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**SHERIFF'S SALES**

*By virtue of various writs issued out of the Court of Common Pleas of Montgomery County, Pa. to me directed will be sold at public sale on September 25, 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 October 30, 2019 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

**Second Publication**

11-27110

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

BEGINNING at a point, said point being the Southeasterly property line intersection of Berks Street (50 feet wide) and another given Street known as Elm Street (50 feet wide), not ordained; thence along the Southern side of Elm Street South 52 degrees, 27 minutes West, 130 feet, 0 inches to a corner on the Easterly side of a given 15 feet wide alley; thence along the same South 37 degrees, 38 minutes East, 45 feet, 0 inches to a corner; thence along other lands of the Grantor North 52 degrees, 27 minutes East, 130 feet, 0 inches to a corner on the Westerly side of Berks Street; thence along the same North 37 degrees, 33 minutes West, 45 feet, 0 inches to the place of beginning.

BEING all of Lot No. 236 and the Northerly half of Lot No. 235 of a plan of lots known as "Thomas G. Rutter Plan of Lots".

TITLE TO SAID PREMISES IS VESTED IN Robert L. Mueller, Jr. and Kelly J. Mueller, by Deed from Wells Fargo Bank, N.A. as Successor by Merger with, Norwest Bank Minnesota Bank N.A. as Trustee of Ameresco Residential Securities Corporation, Mortgage Pass-Through Certificates, Series 1998-2 Under the Pooling and Servicing Agreement dated as of June 1, 1998, Without Recourse, by Ameriquest Mortgage Company as their Attorney in Fact, dated 07/26/2002, recorded 08/05/2002 in Book 5418, Page 1428.

Parcel Number: 16-00-02528-00-3.

Location of property: 241 Berks Street, Pottstown, PA 19464-6303.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert L. Mueller, Jr. and Kelly J. Mueller** at the suit of Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$94,898.47.

**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.

13-33215

ALL THAT CERTAIN piece or parcel of land, situate, lying and being in **Horsham Township**, Montgomery County, Pennsylvania, bounded and described from Survey and Plan thereof made by Herbert H. Metz, Registered Engineer, Lansdale, Pennsylvania, under date of October 17, 1949, as follows:

BEGINNING at a point in the middle line of Whitmer Road (33 feet wide) at the distance of 360.02 feet Northwestwardly from where the middle line of Whitmer Road intersects the middle line of Dreshertown Road (33 feet wide) a corner of this and other land of the said Anna E. Worthington, of which this tract was a part; thence along the middle line of Whitmer Road, North 52 degrees 22 minutes West 110 feet to a point, a corner in the said other land of Anna E. Worthington; thence by said land, North 36 degrees 42 minutes East 600.13 feet to a point, a corner in land now or late of John B. Park; thence by said land now or late of John B. Park, South 52 degrees 52 minutes East 110 feet to a point, a corner to the aforesaid other land of Anna E. Worthington; thence by said land, South 36 degrees 42 minutes West 601.09 feet to the first mentioned point and place of beginning in the middle line of Whitmer Road.

BEING Lot No. 8 on the aforesaid Plan.

BEING the same property conveyed to James W. Caddle and Glendene Caddle who acquired title by virtue of a deed from Joseph F. Regan, Jr. and Mary P. Castro-Regan, husband & wife, dated October 30, 2002, recorded November 19, 2002, at Deed Book 5435, Page 493, Montgomery County, Pennsylvania records.

Parcel Number: 36-00-11674-00-8.

Location of property: 306 Witmer Road, Horsham Township, PA 19044.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **James W. Caddle and Glendene Caddle** at the suit of HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2007-14. Debt: \$885,576.18.

**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.

14-04472

ALL THAT CERTAIN unit in the property know, named and identified in the Declaration 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 First Amendment to Declaration of Condominium dated February 6, 1974 and recorded on March 1, 1974 in Deed Book 3925 Page 77; a Second Amendment to Declaration of Condominium dated October 24, 1975 and recorded on November 6 1975 in Deed Book 4066 Page 500, a Third Amendment to Declaration of Condominium dated June 25, 1976 and recorded on July 2, 1976 in Deed Book 4119 Page 436; a Fourth Amendment to Declaration of Condominium dated September 30, 1976 and recorded on October 4, 1976 in Deed Book 4146 Page 148; a Fifth Amendment to Declaration of Condominium dated November 26, 1976 and recorded on December 3, 1976 in Deed Book 4162 Page 241; a Sixth Amendment to Declaration of Condominium dated May 12, 1977 and recorded on May 20, 1977 in Deed Book 4201 Page 140; a Seventh Amendment to the Declaration of Condominium dated August 9, 1977 and recorded on August 18, 1977 in Deed Book 4230 Page 97; an Eighth Amendment to Declaration of Condominium dated August 30, 1977 and recorded on September 6, 1977 in Deed Book 4235 Page 542; a Ninth Amendment to Declaration of Condominium dated November 22, 1977 and recorded on December 5, 1977 in Deed Book 4262 Page 411; a Tenth Amendment to Declaration of Condominium dated December 6, 1977 and recorded on December 30, 1977 in Deed Book 4270 Page 291; an Eleventh Amendment to Declaration of Condominium dated December 1, 1978 and recorded on December 7, 1978 in Deed Book 4368 Page 426; a Twelfth Amendment to Declaration of Condominium dated January 17, 1979 and recorded on January 24, 1979 in Deed Book 4382 Page 66; a Thirteenth Amendment to Declaration of Condominium dated September 11, 1979 and Recorded on September 17, 1979 in Deed Book 4453 Page 417; a Fourteenth Amendment to Declaration of Condominium dated November 27, 1979 and recorded on December 29, 1979 in Deed Book 4484 Page 63; a Fifteenth Amendment to Declaration of Condominium dated March 19, 1980 and recorded on March 20 in Deed Book 4511 Page 265; a Sixteenth Amendment to Declaration of Condominium dated August 22, 1980 and recorded on August 28, 1980 in Deed Book 4555 Page 377; a Seventeenth Amendment to Declaration of Condominium dated June 1, 1981 and recorded on June 12, 1981 in Deed Book 4632 Page 200; and a Declaration Plan Dated December 5, 1972 and recorded on May 11, 1973 in Condominium Plan Book 1 Page 77 being and designated on the Declaration Plan as Building Number 11 Unit Number 416 as more fully described in such Declaration of Condominium and Declaration Plan.

TOGETHER with an undivided interest in the Common Elements (as defined in such Declaration of Condominium) of 0.934% which interest may be reduced to not less than an undivided 0.1786% interest within seven years from the date of recording of the Declaration of Condominium by the execution and recording by Grantor of one or more amendments to the Declaration of Condominium pursuant to and in accordance with the provisions of Articles VI of the Declaration of Condominium, which said undivided interest at the time of the present Deed is 0.1937% interest as set forth in the aforesaid Seventeenth Amendment to the Declaration of Condominium above recited.

UNDER AND SUBJECT to covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions and reservations as contained and set forth in such Declaration of Condominium Plan and Code of Regulations, and further UNDER AND SUBJECT to other restrictions, rights of way, easement and agreements of record.

BEING KNOWN AS Morgandale Building #11, Unit 416.

TITLE TO SAID PREMISES IS VESTED IN Claire Lynn O'Brien as surviving tenant by the entirety, conveying from Thomas Morgan, III and Janet L. Morgan, his wife, by deed dated May 5, 1988 and recorded May 13, 1988, in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania, in Deed Book 4873, Page 137.

Parcel Number: 53-00-01336-00-6.

Location of property: 416 Centennial Court, Lansdale, PA 19446.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **Thomas J. O'Brien (Deceased) and Claire Lynn O'Brien** at the suit of Wilmington Trust, National Association, not in its Individual Capacity, but Solely as Trustee for MFRA Trust 2014-2. Debt: \$255,642.66.

**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.

16-09921

ALL THAT CERTAIN lot or piece of land, with dwelling erected thereon, situate on the South side of Walnut Street, East of Franklin Street, in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded, limited and described, as follows, to wit:

BEGINNING at a point in the Division Line of this and Lot 410 on a Plan of Lots of The Pottstown Iron Company on file at the Recorder's Office at Norristown; thence Southwardly by said Division Line 140 feet to an alley; thence Eastwardly by the same alley, 18 feet, 1/2 inch to a point in the Division Line of this and Lot No. 414 on said plan; thence Northwardly by said Division Line 140 feet to the Southerly Line of said Walnut Street; thence Westwardly by said Walnut Street, 18 feet, 1/2 inch to the place of beginning.

Parcel Number: 16-00-30028-00-7.

Location of property: 412 Walnut Street, Pottstown, PA 19464.

The improvements thereon are: Single-family residential dwelling.

Seized and taken in execution as the property of **Donna Ray** at the suit of Pottstown School District. Debt: \$3,168.47.

**Portnoff Law Associates, Ltd., Attorneys.**

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

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

16-13238

ALL THAT CERTAIN lot of piece of ground, Numbered 7 and the improvements erected thereon, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, as shown on a plan prepared by Momence and Associates, Civil Engineers and Land Surveyors, titled "Final Record Plan, Scheetz Tract" (the "Final Record Plan"), Sheet 1 of 8, dated May 27, 1992, last revised December 22, 1993, as recorded in Plan Book A54, Pages 384 and 385, and described, as follows, to wit:

BEGINNING at a point in the Southern most corner of said lot, said point lying on the intersection of the Southeastern boundary line of said subdivision within the bed of Spring Mill Road (41.5 feet wide) with the centerline of Mirabeau Lane (34 feet wide and private) from said beginning point along aforesaid Mirabeau Lane centerline and lands of Lot 2, 1210 Mirabeau Lane, North 23-30-35, West 25.00 feet to a point on the Northern right-of-way of Spring Mill Road; thence leaving said right-of-way along the same North 26-29-00, West 220.00 feet to a point or curvature; thence on the arc of a circle curving to the right in a Northern direction having a radius of 200.00 feet and an arc distance of 48.87 feet to a point of tangency; thence North 12-29-00, West 10.64 feet to a point; thence leaving said centerline along lands of Lot 6, 1221 Mirabeau Lane and crossing a monument to be set marking the Eastern right-of-way of Mirabeau Lane North 65-50-00, East 301.69 feet to a point on line of lands of Joseph E. Colen, Jr.; thence along said lands and crossing a monument to be set marking the Northern right-of-way of Spring Mill Road South 24-10-00, East 310.10 feet to a point lying in the bed of Spring Mill Road; thence along the bed of Spring Mill Road and along lands of the Philadelphia Country Club South 67-01-00, West 299.28 feet to the first mentioned point and place of beginning.

BEING the same premises which Michael G. Pouls and Sheryl A. Pouls, husband and wife, as Tenants by the Entirety, by Deed dated May 14, 2013 and recorded May 31, 2013 in the Office of the Recorder of Deeds in Montgomery County, in Deed Book 5875, at Page 0710, granted and conveyed unto James Didio and Marla Green, husband and wife.

Parcel Number: 40-00-37842-30-5.

Location of property: 1500 Spring Mill Road, a/k/a 1211 Mirabeau Lane, Lower Merion, PA 19035.

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

Seized and taken in execution as the property of **James Didio and Marla J. Green a/k/a Marla Green** at the suit of M&T Bank s/b/m with Hudson City Savings Bank. Debt: \$1,924,591.08.

**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.

16-23908

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a Plan of Property of Whitmarsh Downs, Inc., Section 3, made by George B. Mebus, Inc., Engineers, dated 11/16/1955, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Wistar Drive (50 feet wide) at the distance of 148.48 feet measured on a bearing of South 48 degrees, 50 minutes, 10 seconds East along the said side of Wistar Drive from a point of 39.09 feet measured on the arc of a circle curving to the right having a radius of 25 feet from a point of curve on the Southeasterly side of Ashbourne Road (60 feet wide); thence extending from said point of beginning, South 48 degrees, 40 minutes, 10 seconds East along the said side of Wistar Drive 76 feet to a point; thence extending South 41 degrees, 09 minutes, 50 seconds West, 168.75 feet to a point; thence extending North 48 degrees, 49 minutes, 53 seconds West, 76 feet to a point; thence extending North 41 degrees, 09 minutes, 53 seconds East, 168.74 feet to the first mentioned point and place of beginning.

BEING Lot #44 as shown on the above-mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN CONSTANCE BAKER, by Deed from Andrea Brown, dated 10/04/2002, recorded 11/20/2002, in Book 5435, Page 1212.

Parcel Number: 31-00-29470-00-1.

Location of property: 1506 Wistar Drive, Wyncote, PA 19095-2315.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Constance B. Baker a/k/a Constance Baker** at the suit of Nationstar Mortgage LLC d/b/a Champion Mortgage Company. Debt: \$323,728.68.

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

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

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

16-28018

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in **Hatboro Borough**, Montgomery County, Pennsylvania, described according to a survey and plan thereof made by Franklin & Lindsey, C.E., dated May 22, 1944, as follows, to wit:

BEGINNING at a point on the Northwest side of Evergreen Avenue, said point being at the arc distance of thirty-nine and fifteen one-hundredths feet from a point of reverse curve measured on the arc of a circle with a radius of forty feet, said point being at the arc distance of ninety-four and ninety-eight one-hundredths feet from a point of reverse curve measured on the arc of a circle with a radius of one hundred seventy-five feet and point of reverse curve

being at the distance of fifty-six and seventy-five one-hundredths feet from a point of curve in the north side of Madison Avenue, measured along the arc of a circle with a radius of fifty feet said point of curve being at the distance of one hundred eighty-one and four one-hundredths feet measured South seventy-nine degrees, twenty-seven minutes East, from a point of tangent at the arc distance of forty-seven and twelve one-hundredths feet from a point of curve on the East said of York Road, said arc distance being measured on the arc of a circle with a radius of thirty feet; thence North ten degrees, thirty-three minutes East, along the Northwest side of Evergreen Avenue the distance of fifty-one and sixteen one-hundredths feet to a point; thence North seventy-nine degrees, twenty-seven minutes West passing through the center of the party wall between thus and the message adjoining on the Northeast the distance of one hundred fifty-five feet; thence South ten degrees, thirty-three minutes West, sixteen feet to a point; thence South sixty-six degrees, forty minutes, ten seconds East, one hundred fifty-eight and ninety-four one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 15 on said Plan of Brewster Park.

NOTE: Being Lot(s) 19, Block 31, Parcel No. 08-00-01777-00-6, Tax Map of the Borough of Hatboro, County of Montgomery.

TITLE TO SAID PREMISES IS VESTED IN Alison Hamilton and Daniel R. Hamilton, by Deed from Glenn E. Flynn and Sandra M. Sloan, dated 06/25/2004, recorded 09/20/2004, in Book 5525, Page 2492. Parcel Number: 08-00-01777-00-6.

Location of property: 411 Evergreen Avenue, Hatboro, PA 19040-2119.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Daniel R. Hamilton and Alison Hamilton** at the suit of JPMorgan Chase Bank, National Association. Debt: \$214,977.06.

**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.

17-15692

ALL THAT CERTAIN frame message or tenement and 2 tracts of land in **West Pottsgrove Township**, Montgomery County, Pennsylvania, being bounded and described, as follows, to wit:

TRACT 1- BEGINNING at a point in the middle of a public road now known as Berks Street leading to Pottstown, distant ninety (90) feet Westward from lot now or late of Irwin W. Wentzel; thence, from said point and extending along land now or late of William Harp, South thirty (30) degrees West a distance of one hundred seventy (170) feet to a stake, a corner at a proposed alley; thence, extending along said proposed alley, South fifty-four and one half (54-1/2) degrees East a distance of thirty (30) feet to a stake, a corner of this and lands now or late of William Harp; thence, extending along said land of William Harp, North thirty-eight (38) degrees East a distance of one hundred seventy (170) feet to the middle of said Berks Street; thence, extending along the middle of said street, North fifty-four and one-half (54 1/2) degrees West a distance of thirty (30) feet to the place of beginning.

Tract 2- BEGINNING at a point in the middle of the public road leading from the Perkiomen and Reading Turnpike to the Manatawny Creek, said public road now known as Berks Street, a corner of this and land now or late of John Dangler; thence, from said point and extending along land of Dangler, South thirty-eight (38) degrees West a distance of one hundred seventy (170) feet to a stake at a twelve (12) feet wide alley; thence extending along said private alley, North fifty-four and one-half (54 1/2) degrees West a distance of thirty (30) feet to a stake at a corner of this and other land now or late of Martha L. Harp; thence, extending along the same, North thirty-eight (38) degrees East a distance of one hundred seventy (170) feet to the middle of the public road (Berks Street) aforesaid; thence, extending in and along the same, South fifty-four and one half (54 1/2) degrees East a distance of thirty (30) feet to the place of beginning.

Parcel Number: 64-00-00406-00-7.

Location of property: 117 Berks Street, West Pottsgrove, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Thomas Brennan and United States of America** at the suit of Pottsgrove School District. Debt: \$4,729.79.

**Portnoff Law Associates, Ltd.**, Attorneys.

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

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

17-15950

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **West Norriton Township**, Montgomery County, Pennsylvania, bounded and described according to a Record Plan prepared for Mews at Whitehall by Chambers Associates, Inc., dated 7/2/1997 last revised 2/16/1999 and recorded in Plan Book A-58, Page 300, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Flannery Drive (50 feet wide) a corner of this and Lot No. 14 on said plan; thence extending from said point of beginning and along the Northwesterly side of Flannery Drive, aforesaid, South 50 degrees, 57 minutes, 37 seconds West, 75 feet to a point, a corner of Lot No. 12 on said plan; thence extending along the same North 39 degrees, 02 minutes, 23 seconds West, 117 feet to a point in line of lands now or late of Catherine White and Diana Frazier; thence extending along the same and partly along lands now or late of James J. and Amy L. Weller, North 50 degrees, 57 minutes, 37 seconds East, 75 feet to a point, a corner of Lot No. 14, aforesaid; thence extending along same, South 39 degrees, 02 minutes, 23 seconds East, 117 feet to the first mentioned point and place of beginning.

BEING Lot No. 13 on said plan.

Parcel Number: 63-00-02263-23-9.

Location of property: 122 Flannery Drive, West Norriton, PA 19404.

The improvements thereon are: Single-family residential dwelling.

Seized and taken in execution as the property of **Matthew I. Egbe and Ehime J. Egbe** at the suit of West Norriton Township. Debt: \$3,247.93.

**Portnoff Law Associates, Ltd.**, Attorneys.

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

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

17-18583

ALL THAT CERTAIN piece or parcel of land, with the message thereon erected, situate in **Lansdale Borough**, Montgomery County, Pennsylvania, bounded and described according to a survey thereof made by Herbert H. Metz, Registered Engineer and Land Surveyor, on the 23rd day of March, 1926, as follows, to wit:

BEGINNING at an iron pin in the Northeast side line of Fifth Street (48 feet wide), at the distance of 180 feet Southeasterly from the Southeast side line of Ridge Street (48 feet wide), said beginning point being a corner of this and other land of the said Charles Lichtenwalner and Raymond B. Sellers; thence extending along said side line of Fifth Street South 44 degrees and 15 minutes East, 22.5 feet to an iron pin, a corner of this and lands now or late of Martha Walker Sinclair; thence extending of that width, between parallel lines at right angles to said Fifth Street, North 45 degrees and 45 minutes East 234.25 feet to an iron pin in the Southwest side line of a 20 feet wide alley, dedicated to public use forever; the Southeast side line thereof passing through the middle of the party wall dividing this and the adjoining premises, bounded on the Northwest by other land of the said Lichtenwalner and Seller; on the Northeast by said 20 feet wide alley; on the Southeast by land now or late of Martha Walker Sinclair; and on the Southwest by Fifth Street aforesaid.

