEC.  
 MEHMOOD, HASSAN: M&T BANK, GRNSH. - Cavalry Spv I, LLC; 201710288.  
 MILLER, JOSEPH: TD BANK, GRNSH. - Cavalry Spv I, LLC; 201905266.  
 MORAN, ZEYDA: FREEDOM CREDIT UNION, GRNSH. - Cavalry Spv I, LLC; 201702337.  
 NORMAN, SUZANNE: PNC BANK, GRNSH. - Cavalry Spv I, LLC; 201626815.  
 PJM SERVICES, LLC: BRUNI, MICHELE - Beneficial Bank; 201900901.  
 PRANTE, JESSE: TD BANK, GRNSH. - Cavalry Spv I, LLC; 201814739.  
 PRINCETON COMMERCIAL PROPERTY HOLDINGS, LLC: E\*TRADE BANK, GRNSH. - Reading Area Water Authority; 201919075; \$83,987.24.  
 PRINCETON COMMERCIAL PROPERTY HOLDINGS, LLC: E\*TRADE BANK, GRNSH. - Reading Area Water Authority; 201919095; \$41,678.88.  
 PROBST, JASON - Ditech Financial, LLC; 201907818.  
 REYESBERMUDEZ, JUDITH: SANTANDER BANK, GRNSH. - Cavalry Spv I, LLC; 201529904.  
 RICHINO, BARBARA: KEY BANK, GRNSH. - Cavalry Spv I, LLC; 201828896; \$1,618.97.  
 RIST, MATTHEW: BENEFICIAL BANK, GRNSH. - Cavalry Spv I, LLC; 201907050.  
 SALAMONE, WILLIAM: TORBAN, SAMANTHA - Pennsylvania Housing Finance Agency; 201901263; \$243,869.12.  
 SCHULTZ ENTERPRISES, INC.: SHORTYS AUTO PARTS AND RECYCLING: SHORTYS AUTO: CITIZENS BANK, GRNSH. - Wwex Franchise Holdings, LLC, et al.; 201532833; \$20,798.56.  
 SHIM, SOOMOCK - Wells Fargo Bank Na, et al.; 201604863; ORDER/JDMT 209,562.92.  
 SMITH, JORDAN: WELLS FARGO BANK, GRNSH. - Arcadia University; 201610523; \$10,629.64.  
 SMITH, NORMAN: PNC BANK, GRNSH. - Cavalry Spv I, LLC; 201800823.  
 STEIN, DANIELLE: M&T BANK, GRNSH. - Cavalry Spv I, LLC; 201905265.  
 STRAFACE, STEVE - The Bank Of New York Mellon; 201822345.  
 THOMAS, TIESHA - Santiago, Steven; 201918177; \$5,899.00.  
 TRAN, NHI: WELLS FARGO BANK, GRNSH. - Cavalry Spv I, LLC; 201723020.

WELSH, DAVID - Souderton Area School District; 201816004; WRIT / EXEC.  
 WILLIAMS, JOHN: SANTANDER BANK, GRNSH. - Cavalry Spv I, LLC; 201804980.  
 WOODBURY, DENISE: WELLS FARGO BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201432780; \$10,773.63.

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## JUDGMENTS AND LIENS ENTERED

**Week Ending July 30, 2019**

### **The Defendant's Name Appears First in Capital Letters**

ALEXANDER, ALLEN - Bychak, Kanstantsin; 201918601; Mechanics Lien Claim; \$1806.69.  
 ALEXANDER, KENNETH - Barclays Bank Delaware; 201918615; Judgment fr. District Justice; \$5,098.03.  
 BENDER, PATTY - Capital One Bank Usa Na; 201918802; Certification of Judgment; \$4,060.30.  
 BERMAN, DANIEL - Lvnv Funding Llc; 201918865; Judgment fr. District Justice; \$1056.64.  
 BURKETT, CRAIG - Capital One Bank Usa Na; 201918743; Certification of Judgment; \$3448.89.  
 CAJUSTE, FRED A - Pottstown Memorial Hospital; 201918683; Judgment fr. District Justice; \$4,112.74.  
 CLARK, DANIELLE - Capital One Bank Usa Na; 201918623; Judgment fr. District Justice; \$3771.86.  
 COOK, RICHARD - Capital One Bank Usa Na; 201918719; Certification of Judgment; \$5,694.98.  
 COX, TAMIKA - Capital One Bank Usa Na; 201918552; Judgment fr. District Justice; \$2810.51.  
 CRUZ, HECTOR - Capital One Bank Usa Na; 201918616; Judgment fr. District Justice; \$2905.50.  
 DAMASCO, JENITH - Chhs Hospital Company Llc; 201918679; Judgment fr. District Justice; \$1,178.61.  
 DETORA, GABRIELLE - Baker, Scott; 201918712; Mechanics Lien Claim; \$4250.56.  
 DISCOUNT STRUCTURES LTD: HUGANIR, THOMAS - Santander Bank Na; 201918573; Complaint In Confession of Judgment; \$51,861.44.  
 DIXON, TANYA - Capital One Bank Usa Na; 201918598; Judgment fr. District Justice; \$4,139.82.  
 DONALDSON, LISA - Capital One Bank Usa Na; 201918577; Judgment fr. District Justice; \$6007.39.  
 DORSEY, TARISSA - Barclays Bank Delaware; 201918622; Judgment fr. District Justice; \$1888.44.  
 FINK, KATHERINE - Capital One Bank Usa Na; 201918476; Judgment fr. District Justice; \$2,902.61.  
 GARVIN, IRENE - Secound Round Sub Llc; 201918525; Judgment fr. District Justice; \$2914.18.  
 GETZEY, JAMES - Lvnv Funding Llc; 201918884; Judgment fr. District Justice; \$1002.25.  
 GOODWIN, MAGDALENA - Capital One Bank Usa Na; 201918600; Judgment fr. District Justice; \$2559.52.  
 GORDON, PATRICIA - Barclays Bank Delaware; 201918643; Judgment fr. District Justice; \$1,853.03.  
 GREEN, FELICIA - Doane Stuart School; 201918985; Judgment fr. District Justice; \$1,986.89.  
 HELLER, JAMES - Capital One Bank Usa Na; 201918619; Certification of Judgment; \$2,443.49.  
 HITZEL, STEPHEN - Capital One Bank Usa Na; 201918613; Certification of Judgment; \$2,485.09.  
 JOHNSON, THOMAS - Capital One Bank Usa Na; 201918610; Certification of Judgment; \$3,930.42.



JORDAN, THERESA - Capital One Bank Usa Na;  
201918620; Judgment fr. District Justice; \$4318.05.  
LEAMER, BRANDY - Lvnv Funding Llc; 201918887;  
Judgment fr. District Justice; \$987.62.  
LECKEY, JAMES - Absolute Resolutions Investments Llc;  
201918883; Judgment fr. District Justice; \$3420.88.  
LEVENGOOD, CHRISTA - Pottstown Memorial  
Hospital; 201918684; Judgment fr. District Justice;  
\$8,395.65.  
MENSCH, SHELLY - Capital One Bank Usa Na;  
201918829; Certification of Judgment; \$3,615.47.  
MORGAN, STEVEN - Barclays Bank Delaware;  
201918602; Judgment fr. District Justice; \$2641.72.  
OBRIEN, JAMES - Village At Regents Park  
Homeowners Association; 201918848; Judgment  
fr. District Justice; \$2777.87.  
ORELAND ASSOCIATES II LLC - Duke Real Estate  
Partners Llc; 201918975; Complaint In Confession  
of Judgment Mone; \$32688.72.  
OWENS ELECTRICAL CONSTRUCTION LLC -  
Laszlo, Jeffrey; 201918714; Complaint In Confession  
of Judgment Mone; \$9000.23.  
PAUL, NANCY - Property Damage Restoration;  
201918582; Mechanics Lien Claim; \$2,330.35.  
PIKE, AMBER - Capital One Bank Usa Na;  
201918735; Certification of Judgment; \$2,386.45.  
POWELL, DAWN - Capital One Bank Usa Na;  
201919037; Certification of Judgment; \$6368.30.  
REID, JOSEPH - Capital One Bank Usa Na;  
201918580; Judgment fr. District Justice; \$4179.68.  
ROCKETT, ROBERT - Capital One Bank Usa Na;  
201918609; Judgment fr. District Justice; \$1866.97.  
SCHAFFER, DEANNA - Barclays Bank Delaware;  
201918584; Judgment fr. District Justice; \$4437.55.  
SCHMUTZ, HOLLY - Midland Funding Llc;  
201918389; Judgment fr. District Justice; \$962.36.  
STEINBERG, MARK - Capital One Bank Usa Na;  
201918767; Certification of Judgment; \$4,256.08.  
STURDIVANT, ARTHUR - Capital One Bank Usa Na;  
201918870; Certification of Judgment; \$2,482.53.  
STURDIVANT, ARTHUR - Capital One Bank Usa Na;  
201918870; Certification of Judgment; \$2,482.53.  
THOMAS, PATRICIA - Capital One Bank;  
201918798; Certification of Judgment; \$2,944.33.  
TORRES, TERRY - Capital One Bank Usa Na;  
201918594; Judgment fr. District Justice; \$2312.71.  
VITER, OLEG - Capital One Bank Usa Na; 201918576;  
Judgment fr. District Justice; \$3,861.95.