BEING the same premises which Jonathan J. Bishop and Celeste Bishop, by Deed dated 8/17/2007 and recorded 9/6/2007 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5663 at Page 1027, granted and conveyed unto Gregory Watkins and Uraina Watkins.

Parcel Number: 11-00-05628-00-4.

Location of property: 217 East 5th Street, Lansdale, PA 19446.

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

Seized and taken in execution as the property of **Gregory Watkins and Uraina Watkins** at the suit of Pennsylvania Housing Finance Agency. Debt: \$217,631.86.

**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.

17-22039

ALL THAT CERTAIN lot or piece of land, being No 263 and one half of Lot No. 265 on a plan of lots laid out by Jacobs and Rodey, situate in **Bridgeport Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwest side of Hurst Street, at the distance of one hundred seventy feet Northeastwardly from the line of a 20 feet wide alley laid out between and running parallel to Fraley and Holstein Streets, in the Borough of Bridgeport, aforesaid; thence extending along the line of said Hurst Street Northeastwardly thirty feet and extending of that width in length or depth between parallel lines at right angles to said Hurst Street Northwestwardly one hundred twenty feet bounded on the Southeast by said Hurst Street on the Southwest by the middle line of Lot #265 and on the Northwest partly by Lot 264 and partly by Lot 262 and on the Northeast by Lot 261.

TITLE TO SAID PREMISES IS VESTED IN James M. Bowe and Jennifer M. Costa, as joint tenants with the right of survivorship, by Deed from Anthony Storti and Mary Storti, his wife, dated 08/19/2005, recorded 08/30/2006, in Book 5568, Page 2040.

BY VIRTUE of James M. Bowe's death on or about 06/24/2008, his ownership interest was automatically vested in the surviving joint tenant(s).

Parcel Number: 02-00-04248-00-7.

Location of property: 335 Hurst Street, Bridgeport, PA 19405-1622.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jennifer M. Costa** at the suit of PNC Bank, N.A. s/b/m Commonwealth United Mortgage, a Division of National City Bank of Indiana. Debt: \$180,670.41.

**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.

17-22040

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

BEGINNING at a stake in the Westerly line of Rosedale Drive, distant 275 feet South of the Southern line of Wilson Road, thence Westerly at right angles to Rosedale Drive 130 feet to a point, a corner in line of land of Paul Brooke, et al, thence along same South 87 feet 6 inches to a stake, a point, a corner in line of land of Walter R. Krause, thence along same Easterly 130 feet to Rosedale Drive aforesaid, thence by the same Northerly 87 feet 6 inches to the place of beginning.

EMBRACING in said description the Southern half of Lot 10 and the whole of Lot 11 and the Northern quarter of Lot 12 on a plan of lots known as Rosedale Terrace.



TITLE TO SAID PREMISES IS VESTED IN Donald Wilson, by Deed from Christopher C. Wilkes and Susan K. Wilkes, dated 11/07/2014, recorded 11/17/2014, in Book 5935, Page 528.

Parcel Number: 16-00-25104-00-8.

Location of property: 325 Rosedale Drive, Pottstown, PA 19464-4445.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Donald Wilson** at the suit of Freedom Mortgage Corporation. Debt: \$257,552.17.

**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.

17-22947

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, bounded and described according to a subdivision plan prepared for James H. and Karen J. Creveling, 17 South Penn Avenue, Rockledge, Pennsylvania made by C. Raymond Weir Associates, Inc. Civil Engineers and Surveyors, P.O. Box 371, 233 Race Street, Ambler, Pennsylvania 19002 dated 3/8/1988 in Plan Book B-41 page 106 as follows, to wit:

BEGINNING at a point on the Southwesterly side of Jefferson Avenue (50 feet wide) said point being measured North 53 degrees 30 minutes West 402.25 feet from the Northwesterly side of Grove Avenue (50 feet wide); thence extending from said point of beginning along Lot #1 as shown on the above mentioned plan South 36 degrees 30 minutes West 150 feet to a point a corner of lands now or late of Herman and Felina Laule and Bryan Laule; thence extending along part of the aforesaid lands North 53 degrees 30 minutes West 47.75 feet to a point a corner of lands now or late of Mario and Virginia Diferando; thence extending along the aforesaid lands North 36 degrees 30 minutes East 150 feet to a point on the Southwesterly side of Jefferson Avenue; thence extending along the Southwesterly side of Jefferson Avenue South 53 degrees 30 minutes East 47.75 feet to the first mentioned point and place of beginning.

BEING known and designated as Lot 2, as shown on the above-mentioned plan.

BEING the same property conveyed to Carl W. Vosacek, Sr. and Virginia R. Vosacek who acquired title, as tenants by the entirety, by virtue of a deed from Thomas M. Dougherty, dated March 30, 2007, recorded April 17, 2007, at Instrument Number 2007046723, and recorded in Book 5643, Page 01226, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 31-00-15418-40-9.

Location of property: 532 Jefferson Avenue, Cheltenham, PA 19012.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Virginia Vosacek a/k/a Virginia R. Vosacek and Carl W. Vosacek, Sr. a/k/a Carl W. Vosacek** at the suit of Wells Fargo Bank, N.A. Debt: \$211,176.58.

**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.

17-27118

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, described according to a revised Plan of Lots of Huntingdon Manor Section No. 2, made for Rockledge Homes Inc., by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania, dated September 9, 1955, as follows, to wit:

BEGINNING at a point on the southwesterly side of Rockledge Avenue (sixty feet wide) at the distance of six hundred seventy-five and thirteen hundredths feet (675.13') measured South forty-three degrees eleven minutes East from a point of tangent in the same which point of tangent is measured on the arc of a circle on a line curving to the right with a radius of twenty feet the arc distance of thirty-one and forty-two hundredths (31.42') feet from a point on the southeasterly side of Vansant Road (fifty feet wide); thence from said beginning point extending along the southwesterly side of Rockledge Avenue South forty-three degrees eleven minutes East, sixty-eight feet to a point; thence extending of that width in length or depth South forty-six degrees forty-nine minutes West, between two parallel lines at right angles to the said Rockledge Avenue one hundred nine and fifty hundredths feet (109.50').

BEING known as Lot No. 10-A on said plan.

BEING the same premises which Sallie J. Rosenfeld and Leonard M. Rosenfeld, husband and wife, by Deed dated June 5, 1974 and recorded June 5, 1974 in Deed Book 3947, page 379, in the Office of the Recorder of Deeds in and for the County of Montgomery, granted and conveyed unto Robert J. Sion and Frances S. Sion, husband and wife, in fee.

Parcel Number: 30-00-57140-00-7.

Location of property: 386 Rockledge Avenue, Huntingdon Valley, PA 19006.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Frances S. Sion, Robert J. Sion and United States of America, Department of the Treasury - Internal Revenue Service** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Successor in Interest to JPMorgan Chase Bank, N.A., as Trustee for Centex Home Equity Loan Trust 2006-A. Debt: \$322,165.46.

**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.

17-27454

ALL THAT CERTAIN message and tract or piece of land, situate in **Lansdale Borough**, Montgomery County, Pennsylvania, and bounded and described according to a Survey made thereof by Herbert H. Metz, Civil Engineer, dated 8/3/1920 as follows, to wit:

BEGINNING at an iron pin set for a corner on the Southwest side of Third Street, as laid out in the Borough of Lansdale, forty four feet wide, at the distance of one hundred eighteen and seven one-hundredths feet Northwestward from the Northwest side of Chestnut Street, as laid out in the Borough Lansdale, forty eight feet wide, being a corner of this and land now or late of Edwin B. Benner; thence extending along land now or late of Edwin B. Benner and passing through the middle of the partition walls of the buildings erected on this land and land now or late of Edwin B. Benner, the two following courses and distances: (1) South forty seven degrees West, sixty feet to a point; and (2) South forty five degrees fifty nine minutes West, eighty three feet to a point, a corner on the Northeast side of a twenty feet wide alley; thence extending along the Northeast side of said twenty feet wide alley, North forty three degrees West, twenty three and five tenths feet to an iron pin, a corner of land of W. D. Keene; thence extending along the Southeast side of said land of W. D. Keene, North forty six degrees twenty minutes East one hundred forty three feet to an iron pin on the Southwest side of said Third Street aforesaid, thence extending along the said Southwest side of Third Street, South forty three degrees East, twenty three and sixty eight one-hundredths feet to the place of beginning. Bounded on the Northeast by Third Street, on the Southeast by land now or late of Edwin B. Benner, on the Southwest by said twenty feet wide alley and on the Northwest by land of W. D. Keene.

BEING the same premises which Dorothy A. Lunney, Widow, by Deed dated 11/17/2000 and recorded 12/1/2000 in Montgomery County in Deed Book 5340 page 1962 conveyed unto Kimberly C. Glackin and Gerald A. Orner, Jr., in fee.

Parcel Number: 11-00-17128-00-6.

Location of property: 46 E. 3rd Street, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kimberly C. Glackin and Justin Orner, in His Capacity as Heir of Gerald A. Orner, Jr., Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Gerald A. Orner, Jr., Deceased** at the suit of MTGLQ Investors, L.P. Debt: \$136,542.48 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.

18-01229

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected situate on the East Side of Main Street in **Pennsburg Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point a corner in the easterly curb line of said Main Street at the southerly line of Paul Schanely's land; thence along the same north 74 degrees 10 minutes east 200 feet to a point in long alley; thence along same south 15 degrees 50 minutes east 100 feet to a point a corner in the line of land now or late of Ralph K. Hunsberger; thence along the same south 74 degrees 10 minutes west 200 feet to the aforesaid curb line; thence along the same north 15 degrees 50 minutes west 100 feet to the point of beginning.

TITLE TO SAID PREMISES IS VESTED IN Robert Piccinini and Heather Piccinini, husband and wife, by Deed from William Peter Gilles, Jr., dated April 25, 2016 and recorded May 6, 2016 in Deed Book 5997, Page 01866.

Parcel Number: 15-00-01294-00-5.

Location of property: 920 Main Street, Pennsburg, Pennsylvania 18073.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Robert Piccinini and Heather Piccinini** at the suit of Pingora Loan Servicing, LLC. Debt: \$235,311.23.

**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.

18-02799

ALL THAT CERTAIN lot or piece of ground, situate in **Pennsburg Borough**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision, prepared for Cherry Heights by Urwiler & Walter, Inc., dated 11/18/1997, last revised 6/15/1999 and recorded in Plan Book A-58 page 445, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Shirley Lane (50 feet wide), a corner of this and Lot No. 32 on said Plan; thence extending from said point of beginning and along the Southwesterly side of Shirley Lane, aforesaid, South 32 degrees 01 minute 40 seconds East 42.90 feet to a point, a corner of Lot No. 34 on said Plan; thence extending along the same and through the bed of a 20 feet wide Storm Sewer Easement, South 57 degrees 58 minutes 20 seconds West 98.00 feet to a point in line of Lands Perkiomen Branch - Reading Railroad; thence extending along the same, North 32 degrees 01 minute 40 seconds West 42.90 feet to a point, a corner of Lot No. 32, aforesaid; thence extending along the same and through the bed of the aforesaid 20 feet wide Storm Sewer Easement, North 57 degrees 58 minutes 20 seconds East 98.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 33 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Christopher Gardner and Lisa M. Gardner, by Deed from Margarita F. Pebley a/k/a Margarita F. Acker, dated 04/04/2007, recorded 04/20/2007, in Book 5644, Page 400.

Parcel Number: 15-00-02460-21-6.

Location of property: 311 Shirley Lane, Pennsburg, PA 18073-1381.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christopher Gardner and Lisa M. Gardner** at the suit of Suntrust Mortgage, Inc. Debt: \$241,810.57.

**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.

18-03578

ALL THAT CERTAIN lot or piece of ground with buildings and improvements to be thereon erected, situate in **Whitpain Township**, Montgomery County, Pennsylvania, bounded and described according to a recorded Plan made for Toll Brothers made by Yerkes Associates, Inc., dated June 29, 1984 and last revised January 19, 1985, said Plan being recorded in the Office of Recording of Deeds of Norristown, Pennsylvania, in Plan Book A-46 page 168, as follows, to wit:

BEGINNING at a point said, point being measured the 4 following courses and distances from a point of curve on the Southwesterly side of Orchard Court (28 feet wide): (1) leaving Orchard Court on the arc of a circle curving to the right having a radius of 24 feet and the arc distance of 36.48 feet to a point of tangent on the Northwesterly side of Copper Beech Drive (28 feet wide); (2) thence extending along the same South 26 degrees 3 minutes 0 seconds West 117.06 feet to a point; (3) North 63 degrees 57 minutes 0 seconds West 29 feet to the point of beginning; and (4) South 28 degrees 3 minutes 0 seconds West 32 feet to the point of a beginning said point of beginning being a point a corner of Lot NO. 40-1 as shown on the above mentioned Plan; thence, extending from said point of beginning South 22 degrees 3 minutes 0 seconds West 28 feet to a point a corner of Lot No. 403 as shown on the above mentioned Plan; thence extending along the aforesaid Lot North 63 degrees 57 minutes 0 seconds West 70 feet to a point; thence extending North 26 degrees 3 minutes 0 seconds East 28 feet to a point a corner of Lot No. 40-1 as shown on the above mentioned Plan; thence extending along the aforesaid Lot South 63 degrees 57 minutes 0 seconds East 70 feet to the first mentioned point and place of beginning.

BEING Lot No. 40-2 as shown on the above mentioned Plan.

BEING the same premises which Michael F. Tuchman and Margaret Knowles-Tuchman, Husband and Wife by Deed dated 6/14/16 and recorded 7/26/16 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 6008 at Page 2252, granted and conveyed unto Jason Goodrich.

Parcel Number: 66-00-01154-96-7.

Location of property: 218 Copper Beech Drive, Blue Bell, PA 19422.

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

Seized and taken in execution as the property of **Jason Goodrich** at the suit of Amerihome Mortgage Company, LLC. Debt: \$332,134.84.

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

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

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

18-06567

ALL THAT CERTAIN unit located in the property known, named and identified as Heritage Park Condominium, located in **Trappe Borough**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 Pa. C.S. 3101, et seq., by the recording in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania recorded on 04/09/1996 in Deed Book 5144, Page 1226, and any amendments thereto, as the same may change from time to time, being and designated as Unit No. 1901, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

TITLE TO SAID PREMISES IS VESTED IN Bobby C. Lee and Seong Jin Lee, by Deed from Won J. Lee and Ji-Enn Lee, dated 07/24/2015, recorded 07/27/2015, in Book 5963, Page 1222.

Parcel Number: 23-00-01470-06-4.

Location of property: 300 Speaker Place, a/k/a 300 Speaker Place, Condo 1901, Trappe, PA 19426-2223.

The improvements thereon are: Condo townhouse.

Seized and taken in execution as the property of **Bobby C. Lee and Seong Jin Lee** at the suit of RoundPoint Mortgage Servicing Corporation. Debt: \$215,268.50.

**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.



18-08876

ALL THAT CERTAIN unit or piece of ground with improvements to be made thereon, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, as set forth in the Declaration of Wyngate, a Planned Community dated June 16, 2008 by The Fairways at Cedarbrook Hills, LP and recorded with the Recorder of Deeds Office, Montgomery County, Pennsylvania in Book 5697, Page 643, and as Amended by First Amendment to Declaration of Wyngate dated October 10, 2008 by The Fairways at Cedarbrook Hills, LP recorded in Book 5710, Page 2427, and as Amended by Second Amendment to Declaration of Wyngate recorded in Book 5725, Page 601, and as Amended by Third Amendment to Declaration of Wyngate dated February 1, 2011 recorded in Book 5793, Page 691, and as Amended by Fourth Amendment to Declaration of Wyngate dated October 3, 2011 recorded in Book 5815, Page 1294, and as Amended by Fifth Amendment to Declaration of Wyngate dated January 17, 2013 Recorded in Book 5862, Page 937, and as Amended by Sixth Amendment to Declaration of Wyngate dated January 6, 2014 Recorded in Book 5901, Page 909, and as Amended by Seventh Amendment to Declaration of Wyngate dated January 20, 2014 Recorded in Book 5902, Page 847, and as Amended by Eighth Amendment to Declaration of Wyngate dated February 7, 2014 Recorded in Book 5903, Page 2274, and as Amended by Ninth Amendment to Declaration of Wyngate dated April 15, 2014 Recorded in Book 5911, Page 571, and as Amended by Tenth Amendment to Declaration of Wyngate dated May 14, 2014 Recorded in Book 5913, Page 1030, and as Amended by Eleventh Amendment to Declaration of Wyngate dated July 22, 2014 Recorded in Book 5921, Page 1147, as Amended by Twelfth Amendment to Declaration of Wyngate dated November 3, 2014 Recorded in Book 5933, Page 2256, as Amended by Thirteenth Amendment to Declaration of Wyngate dated December 10, 2014 Recorded in Book 5937, Page 2599, as Amended by Fourteenth Amendment to Declaration of Wyngate dated January 20, 2015 Recorded in Book 5942, Page 286, and as Amended by Fifteenth Amendment to Declaration of Wyngate dated March 31, 2015 Recorded in Book 5948, Page 1847, and as Amended by Sixteenth Amendment to Declaration of Wyngate dated April 2, 2015 Recorded in Book 5949, Page 2420 and shown on "Record Plan-Wyngate (formerly The Fairways at Cedarbrook Hills)" Recorded June 23, 2008 in Plan Book 31, Pages 355-357 and more particularly described as follows to wit:

TITLE TO SAID PREMISES IS VESTED IN Lorna Majetta Rose by deed from NVR, Inc., a Virginia Corporation, trading as Ryan Homes dated August 3, 2015 and recorded August 5, 2015 in Deed Book 5964, Page 2548.

Parcel Number: 31-00-17338-84-5.

Location of property: 141 Old Cedarbrook Road, Bldg. #26, Wyncote, Pennsylvania 19095.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Lorna Majetta Rose** at the suit of Flagstar Bank, FSB. Debt: \$333,294.08.

**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.

18-08915

## PREMISES "A"

ALL THAT CERTAIN lot or piece of ground, situate in that part of Montgomery County, Commonwealth of Pennsylvania, called Arlingham in **Springfield Township**, being Lot No. 42 on a plan of lots surveyed by Walter A. Tiers, Surveyor and recorded at Norristown, Pa., in the Office for Recording of Deeds, etc. in Deed Book 912 page 600 and described according to a re-survey made subsequently to the recording of said plan, as follows:

BEGINNING at a point in the middle line of Sunnybrook Avenue at the distance of 163.38 feet Northeast of the intersection of this line with the centerline of Meadow Street; thence South 33 degrees, 22 minutes, 50 seconds East 171.75 feet to a point; thence North 56 degrees, 37 minutes, 10 seconds East 50 feet to a point; thence North 33 degrees, 22 minutes, 50 seconds West 171.89 feet to a point in the centerline of the said Sunnybrook Avenue; thence by centerline South 56 degrees, 37 minutes, 10 seconds West 50 feet to the point and place of beginning.

## PREMISES "B"

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in that part of Montgomery County, Commonwealth of Pennsylvania, called Arlingham in **Springfield Township**, being Lot No. 41 on a plan of lots surveyed by Walter A. Tiers, Surveyors and recorded at Norristown Pa., in the Office for Recording of Deeds, etc., in Deed Book 910 page 600 and described according to a re-survey thereof made April 15, 1924, corrected November 10, 1927 and recorded at Norristown, PA., in the aforesaid Office, in Deed Book 1061 page 600 as follows:

BEGINNING at a point in the centerline of Sunnybrook Avenue at the distance of 213.38 feet to Northeast of the intersection of this line with the centerline of Meadow Street; thence South 33 degrees 22 minutes, 50 seconds East 171.81 feet to a point; thence North 56 degrees, 37 minutes, 10 seconds East 50 feet to a point; thence North 33 degrees 22 minutes 50 seconds West 171.87 feet to a point in the centerline of the said Sunnybrook Avenue; thence by this centerline South 56 degrees 37 minutes 10 seconds West 50 feet to the point and place of beginning.

## PREMISES "C"

ALSO ALL THAT CERTAIN lot or piece of ground, situate in that part of the Montgomery County, Commonwealth of Pennsylvania, called Arlingham, in **Springfield Township**, being the Southwest 25 feet of Lot No. 40 on a plan of lots surveyed by Walter A. Tiers, Surveyor and recorded at Norristown, PA., in the Office for Recording of Deeds etc., in Deed Book 912 page 600 and described according to a corrected re-survey thereof recorded in Deed Book 1061 page 600 as follows:

BEGINNING at a point in the centerline of Sunnybrook Avenue a corner of other land now or late of Charles R. Hillsley, and wife and extending along said centerline, North 56 degrees, 37 minutes, 10 seconds East 25 feet to a point; thence South 33 degrees, 22 minutes, 50 seconds East one hundred seventy one and nine hundred five one thousandths feet to a point; thence South 56 degrees, 37 minutes, 10 seconds West 25 feet to a point in line of other land now or late of the said Charles R. Hillsley, and wife; thence by said last mentioned land, North 33 degrees, 22 minutes, 52 West 171.87 feet to a point the first mentioned point and place of beginning.

BEING known and numbered as 210 Sunnybrook Road, Flourtown, PA 19031.

BEING the same property conveyed to Edward M. Dunham, Jr. who acquired title by virtue of a deed from Lawrence J. Collins, dated May 19, 2009, recorded June 2, 2009, at Instrument Number 2009055727, and recorded in Book 5731, Page 2880, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 52-00-17032-00-7.

Location of property: 210 Sunnysbrook Road, Flourtown, PA 19031.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Edward M. Dunham, Jr. a/k/a Edward Dunham, Jr. and The United States of America, Department of Treasury, Internal Revenue Service** at the suit of Wells Fargo Bank, NA. Debt: \$515,337.65.

**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.

18-13180

ALL THAT CERTAIN lot or piece of ground, with the message tenement thereon erected and known as No. 1318 Arch Street, in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southeast side of Arch Street at the distance of thirty-eight and twelve one-hundredths feet Southwest from the Southerly corner of Arch and Poplar Streets, being a corner of this and land now or late of Lewis E. Taubel; thence extending along said land Southeasterly one hundred feet to a point in line of land now or late of \_\_\_\_; thence extending along said land Southwesterly nineteen and six one-hundredths feet to a point a corner of this and other land now or late of Lewis E. Taubel; thence extending along said land, the line for a portion of the distance passing through the middle of the partition wall between the house erected hereon and the one on the adjoining lot, now or late of Lewis E. Taubel, Northwesterly parallel with Poplar Street, one hundred feet to the Southeast side of Arch Street aforesaid and thence along said side of Arch Street Northeasterly nineteen and six one-hundredths feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Fred Culbreath and Sarah A. Culbreath, his wife, by Deed from Carrie Culbreath, widow, dated 08/30/1963, recorded 08/30/1963, in Book 3300, Page 129.

BY VIRTUE OF Fred Culbreath's death on or about 01/29/1998, his ownership interest was automatically vested in the surviving tenant by the entirety, Sarah A. Culbreath died on 12/10/2013, and Deirdre L. Culbreath-Walton was appointed Administrator/trix of her estate. Letters of Administration were granted to her on 12/18/2013 by the Register of Wills of Montgomery County, No. 46-2013-X4527. Decedent's surviving heirs at law and next-of-kin are Deirdre L. Culbreath-Walton, Brian D. Culbreath, and John H. Culbreath.

Parcel Number: 13-00-01816-00-7.

Location of property: 1318 Arch Street, Norristown, PA 19401-3504.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Deirdre L. Culbreath-Walton, in Her Capacity as Administratrix and Heir of The Estate of Sarah A. Culbreath, Brian D. Culbreath, in His Capacity as Heir of The Estate of Sarah A. Culbreath, John H. Culbreath, in His Capacity as Heir of The Estate of Sarah A. Culbreath, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Sarah A. Culbreath, Deceased** at the suit of Nationstar Mortgage LLC d/b/a Champion Mortgage Company. Debt: \$126,746.16.

**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.

18-13546

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Springfield Township**, Montgomery County, Pennsylvania, described according to a plan of Siesta Park made for George W. Carson by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania, dated March 6, 1950, and recorded at Norristown in Deed Book 2061 page 600, more fully described according to a later Survey made by George B. Mebus, dated May 29, 1950, as follows, to wit:

BEGINNING at a point on the Northeast side of Church Road, (45 feet wide) which point is at the distance of 25.08 feet measured North 39 degrees, 12 minutes East from a point in the center line of Church Road, which last mentioned point is at the distance of 417.27 feet measured North 46 degrees, 8 minutes 7 seconds West along the center line of Church Road (40 feet wide) from its intersection with the title line in the bed of Oreland Mill Road (61.5 feet wide); thence extending North 40 degrees, 8 minutes, 7 seconds West along the Northeasterly side of Church Road 81.67 feet to a point; thence extending North 39 degrees, 41 minutes 30 seconds East 154.61 feet to a point; thence extending South 32 degrees, 39 minutes East 84.27 feet to a point; thence extending South 39 degrees, 12 minutes, West 135 feet to the Northeasterly side of Church Road, the first mentioned point and place of beginning.

BEING known as Lot No. 24 on the aforesaid Plan.

TOGETHER with the free and common use, of the area shown on the above recited survey marked "Easement for Recreation Area", in common with the other owners, tenants and occupiers of the other lots of ground shown on the above recited survey for the purpose of a recreation area subject, however, to the proportionate part of the expense of keeping said recreation area in good condition and repair.

TITLE TO SAID PREMISES IS VESTED IN Dominick C. Prozzillo, by deed dated May 16, 1995 and recorded June 15, 1995, in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania, conveying from Robert R. Smith and Suzanne S. Smith, Husband and Wife to Dominick C. Prozzillo in Book 5115, Page 652.

Parcel Number: 52-00-03640-00-7.

Location of property: 1215 Church Road, Oreland, PA 19075.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Dominick C. Prozzillo** at the suit of Wilmington Savings Fund Society, FSB, not Individually, but Solely as Trustee for RPMLT 2014-1 Trust, Series 2014-1. Debt: \$336,373.77.

**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.

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18-18977

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

BEGINNING at a point on the Northeast side of Jacoby Street, at the distance of 43 feet Southeasterly from Church Alley; thence extending Northeasterly and passing through the middle of the partition wall between this and the adjoining house, formerly of Thomas Lightfoot, but now of the said Joseph M. Hilles, 110 feet to a 20 feet wide alley and thence along said alley Northwesterly 22 feet to a stake; thence by ground formerly of M. H. McVaugh but now of said Joseph M. Hilles, Southwesterly 110 feet to the Northeast side of Jacoby Street aforesaid; and thence along said side of said street Southeasterly 22 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Mark Baker, by Deed from Residential Funding Company LLC f/k/a Residential Funding Corporation, by its Attorney-In-Fact, Litton Loan Servicing LP., dated 04/10/2007, recorded 05/07/2007, in Book 5646, Page 119.

Parcel Number: 13-00-17128-00-4.

Location of property: 19 East Jacoby Street, Norristown, PA 19401-3919.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mark B. Baker a/k/a Mark Baker** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association. Debt: \$108,078.57.

**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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18-20941

ALL THAT PARCEL of land in **Skippack Township**, Montgomery County, Commonwealth of Pennsylvania, as more fully described in Deed Book 5558, Page 639, ID# 51-00-02985-02-4, being known and designated as Lot 58, Fair Hills, filed in Plat Book A-32, Page 53, recorded 04/19/1978, metes and bounds property.

AT point on the southeasterly side of the cul-de-sac located at the end of Salem Circle.

BEING THE SAME premises which Roberta S. Reynolds and Christina M. Reynolds n/k/a Christina M. Bello by Deed dated June 3, 2005 and recorded June 20, 2005, Book 5558, page 0639, Instrument #2005084006, in the Office of the Recorder of Deeds in and for the County of Montgomery, granted and conveyed unto Michael A. Bello and Christina M. Bello, husband and wife, in fee.

Parcel Number: 51-00-02985-02-4.

Location of property: 4011 Salem Circle, Harleysville, PA 19438.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Michael A. Bello and Christina M. Bello** at the suit of Nationstar Mortgage LLC d/b/a Mr. Cooper. Debt: \$217,240.82.

**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.

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18-22172

ALL THAT CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, Montgomery County, Pennsylvania, described in accordance with a Deed Plotting made for Navaho Realty Co., Inc., by Donald H. Schurr, Civil Engineer and Surveyor, Norristown, Pennsylvania, dated September 2, 1964, as follows, to wit:

BEGINNING at a point in the centerline of Johnson Highway (33.00 feet wide), being the line dividing the Borough of Norristown and the Township of East Norristown, a corner of land now or late of Zummo; thence extending along the centerline of Johnson Highway South 47 degrees, 51 minutes, 30 seconds East 12.09 feet to a point, which point is at the distance of 221.00 feet Northwestwardly from the centerline of North Hill Drive (50.00 feet wide); thence extending by Norris Hill Court, through the bed of Saw Mill Creek, the (3) following courses and distances, viz: (1) South 63 degrees West 143.00 feet to a point, (2) South 87 degrees, 32 minutes, 40 seconds West 303.58 feet to a point, and (3) North 89 degrees, 30 minutes West 271.00 feet to a point; thence extending North 23 degrees,

09 minutes West 66.76 feet to a point; thence extending by land now or late of Zummo the (9) following courses and distances, viz: (1) North 68 degrees, 51 minutes, 25 seconds East 43.24 feet to a point, (2) South 87 degrees, 57 minutes, 30 seconds East 69.02 feet to a point, (3) South 71 degrees, 33 minutes, 30 seconds East 121.96 feet to a point, (4) South 89 degrees, 07 minutes, 30 seconds East 108.20 feet to a point, (5) North 57 degrees, 29 minutes, 30 seconds East 83.27 feet to a point, (6) North 74 degrees, 02 minutes, 30 seconds East 47.70 feet to a point, (7) South 80 degrees, 42 minutes, 30 seconds East 67.15 feet to a point, (8) South 89 degrees, 03 minutes, 30 seconds East 72.22 feet to a point, and (9) North 88 degrees, 18 minutes, 30 seconds East 131.10 feet to the first mentioned point and place of beginning.

EXCEPTING THEREOUT AND THEREFROM, ALL THAT CERTAIN lot or piece of land with messuage, buildings and improvements erected thereon, if any, situate in **Norristown Borough**, Montgomery County, Pennsylvania, being known as Parcel No. 13-00-17725-00-1, and being the subject of a Declaration of Taking by the Borough of Norristown as recorded 04/30/1975 in Montgomery County in Deed Book 4021 Page 122 bounded and described in accordance with a deed plotting made for Navaho Realty Co., Inc., by Donald H. Schurr, Civil Engineer and Surveyor, Norristown, Pennsylvania, dated September 2, 1964, as follows, to wit:

BEGINNING at a point, 27.24 feet North 23 degrees 09 minutes West from the Northeast corner of property situate on the North side of North Hills Drive, known as 1763 North Hills Drive, being the same premises which Watson F. Domurat and Dorothy V. Domurat, his wife and Valentine Leszczynski, widow, by Indenture bearing the date of August 28, 1972, and recorded in the Office for the Recording of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book No. 3783, at page 427 and granted and conveyed to Thomas J. Ormiston and Sharon A. Ormiston, his wife, as tenants by entireties, in fee; thence proceeding North 23 degrees 09 minutes West 45.42 feet to a point; thence proceeding North 82 degrees 22 minutes 45 seconds East, 128.66 feet to a point; thence proceeding to a point; thence proceeding South 07 degrees 37 minutes 15 seconds East, 60.38 feet to a point; North 89 degrees 30 minutes West, 117.68 feet to the point of beginning.

Parcel Number: 13-00-17724-00-2.

Location of property: 440 Johnson Highway, Borough of Norristown, County of Montgomery, Commonwealth of Pennsylvania.

The improvements thereon are: Commercial vacant lot.

Seized and taken in execution as the property of **AAD Properties LLC** at the suit of First Resource Bank. Debt: \$153,662.10.

**Lachall Cohen & Sagnor 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 \$15,366.21 dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-22199

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Upper Gwynedd Township**, Montgomery County, Pennsylvania, bounded and described according to Gwynedd Farms, Section No. 3, Lot Subdivision of United Land Development Co., prepared by Herbert H. Metz, Inc., Civil Engineers and Surveyors, dated December 20, 1971, last revised May 12, 1972 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book B-22 Page 22, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Powder Horn Drive (50 feet wide) said point being the two following course and distances measured from a point of curve on the Southwesterly side of Flintlock Drive (50 feet wide) viz, (1) leaving aforesaid Southwesterly side of Flintlock Drive on the arc of a curve, curving to the left having a radius of 20 feet the arc distance of 31.99 feet to a point of tangent on the said Southeasterly side of Powder Horn Drive and (2) thence extending South 38 degrees 21 minutes 30 seconds West along the said Southeasterly side of Powder Horn Drive, the distance of 381.69 feet to the point of beginning.

BEING the same premises which William J. Meyers and Diana M. Meyers by Deed dated April 30, 2002 and recorded on May 20, 2002, in the Office of the Montgomery County Recorder of Deeds in Deed Book Volume 5408 at Page 1741 granted and conveyed unto Joanne D. McLuckie.

Parcel Number: 56-00-06872-13-7.

Location of property: 953 Powder Horn Drive, Lansdale, PA 19446.

The improvements thereon are: Single-family residential.

Seized and taken in execution as the property of **Joanne D. McLuckie** at the suit of Deutsche Bank National Trust Company, as Indenture Trustee, on behalf of the Holders of the Accredited Mortgage Loan Trust 2006-1 Asset Backed Notes. Debt: \$285,003.94.

**Hladik, Onorato & Federman LLP**, Attorneys.

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

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

18-23646

ALL THAT CERTAIN lot or piece of land, with buildings and improvements thereon erected, situate in **Ambler Borough**, Montgomery County, Pennsylvania, bounded and described according to a survey and plan thereof made by C. Raymond Weir dated November 2, 1956, as follows to wit:

BEGINNING at a point on the South side of Rosemary Avenue (fifty feet wide) at the distance of two hundred fifty-two and fifty-nine one hundredths feet East from the point of intersection of said Rosemary Avenue with the

Northeast side of Spring Garden Street (forty feet wide); thence along the said side of Rosemary Avenue South eighty degrees six minutes East thirty-five and forty-one and one hundredths feet to a point a corner; thence South nine degrees fifty-four minutes West one hundred fifty-one and fifty-seven one hundredths feet to a point a corner; thence North fifty-one degrees four minutes West forty and nineteen one hundredths feet to a point a corner of other lands of Eugenio Dall'Agato et ux. thence along the same the three following courses and distances viz: (1) North ten degrees eight minutes east a line for a portion of the distance passing through a garage twenty-four and seventy one hundredths feet to a point; (2) thence North eight degrees fifty-five minutes East thirty-seven and thirty-seven one hundredths feet to a point and (3) North ten degrees eight minutes East seventy feet (the last two courses and distances being along the center line of a nine foot wide joining driveway) to a point on the South side of Rosemary Avenue, the first mentioned point and place of beginning.

BEING the same premises which Joseph D. Girondo, Jr., Samuel Girondo, and Angela Girondo by deed dated 5/17/2006 and recorded 10/18/2006 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5620 At Page 751, granted and conveyed unto Joseph D. Girondo Jr. and Angela Hancock and the said Joseph D. Girondo Jr. departed this life on 3/7/2015, vesting title solely in Amber Girondo Solely in her Capacity as Heir of Joseph D. Girondo, Deceased, Scott Girondo Solely in his Capacity as Heir of Joseph D. Girondo, Deceased, Anthony J. Girondo Solely in his Capacity as Heir Of Joseph D. Girondo, Deceased, Joseph P. Girondo Solely in his Capacity as Heir of Joseph D. Girondo, Deceased and Angela Hancock a/k/a Angela Girondo.

Parcel Number: 01-00-04249-00-7.

Location of property: 120 Rosemary Avenue, Ambler, PA 19002.

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

Seized and taken in execution as the property of **Amber Girondo, Solely in Her Capacity as Heir of Joseph D. Girondo, Deceased, Scott Girondo, Solely in His Capacity as Heir of Joseph D. Girondo, Deceased, Anthony J. Girondo, Solely in his Capacity as Heir of Joseph D. Girondo, Deceased, Joseph P. Girondo, Solely in His Capacity as Heir of Joseph D. Girondo, Deceased and Angela Hancock a/k/a Angela Girondo** at the suit of Diplomat Property Manager, LLC. Debt: \$275,326.24.

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

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

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

18-27306

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, Montgomery County, Pennsylvania, described in accordance with a final plan of subdivision of lots made for Joseph Darangelo by John E. Barkhardt and Associates, Registered Surveyor's Lansdale, Pennsylvania, dated 3/14/59 and revised 6/8/59, as follows, to wit:

BEGINNING at a point on the Southeast side of Tremont Avenue as widened to 75 feet by the addition of 15 feet to the Southeast side of its original width of 60 feet at the distance of 254.58 feet Northeastwardly from the intersection of said side of Tremont Avenue with the Northeast side of Fornace Street (66 feet wide) both lines produced; thence along the Southeast side of Tremont Avenue North 41 degrees 21 minutes 40 seconds East 26.49 feet to a corner of Lot 10; thence along the same the 2 following courses and distances: (1) South 48 degrees 38 minutes 20 seconds East 113.61 feet to a point (2) North 41 degrees 47 minutes 30 seconds East 72 feet to a corner of Lot 14; thence along the same South 48 degrees 12 minutes 30 seconds East 3.62 feet to an iron pin; thence along land now or late of Jasper DiSanto, South 41 degrees 47 minutes 30 seconds West 27.21 feet to a corner of Lot 8; thence along Lot 8, North 48 degrees 38 minutes 20 seconds West, the line for a part of the distance passing through the center of the partition wall dividing the house erected hereon and the house on the adjoining lot, 117.02 feet to the first mentioned point and place of beginning.

TOGETHER WITH all and singular the buildings, improvements, ways, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, rights, title, interest, property, claim and demand whatsoever, as well in law, as in equity, of the Grantor of, in or to the above-described premises and every part and parcel thereof, with the appurtenances.

BEING the same premises which Fee Simple Title Vested in Peru Partners, L.P. by Deed from PHH Mortgage Corporation f/k/a PHH Mortgage Services Corporation, dated 1/26/2017, recorded 2/8/2017, in the Montgomery County Clerk's Office in Deed Book 6033, Page 1056 as Instrument No. 2017010793.

Parcel Number: 13-00-36848-00-3.

Location of property: 1410 Tremont Avenue, Norristown, PA 19401-3544.

The improvements thereon are: Single-family real estate.

Seized and taken in execution as the property of **Peru Partners, L.P.** at the suit of Velocity Commercial Capital, LLC. Debt: \$130,647.63.

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

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

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

18-27307

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



BEGINNING at a point on the Northeast side of Oakwood Avenue at the distance of 57 feet 44 inches Northwesterly from the North corner of Oakwood Avenue and a certain alley located 190 feet Southeasterly from the East corner of Oakwood Avenue and Selma Street said point being opposite the middle of the partition wall between the house hereby conveyed and the house adjoining on the Southeasterly side thereof recently conveyed to Jacob G. Royer; thence Northwesterly the line passing through the middle of the partition wall between this house and said Jacob G. Royer's adjoining house 121 feet 7 inches to the Southwest side of Haws Alley; and thence along said side of said alley Northwesterly 19 feet 1 1/3 inches to line of land recently conveyed to Jennie H. Saylor; thence parallel to the first line along the line of Jennie H. Saylor's ground Southwesterly 121 feet 7 inches to the Northeast side of Oakwood Avenue and along said side of said Oakwood Avenue Southeasterly 19 feet 1/2 inches to the place of beginning.