**CHELTENHAM TWP. -****entered municipal claims against:**

Sm Acquisition Llc; Kaur, Sharan; 201918751;  
\$2,926.42.

**CHELTENHAM TWP. SCHOOL DIST. -****entered municipal claims against:**

Greenbaum, Robert; Blum, Amy; 201918672; \$8,945.60.  
Hall, Bruce; Shaketa; 201918739; \$785.60.  
McFarland, Deborah; Hector, John; 201918698; \$5751.60.  
Nationstar Reo Sub 1B Llc; 201918661; \$9,605.60.  
Scott, George; Hurst, Denise; 201918705; \$1445.26.  
Sm Acquisition Llc; Kaur, Sharan; 201918707; \$9663.42.  
Sm Acquisition Llc; Kaur, Sharan; 201918675; \$2,340.19.

**LOWER MERION TWP. -****entered municipal claims against:**

Cameron, Roger; Anne; 201918763; \$989.60.  
Digiovanni, Craig; 201918791; \$651.60.  
Garber, Tammi; 201918785; \$1,377.60.  
Massengill, Skip; 201918777; \$2,018.46.  
Molinari, Michael; Jodi; 201918797; \$1,049.60.  
Rosen, Craig; Deborah; 201918809; \$1,154.40.  
Shein, Robert; Jayne; 201918758; \$1,244.60.  
Traynham, Kyle; Laura; 201918768; \$1,125.60.

**LOWER MORELAND TWP. SCHOOL DIST. -****entered municipal claims against:**

Adamov, Victor; Elena; 201918686; \$763.88.  
Alderman, Raymond; Loretta; 201918658; \$4,224.26.  
Aua Realty Llc; 201918660; \$12,015.89.  
Copti, Roger; Yuliya; 201918682; \$3,192.84.  
Schnarr, Brent; 201918655; \$7,712.36.

**LOWER POTTS GROVE TWP. AUTH. -****entered municipal claims against:**

Bortner, Brian; Laura; 201918823; \$1,473.30.  
Daviduck, Roger; 201918820; \$1,131.76.  
Dykty, Gregory; Danielle; 201918807; \$1,131.78.  
Dzordzome, Delali; Keli; 201918800; \$1,301.19.  
Gardener, Kevin; Jacquelyn; 201918796; \$1,473.30.  
Glaeser, Elizabeth; 201918786; \$1,433.13.  
Glaze, David; 201918759; \$1,178.31.  
Harris, Andrew; Heather; 201918755; \$1,473.30.  
Hunter, Zorina; 201918754; \$738.46.  
Jarrett, Jordynce; 201918750; \$1,301.19.  
Robers, Corey; 201918748; \$1,301.19.  
White, Alex; 201918747; \$1,473.30.  
Whitehead, Amanda; 201918746; \$1,473.30.

**MUNICIPALITY OF NORRISTOWN -****entered municipal claims against:**

Abernathy, Catherine; 201919058; \$728.00.  
Avery-Knox, Darilyn; 201918988; \$728.00.  
Butcher, Robert; 201918987; \$728.00.  
Camelot Iv Llc; 201919060; \$728.00.  
Cantello, Paul; 201918982; \$728.00.  
Cianciulli & Sons Investments Llc; 201919036; \$728.00.  
Conway, Brandon; 201919064; \$728.00.  
Drummond Williams, Ione; 201918646; \$728.00.  
Fiorentino, Arnold; Clara; 201919000; \$728.00.  
Friel, James; Joan; 201918997; \$728.00.  
Gabriel, Karlene; 201918994; \$728.00.  
Green, Leroy; Lucy; 201918974; \$728.00.  
Grotter, Arthur; Frances; 201918972; \$728.00.  
Hackett, Marcus; Kim; 201918969; \$728.00.  
Haynes, Janice; 201918968; \$728.00.  
Henley, Anthony; 201918956; \$728.00.  
Jalloh, Alpha; 201918953; \$728.00.  
Kabba, Salifu; Emma; 201918949; \$728.00.  
Keown, Robert; Susan; 201918950; \$728.00.  
Keys, Velma; 201918948; \$728.00.  
Kilcoyne, Joan; 201918947; \$728.00.  
Knight, Richard; 201918942; \$1,330.80.  
Koenig, Monica; 201918940; \$728.00.  
Lloyd, Rosa; 201918936; \$728.00.  
Logan, Randolph; Janice; 201918923; \$728.00.  
Marchese, Michael; 201918647; \$728.00.  
Mcclam, James; 201918906; \$728.00.  
Mckethan, Lillian; 201918901; \$728.00.  
Shepperack, Margaret; 201918899; \$1,029.40.

Stoppard, Thomas; 201918895; \$728.00.  
 Sweat, Lisa; 201918892; \$728.00.  
 Thompson, Cordell; 201918885; \$728.00.  
 Washinko, Mary; 201918941; \$728.00.  
 Weldon, Bradley; 201918554; \$728.00.  
 Weldon, Bradley; 201918563; \$728.00.  
 Wharton, Byron; 201918938; \$728.00.  
 White, Aimee; 201918937; \$728.00.  
 Wiley, Stephen; 201918935; \$728.00.  
 Williams, Ione; 201918481; \$728.00.  
 Williams, Ione; 201918480; \$728.00.  
 Williams, Jason; 201918757; \$728.00.  
 Williams, Samuel; Shawn; Tiamarie; 201918760; \$728.00.  
 Woodbury, Denise; 201918495; \$728.00.