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

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

BEING the same premises as Albert R. Pigeon, Executor of the Estate of Richard L. Pigeon, by Deed dated February 8, 2017, and recorded March 16, 2017, by the Montgomery County Recorder of Deeds in Deed Book 6036, Page 2911, as Instrument No. 2017019174, granted and conveyed unto Peru Partners LP, a Pennsylvania Limited Partnership.

Parcel Number: 13-00-29476-00-4.

Location of property: 1227 Oakwood Avenue, Norristown, PA 19401.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Peru Partners, L.P.** at the suit of Velocity Commercial Capital, LLC. Debt: \$132,939.44.

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

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

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

18-27511

ALL THAT CERTAIN piece or tract of land, with the buildings thereon, situate in **Marlborough Township**, Montgomery County, Pennsylvania, described, as follows, to wit:

BEGINNING at a corner in the Ridge Road, thence along lands of Philip Kline South sixty degrees East, nine perches to a stake, a corner of Henry Henry's other land; thence along the same South thirty and one-half degrees West, eleven perches to a corner in the Ridge Road; thence along said Road North eight and one-half degrees West, thirteen and eighty one-hundredths perches to the place of beginning.

and

ALL THAT CERTAIN piece or tract of land, with the buildings thereon, situate in **Marlborough Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey and Plan dated September 13, 1965, by George R. Nevells, Registered Surveyor, Quakertown, Pennsylvania, as follows to wit:

BEGINNING at a spike in the center line of Ziegler Road (thirty feet wide) a corner of the above described tract said place of beginning being South fifty-four degrees, thirty-one minutes East, one hundred forty eight and fifty one-hundredths feet along said center line of Ziegler Road from its intersection with the center line of Upper Ridge Road (Legislative Route 46032); thence extending along the center line of Ziegler Road South fifty-four degrees, thirty-one minutes East the distance of sixty-five feet to a spike, a corner; thence along lands of Orvis R. Barndt and Raymond N. Brandt, Executors of the Estate of Samuel B. Barndt, deceased the following two courses and distances: (1) South thirty-seven degrees, forty-nine minutes West, the distance of one hundred forty-nine and sixty one-hundredths feet to a pipe, a corner; thence (2) North seventy-eight degrees, eleven minutes West, the distance of seventy-one and twenty-four one-hundredths feet to a spike, a corner of the above described tract in the center line of Upper Ridge Road; thence along the above described tract North thirty -even degrees, thirty-one minutes East, the distance of one hundred seventy-eight and eighteen one-hundredths feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael J. Bauer and Esther J. Bauer and Dennis C. Bauer and Donna J. Bauer, by deed from Priscilla Riccio-Buck and Anna Aguilar and Mary Scheetz, by her agent Priscilla Riccio-Buck as set forth in power of attorney dated July 8, 2008 and recorded in poa Book \_\_\_\_ Page \_\_\_\_, dated 10/27/2008, recorded 11/13/2008, in Book 5714, Page 83.

Parcel Numbers: 45-00-02125-00-8, 45-00-02134-00-8 (Vacant Land).

Location of property: 2001 Ziegler Road, Pennsburg, PA 18073-2556.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael J. Bauer, Esther J. Bauer, Dennis C. Bauer and Donna J. Bauer** at the suit of Wells Fargo Bank, N.A. Debt: \$165,931.78.

**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.

18-28490

ALL THAT CERTAIN message and tract of ground known as 619 North Evans Street, in **Pottstown Borough**, Montgomery County, Pennsylvania as fully described, as follows:

BEGINNING at a point on the West side of North Evans Street at the distance of 193 feet 2 inches North from the North line of East Street and at a corner of land now or late of Alice S. Erb; thence along the same West 140 feet to the South side of a 20 feet wide alley, known as Locust Alley; thence by the same North 31 feet to a point a corner of land now or late of John S. Latshow; thence by the same East 140 feet to the said side of Evans Street aforesaid thence along the same South 31 feet to the point or place of beginning.

BEING the same premises which Vannessa Williams Hudson and Alphonso Hudson, by Deed dated February 29, 2008 in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania in Book 5687, Page 01842, granted and conveyed unto Vivian Foster and Frederick C. Foster, in fee.

Parcel Number: 16-00-08348-00-6.

Location of property: 619 North Evans Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Vivian Foster and Frederick C. Foster** at the suit of JPMorgan Chase Bank, N.A. Debt: \$90,878.04.

**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.

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18-29035

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Whitemarsh Township**, Montgomery County, Pennsylvania, described according to a Plan of Lots of Spring Mill Homes, Inc., Section No. 3 by Herbert H. Metz, Registered Engineer, Lansdale, Pennsylvania, dated August 25, 1953, as follows, to wit:

BEGINNING at a point on the Northwest side of Corson Road (50 feet wide), which point is measured along the Northwest side of Corson Road the two following courses and distances from the Easternmost terminus of an arc round corner having a radius of 20 feet an arc distance of 31.42 feet which connects the Northeast side of Taylor Road (50 feet wide) with the Northwest side of Corson Road: (1) North 52 degrees 28 minutes East 54.08 feet to a point of curve; (2) on the arc of a circle curving to the right having a radius of 175 feet the arc distance of 32.02 feet to the beginning point; thence from the beginning point and leaving the Northwest side of Corson Road and extending North 27 degrees 03 minutes West 125.01 feet to a point; thence extending North 52 degrees 28 minutes East 77.66 feet to a point; thence extending South 71 degrees 40 minutes East 60.44 feet to a point; thence extending South 03 degrees 23 minutes East 121.01 feet to a point on the Northwest side of Corson Road; thence along the Northwest side of Corson Road on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 72.29 feet to the point and place of beginning. BEING known as Lot No. 18 as shown on the aforesaid Plan.

UNDER AND SUBJECT to Restrictions and Agreements of record.

BEING the same premises which Joseph Blackmore, married, and Christine Smith, married by Deed dated July 22, 2003 and recorded on August 21, 2003 in the Office for the Recording of Deeds in Book 5470 and Page 43 conveyed unto Joseph Blackmore, married, as sole owner. Christine Smith departed her life on 03/07/2015.

Parcel Number: 65-00-02596-00-3.

Location of property: 25 Corson Road, Conshohocken, PA 19428.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Joseph Blackmore** at the suit of HSBC Bank USA, National Association, as Trustee for SG Mortgage Securities Trust 2005-OPT1, Asset Backed Certificates, Series 2005-OPT1 c/o Ocwen Loan Servicing, LLC. Debt: \$331,593.54.

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

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

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

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18-29505

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in Roslyn Gardens, **Abington Township**, Montgomery County, Pennsylvania and being Lot No. 124 according to a Plan thereof made by George B. Mebus, Registered Professional Engineer on December 7, 1948 as last revised March 8, 1949 and being more fully bounded and described, as follows:

BEGINNING at a point on the Northeasterly side of Triebel Road (40 feet wide) at the distance of 400 feet measured South 48 degrees, 45 minutes East from the intersection of the said side of Triebel Road with the Southeasterly side of East Avenue (40 feet wide) and (both lines produced); thence along Lot No. 126 North 43 degrees, 16 minutes East a distance of 120 feet to a point, thence along part of Lot No. 116 and part of Lot No. 118 South 48 degrees, 45 minutes East a distance of 60 feet to a point; thence along Lot No. 123 South 43 degrees, 16 minutes West a distance of 120 feet to a point on the Northeasterly side of Triebel Road; thence along said side of Triebel Road North 48 degrees, 45 minutes West a distance of 50 feet to the first mentioned point and place of beginning.

BEING the same premises which John W. Wilkins and Theresa E. Wilkins by Deed dated September 1, 2000 and recorded on January 31, 2001, in the Office of the Montgomery County Recorder of Deeds in Deed Book Volume 5348 at Page 2260 granted and conveyed unto Teiketa Rollerson.

Parcel Number: 30-00-67596-00-9.

Location of property: 2313 Triebel Road, Abington, PA 19001.

The improvements thereon are: Single-family residential.

Seized and taken in execution as the property of **Teiketa Rollerson, et al. a/k/a Teiketa M. Rollerson** at the suit of Deutsche Bank National Trust Company, as Trustee, in Trust for the Registered Holders of Morgan Stanley ABS Capital I, Inc. Trust 2006-NC5, Mortgage Pass-Through Certificates, Series 2006 NC5. Debt: \$186,638.50.

**Stephen M. Hladik**, Attorney.

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

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

19-00629

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

BEGINNING at a point in the centerline of Buchert Road (33 feet wide) which point of beginning is measured a distance of 164 feet on a course of South 48 degrees 57 minutes East from land now or late of Charles Brynan, thence extending from said point of beginning and crossing the Northeasterly side of Buchert Road extending along land now or late of Pringston on a course of North 41 degrees 03 minutes East a distance of 265.97 feet to a point in line of land now or late of Charles Renninger; thence along land of Renninger South 48 degrees 57 minutes East 100 feet to a point in line of land now or late of Fred P. Clark, et ux.; thence along the land of Clark South 41 degrees 3 minutes West 265.97 (erroneously stated in prior deed as 202.97) feet to a point in the centerline of Buchert Road aforesaid; thence along the centerline of Buchert Road aforesaid; thence along the centerline of Buchert Road North 48 degrees 57 minutes West 100 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Lester L. Levan and Lorraine A. Levan, husband and wife by deed from Gladys L. Brancaccio, Executrix of the Estate of Anthony L. Brancaccio (deceased 2/2/1977) dated July 26, 1979 and recorded August 2, 1979 in Deed Book 4437, Page 414. The said Lester L. Levan died on December 24, 2016 thereby vesting title in his surviving spouse Lorraine A. Levan by operation of law.

Parcel Number: 47-00-00700-00-9.

Location of property: 611 Buchert Road, Gilbertsville, PA 19525.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Lorraine A. Levan** at the suit of Branch Banking and Trust Company. Debt: \$143,172.41.

**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.

19-00995

ALL THOSE THERE CERTAIN lots or piece of ground, together with the buildings thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, being Lots Nos. 338, 339 and 340 on a certain plan of lots known as "Willow Grove Heights" which plan is duly recorded at Norristown in Deed Book 380, Page 500, the same bounded and described, as follows:

BEGINNING at a point on the Southwesterly corner of Park Avenue and Lamott Avenue (each being fifty feet in width); thence extending along the Northwesterly side of said Park Avenue Southwesterly seventy-five feet to a point in line of Lot No. 341 on said plan; thence extending along said Lot No. 341 Northwesterly on hundred twenty-five feet to a point in line of Lots Nos. 357 and 358, thence extending along Lots Nos. 358, 359 and 360 Northeasterly seventy-five feet to a point on the Southwesterly side of Lamott Avenue aforesaid; thence extending along said side of said Lamott Avenue Southeasterly one-hundred twenty-five feet to the place of beginning.

BEING the same premises which George Mills and Adelene S. Mills, husband and wife by Deed dated November 13, 1995 and recorded in the Office of Recorder of Deeds of Montgomery County on December 26, 1996 at Book 5135, Page 1360 granted and conveyed unto Adelene S. Mills (50% interest) and Allison B. Mills and Bevin A. Mills (25% interest each), as tenants in common with right of survivorship in proportion to their interests.

Parcel Number: 30-00-51332-00-1.

Location of property: 1622 Park Avenue, Township of Abington, PA 19090.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Adelene S. Mills and Allison B. Mills and Bevin A. Mills** at the suit of Ocwen Loan Servicing, LLC. Debt: \$254,723.94.

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

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

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

19-01290

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

BEGINNING at a stake on the North side of Queen Street 270 feet from the Northeast corner of Queen Street and Montgomery Street; thence Northward 140 feet to a 20 feet wide alley along lands now or late of Deborah H. Gerber; thence along said alley Eastward 30 feet to lands now or late of Jacob Bean; thence Southward 140 feet to aforesaid Queen Street; thence Westward along the North side of Queen Street 30 feet to the place of beginning.

BEING Lot No. 20 on a Plan of Lots laid out by Joseph Potts, et al.

TITLE TO SAID PREMISES IS VESTED in Ping Coa and Kevin Wilmot, by deed from Pisces Realty Inc., a Subsidiary of Eastern Savings Bank, FSB, dated 01/26/2005, recorded 02/17/2005, in Book 5544, Page 585.

Parcel Number: 16-00-23884-00-4.

Location of property: 929 Queen Street, Pottstown, PA 19464-6017.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kevin Wilmot a/k/a Kevin D. Wilmot and Ping Cao** at the suit of Ditech Financial, LLC. Debt: \$103,138.01.

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

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

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

19-01369

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan for Donald A. Coccimiglio, made by Donald John Boucher, dated 2/18/1990 and recorded in Montgomery County in Plan Book B-41, Page 204, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Maple Avenue (40 feet wide) said point being at the distance of 340.00 feet measured North 46 degrees 35 minutes East along the Northwesterly side of Maple Avenue from its point intersection with the Northeasterly side of Spear Avenue (40 feet wide); thence extending from said point of beginning along the lands now or late of Jacob Kapp and Gisela Kapp, husband and wife North 43 degrees 25 minutes West 120.00 feet to a point; thence extending North 46 degrees 35 minutes East 90.00 feet to a point a corner of Lot 2 as shown on the above mentioned plan; thence extending along the same South 43 degrees 25 minutes East 120.00 feet to a point on the Northeasterly side of Maple Avenue; thence extending along the same South 46 degrees 35 minutes West 90.00 feet to the first mentioned point and place of beginning.

CONTAINING in area of 10.800 square feet.

BEING the same premises which grantor Donald A. Coccimiglio, Jr., Administrator of the Estate Of Donald A. Coccimiglio, deceased by deed dated 10/20/1997 and recorded 11/21/1997 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5207 at Page 1623, granted and conveyed unto grantee Donald A. Coccimiglio, Jr. Parcel Number: 30-00-40772-00-4.

Location of property: 830 Maple Avenue, Glenside, PA 19038.

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

Seized and taken in execution as the property of **Donald A. Coccimiglio, Jr. a/k/a Donald Coccimiglio** at the suit of U.S. Bank National Association, not in its Individual Capacity, but Solely as Trustee for NRZ Pass-Through Trust VIII. Debt: \$155,666.12.

**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.

19-02211

ALL THAT CERTAIN lot or piece of ground, situate in **Hatboro Borough**, Montgomery County, Pennsylvania, bounded and described according to a Survey and Plan thereof made known as "Hatboro Farms" by William T. Muldrew, Civil Engineer and Surveyor, Jenkintown, Pennsylvania, on May 11, 1922 and recorded in Deed Book 843, Page 600, as follows:

BEGINNING at a point on the Southerly side of Crooked Billet Road (fifty feet wide) at the distance of six hundred ninety-seven and forty-nine one-hundredths feet Westerly from the intersection of the Southerly side of Crooked Billet Road produced with center line of York Road; thence by Lot No. 453 South four degrees one minute fifty-three seconds West two hundred seventy-one and forty-four one-hundredths feet to a point on the borough line; thence along the said borough line by land now or late of Clement Ristine, North sixty-seven degrees twenty minutes thirty seconds West one hundred forty-five and forty-one one hundredths feet to a corner of Lot No. 451; thence by the said Lot No. 451 North thirteen degrees twenty minutes forty-one seconds East two hundred thirty-six and twenty-two one-hundredths feet to a corner on the Southerly side of Crooked Billet Road; thence along the said Southerly side of said Crooked Billet Road on a curve to the left with a radius of six hundred fifteen and nineteen one-hundredths feet an arc distance of one hundred feet to the place of beginning.

BEING the same premises which John Fiorentino by deed dated 6/14/2010 and recorded 6/23/2010 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5770 at Page 02777, granted and conveyed unto Cristiano Zuio and Robyn Zuin.

Parcel Number: 08-00-01282-00-6.

Location of property: 59 Crooked Billet Road, Hatboro, PA 19040.

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

Seized and taken in execution as the property of **Cristiano Zuin and Robyn A. Zuin a/k/a Robyn Zuin** at the suit of Quicken Loans, Inc. Debt: \$279,226.26.

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

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

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

19-02646

ALL THAT CERTAIN lot or tract of land, situate on the Northwestern side of Glasgow Street, **West Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a subdivision plan prepared by Ralph E. Shaner & Son Engineering Company, Pottstown, PA dated June 7, 1993, last revision dated September 15, 1993, for George J. and Mary Ann Smith, as follows, to wit:

BEGINNING at a corner on the Northwestern side of Glasgow Street (50 feet wide), said point being located on a line, North 39 degrees 20 minutes East, 90.00 feet from the Northeastly side of Linden street (50 feet); thence from said point of beginning leaving said street and along lands of St. Paul's United Church of Christ, North 50 degrees 40 minutes West, 119.20 feet to a corner; thence along lands of the grantors, George J. Smith and Mary Ann Smith, his wife, North 39 degrees 20 minutes East, 74.30 feet to a corner; thence along lands of Louise E. Derrick, South 59 degrees 49 minutes East, 120.74 feet to a corner on the Northwestern side of Glasgow Street; thence along the Northwestern side of Glasgow Street, South 39 degrees 20 minutes West, 93.50 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED in Jennifer A. Smith, by deed from Jennifer A. Smith f/k/a Jennifer A. Odum and Mark T. Odum, former wife and husband, dated 10/25/1999, recorded 11/03/1999, in Book 5295, Page 755. Parcel Number: 64-00-01625-00-3.

Location of property: 717 Glasgow Street, Stowe, PA 19464-6244.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jennifer A. Smith** at the suit of Ditech Financial, LLC. Debt: \$154,909.46.

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

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

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

19-03173

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Frederick Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision prepared for Daniel Pellechio by Urwiler and Walter, Inc., dated 4/28/1986, last revised 12/14/1987 and recorded in Plan Book A-49, Page 438, as follows, to wit:

BEGINNING at a point on the Southerly side of Court "D" a corner of this and Lot No. 22 on said plan (erroneously given as Lot No. 24 in prior deed); thence extending from said point of beginning and along the Southerly side of Court "D" aforesaid Easterly 20.00 feet to a point, a corner of Lot No. 20 on said plan (erroneously given as Lot No. 22 in prior deed); thence extending along the same Southerly crossing Easement "D", 125.00 feet to a point in line of Open Space 4; thence extending along the same, Westerly (erroneously given as Easterly in prior deed), 20.00 feet to a point a corner of Lot No. 22 aforesaid (erroneously given as Lot No. 24 in prior deed); thence extending along the same, Northerly recrossing Easement "D", 125.00 feet to the first mentioned point and place of beginning.

BEING the same premises which William A Smith and Erin M Deets now by marriage Erin M Smith, husband and wife by deed dated 5/26/2015 and recorded 6/1/2015 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5955 at Page 2684, granted and conveyed unto William A. Smith and Erin M. Smith, husband and wife. Parcel Number: 38-00-00216-33-1.

Location of property: 21 Berger Lane, Schwenksville, PA 19473.

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

Seized and taken in execution as the property of **William A. Smith and Erin M. Smith** at the suit of Pennsylvania Housing Finance Agency. Debt: \$146,013.73.