**PENNA. DEPT. OF REV. -  
 entered claims against:**

300 E 6 Inc; 201962013; \$2,811.71.  
 811 All Night Deli Llc; 201962144; \$18,395.32.  
 Accord Mechanical And Management Service;  
 201962145; \$119,043.53.  
 Afj Inc; 201962141; \$3,027.02.  
 Andys Spring House Diner Llc; 201962118; \$3,252.30.  
 Armm Inc; 201962116; \$16781.60.  
 Athens Reproduction; 201962125; \$3,271.35.  
 Ayers Promotions Inc; 201962121; \$10,366.48.  
 Bari Jay Snyder Ave Inc; 201962131; \$2,235.50.  
 Blake Florists Inc; 201962138; \$239.68.  
 Blake Florists Inc; 201962137; \$55,981.81.  
 Cardwell Group Llc; 201962136; \$2,680.14.  
 Chef Osorio Llc; 201962127; \$7,207.41.  
 Cirafisi, Thomas; 201962022; \$1,210.79.  
 Conshy Rib House Inc; 201962140; \$31,430.56.  
 Dannicole Llc; 201962142; \$253.89.  
 Dawkins, John; 201962119; \$20,393.32.  
 Ddad Enterprises Llc; 201962014; \$1,309.69.  
 Delucia Restaurant Group Llc; 201962015; \$12,080.75.  
 Doyle, Timothy; 201962128; \$2,743.35.  
 Gabba Llc; 201962132; \$1,182.28.  
 Glenside Pizza Inc; 201962139; \$15,065.71.  
 Golden Barbecue Llc; 201962016; \$9,818.23.  
 Hagen Parts Co Inc; 201962124; \$3,065.73.  
 Heron, Edward; Angela; 201962024; \$1,273.49.  
 High Street Market Llc; 201962130; \$16,274.33.  
 Idayo Investor Inc; 201962134; \$1,759.55.  
 Jams Diner Llc; 201962019; \$2,729.99.  
 K Khanna M D P C; 201962133; \$31,768.90.  
 Keystone Grill & Family Bistro Inc; 201962023; \$972.11.  
 Kumo Asian Bistro Inc; 201962123; \$66,564.01.  
 Liam Printing Llc; 201962122; \$24,597.02.  
 Mmn Sales Llc; 201962143; \$23,654.33.  
 Piazza Family Markets Llc; 201962021; \$7,857.05.  
 Premier Audio Visual Llc; 201962117; \$1,104.62.  
 Premier Urgent Care Newtown Llc; 201962017; \$7,510.26.  
 Rta Cabinet Store Llc; 201962020; \$2,531.51.  
 Sage Mediterranean Cuisine Inc; 201962126; \$2,303.36.  
 Saroj & Manju Investments Philadelp; 201962018;  
 \$34,450.86.  
 Shtivelman, Boris; 201962129; \$2,892.24.  
 Tarestaurant134 Llc; 201962135; \$286.61.  
 Undercrufter, Francis; 201962120; \$1,175.39.

**PENNA. UNEMP. COMP. FUND -  
 entered claims against:**

Aby Piper Inc; 201962026; \$4,161.68.  
 Acute Care Medical Transports Inc; 201962034;  
 \$3,656.19.

Acute Care Medical Transports Inc; 201962034;  
 \$3,656.19.  
 Adp Inc; 201961987; \$44,119.44.  
 All Star Express Lube Inc; 201962031; \$2,502.20.  
 Around Your City Dotcom Llc; 201961988; \$4,117.92.  
 Blackwell Contracting; 201962044; \$1,319.27.  
 Coastal Technical Sales Inc; 201962032; \$1,975.81.  
 Contemporary Artisanas Cabinetry Inc; 201961985;  
 \$5,263.45.  
 Controlled Environmental Systems; 201962047; \$4,346.52.  
 Davis Trachtenberg Inc; 201962043; \$3,517.41.  
 Esp Delivers Llc; 201962025; \$3,890.57.  
 Foraker, Charles; 201962113; \$2,795.70.  
 Grace Nail Li Inc; 201962033; \$1,104.37.  
 Green Horizon Industries Brod-Corp; 201962042;  
 \$2,925.99.  
 Hard Hat Services Llc; 201962038; \$14,801.80.  
 Heavens Treasures Thrift And Value Stores Inc; 201962027;  
 \$91,361.14.  
 Impact Thrift Stores Inc; 201962036; \$7,786.07.  
 Keystone Grill & Family Bistro Inc; 201962040; \$1,687.33.  
 Lawrence, Kareem; 201962110; \$4,756.40.  
 Lilley, Catherine; 201962112; \$2,556.00.  
 M R Jones Llc; 201962030; \$3,175.86.  
 Narberth Real Pizza Inc; 201962041; \$1,027.37.  
 Pasha Luxury Services Inc; 201961986; \$13,107.65.  
 Perez, Michael; 201962109; \$4,219.00.  
 Rja Gators Llc; 201962037; \$1,019.98.  
 Sainno Care Pharmaceuticals Llc; 201962028; \$1,518.55.  
 State Of Mind Apparel Llc; 201962045; \$2,256.66.  
 Sweet Escape Inc; 201962029; \$1,642.50.  
 Tasker Health Care Gp Pc; 201962035; \$10,370.29.  
 Vance & Associates Cpa Pc; 201962039; \$1,172.26.  
 Wireless Lifestyle Llc; 201962048; \$2,064.62.  
 Wyndmoor Care Center Llc; 201962046; \$97,771.04.

**PERKIOMEN VALLEY SCHOOL DIST. -  
 entered municipal claims against:**

Evans, Jonathan; 201918744; \$625.61.  
 George, Sandra; 201918740; \$4,707.58.  
 Hancock, Stephen; 201918723; \$1447.55.  
 Heitz, Howard; 201918737; \$6,537.19.  
 Henson, Rashad; 201918734; \$556.33.  
 Hydier, Brian; 201918729; \$6,605.88.  
 Kolev, Nikolay; Veselka; 201918728; \$1823.04.  
 Spillane Associates Inc; 201918727; \$8617.81.

**POTTSGROVE SCHOOL DIST. -  
 entered municipal claims against:**

Amiri, Farris; Alazzawe, Hala; 201918824; \$3,493.38.  
 Hallman, Lori; 201918482; \$959.74.  
 Hope Property Acquisitions & Sales Llc; 201918810;  
 \$3,976.61.  
 Matthews, Deborah; 201918644; \$5813.52.  
 Nace, Ronald; Schrack-Nace, Susan; 201918485;  
 \$2,429.83.  
 Oyola Sol, Maria; Cintron, Marisol; 201918818; \$3,455.33.  
 Oyola Sol, Maria; Cintron, Marisol; 201918831; \$3,455.15.  
 Youse, Patricia; 201918518; \$876.04.

**POTTSTOWN BORO. AUTH. -  
 entered municipal claims against:**

Another Investments 1 Llc; 201918511; \$1,369.78.  
 Ramyay Management Llc; 201919016; \$1,493.62.  
 Simpkins, Neal; 201919009; \$1,080.92.  
 Yeager, Sylvia; 201918843; \$857.93.

**POTTSTOWN BORO. -  
entered municipal claims against:**

Cobrysh Inc; 201918765; \$1,530.80.  
Cobrysh Inc; 201918847; \$1,933.89.  
King, Donya; 201919073; \$2707.46.  
King, Donya; 201919076; \$1,431.47.  
Marjer Inc; 201918835; \$1,150.80.  
Solution Property Services Llc; 201918514; \$665.51.  
Southeastern Properties Llc; 201919019; \$1,231.65.  
Wampole, Walter; Jean; 201918772; \$1,682.68.

**POTTSTOWN SCHOOL DIST. -  
entered municipal claims against:**

Hunt, Effa; 201918715; \$3578.05.  
Madjac Llc; 201918696; \$3911.61.  
Marjer Inc; 201918691; \$2883.32.  
Oconnor, Timothy; Barbara; 201918713; \$8855.51.  
Ortlieb, Gregory; 201918709; \$3234.57.  
Savage, Janie; 201918708; \$2736.56.  
Ta Investment Group; 201918979; \$2,284.13.  
Vinson, Lisa; 201918749; \$2511.07.

**SOUDERTON AREA SCHOOL DIST. -  
entered municipal claims against:**

Trout, Patricia; 201918741; \$3673.57.

**SPRINGFIELD TWP. -  
entered municipal claims against:**

Barnes, Howard; Howard, Carmen; 201918106;  
\$1260.22.

**UNITED STATES INTERNAL REV. -  
entered claims against:**

Alzona, Mendez; 201970617; \$74234.73.  
Alzona, Mendez; Dolores; 201970618; \$3404.85.  
Berks Painting Inc; 201970607; \$35176.25.  
Blunt, John; 201970619; \$31103.40.  
Burdick, William; Patricia; 201970623; \$28,644.02.  
Corsi, Adam; 201970606; \$11186.76.  
Crotty, Edward; Cheri; 201970622; \$83,120.87.  
Forbes, Douglas; 201970613; \$5654.24.  
Ghormley, Christopher; Carrie; 201970609; \$10105.06.  
Gibbens, David; 201970612; \$27994.59.  
Gibbens, David; Gloria; 201970621; \$261.76.  
Goodman, Greg; Pamela; 201970605; \$20630.97.  
Lukanski, Anthony; 201970615; \$12059.75.  
Mark S Roseman Pc; 201970626; \$57,233.40.  
Moyer, Douglas; 201970614; \$29316.71.  
Naylor, Linda; 201970627; \$272,399.39.  
Phifer, Cynthia; 201970611; \$12940.18.  
Recigno Laboratories Inc; 201970616; \$365779.54.  
Rosato, Anthony; Kathryn; 201970624; \$13,694.97.  
Summit Restoration Contractors Llc; 201970625;  
\$26,787.77.  
Tango Technology & Communications Llc;  
Fetterman, Terry; 201970608; \$15154.88.  
Toxicology Holding Corp; 201970610; \$142656.07.  
Urgent Care At Kennett Square Llc; Silverman,  
Edward; 201970628; \$236,840.06.  
Wyremski, Stephen; Four Winds Landscaping;  
201970620; \$2,151.97.

**UPPER DUBLIN SCHOOL DIST. -  
entered municipal claims against:**

Fabiani, Andre; 201918981; \$5074.29.  
Hughes, Paris; Olivia; 201918512; \$12,029.93.  
Mcgill, Christine; 201918533; \$3,304.30.

**UPPER MORELAND TWP. SCHOOL DIST. -  
entered municipal claims against:**

Gallen, Joseph; Maureen; 201918507; \$4,793.32.  
Sabol, Thomas; Dorothy; 201919039; \$4,259.87.

**UPPER MORELAND TWP/HATBORO BORO.  
JOINT SEWER AUTH. -  
entered municipal claims against:**

Flail, Charles; Marie; 201918927; \$455.15.  
Freiling, Kathleen; Jones, Kathleen; Steven; 201918928;  
\$645.76.  
Gaul, Kevin; Shelot-Gaul, Tracey; 201918929; \$367.29.  
Holz, Joseph; Lisa; 201918930; \$388.38.  
Jackson, Lisa; 201918931; \$1,091.51.  
Kaufman, Philip; Sandra; 201918932; \$339.15.  
Lnn Properties Llc; 201918933; \$407.14.  
Marco, Kathleen; Hurley, Megan; Steven; 201918908;  
\$481.54.  
Mims, Nicholas; 201918909; \$369.54.  
Moody, Susan; 201918910; \$360.96.  
Peco; 201918912; \$422.90.  
Romero, Lindsay; Mary; 201918913; \$335.56.  
Stout, Stacey; 201918914; \$487.34.  
Wilson, Marie; Gail; 201918915; \$2,787.73.

**UPPER PERKIOMEN SCHOOL DIST. -  
entered municipal claims against:**

Bieler, Robert; 201918920; \$1,668.28.  
Engle, Theresa; 201918650; \$4,878.12.  
Griffing, Wayne; 201918531; \$4,674.04.  
Griffing, Wayne; 201918555; \$6,761.45.  
Mcelwee, David; Tami; 201918521; \$11,072.99.  
Vass Group Llc; 201918925; \$1,652.62.  
Verna, Paul; 201919034; \$3,793.19.

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**LETTERS OF ADMINISTRATION**

**Granted Week Ending July 30, 2019**

**Decedent's Name Appears First,  
Then Residence at Death, and  
Name and Address of Administrators**

BAKER, EDWARD B. - Lower Providence Township;  
Hobson-Baker, Margaret, 1011 Cardinal Road  
Audubon, PA 19403.  
COLELLI, ANGELINA - Lower Gwynedd Township;  
Cuce, Jean M., 2049 Wentz Church Road  
Cedars, PA 19423.  
CYLINDER, PHYLLIS - Cheltenham Township;  
Cylinder, Harry, 7876 Spring Avenue  
Elkins Park, PA 19027.  
DONOHUE, ELIZABETH A. - Lower Merion Township;  
Donohue, Daniel, 442 Old Lancaster Road  
Haverford, PA 19041.  
GALANTI, WILLIAM F. - Abington Township;  
Galanti, Marian T., 330 Moreland Road  
Huntingdon Valley, PA 19006.  
GRAZIANO, MARIE V. - Upper Gwynedd Township;  
Isabella, Mary A., 100 Michael Circle  
Souderton, PA 18964.  
HERITAGE, MARK A. - Norristown Borough;  
Heritage, Hannah, 466 West Clapier Street  
Philadelphia, PA 19144; Heritage, Samuel,  
18 Locust Way Lafayette Hill, PA 19444.

HIEBSCH, ERICH - Upper Merion Township;  
Hiebsch, Barbara, 529 Natalie Lane  
Norristown, PA 19401; Hiebsch, Richard,  
529 Natalie Lane Norristown, PA 19401.  
OTTEY, ROBERT A., JR. - Upper Moreland Township;  
Ottey, Robert A. Iii, 140 Fair Oaks Avenue  
Horsham, PA 19044.  
RATTLIFF, ALDWIN K., SR. - Upper Merion Township;  
Rattliff, Cynthia, 810 Hamlet Circle  
King Of Prussia, PA 19406.  
TOMON, JAMIE M. - Plymouth Township;  
Tomon, Jessica G., 10 Dickinson Lane  
Plymouth Meeting, PA 19462.  
WILKINSON SR., JACK W. - Whitpain Township;  
Jack W. Wilkinson, Jr., Unknown; Karen E. Wilkinson;  
1297 N.W. 112 Way, Coral Way Springs, FL 33071.  
WILLIAMS, MARION R. - Collegeville Borough;  
Williams, Amy, 3113 Forest Lane  
Schwensville, PA 19473.