**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.

19-03214

ALL THAT CERTAIN lot or piece of ground together with the building and improvements thereon erected, Hereditaments and Appurtenances, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, being Lot #2 on a plan made for Horace G. Miller by George I3 Mebus, Inc, Consulting Engineers, a Division of L Robert Kimball & Assoc., Abington, PA on 9-8-1980 and last revised 4-14-1981, recorded in the Office for the Recording of Deeds in Plan Book B-39 page 69, and described as follows, to wit:

BEGINNING at a point of tangent on the Northeastly side of Manor House Lane (no width given) being also the Westerly terminus of a radial intersection (having a radius of 30 00 feet, the arc distance of 34 88 feet) connecting the Northwestern side of Edgelull Road (no width given) with the aforesaid side of Manor House Lane, thence extending along the said side of Manor House Lane, North 68 degrees 18 minutes 50 seconds West 144) 28 feet to a point, a corner of Lot #1 on said plan, thence extending along the line of this and Lot NI as shown on said plan the three following courses and distances, viz: (1) North 21 degrees 41 minutes 10 seconds East 115.02 feet, (2) South 79 degrees 54 minutes 45 seconds East 24.22 feet; (3) North 27 degrees 54 minutes 10 seconds East 29 34 feet to a point, thence extending South 62 degrees 05 minutes 50 seconds East 189 75 feet to a point on the Northwestern side of Edgelull Road aforesaid, thence extending along the same, South 45 degrees 03 minutes 40 seconds West 120 28 feet to a point of curve; thence extending on a line curving to the right having a radius of 30 00 feet the arc distance of 34.88 feet to a point of tangent on the Northeastly side of Manor House Lane aforesaid, the first mentioned point and place of beginning.



BEING THE SAME PREMISES which Arvada A. Miller by Deed dated 5/25/1999 and recorded 6/2/1999 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5274 at Page 0029, granted and conveyed unto Horace G. Miller, II.

Parcel Number: 59-00-05815-00-3.

Location of property: 2240 Edgehill Road, Huntingdon Valley, PA 19006.

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

Seized and taken in execution as the property of **Horace G. Miller II a/k/a Horace G. Miller** at the suit of Ditech Financial LLC. Debt: \$197,487.66.

**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.

19-03831

ALL THAT CERTAIN unit located in **Jenkintown Borough**, Montgomery County, Pennsylvania, being Unit No. 223-S in the Beaver Hill, as shown on a plan recorded in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania in Plan Book 7, Page 53 and revised in Plan Book 8, Page 61.

TOGETHER with a proportionate undivided percentage interest in the Common Elements assigned to said Unit in the Declaration of Condominium for Beaver Hill, same being recorded in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania as Deed Book 4500, Page 332, and as amended by Amendments as set forth in Deed Book 4575, Page 390; Deed Book 4575, Page 435; Deed Book 4597, Page 507; Deed Book 5057, Page 1093 and Deed Book 5107, Page 158 and any and all subsequent amendments thereto.

BEING the same property conveyed to James Allen Breeden who acquired title by virtue of a deed from Howard Brooker and Pamela Harvey, husband and wife, dated June 2, 2017, recorded June 6, 2017, at Instrument Number 2017040627, and recorded in Book 6047, Page 01672, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 10-00-04690-54-7.

Location of property: 100 West Avenue, Unit 223S, Jenkintown Borough a/k/a Jenkintown, PA 19046.

The improvements thereon are: Condominium mid-rise 4-6 stories.

Seized and taken in execution as the property of **James Allen Breeden** at the suit of Weichert Financial Services. Debt: \$74,365.12.

**Manley Deas Kochalski LLC**, Attorneys.

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

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

19-03925

ALL THAT CERTAIN lot or piece of ground with buildings and improvements thereon situate in **Montgomery Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan made for Montgomeryville Woods, Inc., Developers by Wilhelm & Associates, Engineers, dated 5 19 1977, and last revised 9 26 1977, in Plan Book A 31 page 19 A and 19 D, as follows, to wit:

BEGINNING at a point on the Northerly side of Cricklewood Circle, and point being measured the 10 following courses and distances from a point a corner of lands now or late of Richard F. Nicholas, viz (1) on the arc of a curve curving to the right having a radius of 20.00 feet the arc distance of 31.42 feet to a point of tangent (2) North 51 degrees 41 minutes 30 seconds West 64.00 feet to a point of curve (3) thence on the arc of a circle having to the left having a radius of 319.66 feet the arc distance of 81.97 feet to a point of tangent; (4) North 66 degrees 23 minutes 04 seconds West 35.00 feet to a point of curve, (5) on the arc of a circle curving to the right having a radius of 117.00 feet to the arc distance of 83.50 feet to a point of tangent; (6) thence North 25 degrees 20 minutes 17 seconds West 3.66 feet to a point of curve; (7) on the arc of a circle curving to the right having a radius of 10.00 feet the arc distance of 13.36 feet to a point of curve; and (8) on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 489.61 feet to a point of tangent (9) South 70 degrees 46 minutes 19 seconds West 204.00 feet to a point of curve, and (10) on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 225.04 feet to the point beginning, a corner of Lot 98; thence along the same North 87 degrees 05 minutes 34 seconds West 125.00 feet to a point; thence extending from said point North 00 degrees 22 minutes 38 seconds East 42.87 feet to a point, a corner of Lot No. 65, thence along the same South 84 degrees 43 minutes 20 seconds East 125.61 feet to a point on Cricklewood Circle, thence along the same on the arc of circle to the left having a radius of 175.00 feet to the arc distance of 25.00 feet to the point and place of beginning.

BEING Lot No. 64 on said plan.

BEING the same property conveyed to Ulana Harwanko, single person who acquired title by virtue of a deed from Myron Harwanko and Ulana Harwanko, dated June 25, 2005, recorded July 27, 2005, at Document ID 2005103779, and recorded in Book 05563, Page 2574, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 46-00-00666-18-8.

Location of property: 266 Cricklewood Circle, Lansdale, PA 19446.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Ulana Harwanko, a/k/a Ulana M. Harwanko; Myron Harwanko and Michael Johnson** at the suit of PNC Bank, National Association. Debt: \$315,329.79.

**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.

19-04511

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **West Conshohocken Borough**, Montgomery County, Pennsylvania, bounded and described according to a survey and plan thereof made by H.D. Herber, dated January 1946, as follows, to wit:

BEGINNING at a point on the Southerly side of Crawford Avenue. (30 feet wide) at the distance of 41.3 feet Eastwardly from the point of intersection of the said of Crawford Avenue to the Easterly side of Davis Street, thence along the said side of Crawford Avenue South 79 degrees East, 41 feet to a point, thence South 6 degrees, 45 minutes West 101.6 feet to a point; thence North 83 degrees, 15 minutes West, 39.5 feet more or less to a stake a corner thence, thence North 6 degrees, East the line for a portion of distance passing through the middle of a party wall 109.5 feet to the place of beginning.

BEING the same premises which grantor Raymond L. Trainor by Deed dated 2/25/2005 and recorded 5/20/2005 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5554 at Page 2340, granted and conveyed unto Grantee Scott Strittmatter.

Parcel Number: 24-00-00580-00-8.

Location of property: 204 Crawford Avenue, Conshohocken, PA 19428.

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

Seized and taken in execution as the property of **Scott Strittmatter** at the suit of Ditech Financial LLC. Debt: \$112,619.92.

**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.

19-04825

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate at Elkins Parks, **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a Survey and Plan thereof made by Harry Linn, Civil Engineer on January 24, 1916, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Cadwalader Avenue (50 feet wide) at the distance of 270 feet Northeastwardly from the intersection of the said side of Cadwalader Avenue with the Northeastwardly side of Shoemaker Road (40 feet wide) measured along the angles and curvings of the said side of Cadwalader Avenue; and from thence extending along the Northwestwardly side of Cadwalader Avenue North 23 degrees 49 minutes East 50 feet; thence extending along ground now or late of Howard McCauley North 66 degrees 11 minutes West 124.17 feet; thence extending by ground now or late of W. Frederick Snyder South 28 degrees 35 minutes 14 seconds West 50.17 feet; and thence extending by ground now or late of Charles Yost South 66 degrees 11 minutes East 128.35 feet to a point, the first mentioned point and place of beginning.

BEING Lot No. 112 on a Plan of Lots of "Elkins Park Manor" and known as No. 8210 Cadwalader Avenue.

TITLE TO SAID PREMISES IS VESTED IN East Coast Investors LLC, by Deed from Annabella W. Wood, dated 07/25/2011, recorded 11/10/2011, in Book 5819, Page 31.

Parcel Number: 31-00-04075-00-7.

Location of property: 8210 Cadwalader Avenue, Elkins Park, PA 19012.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **East Coast Investors, LLC** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association. Debt: \$294,645.58.

**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.

19-05092

ALL THAT CERTAIN Unit in the property known, named and identified as the Condominium of Maple Valley in **Horsham Township**, Montgomery County, Pennsylvania which has heretofore been submitted to the provisions of The Uniform Condominium Act, 68 Pa. C.S. 3101 et seq., by the recording in the Recorder of Deeds Office of Montgomery County of a Declaration dated 11/27/1984 and recorded on 11/28/1984 in Deed Book 4753 Page 1352 and Amendment thereto dated 1/29/1985 and recorded 1/30/1985 in Deed Book 4758 Page 1529; and a Second Amendment thereto dated 5/6/1985 and recorded 5/7/1985 in Deed Book 4765 Page 2076.

BEING designated as Unit No. 25-B together with a proportionate undivided interest in the common elements (as defined in such Declaration) of 2.6316%.

BEING the same premises conveyed to Wayne V. Risko and Mary C. Risko, Husband and Wife from Chester H. Derr, III by Deed dated 01/30/1998 and recorded 02/03/1998, Book 5215, Page 439.

Parcel Number: 36-00-07359-36-3.

Location of property: 6 B Lumber Jack Circle, Horsham, Pennsylvania 19044.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Wayne V. Risko and Mary C. Risko** at the suit of Branch Banking and Trust Company. Debt: \$31,659.50.

**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.

19-05650

ALL THAT CERTAIN message or tenement and tract or piece of land, situate **partly in the Norristown Borough and partly in Plymouth Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey thereof made by H.P. Friend, Civil Engineer, as follows, viz:

BEGINNING at a point of intersection of the Easterly side of Fomance Street and the center line of Plymouth Boulevard (fifty feet in width) thence extending along the Easterly side of said Fomance Street South forty-nine degrees, ten minutes East nine and four tenths feet to a point; thence still along the Easterly side of said Fomance Street South eleven degrees, one minute East two hundred and three and nineteen hundredths feet to a point in line of land now or late of Albert Hill Pearson; thence extending along said land of said now or late Albert Hill Pearson and also along other land now or late of the said Norristown Trust Company North sixty-four degrees, six minutes East one hundred and eighty-nine and ninety one-hundredths feet to a point in line of land now or late of John Hyatt Naylor; thence extending along said land now or late of the said John Hyatt Naylor North twenty-five degrees, fifty-four minutes West two hundred and five feet to a point in the center line of said Plymouth Boulevard, thence extending along the middle line of said Plymouth Boulevard South sixty-four degrees, six minutes West one hundred and forty-nine and forty-three hundredths feet to the place of beginning.

UNDER and Subject to certain restrictions now of record.

TITLE TO SAID PREMISES IS VESTED IN William Robert Terry and Naomi Jill Robinson-Terry, H/W, by Deed from Charles Wharton Smith and Arminta M. Smith, H/W, dated 08/31/1995, recorded 09/07/1995, in Book 5124, Page 1473.

Parcel Number: 13-00-30672-00-5.

Location of property: 1400 Plymouth Boulevard, Norristown, PA 19401-2690.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William R. Terry a/k/a William Robert Terry and Naomi J. Terry a/k/a Naomi Jill Robinson-Terry** at the suit of Ditech Financial LLC. Debt: \$106,693.86.

**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.

19-05659

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in **West Norriton Township**, Montgomery County, Pennsylvania being Lot No. 96 on a plan of lots of Whitehall Park, made by Will D. Hiltner, Registered Surveyor Norristown, Pennsylvania, on August 3 and October 5, 1950 and bounded and described in accordance therewith as follows, to wit:

BEGINNING at a point on the Northwest side of Oxford Circle, fifty feet wide, at the distance of three hundred thirty two feet measured Northeastwardly along the Northwesterly side of Oxford Circle, as shown on said plan from a point of tangent of the radius round corner of Oxford Circle and Lynn Drive, sixty feet wide, a corner of Lot 95 on said Plan; thence along Lot 95 North twenty six degrees thirty five minutes forty four seconds West one hundred eighteen and fourteen one hundredths feet to a point in line of Lot No. 88; thence partly along lot 88, Lot 89 and partly along Lot No. 90, North forty three degrees eight minutes thirty seconds East ninety one and one one-hundredths of a foot to a point, a corner of Lot 97; thence along Lot 97 South eleven degrees fifty one minutes forty five seconds East one hundred sixty and seventy one hundredths feet to a point on the Northwest side of Oxford Circle, aforesaid; thence along said side of Oxford Circle, Southwestwardly on a line curving to the left with a radius of one hundred seventy five feet the arc distance of forty five feet to the place of beginning.

BEING known as Lot 96.

TITLE TO SAID PREMISES IS VESTED IN Walter Holmes & Mary Francis Holmes, his wife, by Deed from Marian M. Deery, widow, dated 01/13/1986, recorded 01/16/1986, in Book 4789, Page 2444.

Parcel Number: 63-00-05719-00-5.

Location of property: 134 Oxford Circle, Norristown, PA 19403-2941.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Walter Holmes and Mary Holmes a/k/a Mary Francis Holmes** at the suit of JPMorgan Chase Bank, National Association. Debt: \$271,844.88.

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

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

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

19-05761

ALL THAT CERTAIN message or tenement and lot or piece of land situate in **Narberth Borough**, Montgomery County, Pennsylvania, being known as 650 Montgomery Avenue, bounded and described as follows, to wit:

ALL THAT CERTAIN unit in the property known, named and identified in the "Declaration Plan" (as defined below) as (Meetinghouse Condominium) located at 640-650 Montgomery Avenue in the Borough of Narberth, Montgomery County, Pennsylvania, which has been submitted to the provisions of the Uniform Condominium Act 68 Pa C. S. 63101 et seq, by the recording of the Declaration of Condominium of Meetinghouse Condominium dated October 1, 1998 in the Office for Recording of Deeds in and for Montgomery County (the Recorders Office) in Deed Book 5243 page 2235 (the Condominium Declaration) together with the Declaration Plan of Meetinghouse Condominium dated September 3, 1998 last revised September 18, 1998 (the Declaration Plan), designated in the Condominium Declaration and shown on the Declaration Plan as Unit S-2.

TOGETHER with the proportionate undivided interest as defined in said Condominium Declaration.

TITLE TO SAID PREMISES IS VESTED IN John Albrecht Nurseries, Inc., a Pennsylvania corporation by Deed from Conrad Jay Albrecht, Jr. and Bruce E. Albrecht, dated 10/7/1998 and recorded 10/9/1998 in the County of Montgomery in Deed Book 5243 Page 2330.

Parcel Number: 12-00-02542-01-1.

Location of property: 650 Montgomery Avenue, Condo, S-2, Narberth, Montgomery County, Pennsylvania 19072.

The improvements thereon are: A commercial retail garden center containing a gross building area of 8,494 square feet. Seized and taken in execution as the property of **John Albrecht Nurseries, Inc.** at the suit of Wilmington Savings Fund Society, F.S.B. Debt: \$293,742.26, plus interest and costs through the date of sale.

**Ballard Spahr, LLP**, Attorneys.

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

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

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19-06528

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

BEGINNING at a point on the Southwest side of Marshall Street at the distance of 289 feet Southeastwardly from its point of intersection with the Southeasterly side of Buttonwood Street, being a corner of this and land now or late of Mira C. Long; thence extending along said land Southwestwardly at right angles to said Marshall Street, the line passing through the middle of the partition wall between the house erected on this lot and the one on the adjoining lot, now or late of Mira C. Long, 140 feet more or less to a point on the Northeastly side of Haws Alley, (20 feet wide); thence extending along said side of said alley, Northwestwardly 21 feet to a point in line of land now or late of Henry A. Keeler; thence extending along said land Northeastwardly at right angles to said Marshall Street, 140 feet more or less, to a point on the Southwesterly side of Marshall Street aforesaid; thence extending along said side of said Street, Southeastwardly 21 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN John T. Clark and Theresa A. Clark, by Deed from Gregory Colelli and Mary Julia Colelli, dated 5/20/1985, Recorded 5/21/1985 in Book 4766, Page 2315.

THERESA A. CLARK departed this life on December 8, 1997.

Parcel Number: 13-00-25280-00-6.

Location of property: 1008 W. Marshall Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John T. Clark** at the suit of Citizens Bank, N.A. s/b/m to Citizens Bank of Pennsylvania. Debt: \$102,597.39.

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

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

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

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19-07705

ALL THAT CERTAIN message and lot or piece of land, all that certain property situated in **Norristown Borough**, Montgomery County, Pennsylvania, being more fully described as follows, to wit:

BEGINNING at a stake on the northeast side of Oak Street, at the distance of 100 feet northwesterly from Arch Street; thence, at right angles with said Oak Street, northeasterly along land now or late of George Laver, 107 ½ feet, more or less, to a 20 foot wide alley; thence along the same southwest side of said alley, northwesterly 18 feet 6 inches to a corner of property now or late of Richard Fleming; thence along the same and through the partition wall dividing this and the adjoining property, southwesterly 107 feet 6 inches to Oak Street; thence adjoining property, southwesterly 107 feet 6 inches to Oak Street; thence along the northeast side thereof, southeasterly 18 feet 6 inches to the place of beginning.

BEING the same premises conveyed to Clyde Davenport and Joan M. Davenport, his wife, as Tenants by the Entirety, from Mary Lasorda, widow by Deed dated 5/19/67 and recorded 5/22/67 in Book 3468 Page 505.

TITLE TO SAID PREMISES IS VESTED IN Joan M. Davenport and Clyde Davenport by Deed from Mary Lasorda dated May 19, 1967 and recorded May 22, 1967 in Deed Book 3468, Page 505. Clyde Davenport died on February 5, 2002 and thereby vested title to Joan M. Davenport by Operation of Law. Then said Joan M. Davenport died on April 4, 2018. On June 27, 2018, Letters of Administration were granted to Pamela M. Davenport, nominating and appointing her as the Administratrix of the Estate of Joan M. Davenport.

Parcel Number: 13-00-29012-00-9.

Location of property: 253 E. Oak Street, Norristown, Pennsylvania 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Pamela M. Davenport, Administratrix of the Estate of Joan M. Davenport** at the suit of LSF9 Master Participation Trust. Debt: \$80,922.81.

**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.

19-07958

SITUATE in **Lower Providence Township**, Montgomery County, Pennsylvania, bounded and described according to a survey and plan thereof made by David Meixner, Registered Surveyor, on September 17, 1959, and last revised on March 2, 1960, as follows, to wit:

BEGINNING at the point of intersection of the southwesterly side of Lantern Lane (fifty feet wide) and the southeasterly side of Pawlings Bridge Road (which said point is twenty-five feet, southeastwardly from the existing centerline of Pawlings Bridge Road), thence extending from said beginning point on the arc of a circle curving to the right having a radius of fifteen feet the arc distance of twenty-three and three one-hundredths feet to a point on the southwesterly side of lantern lane; thence extending still along lantern lane, south forty-seven degrees fifty-two minutes fifty seconds east thirty and thirty-seven one-hundredths feet to a point, a curve; thence extending on the arc of a circle curving to the left having a radius of one hundred seventy-five feet the arc distance of sixty-three and sixty-one one-hundredths feet to a point; thence extending south thirty-four degrees two minutes thirty seconds west one hundred sixty-five and seventy-two one-hundredths feet to a point; thence extending north fifty-five degrees fifty-seven minutes thirty seconds west one hundred thirty-seven and eighty-five one-hundredths feet to a point in the southeasterly side of Pawlings Bridge Road; thence north forty-four degrees ten minutes ten seconds east (along said side of said road) one hundred fifty-seven and sixty five one-hundredths feet to a point, a curve, being the first mentioned point and place of beginning.