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## SUITS BROUGHT

**Week Ending July 30, 2019**

### **The Defendant's Name Appears First in Capital Letters**

ADAMSON, ROSETTA - Uch; 201919042; Defendants  
Appeal from District Justice.  
ALLEN, KEENA - Portfolio Recovery Associates Llc;  
201918597; Civil Action; Titus, Christopher.  
AMERICAN HOME ASSURANCE COMPANY -  
Espinal, Juan; 201918731; Petition.  
ANDERSON, SHANNON - Anderson, Thomas;  
201918472; Complaint Divorce.  
ANOUSHIAN, JOHN - Anoushian, Samantha;  
201918858; Complaint for Custody/Visitation.  
BASILE, BRAIN - Percevault-Basile, Carla;  
201918833; Complaint for Custody/Visitation.  
BONNET, CARRIE; COLEMAN, LISA: VETERANS  
HOME ASSOCIATION OF THE WHITEMARSH  
VALLEY - Spalding, William; 201918621;  
Civil Action; Spalding, William W.  
BOYER, KATHLEEN: KATHLEEN -  
American Express National Bank; 201918607;  
Civil Action; Cawley, Jonathan Paul.  
BRENNAN, GAIA - King, David; 201918766;  
Complaint for Custody/Visitation; Donovan, James M.  
BRINSON, TYLER - Longstreth, Madeline;  
201918690; Complaint for Custody/Visitation.  
BROWN, GREGORY - Discover Bank; 201918990;  
Civil Action; Cawley, Jonathan Paul.  
BROWN, JUSTIN - Brown, Amber; 201918192;  
Complaint for Custody/Visitation.  
BURNHETER, JOHN - Burnheter, Melissa;  
201918761; Complaint Divorce; Cappelletta, Lisa J.  
CARROLL, REBECCA - Discover Bank;  
201918604; Civil Action; Winograd, Ian Z.  
CASTILLO VALENZUELA, EDWARD -  
Orchin, Leila; 201918845; Complaint Divorce.  
CHB SPORT INC - Dicenso, Al; 201918578;  
Civil Action; Sommar, James C.  
COLLINS, DEBORAH - Collins, James; 201918571;  
Complaint Divorce; Eisenberg, Michael E.  
CUGNO, DAVID - Lsf10 Master Participation Trust;  
201918689; Complaint in Quiet Title;  
Debarberie, Joseph.  
DE SOUSA TAVARES, DIOGO - Scaroni Castillo,  
Gloria; 201918113; Complaint for Custody/Visitation;  
Testa, Maria.  
DIDONATO, CAROLYN - Wells Fargo Bank Na;  
201918695; Complaint In Mortgage Foreclosure;  
Wapner, Peter.  
DIMARCELLA, BILLY: DANIEL - Pileggi, Lorenzo;  
201918673; Defendants Appeal from District Justice.  
FLORES, LIZBETH - Martinez, Jesus; 201918222;  
Complaint for Custody/Visitation.  
FLOWERS, TERRAY - Brown, Omar; 201918718;  
Complaint for Custody/Visitation.  
GAITAN, JESSICA - Gaitan, Alvaro; 201918387;  
Complaint for Custody/Visitation; Pagnanelli, Enrico.  
GALLO, JOSEPH - Gallo, Annie; 201918852;  
Complaint Divorce; Myers, Lenore.  
GORBATY, ELAN: OCCUPANTS -  
Wilmington Savings Fund Society Fsb; 201918764;  
Complaint in Ejectment; Wapner, Peter.  
GRACE, JAMILA - Marquis, Stanley; 201918611;  
Support/Exceptions.  
HACKNEY, CHRISTOPHER - Palma, Cheryl;  
201918617; Complaint for Custody/Visitation.  
HARLEYSVILLE PREFERRED INSURANCE CO -  
Barta, Stefan; 201918608; Plaintiffs Appeal from  
District Justice.  
HINTON, KEISIA: GOODSON, JOSEPH -  
Mayo, Shiesha; 201918372; Complaint for  
Custody/Visitation.  
HIRSCHMAN, DENNIS - Newrez Llc; 201918477;  
Complaint In Mortgage Foreclosure; Wapner, Peter.  
HUDSON, GEORGE: THE UNITED STATES OF  
AMERICA - Wells Fargo Bank Na; 201918595;  
Complaint In Mortgage Foreclosure; Wapner, Peter.  
JON VER PLOEG, BRADLEY - Ploeg, Joanne;  
201918850; Complaint Divorce.  
KIM, JONG - Chung, Jin; 201918834; Complaint Divorce.  
KOMOROWSKI, STAN: CUSTOM HOME  
MECHANICS LLC - Goodman, Jonathan; 201918862;  
Defendants Appeal from District Justice.  
KOOKER, BRADLEY: BRADLEY: DENISE, ET.AL. -  
Univest National Bank And Trust Co; 201918703;  
Complaint In Mortgage Foreclosure; Wapner, Peter.  
KPINTERFACE INC - Ott, Christopher; 201918838;  
Defendants Appeal from District Justice.  
LAJEUNESSE, JAMES: DEADRA: LEIS, CHARLENE -  
Bank Of America Na; 201918659; Complaint In  
Mortgage Foreclosure; Kobeski, Jeremy J.  
LAURO, FAITH - Portfolio Recovery Associates Llc;  
201918839; Civil Action; Titus, Christopher.  
LEAF 002 LLC - M, J.; 201918326; Petition.  
LIN, HYUN - Discover Bank; 201918706;  
Civil Action; Winograd, Ian Z.  
LONG, GREGG: THE UNITED STATES OF AMERICA -  
Specialized Loan Servicing Llc; 201918364;  
Complaint In Mortgage Foreclosure; Wapner, Peter.  
MARTINEZ MORALES, DANIEL - Leon Orellana,  
Maria; 201918357; Complaint for Custody/Visitation;  
Arriago, Amparito.  
MASON, ERIC - Harris, Odessa; 201918170;  
Complaint for Custody/Visitation.  
MCDOWELL, MILO - Carlin, Nicole; 201918762;  
Complaint Divorce; Cappelletta, Lisa J.  
MCLAIN, KENDRA: NORRIS, DUSTIN -  
Baker, Courtney; 201918957; Complaint for  
Custody/Visitation.  
MEADOWS, KAMONI - Skowronski, Christopher;  
201918574; Complaint for Custody/Visitation.



- MEDINA, FERNANDO: DOMINGA - Allstate Fire And Casualty Insurance Company; 201918570; Civil Action; Carfagno, James P.
- MENDEZ GUTIERREZ, SAUL - Trejo Hernandez, Candelaria; 201918473; Complaint for Custody/Visitation; Atzert, Karen.
- MENDEZ TUM, ALFONSO - Morales Diaz, Aura; 201918756; Complaint for Custody/Visitation; Arriago, Amparito.
- METTLER, ERIC - Mettler, Gayle; 201918685; Complaint Divorce.
- MILLER, RYAN - Podbielski, Bridget; 201919033; Complaint Divorce.
- MONTGOMERY COUNTY DISTRICT ATTORNEYS OFFICE - Barbee, Mark; 201918876; Petition.
- MR COOPER: WILMINGTON TRUST - Lewis, Richard; 201918342; Civil Action.
- MYERS, STEPHEN - Myers, Denise; 201918327; Complaint for Custody/Visitation; Odza, Frances M.
- NEMBHARD, CLAUDIA - Nembhard, Wayne; 201918939; Complaint Divorce; Bucci, Fioravante.
- OTT, ANGELA - American Express National Bank; 201918662; Civil Action; Cawley, Jonathan Paul.
- PANNAPACKER, CAITLIN - Discover Bank; 201918700; Civil Action; Winograd, Ian Z.
- PENHOLLOW, EILEEN: MONTGOMERY, STAN: OCCUPANTS - Bank Of America Na; 201918805; Complaint in Ejectment; Scott, Morris A.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Brigid, Donato; 201918465; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Miller, Jamie; 201918745; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Bruno Torralba, Claudia; 201918849; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Stankovich, Rosemarie; 201918960; Appeal from Suspension/Registration/Insp; Repko, Robert T.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Washington, James; 201918955; Appeal from Suspension/Registration/Insp.
- PEREZ ASTETE, CRISTIAN - Lopez Zalaquett, Carolina; 201918837; Complaint Divorce.
- PERRY, MEGAN - Perry, Michael; 201918864; Complaint Divorce.
- RODRIGUEZ, JEREMIAH - Discover Bank; 201918605; Plaintiffs Appeal from District Justice.
- RTA CABINET STORE LLC - Suissa, Mindy; 201918599; Civil Action; Auerbach, Steven.
- SALGUERO, FERNANDO - Albertson, Laura; 201918381; Complaint for Custody/Visitation.
- SCHALL, EUGENE - Schall, Carolyn; 201918976; Complaint for Custody/Visitation.
- SNEDEKER, CHARLES - Portfolio Recovery Associates Llc; 201918830; Civil Action; Titus, Christopher.
- SOBOCINSKI, JOSEPH - Sobocinski, Jenna; 201918978; Complaint Divorce; Wassel, Joseph B.
- SOLOMAN, MICAH: OCCUPANTS - Us Bank Trust Na; 201918944; Complaint in Ejectment; Wapner, Peter.
- STEWART, JENNIFER: STEWARD, IAN: STEWARD, IAN, ET.AL. - New Residential Mortgage Loan Trust 2018-5; 201918801; Complaint In Mortgage Foreclosure; Wapner, Peter.
- TARMIN, JUDITH - Organtini, Christopher; 201918866; Plaintiffs Appeal from District Justice.
- TAYLOR, HERMAN - American Express National Bank; 201918056; Civil Action; Cawley, Jonathan Paul.
- THOMPSON, ANDREW: IESHA - Portfolio Recovery Associates Llc; 201918844; Civil Action; Titus, Christopher.
- TODD, SOPIDA - Capital One Bank Usa Na; 201918579; Civil Action; Ratchford, Michael F.
- TRAYER, CODY - Goldsmith, Brenda; 201918945; Complaint for Custody/Visitation; Peters, Danielle A.
- TUGGLE, KORY - Tuggle, Ebony; 201918386; Complaint for Custody/Visitation.
- URBANNOVICH, VLADIMIR - Portfolio Recovery Associates Llc; 201918836; Civil Action; Titus, Christopher.
- WATERS, EDWARD - Waters, Dana; 201918640; Complaint Divorce.
- WELDON, BRADLEY - Bank Of America Na; 201918475; Complaint In Mortgage Foreclosure; Kobeski, Jeremy J.
- WILMORE, CAROL: UNKNOWN HEIRS OF ESTATE OF ANITA WELDON PALMORE: WELDON, LOUISE - Home Point Financial Corporation; 201918370; Complaint In Mortgage Foreclosure; Wapner, Peter.
- YOCCO, VICTOR - Yocco, Deanna; 201918385; Complaint Divorce.

## WILLS PROBATED

### Granted Week Ending July 30, 2019

#### Decedent's Name Appears First, Then Residence at Death, and Name and Address of Executors

- BARRETT, BETTY L. - Montgomery Township; Young, Laura A., 621 Walden Road Cheltenham, PA 19012.
- BASSETT, ANN - Whitpain Township; Strange, Andrew H., 1703 Crystal Ave Arden Hills, MN 55112; Strange, Michael A., 2736 Poplar Street Philadelphia, PA 19130.
- BAUER, EDWARD A. - Norristown Borough; Bauer, Patricia M., 1708 North Hills Drive Norristown, PA 19401.
- BECK, JACQUELYN F. - Lower Moreland Township; Beck, Michael, 3600 Sussex Lane Philadelphia, PA 19114; Mueller, Lisa A., 362 Cinnamon Drive Huntingdon Valley, PA 19006.
- BERG, DAVID S. - Lower Providence Township; Berg, Erich R., 8515 Widener Road Wyndmoor, PA 19038.
- BIRNHAK, J. R. - Lower Merion Township; Harris, Alvin J., 705 Abbeydale Court Ambler, PA 19002.
- BLOFSTEIN, LOIS F. - Cheltenham Township; Danoff, Hope F., 842 Mount Pleasant Road Bryn Mawr, PA 19010.
- BROWN, RICHARD T. - Lower Providence Township; Davis, Michael A., 2585 Pruss Hill Road Pottstown, PA 19464.
- CAMERON, KIMBERLY - Perkiomen Township; Mazzamuto, Antonino, 391 Wartman Road Collegeville, PA 19426.



- DALBEY, DANIEL J. - Cheltenham Township;  
Dalbey, Patrick, 28 Clemson Road  
Cherry Hill, NJ 08034.
- DANIEL, DEBORAH - Lansdale Borough;  
Daniel, Jeremy, 1793 Riverside Drive  
New York, NY 10034.
- DIMARCO, ROBERT R. - Lower Merion Township;  
Dimarco, Robert P., 310 Chimney Back Street  
Charleston, SC 29492; Melvin, Thomas O.,  
620 Lee Road Wayne, PA 19087.
- FAUTH, ROBERT - Rockledge Borough;  
Fauth, Frederick, 268 Allenwood Drive  
Laud By The Sea, FL 33308-5431.
- FEGLEY, HELEN R. - Pennsburg Borough;  
Fegley, David M., 203 Haddan Drive  
Macungie, PA 18062.
- FORBES, PATRICIA M. - Worcester Township;  
Heflin, Karen F., 9 Amherst Road Chatham, NJ 07928.
- FREDERICK, JANET L. - Lansdale Borough;  
Wilcox, Christine, 2053 Silo Lane  
East Greenville, PA 18041.
- HALSTEAD, JOSEPH D. - Springfield Township;  
Halstead, Mark, 911 East Abington Avenue  
Wyndmoor, PA 19038.
- HAUGAARD, DOROTHY M. - Lower Merion  
Township; Patriarca, Kimberly A.,  
1284 Knoll Wood Drive West Chester, PA 19380.
- HO, MURIEL - Lower Providence Township;  
Raeburn, Anna M., 3948 Nancy Lane  
Collegeville, PA 19426.
- KALKBRENNER, JOSEPH J. - Upper Dublin Township;  
Klein, Mary E., 4122 Kottler Drive  
Lafayette Hill, PA 19444.
- KANE, KARIN L. - Montgomery Township;  
Kane, William B., 243 Twining Road  
Lansdale, PA 19446.
- KIMBER, GEORGE S. - Springfield Township;  
Beeghley, David B., 314 South Henderson Road  
King Of Prussia, PA 19406.
- KOCHER, THOMAS A., JR. - Worcester Township;  
Dunlap, Bonnie A., 874 Maple Grove Road  
Mohnton, PA 19540.
- LEMAL, DAVID J. - Rockledge Borough;  
Briggs, Charlene L., 522 Sherbrook Drive  
Downton, PA 19335.
- MCBRIDE, DONALD J. - Lower Merion Township;  
Mcbride, Joanne E., 165 Rose Lane  
Haverford, PA 19041.
- MICHELLAND, JOAN - Upper Merion Township;  
Cocco, Colette, 1726 Platt Court  
Allentown, PA 18104; Michelland, Jeffrey,  
16720 Crownbury Way Fort Myers, FL 33908-5683.
- MILLER, MARGARET J. - Upper Merion Township;  
Miller, Eric C., 125 Green Hill Road  
King Of Prussia, PA 19406.
- NANARTOWICZ, JOHN J., JR. - Whitmarsh Township;  
Nanartowicz, Erika L., 2350 Broadway  
New York, NY 10024; Nanartowicz, John J. Iii,  
307 Yoakum Parkway Alexandria, PA 22304.
- NOBLIT, ALICE M. - Lower Salford Township;  
Volz, Carol L., 3010 Meredith Lane  
Plymouth Meeting, PA 19462.
- RENNINGER, PAULINE E. - Montgomery Township;  
Christman, David M., 102 Wilson Avenue  
Gilbertsville, PA 19525; Christman, Scott D.,  
519 East Fourth Street Boyertown, PA 19512.
- SASSAMAN, JUNE E. - Lower Pottsgrove Township;  
Sassaman, Dale A., 44 West Eighth Street  
Pottstown, PA 19464.
- SCHNEIDER, FRED A. - Upper Moreland Township;  
Dash, Karen, 1051 Gotland Circle  
Warrington, PA 18976.
- SEYBOLD, ADELE C. - Limerick Township;  
Seybold, John A., Jr., Po Box 388  
Parker Ford, PA 19457.
- SIGLER, DONALD B. - Cheltenham Township;  
Turner, Corliss, 25 Washington Lane  
Wyncote, PA 19095.
- STEPHENS, MONA T. - Upper Merion Township;  
Phillips, Lysander, 808 Smoke Tree Road  
Pikesville, MD 21208.
- STRAFACE, DINO N. - Lower Merion Township;  
Straface, Michele, 189 School Street  
Bala Cynwyd, PA 19004.
- WALKER, BEVERLY M. - Abington Township;  
Walker, Danielle T., 1216 Fitzwatertown Road  
Roslyn, PA 19001.
- WEINERMAN, ROBERT - Lower Merion Township;  
Levy, Pamela, 155 Gramercy Road  
Bala Cynwyd, PA 19004.
- YANTORN, KATHLEEN - Upper Hanover Township;  
Mcgraw, Terence S., 920 Lenmar Drive  
Blue Bell, PA 19422.