BEING Lot No. 53 on said Plan.

BEING the same premises which Alexander R. Wadolny, Jr. and Barbara Wadolny, husband and wife, as Tenants by the Entireties, by Deed dated 02/04/2010 and recorded 02/26/2010 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5759 at Page, granted and conveyed unto Alexander R. Wadolny, Jr., a married man.

Parcel Number: 43-00-06727-00-7.

Location of property: 2778 Lantern Lane, Norristown, a/k/a Audubon, PA 19403.

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

Seized and taken in execution as the property of **Sheree Scheler, Solely in Her Capacity as Heir of Alexander R. Wadolny, Jr. Deceased and Alexander Wadolny, III, Solely in His Capacity as Heir of Alexander R. Wadolny, Jr. Deceased** at the suit of Nationstar Mortgage LLC d/b/a Champion Mortgage Company. Debt: \$389,576.44.

**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 \$3,520. 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.

19-08199

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be erected thereon, situate in **Horsham Township**, Montgomery County, Pennsylvania and described according to a Subdivision - Record Plan of Maplewood Subdivision made by Woodrow & Associates, Inc., Consulting Engineers, dated April 8, 1998 and last revised February 4, 2004 and recorded in Montgomery County in Plan Book 23 page 310, as follows, to wit:

BEGINNING at a point on the Southeasterly side of the cul-de-sac at the end of Pinebrook Court which point of beginning is common to this Lot and Lot No. 4 as shown on said Plan; thence extending from said point of beginning, Northwardly and Northwestwardly along the Southeasterly side of the cul-de-sac at the end of Pinebrook Court on the arc of a circle curving to the left having a radius of 60.00 feet the arc distance of 75.00 feet to a point, a corner of Lot No. 10 as shown on said Plan; thence extending along the same, the two following courses and distances, viz: (1) North 46 degrees 18 minutes 56 seconds East 181.12 feet to a point; and (2) South 43 degrees 41 minutes 04 seconds East through the bed of a certain 30 feet wide utility & basin access easement, also crossing Detention Basin "A" on said Plan, 269.01 feet to a point in line of Lot No. 19 as shown on said Plan; thence extending along the same, and also partly along Lot No. 18, South 47 degrees 32 minutes 48 seconds West 150.00 feet to a point, a corner of Lot No. 4, aforesaid; thence extending along the same, North 62 degrees 44 minutes 58 seconds West 220.91 feet to the first mentioned point and place of beginning.

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 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 grantor (s), as well at law as in equity, of, in, and to the same.

BEING Lot No. 5 as shown on said Plan.

HAVING ERRECTED THEREON a Residential Dwelling.

BEING the same premises as Sunnybrook Estates, LLC, by Deed dated November 16, 2005, and recorded on November 29, 2005, by the Montgomery County Recorder of Deeds in Deed Book 5580, Page 2660, as Instrument No. 2005173366, granted and conveyed unto John E. Donahue and Lynne F. Donahue, as Tenants by the Entireties.

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

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

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Lynn F. Donahue a/k/a Lynn Donahue and John E. Donahue, as Tenants by the Entirety, by Deed from Sunnybrook Estates dated 11/16/2005, recorded 11/29/2005 in the Montgomery County Recorder of Deeds in Deed Book 5580, Page 2660 as Instrument No. 2005173366** at the suit of M&T Bank. Debt: \$443,113.20.

**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.



19-10329

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in the 9th Ward, in **Pottstown Borough**, Montgomery County, Pennsylvania and bounded and described according to a Plan made by George F. Shaner, Registered Engineer, of Pottstown, Pennsylvania, on December 24, 1951 and developed by Pottsgrove Manor Inc., and known and designated as Lot No. 167 as indicated on the Plan of Pottsgrove Manor, said Plan being recorded in the Office of the Recorder of Deeds, etc., in and for the County of Montgomery, State of Pennsylvania, on November 19, 1952, in Deed Book No. 2315, Page 601, as follows, to wit:

BEGINNING at the Northwestern corner of Lot No. 168, said point being on the Southerly property line of Potts Court (40 feet wide) and distant from a point marking the Northwestern property line intersection as projected, of West King Street (60 feet wide) and another ordained Street known as Potts Drive (50 feet wide) the following two courses to wit: (1) along the Westerly side of Potts Drive North 12 degrees 25 minutes East, 180 feet to a point of curvature; thence (2) by a curve curving the left having a radius of 95.01 feet and arc length of 106.84 feet to the point of tangency on the Southerly property line of Potts Court and the aforesaid point of beginning; thence leaving said Potts Court and along the Westerly side of Lot No. 168, South 38 degrees 7 minutes 45 seconds West 128.34 feet to a corner of the same and on line Northerly side of Lot No. 169; thence along a portion of Lot No. 169 and a portion of 172, North 77 degrees 35 minutes West, 55.50 feet to a corner of Lot No. 166; thence along the same, North 38 degrees 7 minutes 45 seconds East, 152.38 feet to a corner of the same on the Southerly property line of Potts Court; thence along the same South 51 degrees 52 minutes 15 seconds East, 50 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Chester L. Shade and Hazel Borger, by Deed from Scott Holmes and Lori Holmes, Dated 08/10/2017, Recorded 08/10/2017, in Book 6057, Page 610.

Parcel Number: 16-00-22352-00-6.

Location of property: 382 Potts Court, Pottstown, PA 19464-6414.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Chester L. Shade and Hazel Borger a/k/a Hazel R. Borger** at the suit of Pennymac Loan Services, LLC. Debt: \$127,282.60.

**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.

19-11877

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania. BEGINNING at the point on the Northeasterly side of Oak Hill Drive (50 feet wide) (intended to be dedicated), said point being the three following courses and distances from a point of curve on the Northeasterly side of Ashbourne Road (33 feet wide) (1) leaving Ashbourne Road on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 14.94 feet to a point of tangent on the Northeasterly side of Oak Hill Drive (2) Northwestwardly along the Northeasterly side of Oak Hill Drive 965.50 feet to a point of curve on the same and (3) Northwestwardly along the Northeasterly side of Oak Hill Drive on the arc of a circle curving to the left having a radius of 150.00 feet the arc distance of 213.09 feet; thence extending from said point of beginning Westwardly along the Northerly side of Oak Hill Drive on the arc of a circle curving to the left having a radius of 150 feet the arc distance of 14 feet to a point; thence extending North 4 degrees 52 minutes 04 seconds West 159.41 feet to a point; thence extending Eastwardly on the arc of a circle curving to the right having a radius of 350 feet the arc distance of 14 feet; thence extending South 04 degrees 52 minutes 04 seconds East 159.341 feet to the first mentioned point an place of beginning.

BEING known as part of Lot No. 15

#### PREMISES "B"

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania and described according to a certain Plan showing a Revision of Oak Drive Estates, made by Daniel J. McLaughlin, Civil Engineer and Surveyor dated September 30, 1959, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Oak Hill Drive (50 Feet wide) (intended to be dedicated), said point being the three following courses and distances from a point of curve on the Northeasterly side of Ashbourne Road (33 feet wide) (1) leaving Ashbourne Road on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 14.94 feet to a point of tangent on the Northeasterly side of Oak Hill Drive (2) Northwestwardly along the Northeasterly side of Oak Hill Drive 965.50 feet to a point of curve on the same and (3) Northwestwardly along the Northeasterly side of Oak Hill Drive on the arc of a circle curving to the left having a radius of 150.00 feet the arc distance of 144.28 feet to the point of beginning; thence extending from said point of beginning Northwestwardly and Westwardly partly along the Northeasterly and partly along the Northerly sides of Oak Hill Drive on the arc of a circle curving to the left having a radius of 150.00 feet the arc distance of 68.81 feet to a point on the Northerly side of Oak Hill Drive; thence extending North 4 degrees 52 minutes 4 seconds West 159.41 feet to a point; thence extending Eastwardly and Southeastwardly on the arc of a circle curving to the right having a radius of 350.00 feet the arc distance of 142.19 feet to a point; thence extending South 21 degrees 25 minutes 1 second West 161.57 feet to the first mentioned point and place of beginning.

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

BEING the same premises which Jose Carlos Formeiro by Deed dated August 30, 2002 and recorded in the Office of Recorder of Deeds of Montgomery County on October 8, 2002 at Book 5428, Page 2409 granted and conveyed unto Thelma Williams.

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, bounded and described being more fully described in Deed dated August 30, 2002 recorded October 8, 2002 in the Montgomery County Recorder of deeds in Deed Book 5428, Page 2409.

Parcel Number: 31-00-21070-00-4.

Location of property: 7985 Oak Hill Drive, Cheltenham, PA 19012.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Thelma Williams, by Deed from Jose Carlos Formeiro dated 08/30/2002, recorded 10/08/2002 in the Montgomery County Recorder of Deeds in Deed Book 5428, Page 2409** at the suit of Deutsche Bank National Trust Company, as Trustee, in Trust for Registered Holders of Long Beach Mortgage Loan Trust 2006-11 Asset Backed Certificates, Series 2006-11. Debt: \$572,723.88.

**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.

19-12384

ALL THAT CERTAIN lot or parcel of land situated in **Upper Providence Township**, Montgomery County, Pennsylvania, Being Lot No. 70 as shown on a Plan entitled, "Property Line Revision, Lots No. 70 And No. 71, River Crest Estates", dated March 24, 2005, prepared by Eastern States Engineering, Horsham, Pa., 19044, more particularly described as follows:

BEGINNING at a common corner of Lots Nos. 70 and 71 on the westerly side of River Crest Drive (38 feet wide); thence along the westerly side, passing along an arc of a circle curving to the left, having a radius of 169.00 feet, an arc distance of 64.73 feet to a corner of Lot No. 72; thence along Lot No. 72, south 21 degrees 42 minutes 05 seconds west, a distance of 200.00 feet to a corner of Open Space "A"; thence along Open Space "A", north 48 degrees 28 minutes 08 seconds west, a distance of 144.92 feet to a corner of Lot No. 70; thence along Lot No. 70, north 45 degrees 51 minutes 47 seconds east, a distance of 178.75 feet to the first mentioned point and place of beginning.

CONTAINING 19,098 square feet of land, more or less.

UNDER AND SUBJECT, nevertheless, to all reservations, restrictions, covenants, conditions, easements, leases and rights of way appearing of record, including but not limited to those appearing at Instrument Number 2005077741, in Deed Book Volume 5556, Page 1989, et seq.

TITLE TO SAID PREMISES IS VESTED IN Michael S. Smith by Deed from Crown Pacific, Inc. d/b/a Crown Relocations, A California Corporation by its member Sheryl J. Nash and Cory Wilhelm dated 03/20/2008 recorded 04/9/2008 in Book 5690 Page 1795 Instrument Number 2008043805.

Parcel Number: 61-00-05145-60-8.

Location of property: 232 River Crest Drive, Phoenixville, PA 19460.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Michael S. Smith** at the suit of Nationstar Mortgage LLC d/b/a Mr. Cooper. Debt: \$428,114.13.

**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.

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

Notice is hereby given the schedules of distribution by the Sheriff on October 30, 2019 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

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## ARTICLES OF DISSOLUTION

NOTICE IS HEREBY GIVEN to all persons interested or who may be affected, by **Don Rosen Organization, Inc.**, 333 E. City Avenue, 2 Bala Plaza, Suite 710, Bala Cynwyd, Pennsylvania 19004, a Pennsylvania business corporation, of its intention to dissolve the said corporation, and that the Board of Directors is now engaged in winding up and settling the affairs of said corporation, so that its corporate existence shall be ended by issuance of a Certificate of Dissolution by the Department of State of the Commonwealth of Pennsylvania, under the provisions of the Business Corporation Law of 1988.

**Duane Morris LLP, Solicitors**  
30 South 17th Street  
Philadelphia, PA 19103-4196

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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.*

**Busted Knuckle Garage, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**H. Jeffrey Brahin, Esquire**  
37 N. Hamilton Street  
Doylestown, PA 18901-3616

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

**Mark Feinman, Esquire**  
8171 Castor Avenue  
Philadelphia, PA 19152

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

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NOTICE IS HEREBY GIVEN that the Articles of Incorporation has been filed with the Department of State of the Commonwealth of Pennsylvania in Harrisburg, PA on August 19, 2019, for **OCEANWIDE HOME CARE, INC.**, for the purpose of obtaining an Articles of Incorporation pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988.

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**Turning Point Management Partners, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**Timothy B. Fenningham, Esquire**  
Five Neshaminy Interplex, Suite 315  
Trevose, PA 19053

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**YOURCHOICETHERAPY INC.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**Kalikhman & Rayz**  
1051 County Line Road, Unit A  
Huntingdon Valley, PA 19006

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## ARTICLES OF INCORPORATION NONPROFIT

**Landon Vargas Foundation** has been incorporated under the provisions of the PA Nonprofit Corporation Law of 1988.

**Cheshire Law Group**  
Clarkson-Watson House, First Floor  
5275 Germantown Avenue  
Philadelphia, PA 19144

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NOTICE is hereby given that **Liberty Hills** was incorporated under the Pennsylvania Nonprofit Corporation Law of 1988.

**Zateeny Loftus, LLP**  
Two Bala Plaza, Suite 604  
Bala Cynwyd, PA 19004

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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 **Techno Metal Post Chester Springs, 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 August 20, 2019.

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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 **TIBO, 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 August 13, 2019.

**Eric C. Frey, Esquire**  
224 King Street  
Pottstown, PA 19464

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## CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2019-20562

NOTICE IS HEREBY GIVEN that on August 20, 2019, the Petition of Erin Daniela Heilman was filed in the above named Court, praying for a Decree to change her name to ERIN DANIELA PHILLIPS.

The Court has fixed October 23, 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. 2019-16863

NOTICE IS HEREBY GIVEN that the Petition of George Benjamin Heinrich, III and Lisa Jeanne Heinrich, on behalf of Lindsay Gail Heinrich, a minor, was filed in the above named Court, praying for a Decree to change the name to CONNOR OWEN HEINRICH.

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

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2019-20485

NOTICE IS HEREBY GIVEN that on August 16, 2019, the Petition of Lindsey Rebecca Shanfield was filed in the above named Court, praying for a Decree to change her name to LINDSEY REBECCA FISHER.

The Court has fixed October 16, 2019, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

## CIVIL ACTION

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2019-08579

**Gladwyne Montessori School,**  
Plaintiff

vs.

**Shelli Katrina a/k/a Shelli Katrinak,**  
Defendant

### NOTICE

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

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

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

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

**Russell S. Massey, Esquire**  
**Wright & O'Donnell, P.C.**  
15 E. Ridge Pike, Suite 570  
Conshohocken, PA 19428  
610-684-8270

## 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

#### **ALPERT, ROMAN, dec'd.**

Late of Lower Moreland Township.  
Administratrix: ZOYA ALPERT,  
c/o Jan V. Edelman, Esquire,  
3103 Hulmeville Road, Suite 200,  
Bensalem, PA 19020.  
ATTORNEY: JAN V. EDELMAN,  
ROTHBERG & FEDERMAN, P.C.,  
3103 Hulmeville Road, Suite 200,  
Bensalem, PA 19020

#### **BACKOS, NICHOLAS, dec'd.**

Late of Lower Merion Township.  
Executor: ANTHONY M. BACKOS,  
c/o W. Wallace Dyer, Jr., Esquire,  
400 Greenwood Avenue, 1st Floor,  
Wyncote, PA 19095.  
ATTORNEY: W. WALLACE DYER, JR.,  
DYER & MAHER,  
400 Greenwood Avenue, 1st Floor,  
Wyncote, PA 19095

#### **BAER, ROSE also known as**

#### **RONNIE BAER, dec'd.**

Late of Horsham Township.  
Executor: STEPHEN I. BAER, ESQUIRE,  
Baer Romain & Ginty LLP,  
1288 Valley Forge Road, Suite 63,  
P.O. Box 952,  
Valley Forge, PA 19482-0952.

#### **BARBANO, EDWARD F. also known as**

#### **EDWARD FRANK BARBANO, EDDIE BARBANO and ED BARBANO, dec'd.**

Late of Horsham, PA.  
Executor: EDWARD F. BARBANO, JR.,  
220 Evelyn Drive,  
Deptford, NJ 08096.

#### **BASSETT, ANN, dec'd.**

Late of Whitpain Township.  
Executors: ANDREW H. STRANGE AND  
MICHAEL A. STRANGE,  
c/o Gerald M. Hatfield, Esquire,  
2000 Market Street, 20th Floor,  
Philadelphia, PA 19103.  
ATTORNEY: GERALD M. HATFIELD,  
FOX ROTHSCHILD LLP,  
2000 Market Street, 20th Floor,  
Philadelphia, PA 19103

**BATEMAN, EDWARD D. also known as EDWARD DUSTMAN BATEMAN and EDWARD J. BATEMAN, dec'd.**

Late of Whitmarsh Township.

Executors: KEVIN P. BATEMAN AND

JOHN M. BATEMAN,

2428 Bedminster Road,

Lansdale, PA 18944.

ATTORNEY: JOSEPH P. McGOWAN,

JOSEPH P. McGOWAN, P.C.,

701 Lakeside Park,

Southampton, PA 18966

**BEATTY, ALEXANDER J. also known as ALEXANDER JOSEPH BEATTY, dec'd.**

Late of Borough of Jenkintown.

Executrix: MARJORIE J. SCHARPF, ESQUIRE,

c/o Friedman, Schuman, PC,

101 Greenwood Avenue, Fifth Floor,

Jenkintown, PA 19046.

ATTORNEY: MARJORIE J. SCHARPF,

FRIEDMAN, SCHUMAN, PC,

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Jenkintown, PA 19046

**BELLI, JANE ELIZABETH also known as JANE BELLI, dec'd.**

Late of Upper Moreland Township.

Co-Executors: BLAIR R. BELLI,

919 Jenkintown Road,

Elkins Park, PA 19027,

KEITH L. BELLI,

141 Baypath Drive,

Oak Ridge, TN 37830.

**DALBEY, DORIS ANN FERRANTE also known as DORIS A. DALBEY and DORIS A. FERRANTE, dec'd.**

Late of Cheltenham Township.

Executors: JAMES L. FERRANTE AND

CHRISTOPHER L. ROTZ,

c/o Michael C. McBratnie, Esquire,

P.O. Box 673,

Exton, PA 19341.

ATTORNEY: MICHAEL C. McBRATNIE,

FOX ROTHSCHILD LLP,

P.O. Box 673,

Exton, PA 19341

**DAVIS, MADELEINE E. DAVIS, dec'd.**

Late of Lower Gwynedd Township.

Executor: ROBERT C. DAVIS,

7806 Elm Avenue,

Wyndmoor, PA 19038.

**DeDOMINIC, JOSEPH R., dec'd.**

Late of Borough of Norristown.

Administratrix: DEBRA DeDOMINIC,

1726 Locust Street,

Norristown, PA 19401.

ATTORNEY: DENNIS P. CAGLIA,

502 Swede Street,

Norristown, PA 19401

**DONAHUE, CHRISTINE also known as CHRISTINE M. DONAHUE, dec'd.**

Late of West Norriton Township.

Executrix: ELLEN P. SAMS,

43 Howe Drive,

Dover, DE 19901.

**DOREMUS JR., IRVING K. also known as IRVING DOREMUS, JR. and IRVING DOREMUS, dec'd.**

Late of Marlborough Township.

Co-Executors: JANET I. DOREMUS AND

BRIAN LEE DOREMUS,

2033 Ziegler Road,

Pennsburg, PA 18073.

ATTORNEY: VALERIE ROSENBLUTH ANGST,

878 Main Street,

Harleysville, PA 19438

**FISHER, PATRICIA, dec'd.**

Late of Lower Providence Township.