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## RETURN DAY LIST

### August 12, 2019 COURT ADMINISTRATOR

**All motions "respecting discovery" in civil cases are subject to the provisions of Local Rule 4019\* - Discovery Master. If such a motion is answered in opposition on or before the rule return date, the matter is automatically listed for argument before the Discovery Master at 9:00 a.m. on the Friday of the week in which the rule was made returnable. Check the MCCH electronic directory for assigned courtroom.**

- 21st Mortgage Corporation v. Rocchino - Plaintiff's Motion to File an Amended Complaint (Seq. 4) - **T. Capehart.**
- Adu v. LM General Insurance Company - Plaintiff's Motion to Compel Discovery (Seq. 7 D) - **M. Greenfield - E. Bradley.**
- Allstate Insurance Company v. Charles Diliberto Plumbing & Heating - Plaintiff's Motion to Compel (Seq. 8 D) - **P. Sandler.**
- American Express Bank, FSB v. Keon - Plaintiff's Motion to Amend Caption (Seq. 25) - **J. Cawley - A. Grinshpun.**
- American Guarantee and Liability Insurance Company v. Atlantic Fire Equipment Company - Defendant Commercial Kitchen Cleaning's Motion to Compel Plaintiff's Corporate Designee (Seq. 64 D) - **G. Owens - C. Mavros.**
- Angelucci v. Unger - Defendants' Motion to Compel Against Josh Angelucci to Compel More Specific Answers to Supplemental Moorhead Interrogatories (Seq. 106 D) - **M. Simon - C. Tretta.**
- Angelucci v. Unger - Defendant's Motion to Compel More Specific Responses to Supplemental Request for Production of Documents (Seq. 104 D) - **M. Simon - C. Tretta.**

8. Angelucci v. Unger - Motion of Defendants Against Josh Angelucci to Compel More Specific Answers to Supplemental Expert Witness Interrogatories (Seq. 108-D) - **M. Simon - C. Tretta.**
9. Apexco PPSI, LLC v. Feys - Defendant's Motion for Protective Order (Seq. 42 D) - **G. Berkowitz - E. O'Shea.**
10. Auerbach v. Rigby - Defendants' Motion to Compel Discovery (Seq. 12 D) - **B. Datto - D. Dessen.**
11. Bank of America, N.A. v. Amoroso - Plaintiff's Motion for Leave to File Amended Complaint Nunc Pro Tunc (Seq. 7) - **F. Weinberg - D. Benedetto.**
12. Bank of America, N.A. v. Sanford - Plaintiff's Motion to Strike Pleadings (Seq. 58) - **A. Brunner.**
13. Bank v. Williams - Plaintiff's Motion to Reassess Damages (Seq. 79) - **P. Wapner - R. Bobman.**
14. Banks v. Borough of Lansdale - Defendant Kratz, et al.'s Motion to Compel Discovery (Seq. 138 D) - **K. Saffren - M. Kvetan - J. Schaffer - R. Scholer.**
15. Barba v. The Horsham Clinic - Defendant's Motion to Quash (Seq. 10 D) - **B. Swartz - L. Shannon.**
16. Beckman v. Jenschke - Defendants' Motion to Compel Plaintiff's Discovery (Seq. 18 D) - **M. Gable - J. Walsh.**
17. Beneficial Bank v. Devon W. Davis, as Administrator of The Estate of Hilda M. Grant - Motion for Reassessment of Damages (Seq. 14) - **S. Elia.**
18. Bisram v. Masters - Petition to Withdraw as Counsel for Plaintiff (Seq. 19) - **S. Fishman - K. Nosari.**
19. Bitting v. Primo Brick Oven Pizza, Inc. - Plaintiff's Motion to Compel (Seq. 28 D) - **K. Marciano - G. Mercogliano.**
20. Bowen v. Kolarz - Plaintiff's Motion to Compel (Seq. 12 D) - **K. Meindl.**
21. Bower v. Newman - Plaintiffs' Motion to Compel Defendant's Answers to Plaintiff's Discovery (Seq. 16 D) - **J. Young - P. Hasson.**
22. Britt v. Pennsylvania Department of Corrections - Motion for Leave Pursuant to Pa. R.C.P. 400 (D) (Seq. 9).
23. Bunting v. Camp Kweebec, Inc. - Defendant Eastern PA Chapter of The National Hemophilia Foundation's Motion to Compel Deposition of Plaintiff (Seq. 25 D) - **M. Greenfield - G. Smith.**
24. Canavan v. Palecek - Defendant's Motion to Compel Answers and More Specific Answers to Defendant's Interrogatories Set I from Plaintiffs (Seq. 20 D) - **E. Fabick - J. Mayers.**
25. Carrigan v. Singh - Petitioners Motion for Protective Order (Seq. 24 D) - **R. Eyre.**
26. Carrigan v. Singh - Plaintiff's Motion to Compel Depositions (Seq. 22 D) - **R. Eyre.**
27. Cathay v. Snow - Plaintiff's Motion to Compel Discovery (Seq. 30 D) - **M. Simon - J. Mayers.**
28. Chestnut v. Oak HRC Elkins Crest, LLC - Defendant DNP Landscaping, et al.'s Motion to Compel Discovery (Seq. 15 D) - **R. Kolsky.**
29. Cifoni v. Zahri - Defendant Boston Style Pizza, Inc.'s Motion to Compel Discovery of Co-Defendant (Seq. 26 D) - **A. Gallo - J. Oprysko - M. Bosniak.**
30. CIT Bank, N.A. v. Perry - Plaintiff's Motion to Reassess Damages (Seq. 23) - **A. Brunner.**
31. Coleman v. The David Cutler Group - Plaintiff's Petition for Leave to Amend the Complaint (Seq. 76) - **C. Labletta - C. Rafuse - D. Ruckert - W. Catto - M. Giblin.**
32. Copley v. Aponte - Plaintiff's Motion to Compel Defendant Aponte's Answers to Discovery (Seq. 68 D) - **B. Stern Fleming.**
33. Corinthian Condominium Association v. Intech Construction, Inc. - Defendant Intech's Motion to Compel Discovery (Seq. 75 D) - **S. Sugarman - L. Apelian.**
34. Crown Asset Management, LLC v. Cruzvega - Defendant's Petition to Reinstate Appeal (Seq. 5) - **B. Rosen.**
35. Cucul v. Rodriguez - Plaintiff's Motion to Compel Defendant's Answer to Written Discovery (Seq. 31 D) - **J. Rosenberg - J. Fowler.**
36. Daisey v. Landis - Plaintiff's Motion to Compel Discovery (Seq. 22 D) - **M. Simon - C. Harrington.**
37. Dargbeh v. Blanche - Defendant's Motion to Compel Plaintiff's Discovery (Seq. 7 D) - **R. Garnick - M. Gerstein.**
38. Elliot v. Foundation Experts, LLC - Defendant's Motion to Compel Answers to Interrogatories and Request for Production of Documents (Seq. 39 D) - **E. Landes - R. Watson.**
39. Ex Rel Michael John Leiden by Capn Effin Wigwam as Real Owner v. The Pennsylvania Trust Company - Plaintiff's Motion to Strike Appearance of Attorney for Defendant (Seq. 18) - **J. Gayle.**
40. Ex Rel Michael John Leiden by Capn Effin Wigwam as Real Owner v. The Pennsylvania Trust Company - Defendant's Joint Motion for Protective Order (Seq. 27 D) - **J. Gayle.**
41. Firsttrust Bank v. Rosen - Defendants' Motion to Dismiss (Seq. 12) - **S. Elia - J. O'Brien.**
42. Firsttrust Bank v. Rosen - Defendants Motion to Dismiss (Seq. 14) - **S. Elia - J. O'Brien.**
43. Flannery v. Springer Landscaping & Excavating, LLC - Plaintiff's Motion to Compel (Seq. 33 D) - **S. Smith - Z. Orenstein.**
44. Fosbenner v. Tornetta Investments, Inc. - Defendant Bergey's Truck Centers' Motion to Compel Deposition (Seq. 21 D) - **D. Jacquette.**
45. Frankenfield v. Frankenfield - Petition to Withdraw as Counsel for Defendant (Seq. 58 F) - **B. Weidenburner - A. Tullar.**
46. French v. Connie Onley Administratrix of The Estate of Timothy Onley - Defendant's Motion to Compel Discovery (Seq. 6 D) - **J. Marx - J. Barr.**
47. Glazewski v. Derstine - Defendant's Motion to Compel Plaintiff's Answers to Interrogatories and Potential Lien Interrogatories (Seq. 12 D) - **E. Weiss - K. Frechette.**
48. Gregory v. J.L. Weitzel Landscaping and Lawn Care, LLC - Defendants' Motion to Join R and R Renovations as an Additional Defendant (Seq. 44) - **J. Monaco - W. Remphrey.**
49. Grover v. Tony Ronis - Defendant's Motion to Compel Plaintiff's Social Media User Names and Passwords (Seq. 48 D) - **A. Goldberg - J. Shaffer.**
50. Hammer Investment Corporation v. Lucas - Plaintiff's Motion to Amend the Complaint (Seq. 29) - **J. Kivitz - D. Jonas.**
51. Ibbetson v. Ibbetson - Plaintiff's Counsel's Motion to Withdraw (Seq. 25 F) - **R. Feldman - J. Jandrisitz.**
52. JMMMP Company v. Baird - Plaintiff's Motion to Compel (Seq. 8 D) - **M. Gough.**
53. Katrina v. Gladwyne Montessori School - Plaintiff's Motion to Compel Discovery (Seq. 22 D) - **S. Axelrod - R. Massey - A. Smith.**
54. Kerner v. Simms - Defendant's Motion to Compel Plaintiff's Depositions (Seq. 19 D) - **J. Young - J. Godin.**

55. Kim Chiropractic & Rehabilitation Center v. Allstate Insurance Company - Defendant's Motion to Compel Discovery (Seq. 12 D) - **J. Solnick - C. Stavrakis**.
56. Kim v. Scott - Defendant's Motion to Compel Discovery (Seq. 9 D) - **A. Giacobetti - K. Peck**.
57. Kunkel v. Abington Memorial Hospital - Defendant Abington Memorial Hospital, et al.'s Motion to Compel Discovery (Seq. 187 D) - **S. Sassaman - M. Ryan**.
58. Loewenstein v. Antoniou - Defendant D. Pesterak's Motion to Compel Co-Defendant's Discovery (Seq. 23 D) - **H. Kane - D. Bailey**.
59. Lukasavage v. Castaldi - Defendant's Motion to Compel Plaintiff's Discovery (Seq. 6 D) - **K. Cohen - B. Hoffer**.
60. Manley v. Billman - Plaintiff's Motion to Compel Discovery (Seq. 16 D) - **N. Plank**.
61. McClatchy v. Harleysville Insurance Company - Defendants' Motion to Compel Authorizations (Seq. 4 D) - **R. Weiner - F. Miller**.
62. McMeel v. Garlin - Defendant's Motion to Transfer Track to Arbitration (Seq. 30) - **L. Silverman - J. Auth**.
63. Mercon-Mosco v. Kaur - Plaintiff's Motion to Compel Depositions (Seq. 30 D) - **M. Strauss - D. Shafkowitz**.
64. Mercon-Mosco v. Kaur - Plaintiff's Motion to Compel Discovery (Seq. 31 D) - **M. Strauss - D. Shafkowitz**.
65. Midlantic Machinery, Inc. v. Superior Crushing, LLC - Plaintiff's Motion to Set Aside Stipulated Judgment Agreement (Seq. 90) - **W. Perrone - J. O'Brien**.
66. Montgomery Township v. Zehr Family Limited Partnership - Defendant's Motion to Compel (Seq. 125 D) - **R. Brant - W. Timby**.
67. Nationstar Mortgage, LLC v. Culbreath-Walton - Plaintiff's Motion to Reassess Damages (Seq. 24) - **R. Crawley - G. Tadross**.
68. Nationstar Mortgage, LLC v. Perkins - Petition for Divestiture of Mortgage (Seq. 18) - **M. Wooters**.
69. Nelson v. Riverwalk at Royersford Condominium Association - Plaintiff's Motion to Compel Depositions of Defendants Riverwalk, et al. (Seq. 52 D) - **B. Mayerson - C. Briggs**.
70. Noone v. Lathrop - Plaintiff's Motion to Strike Appeal (Seq. 8).
71. Nowak Dental Supplies, Inc. v. Recigno Laboratories, Inc. - Plaintiff's Motion to Compel Discovery (Seq. 20 D) - **S. McClure - J. O'Brien**.
72. Ocwen Loan Servicing, LLC v. Clayton Peters and Associates - Motion for Entry of Judgment to Quiet Title (Seq. 13) - **D. Neeren**.
73. Okoorian v. Patel - Defendant's Petition to Abate Plaintiff's Actions (Seq. 45) - **R. Baccari - R. Pugh**.
74. Oxford Transportation, Inc. v. Michael L. Cross & Company, LTD - Plaintiff's Petition for Relief from Judgment of Non Pros (Seq. 16) - **R. Sokorai - M. Fitzgerald**.
75. Penn Community Bank v. JTA Properties, LLC - Petition for Leave of Court to Withdraw as Counsel for Defendant JTA Properties, LLC (Seq. 10) - **J. Wojdyla - M. Snow**.
76. Perlman v. The Grog Grill - Plaintiff's Motion to Compel Answers to Interrogatories and Request for Production of Documents (Seq. 11 D) - **R. Wolfe - D. Strick**.
77. Perlman v. The Grog Grill - Plaintiff's Motion to Compel Site Inspection (Seq. 10 D) - **R. Wolfe - D. Strick**.
78. RD Property Group, LLC v. Mash - Plaintiff's Motion to Certify Property as Vacant and Abandoned (Seq. 7) - **S. Axelrod**.
79. Realty Mark, LLC v. 3K Realty Group, LLC - Defendants Motion to Compel Plaintiff's Tax Returns and Other Documents (Seq. 118 D) - **A. Gallia - A. Moore**.
80. Sallen v. Evans - Plaintiff's Motion for Attorney's Fees and Costs (Seq. 21) - **S. Auerbach**.
81. Scholl v. Abington Township Police Department - Defendants' Motion for Sanctions - **D. Koller - R. Jennings**.
82. Shahu v. Upper Merion Township - Plaintiff's Motion to Compel Discovery Responses (Seq. 17 D) - **T. Jacobs - C. Allen - A. Comerota**.
83. Snyder v. Geico Insurance Cpy - Defendant's Motion to Consolidate With 1803494 (Seq. 22) - **G. Richman - J. Oprysko**.
84. Strother v. Mossman - Plaintiff's Motion to Consolidate With 1822691 (Seq. 53) - **B. Cooper - J. Idell**.
85. Syron Company v. Metropolitan Properties of America, Inc. - Plaintiff's Motion to Compel Deposition (Seq. 23 D) - **D. String - P. Norman**.
86. TD Bank, N.A. v. PI Management, LLC - Petition of PI Management, LLC, et al. to Strike and/or Open Judgment by Confession (Seq. 19) - **R. Gower - R. Tompkins**.
87. Thompson v. Weis Markets, Inc. - Defendant's Motion to Compel Plaintiff's Answers to Discovery (Seq. 7 D) - **C. Spitz**.
88. Titus-Williams v. Ahlers - Defendants' Motion to Compel Discovery (Seq. 24 D) - **M. Simon - B. Tursi**.
89. Tumolo v. Tumolo - Petition to Withdraw as Counsel for Defendant (Seq. 11 F) - **C. Voit - D. Schanbacher**.
90. Ulmer v. Hsu - Petition for Leave to Withdraw as Counsel for Plaintiff (Seq. 18) - **L. Thomas - J. Shaffer**.
91. Upper Gwynedd Township Board of Commissioners v. Upper Gwynedd Township Zoning Hearing Board - Motion for Protective Order of Wawa, Inc. (Seq. 114 D) - **S. Denlinger**.
92. Vitcavich v. Owens Corning/Fibreboard Asbestos Personal Injury Trust - Defendant Owens Corning's Motion for Protective Order (Seq. 63 D) - **R. Murphy - C. Jasons**.
93. Wails v. Home Properties of Devon, LLC - Defendant Home Properties of Devon's Motion for Entry of Judgment of Non Pros (Seq. 20) - **J. Dashevsky - S. Schwartz**.
94. Wolk v. Bell - Plaintiff's Motion to Compel (Seq. 11 D) - **R. Madden - A. Riemenschneider**.
95. Wright v. Cheri - Defendant's Motion to Consolidate (Seq. 23) - **P. Van Blunk - K. May**.
96. Wright v. Cheri - Defendant's Motion to Overrule Objections to Subpoenas (Seq. 21 D) - **P. Van Blunk - K. May**.
97. Yanni v. AAA of Lansdale - Defendant's Motion to Compel Plaintiff's Deposition (Seq. 14 D) - **C. Brill - M. Riley**.