Executrix: JOANNE FISHER,

117 Glenwood Avenue,

Norristown, PA 19403.

ATTORNEY: MICHAEL E. FUREY,

1043 S. Park Avenue,

Audubon, PA 19403

**GADON, BARBARA also known as BARBARA K. GADON, dec'd.**

Late of Lower Merion Township.

Executrix: BETH STONBERG,

c/o Alan J. Mittelman, Esquire,

1635 Market Street, 7th Floor,

Philadelphia, PA 19103.

ATTORNEY: ALAN J. MITTELMAN,

SPECTOR GADON ROSEN VINCI P.C.,

1635 Market Street, 7th Floor,

Philadelphia, PA 19103

**GNAGEY, MARY S. also known as MARY GNAGEY, dec'd.**

Late of Upper Frederick Township.

Executor: BRIAN L. GNAGEY,

c/o Jessica R. Grater, Esquire,

Monastra, Grater & Marburger, LLC,

400 Creekside Drive, Suite 407,

Pottstown, PA 19464.

**GOLDER, VIVIAN S., dec'd.**

Late of Perkiomen Township.

Executrix: BLANCHE A. SPEAKER,

303 Bridge Street,

Collegeville, PA 19426.

ATTORNEY: FRANK W. HAYES,

HAYES & ROMERO,

31 S. High Street,

West Chester, PA 19382

**HARPER, MARGARET GRACE also known as MARGARET HARPER, dec'd.**

Late of Borough of Lansdale.

Executor: J. DAVID HARPER,

120 Blue Ridge Road,

Plymouth Meeting, PA 19426.

**HARTUNG JR., FRANCIS C., dec'd.**

Late of Lower Gwynedd Township.

Executor: ROBERT W. HARTUNG,

c/o Hilary Fuelleborn, Esquire,

745 Yorkway Place,

Jenkintown, PA 19046.

ATTORNEY: HILARY FUELLEBORN,

LUSKUS FUELLEBORN, P.C.,

745 Yorkway Place,

Jenkintown, PA 19046



**HEDRICK, JON C., dec'd.**

Late of Limerick Township.  
 Executor: JONATHAN LEE HEDRICK,  
 c/o Stephen I. Baer, Esquire,  
 Baer Romain & Ginty, LLP,  
 1288 Valley Forge Road, Suite 63,  
 P.O. Box 952,  
 Valley Forge, PA 19482-0952.

**HOUSTON, CHARLES F., dec'd.**

Late of Lower Gwynedd Township.  
 Executor: CHRISTOPHER J. HOUSTON,  
 c/o Norman Mittman, Esquire,  
 593-1 Bethlehem Pike,  
 Montgomeryville, PA 18936.  
 ATTORNEY: NORMAN MITTMAN,  
 593-1 Bethlehem Pike,  
 Montgomeryville, PA 18936

**JORNA, DOLORES E., dec'd.**

Late of Whitpain Township.  
 Administratrix: VANESSA L. STURM,  
 c/o Susan E. Piette, Esquire,  
 375 Morris Road, P.O. Box 1479,  
 Lansdale, PA 19446-0773.  
 ATTORNEY: SUSAN E. PIETTE,  
 HAMBURG, RUBIN, MULLIN, MAXWELL &  
 LUPIN, PC,  
 375 Morris Road, P.O. Box 1479,  
 Lansdale, PA 19446-0773

**KASPROWICZ SR., ROBERT N. also known as ROBERT N. KASPROWICZ, dec'd.**

Late of Marlborough Township.  
 Administrator: ROBERT N. KASPROWICZ, JR.,  
 P.O. Box 454,  
 Leesport, PA 19533.  
 ATTORNEY: ANDREW S. GEORGE,  
 2640 Westview Drive,  
 Wyomissing, PA 19610

**KIESER, CURTIS W. also known as CURTIS WILLIAM KIESER, SR., dec'd.**

Late of Whitpain Township.  
 Executrix: VALERIE KIESER SEEDS,  
 c/o Anthony Morris, Esquire,  
 118 W. Market Street, Suite 300,  
 West Chester, PA 19382-2928.  
 ATTORNEY: ANTHONY MORRIS,  
 BUCKLEY BRION McGUIRE & MORRIS, LLP,  
 118 W. Market Street, Suite 300,  
 West Chester, PA 19382-2928

**KLINE, JAIME LYNN, dec'd.**

Late of Borough of Collegeville.  
 Executor: LAMAR EIFERT,  
 616 S. Trappe Road,  
 Collegeville, PA 19426.

**KROHNEMANN, KAREN A., dec'd.**

Late of Abington Township.  
 Administrator: DANIEL E. KROHNEMANN,  
 306 Inman Terrace,  
 Willow Grove, PA 19090.

**KRONES, ELIZABETH A., dec'd.**

Late of North Wales, PA.  
 Executor: JOSEPH CONNERS,  
 541 W. Moreland Avenue,  
 Philadelphia, PA 19118.

**LAGAN, LORRAINE MARY, dec'd.**

Late of Montgomery Township.  
 Executor: KEVIN DOHERTY,  
 418 Country Club Drive,  
 Lansdale, PA 19446.

**LEONARD, JOHN J., dec'd.**

Late of Lower Pottsgrove Township.  
 Executrix: NICOLE NAVE,  
 c/o Jodi L. Griffiths, Esquire,  
 1495 Alan Wood Road, Suite 7,  
 Conshohocken, PA 19428.

**MAILEY, BETTY JANE, dec'd.**

Late of Plymouth Township.  
 Executor: JAMES MAILEY,  
 146 Woodbine Way,  
 Plymouth Meeting, PA 19462.  
 ATTORNEY: DANIEL T. McGRORY,  
 BELLO REILLEY McGRORY & DiPIPPPO, P.C.,  
 144 E. DeKalb Pike, Suite 300,  
 King of Prussia, PA 19406

**MAJOR, FRANCES RITA, dec'd.**

Late of Upper Providence Township.  
 Executrices: CHARLENE K. SCHUBERT AND  
 CAROL FAYE SWEIGART,  
 c/o Michael J. Maransky, Esquire,  
 10 Sentry Parkway, Suite 200,  
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 Blue Bell, PA 19422-3001.  
 ATTORNEY: MICHAEL J. MARANSKY,  
 FOX ROTHSCHILD LLP,  
 10 Sentry Parkway, Suite 200,  
 P.O. Box 3001,  
 Blue Bell, PA 19422-3001

**MENG, SHELBY J., dec'd.**

Late of Lower Frederick Township.  
 Executrix: TOLLI D. RUTTER.  
 ATTORNEY: ROWAN KEENAN,  
 KEENAN, CICCITTO & ASSOCIATES, LLP,  
 376 E. Main Street,  
 Collegeville, PA 19426,  
 610-489-6170

**MONTGOMERY JR., DeWITT H., dec'd.**

Late of Borough of Narberth.  
 Executrices: MARY SICKLES AND  
 RUTH MONTGOMERY PLATOFF,  
 c/o Robert H. Louis, Esquire,  
 Centre Square West, 38th Floor,  
 1500 Market Street,  
 Philadelphia, PA 19102-2186.  
 ATTORNEY: ROBERT H. LOUIS,  
 SAUL EWING ARNSTEIN & LEHR LLP,  
 Centre Square West, 38th Floor,  
 1500 Market Street,  
 Philadelphia, PA 19102-2186

**MUSSER, BARBARA F. also known as BARBARA FAITH MUSSER, dec'd.**

Late of Borough of Lansdale.  
 Executor: JAMES M. MUSSER,  
 c/o Sommar Tracy & Sommar,  
 210 S. Broad Street,  
 Lansdale, PA 19446.  
 ATTORNEY: JAMES C. SOMMAR,  
 SOMMAR, TRACY & SOMMAR,  
 210 S. Broad Street,  
 Lansdale, PA 19446

**NEDURIAN, LILLIAN V., dec'd.**

Late of Lower Providence Township.  
 Executors: LESLIE N. HAYES,  
 DEBORAH N. RODMAN AND  
 GREGORY L. NEDURIAN,  
 c/o Dennis C. Reardon, Esquire,  
 985 Old Eagle School Road, #516,  
 Wayne, PA 19087.  
 ATTORNEY: DENNIS C. REARDON,  
 REARDON & ASSOCIATES, LLC,  
 985 Old Eagle School Road, #516,  
 Wayne, PA 19087

**OLSON SR., CHARLES WILLIAM, dec'd.**

Late of Franconia Township.  
 Executor: CRAIG H. OLSON,  
 2 Lear Drive,  
 Ottsville, PA 18942.

**PALMER, MARGARET A. also known as MARGARET A. SMYTH PALMER, dec'd.**

Late of Upper Merion Township.  
 Executor: JEFFREY A. PALMER,  
 212 Crooked Lane,  
 King of Prussia, PA 19406.  
 ATTORNEY: DENNIS J. MORELLO,  
 385 E. Valley Forge Road,  
 King of Prussia, PA 19406

**RIST, GREGORY, dec'd.**

Late of Douglass Township.  
 Administratrix: TONI LEA JENSEN,  
 c/o Jessica R. Grater, Esquire,  
 Monastra, Grater & Marburger, LLC,  
 400 Creekside Drive, Suite 407,  
 Pottstown, PA 19464.

**SCHUMACHER, NORA DALDY, dec'd.**

Late of Upper Merion Township.  
 Executor: JOHN R. SCHUMACHER,  
 480 Mitchford Road,  
 Wayne, PA 19087.

**SCOPELLITI, DOLORES C., dec'd.**

Late of Upper Merion Township.  
 Administrator: CHRISTINE SHANNON.  
 ATTORNEY: PETER E. MOORE,  
 NARDUCCI, MOORE, FLEISHER, ROEBERG  
 & WOLFE, LLP,  
 589 Skippack Pike, Suite 300,  
 Blue Bell, PA 19422

**SCUTTI, LILLIAN, dec'd.**

Late of Lower Merion Township.  
 Executor: SUSAN McMANUS,  
 c/o Douglas L. Kaune, Esquire,  
 Unruh, Turner, Burke & Frees, P.C.,  
 120 Gay Street, P.O. Box 289,  
 Phoenixville, PA 19460.  
 ATTORNEY: DOUGLAS L. KAUNE,  
 UNRUH, TURNER, BURKE & FREES, P.C.,  
 120 Gay Street, P.O. Box 289,  
 Phoenixville, PA 19460

**SIGLER, DONALD B. also known as DONALD BERNARD SIGLER, dec'd.**

Late of Cheltenham Township.  
 Executrix: CORLISS TURNER,  
 25 Washington Lane, Apt. 533,  
 Wyncote, PA 19095.

**THACKER, PAULINE J., dec'd.**

Late of Worcester Township.  
 Administratrix: LINDA S. SNYDER,  
 P.O. Box 34,  
 Cedars, PA 19423.  
 ATTORNEY: JEFFREY R. BOYD,  
 7 E. Philadelphia Avenue, Suite 1,  
 Boyertown, PA 19512

**TURNER, LILLIAN E., dec'd.**

Late of Lower Pottsgrove Township.  
 Executrix: LINDA LEE OTT,  
 5 Red Cloud Circle,  
 Royersford, PA 19468.  
 ATTORNEY: KATHLEEN M. MARTIN,  
 O'DONNELL, WEISS & MATTEI, P.C.,  
 41 E. High Street,  
 Pottstown, PA 19464

**WILKINSON SR., JACK W. also known as**

**JACK W. WILKINSON and JACK WILKINSON, dec'd.**  
 Late of Whitpain Township.  
 Administrators DBN-CTA: KAREN E. WILKINSON AND JACK W. WILKINSON, JR.,  
 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

**Second Publication****ADAMEK, JOSEPH P., dec'd.**

Late of Worcester Township.  
 Executrix: VERA ADAMEK,  
 1241 Dell Road,  
 Eagleville, PA 19403.

**ARMSTRONG, LEBERTA R., dec'd.**

Late of Lower Providence Township.  
 Executor: CHARLES W. ARMSTRONG,  
 43 Driftwood Drive,  
 Audubon, PA 19403.  
 ATTORNEY: BRIDGET MONAGHAN WIBLE,  
 P.O. Box 2538,  
 Upper Darby, PA 19082

**BAKER, EDWARD B., dec'd.**

Late of Lower Providence Township.  
 Executor: MARGARET A. HOBSON-BAKER,  
 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

**BOZZELLI, DOLORES M., dec'd.**

Late of Lower Merion Township.  
 Executor: RICHARD J. BOZZELLI,  
 c/o Maurice D. Lee, III, Esquire,  
 Centre Square West, 38th Floor,  
 1500 Market Street,  
 Philadelphia, PA 19102-2186.  
 ATTORNEY: MAURICE D. LEE, III,  
 SAUL EWING ARNSTEIN & LEHR, LLP,  
 Centre Square West, 38th Floor,  
 1500 Market Street,  
 Philadelphia, PA 19102-2186

**BROOKS, THERESA ROSE also known as**

**THERESA R. BROOKS and THERESA BROOKS, dec'd.**  
 Late of Borough of Pennsburg.  
 Executrix: MICHELE BROOKS.  
 ATTORNEY: CHRISTOPHER H. MEINZER,  
 MLO ASSOCIATES,  
 516 Main Street,  
 Pennsburg, PA 18073,  
 215-679-4554

**BUCHA, MARY also known as**

**MARY ELIZABETH BUCHA and MARY Z. BUCHA, dec'd.**  
 Late of West Norriton Township.  
 Executor: RICHARD W. BUCHA,  
 923 Woodland Avenue,  
 East Norriton, PA 19401.  
 ATTORNEY: MICHAEL A. CIANCI,  
 CIANCI LAW OFFICES,  
 617 Swede Street,  
 Norristown, PA 19401

**COLELLI, ANGELINA also known as**

**ANGENLA COLELLI, dec'd.**  
Late of Lower Gwynedd Township.  
Administratrix: JEAN M. CUCE,  
P.O. Box 109,  
Cedars, PA 19423.

**COLLINS-SONNEFELD, CYNTHIA E. also known as**

**C. COLLINS-SONNEFELD,  
CINDY COLLINS-SONNEFELD,  
CYNTHIA COLLINS-SONNEFELD and  
C. E. COLLINS-SONNEFELD, dec'd.**  
Late of Upper Providence Township.  
Executrix: COLLEEN M. KELLER,  
207 Cherokee Circle,  
Royersford, PA 19468.  
ATTORNEY: THOMAS L. HOFFMAN,  
WELLS, HOFFMAN, HOLLOWAY &  
MEDVESKY, LLP,  
635 E. High Street, P.O. Box 657,  
Pottstown, PA 19464

**CUPPS, MARY ELLIS, dec'd.**

Late of Abington Township.  
Executor: JAMES ERIC CUPPS,  
2147 Wayne Avenue,  
Abington, PA 19001.  
ATTORNEY: ADRIAN MEYER,  
62 N. Church Street,  
Doylestown, PA 18901

**DIAZ, NESTOR J., dec'd.**

Late of Springfield Township.  
Executrix: FRANCES J. MORRIS,  
31 Weiss Avenue,  
Flourtown, PA 19031.

**DILISIO, VINCENT M., dec'd.**

Late of Plymouth Township.  
Executor: SALVATORE DILISIO, JR.,  
c/o Catherine M. Harper, Esquire,  
400 Maryland Drive, P.O. Box 7544,  
Fort Washington, PA 19034-7544.  
ATTORNEY: CATHERINE M. HARPER,  
TIMONEY KNOX, LLP,  
400 Maryland Drive, P.O. Box 7544,  
Fort Washington, PA 19034-7544

**EIDING, WILLIAM A., dec'd.**

Late of Abington Township.  
Executor: HEATHER SMITH,  
99 Goodwin Parkway,  
Sewell, NJ 08080.  
ATTORNEY: ROBERT C. GERHARD, III,  
GERHARD & GERHARD, P.C.,  
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Jenkintown, PA 19046,  
215-885-6785

**FERNSTROM, VILMA RIIS also known as**

**VILMA R. FERNSTROM, dec'd.**  
Late of Lower Gwynedd Township.  
Executor: CARL H. DELACATO, JR.,  
c/o Stanley A. Pelli, Esquire,  
1608 Walnut Street, Suite 900,  
Philadelphia, PA 19103.  
ATTORNEY: STANLEY A. PELLI,  
ALEXANDER & PELLI, LLC,  
1608 Walnut Street, Suite 900,  
Philadelphia, PA 19103

**FISHBURN, DORIS JEAN also known as**

**JEAN FISHBURN and  
D. JEAN FISHBURN, dec'd.**  
Late of Worcester Township.  
Executrix: DIANA L. KERNOP,  
239 Kinsey Road,  
Harleysville, PA 19438.

**FLOR, GERTRUDE, dec'd.**

Late of Abington Township.  
Executor: GERALD R. CLARKE,  
119 S. Easton Road, Suite 207,  
Glenside, PA 19038.  
ATTORNEY: GERALD R. CLARKE,  
CLARKE AND ASSOCIATES,  
119 S. Easton Road, Suite 207,  
Glenside, PA 19038

**FOLLWEILER, MARCIA L., dec'd.**

Late of Upper Pottsgrove Township.  
Personal Representatives: RONALD D.  
FOLLWEILER, JR. AND  
EDWARD J. FOLLWEILER,  
c/o E. Kenneth Nyce Law Office, LLC,  
105 E. Philadelphia Avenue,  
Boyertown, PA 19512.  
ATTORNEY: NICOLE C. MANLEY,  
E. KENNETH NYCE LAW OFFICE LLC,  
105 E. Philadelphia Avenue,  
Boyertown, PA 19512

**GUTMAN, HARRIET P., dec'd.**

Late of Jenkintown, PA.  
Executor: ANDREW P. GUTMAN,  
5230 Tealing Drive,  
Roswell, GA 30075.

**HIEBSCH, ERICH, dec'd.**

Late of Upper Merion Township.  
Co-Administrators: BARBARA AND  
RICHARD HIEBSCH,  
529 Natalie Lake,  
Norristown, PA 19401.  
ATTORNEY: BRIDGET MONAGHAN WIBLE,  
P.O. Box 2538,  
Upper Darby, PA 19082

**HOHL, DORIS M., dec'd.**

Late of Lower Pottsgrove Township.  
Administratrix: SUSAN H. PECARICH,  
1282 Sheep Hill Road,  
Pottstown, PA 19465.  
ATTORNEY: KATHLEEN M. MARTIN,  
O'DONNELL, WEISS & MATTEI, P.C.,  
41 E. High Street,  
Pottstown, PA 19464-5426

**HOLTZER, WILLA, dec'd.**

Late of Upper Merion Township.  
Executor: ALAN HOLTZER.  
ATTORNEY: STEPHEN M. ASBEL,  
Cira Centre, 13th Floor,  
2929 Arch Street,  
Philadelphia, PA 19104

**KITCHIN, DIANNE E. also known as  
DIANNE ELAINE KITCHIN, dec'd.**

Late of Borough of Pennsburg.  
Executrix: MAE ZAJAC,  
770 Congo Road,  
Gilbertsville, PA 19525.

**KNOX, PATRICIA ANN also known as****PATRICIA A. KNOX, dec'd.**

Late of Borough of Narberth.

Administrator: LAWRENCE T. KNOX,  
124 Merion Avenue,  
Narberth, PA 19072.ATTORNEY: MICHAEL P. QUINN,  
301 Haverford Avenue, P.O. Box 342,  
Narberth, PA 19072**MALONE, JOANNE R., dec'd.**

Late of Cheltenham Township.

Executor: STEPHEN J. MALONE,  
8008 Cobden Road,  
Glenside, PA 19038.ATTORNEY: MARK FEINMAN,  
8171 Castor Avenue,  
Philadelphia, PA 19152**MARKOWITZ, SANDRA E., dec'd.**

Late of East Norriton Township.

Executor: MEYER H. MARKOWITZ,  
c/o Jonathan H. Ellis, Esquire,  
One Tower Bridge, Suite 100,  
100 Front Street,  
Conshohocken, PA 19428.ATTORNEY: JONATHAN H. ELLIS,  
FLASTER GREENBERG PC,  
One Tower Bridge, Suite 100,  
100 Front Street,  
Conshohocken, PA 19428**NASUTI, PATRICIA (nee) SPRATT, dec'd.**

Late of Plymouth Meeting, PA.

Executor: BRENDAN RYAN,  
210 Yellowstone Road,  
Plymouth Meeting, PA 19462.**OTTEY JR., ROBERT A., dec'd.**

Late of Upper Moreland Township.

Administrator: ROBERT A. OTTEY, III,  
c/o Vincent A. Guarna, Esquire,  
412 E. Street Road,  
Feasterville, PA 19053.ATTORNEY: VINCENT A. GUARNA,  
LAW OFFICES OF VINCENT A. GUARNA, P.C.,  
412 E. Street Road,  
Feasterville, PA 19053**PEAKE, MARK D., dec'd.**

Late of Borough of Norristown.

Administratrix C.T.A.: LYNN E. GUILBAULT,  
c/o Robert H. Lefevre, Esquire,  
58 E. Penn Street,  
Norristown, PA 19401.ATTORNEY: ROBERT H. LEFEVRE,  
MORROW, TOMPKINS & LEFEVRE, LLC,  
58 E. Penn Street,  
Norristown, PA 19401**PIRES SR., EDMUND M., dec'd.**

Late of Lower Providence Township.

Executor: MICHAEL T. PIRES,  
c/o Adam L. Fernandez, Esquire,  
460 Norristown Road, Suite 110,  
Blue Bell, PA 19422.ATTORNEY: ADAM L. FERNANDEZ,  
WISLER PEARLSTINE, LLP,  
460 Norristown Road, Suite 110,  
Blue Bell, PA 19422**QUESADA, MAKI also known as****MAKI ANN QUESADA, dec'd.**

Late of Cheltenham Township.

Executor: JOHN T. QUESADA,  
514 Laverock Road,  
Glenside, PA 19038.ATTORNEY: JOSEPH J. FIANDRA,  
426 N. Easton Road,  
Glenside, PA 19038**RAFFENSPERGER, CHARLOTTE A., M.D., dec'd.**

Late of Upper Gwynedd Township.

Executrix: LINDA H. RAFFENSPERGER,  
c/o John T. Dooley, Esquire,  
1800 Pennbrook Parkway, Suite 200,  
Lansdale, PA 19446.ATTORNEY: JOHN T. DOOLEY,  
DISCHELL, BARTLE & DOOLEY, PC,  
1800 Pennbrook Parkway, Suite 200,  
Lansdale, PA 19446**RENNARD, HELEN, dec'd.**

Late of Limerick Township.

Executrix: JACQUELYN MERRELL,  
c/o William B. Cooper, III, Esquire,  
P.O. Box 673,  
Exton, PA 19341.ATTORNEY: WILLIAM B. COOPER, III,  
FOX ROTHSCHILD LLP,  
P.O. Box 673,  
Exton, PA 19341**RICHARDS, JOHN THOMAS also known as****JOHN T. RICHARDS, dec'd.**

Late of Upper Gwynedd Township.

Co-Executrices: LAURA LOUISE RONNAN,  
525 Fretz Road,  
Souderton, PA 18964,  
LIANNE MARIE RICHARDS,  
2216 Mulberry Court,  
Lansdale, PA 19446.**RICHARDS, LOUISE RAHO also known as****LOUISE R. RICHARDS, dec'd.**

Late of Upper Gwynedd Township.

Co-Executrices: LAURA LOUISE RONNAN,  
525 Fretz Road,  
Souderton, PA 18964,  
LIANNE MARIE RICHARDS,  
2216 Mulberry Court,  
Lansdale, PA 19446.**ROBINSON, SARA LOUISE also known as****SARA L. ROBINSON, dec'd.**

Late of Lower Pottsgrove Township.

Executrix: WENDY HANNA,  
c/o Kristen R. Matthews, Esquire,  
17 W. Miner Street,  
West Chester, PA 19382.ATTORNEY: KRISTEN R. MATTHEWS,  
MacELREE HARVEY, LTD.,  
17 W. Miner Street,  
West Chester, PA 19382**ROSENFELD, DAVID R. also known as****DAVID ROSENFELD, dec'd.**

Late of Lower Merion Township.

Administratrices: JESSICA S. VICENTE AND  
EMILY H. ROSENFELD,  
c/o David S. Workman, Esquire,  
The Bellevue, 6th Floor,  
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Philadelphia, PA 19102.ATTORNEY: DAVID S. WORKMAN,  
ASTOR WEISS KAPLAN & MANDEL, LLP,  
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200 S. Broad Street,  
Philadelphia, PA 19102

**RYAN, PAUL also known as****PAUL THOMAS RYAN, dec'd.**

Late of Towamencin Township.  
 Executor: JOHN RYAN,  
 c/o Sommar, Tracy & Sommar,  
 210 S. Broad Street,  
 Lansdale, PA 19446.  
 ATTORNEY: KEVIN J. SOMMAR,  
 SOMMAR, TRACY & SOMMAR,  
 210 S. Broad Street,  
 Lansdale, PA 19446

**SAYLOR, CHARLES also known as  
CHARLES E. SAYLOR, JR., dec'd.**

Late of Limerick Township.  
 Executor: JOHN C. SAYLOR,  
 c/o Thomas G. Wolpert, Esquire,  
 527 Main Street,  
 Royersford, PA 19468.  
 ATTORNEY: THOMAS G. WOLPERT,  
 WOLPERT SCHREIBER McDONNELL P.C.,  
 527 Main Street,  
 Royersford, PA 19468

**SELNER, DONALD E., dec'd.**

Late of Upper Gwynedd Township.  
 Executor: CRAIG D. SELNER,  
 c/o John T. Dooley, Esquire,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446.  
 ATTORNEY: JOHN T. DOOLEY,  
 DISCHELL, BARTLE & DOOLEY, PC,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446

**SESSA, JOSEPH C., dec'd.**

Late of Upper Providence Township.  
 Administrator: MATTHEW SESSA,  
 c/o King Laird, P.C.,  
 360 W. Main Street,  
 Trappe, PA 19426.  
 ATTORNEY: ANDREW C. LAIRD,  
 KING LAIRD, P.C.,  
 360 W. Main Street,  
 Trappe, PA 19426

**SMITH, GEORGE ARTHUR also known as  
GEORGE A. SMITH, dec'd.**

Late of Borough of Conshohocken.  
 Executor: DAVID J. CANALE,  
 511 Post Oak Road,  
 Annapolis, MD 21401.  
 ATTORNEY: ROBERT C. GERHARD, III,  
 GERHARD & GERHARD, P.C.,  
 815 Greenwood Avenue, Suite 8,  
 Jenkintown, PA 19046,  
 215-885-6785

**ST. CLAIR, DAVID S., dec'd.**

Late of Lower Merion Township.  
 Administratrix: CYNTHIA K. WEISS,  
 c/o Michael F. Rogers, Esquire,  
 510 Township Line Road, Suite 150,  
 Blue Bell, PA 19422.  
 ATTORNEY: MICHAEL F. ROGERS,  
 SALVO, ROGERS, ELINSKI & SCULLIN,  
 510 Township Line Road, Suite 150,  
 Blue Bell, PA 19422

**WALSH, PATRICK J., dec'd.**

Late of East Norriton Township.  
 Co-Executors: JOHN P. WALSH AND  
 ROBERT MAND,  
 c/o F. Craig La Rocca, Esquire,  
 800 N. Broad Street,  
 Lansdale, PA 19446.

**WATTERS SR., LeROY JAMES, dec'd.**

Late of Springfield Township.  
 Executor: BRUCE WATTERS,  
 111 Mill Road,  
 Schwenksville, PA 19473.

**YOUNG, FRANCES C. also known as  
FRANCES YOUNG, dec'd.**

Late of East Norriton Township.  
 Executor: MICHAEL F. ROGERS,  
 510 Township Line Road, Suite 150,  
 Blue Bell, PA 19422.  
 ATTORNEY: MICHAEL F. ROGERS,  
 SALVO, ROGERS, ELINSKI & SCULLIN,  
 510 Township Line Road, Suite 150,  
 Blue Bell, PA 19422

**Third and Final Publication****BANKS, DANIEL, dec'd.**

Late of Lower Merion Township.  
 Executrix: JACQUELYN BANKS,  
 c/o Kelly Barse, Esquire,  
 1701 Walnut Street, 6th Floor,  
 Philadelphia, PA 19103.  
 ATTORNEY: KELLY BARSE,  
 THE LAW OFFICES OF PETER L. KLENK &  
 ASSOCIATES,  
 1701 Walnut Street, 6th Floor,  
 Philadelphia, PA 19103

**BOOZER, DARRYL A. also known as  
DARRYL BOOZER, dec'd.**

Late of Springfield Township.  
 Executrix: BRENDA BOOZER,  
 8516 Trumbauer Drive,  
 Wyndmoor, PA 19038.  
 ATTORNEY: MAURICE JOHN HOUSTON,  
 6004 Greene Street,  
 Philadelphia, PA 19144

**CHAPMAN, JANET, dec'd.**

Late of Lower Moreland Township.  
 Executors: BRUCE G. CHAPMAN AND  
 JOHN R. HOWLAND,  
 2444 Huntingdon Pike,  
 Bethayres, PA 19006.  
 ATTORNEY: JOHN R. HOWLAND,  
 HOWLAND, HESS, GUINAN, TORPEY,  
 CASSIDY & O'CONNELL, LLP,  
 2444 Huntingdon Pike,  
 Bethayres, PA 19006

**CHAPMAN, JOHN B. also known as  
JOHN BRUSH CHAPMAN, dec'd.**

Late of Lower Moreland Township.  
 Executors: BRUCE G. CHAPMAN AND  
 JOHN R. HOWLAND,  
 2444 Huntingdon Pike,  
 Bethayres, PA 19006.  
 ATTORNEY: JOHN R. HOWLAND,  
 HOWLAND, HESS, GUINAN, TORPEY,  
 CASSIDY & O'CONNELL, LLP,  
 2444 Huntingdon Pike,  
 Bethayres, PA 19006

**COLLETTI, FRANCESCA, dec'd.**

Late of Blue Bell, PA.  
 Co-Executors: VITO COLLETTI,  
 103 Patriot Circle,  
 Plymouth Meeting, PA 19462,  
 FRANCESCA VANELLI,  
 117 Mainland Square Drive,  
 Hatfield, PA 19438.  
 ATTORNEY: JOHN HASKINS,  
 301 Lindenwood Drive,  
 Building 301, Suite 305,  
 Malvern, PA 19355



**CONSTANTINE, GEORGE A., dec'd.**

Late of Borough of Narberth.  
 Administratrix: ELIZABETH P. CONSTANTINE,  
 407 N. Narberth Avenue,  
 Narberth, PA 19072 .  
 ATTORNEY: FRANCIS X. OUNAN,  
 301 Haverford Avenue,  
 Narberth, PA 19072

**CULP, M. ARLENE also known as****MARGARET A. CULP, dec'd.**

Late of Upper Frederick Township.  
 Co-Executors: CHRISTOPHER L. APPOLD AND  
 DIANE L. APPOLD,  
 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

**DAMATO, CATHERINE ELIZABETH, dec'd.**

Late of Limerick Township.  
 Administrator: ROBERT J. DAMATO,  
 c/o Jennifer L. Zegel, Esquire,  
 1717 Arch Street, 5th Floor,  
 Philadelphia, PA 19103.  
 ATTORNEY: JENNIFER L. ZEGEL,  
 KLEINBARD LLC,  
 1717 Arch Street, 5th Floor,  
 Philadelphia, PA 19103

**DAVIS, MARYANN STELLA also known as**  
**MARYANN S. DAVIS, dec'd.**

Late of Lower Salford Township.  
 Administrator: WILLIAM J. DAVIS, III,  
 c/o 807 Bethlehem Pike,  
 Erdenheim, PA 19038.  
 ATTORNEY: BERNARD J. McLAFFERTY, JR.,  
 McLAFFERTY & KROBERGER, P.C.,  
 807 Bethlehem Pike,  
 Erdenheim, PA 19038

**DERMATIS, EFSTATHIOS STEVEN also known as****EFSTATHIOS S. DERMATIS and**  
**STEVEN DERMATIS, dec'd.**

Late of Lower Merion Township.  
 Administratrix: EVANGELIA ANGELIQUE  
 NEWMAN,  
 73 N. Rosecoe Boulevard,  
 Ponte Verde Beach, FL 32082.  
 ATTORNEY: KAREN M. STOCKMAL,  
 KMS LAW OFFICES, LLC,  
 1055 Westlakes Drive, Suite 160,  
 Berwyn, PA 19312

**ETCHEN, DEBORAH E., dec'd.**

Late of Lower Merion Township.  
 Executors: MITCHELL MARION,  
 1200 E. High Street, Suite 308,  
 Pottstown, PA 1946,  
 CYNTHIA RAYMOND,  
 1255 Drummers Lane, Suite 105,  
 Wayne, PA 19087.  
 ATTORNEY: FRANCIS J. MURPHY,  
 MURPHY AND MURPHY,  
 801 Old Lancaster Road,  
 Bryn Mawr, PA 19010

**FAZIO, MARY M., dec'd.**

Late of Upper Merion Township.  
 Executrix: TRUDY A. LAURO,  
 550 General Knox Road,  
 King of Prussia, PA 19406.

**FIEDLER, ALBERT F. also known as**  
**ALBERT FIEDLER, dec'd.**

Late of Plymouth Township.  
 Administratrix: ANNE E. FIEDLER,  
 c/o David W. Crosson, Esq.,  
 Crosson & Richetti, LLC,  
 609 W. Hamilton Street, Suite 100,  
 Allentown, PA 18101.  
 ATTORNEY: DAVID W. CROSSON,  
 CROSSON & RICHETTI, LLC,  
 609 W. Hamilton Street, Suite 100,  
 Allentown, PA 18101

**FILE, ANITA MARIE, dec'd.**

Late of Lower Providence Township.  
 Executor: RICHARD M. FILE,  
 131 Salem Drive,  
 Norristown, PA 19403.  
 ATTORNEY: DAVID SCHACHTER,  
 1528 Walnut Street, Suite 1507,  
 Philadelphia, PA 19102

**GINSBERG, JERRY, dec'd.**

Late of Borough of Narberth.  
 Executor: ANTHONY J. ROCCA,  
 1528 Walnut Street, Suite 1507,  
 Philadelphia, PA 19102.  
 ATTORNEY: ANTHONY J. ROCCA,  
 LAW OFFICES OF ANTHONY J. ROCCA, P.C.,  
 1528 Walnut Street, Suite 1507,  
 Philadelphia, PA 19102

**HARPER, EDITH B., dec'd.**

Late of Abington Township.  
 Executors: ROBERT J. HARPER,  
 STEVEN G. HARPER AND  
 PETER A. HARPER,  
 c/o William C. Hussey, II, Esquire,  
 One Liberty Place, Suite 1800,  
 1650 Market Street,  
 Philadelphia, PA 19103-7395.  
 ATTORNEY: WILLIAM C. HUSSEY, II,  
 WHITE AND WILLIAMS, LLP,  
 One Liberty Place, Suite 1800,  
 1650 Market Street,  
 Philadelphia, PA 19103-7395

**HARRIS MABEL E., dec'd.**

Late of Upper Merion Township.  
 Executor: LESLIE HARRIS,  
 731 George Drive,  
 King of Prussia, PA 19406.

**HAUGAARD, DOROTHY MARION T., dec'd.**

Late of Lower Merion Township.  
 Executor: KIMBERLY A. PATRIARCA,  
 c/o F. Craig La Rocca, Esquire,  
 800 N. Broad Street,  
 Lansdale, PA 19446.

**HAY, CONSTANCE MARIE also known as**  
**CONNIE HAY, dec'd.**

Late of Borough of Hatboro.  
 Executrix: PATRICIA A. HAY,  
 1136 Hall Avenue,  
 Roslyn PA 19001

**HECK, JOHN O., dec'd.**

Late of Upper Dublin Township.  
 Executrix: ELIZABETH D. HECK,  
 c/o David B. Pudlin, Esquire,  
 One Logan Square, 27th Floor,  
 Philadelphia, PA 19103-6933.  
 ATTORNEY: DAVID B. PUDLIN,  
 HANGLEY ARONCHICK SEGAL PUDLIN &  
 SCHILLER,  
 One Logan Square, 27th Floor,  
 Philadelphia, PA 19103-6933

**HEGEDUS, MARY JANE, dec'd.**

Late of Borough of Pottstown.  
Executor: MARK T. HEGEDUS,  
c/o R.S. Steenburg,  
1617 Swamp Pike,  
Gilbertsville, PA 19525.

**HEVERLY, NETA G., dec'd.**

Late of Lafayette Hill, PA.  
Executor: GARRY E. HEVERLY,  
c/o John H. Filice, Esquire,  
Rubin, Glickman, Steinberg & Gifford, P.C.,  
2605 N. Broad Street, P.O. Box 1277,  
Lansdale, PA 19446.

**HOFFENS, ANA MARIA, dec'd.**

Late of Limerick Township.  
Executor: EDMUNDO HOFFENS,  
500 Brickell Avenue, Apt. 2310,  
Miami, FL 33131.  
ATTORNEY: GARY P. LEWIS,  
LEWIS McINTOSH & TEARE, LLC,  
372 N. Lewis Road, P.O. Box 575,  
Royersford, PA 19468

**HURWITZ, GERTRUDE, dec'd.**

Late of Lower Merion Township.  
Executrix: LAURIE HURWITZ,  
1206 Cobbs Street,  
Drexel Hill, PA 19026.  
ATTORNEY: MICHAEL A. RUGGIERI,  
RUGGIERI LAW OFFICES, LLC,  
18 Campus Boulevard, Suite 100,  
Newtown Square, PA 19073

**KALKBRENNER, JOSEPH JOHN also known as**

**JOE KALKBRENNER and**  
**JOE KALKBRENNER, SR., dec'd.**  
Late of Upper Dublin Township.  
Executrix: MARY E. KLEIN,  
4122 Kottler Drive,  
Lafayette Hill, PA 19444.

**KAYTES, SHARON A. also known as**

**SHARON KAYTES, dec'd.**  
Late of Borough of Jenkintown.  
Executor: DANIEL KAYTES,  
75 Jefferson Avenue,  
Maplewood, NJ 07040.

**KENNEDY, THOMAS J., dec'd.**

Late of Lower Gwynedd Township.  
Executrix: ROBERTA KENNEDY,  
916 Sturgis Lane,  
Ambler, PA 19002.

**KRAMER, JACK, dec'd.**

Late of Cheltenham Township.  
Executrix: LINDA KRAMER,  
c/o Kenneth G. Harrison, Esquire,  
5 Neshaminy Interplex, Suite 115,  
Trevose, PA 19053.  
ATTORNEY: KENNETH G. HARRISON,  
LAW OFFICE OF KENNETH G. HARRISON, P.C.  
5 Neshaminy Interplex, Suite 115,  
Trevose, PA 19053

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

Late of Worcester Township.  
Executrix: RUTH KRATZ,  
417 Franklin Court,  
Trappe, PA 19428.  
ATTORNEY: KRISTA SANDINO,  
243 W. Germantown Pike,  
East Norriton, PA 19401

**LaCOURSE, ELAINE also known as**

**ELAINE H. LaCOURSE, dec'd.**  
Late of Whitemarsh Township.  
Executor: ARTHUR J. LaCOURSE,  
337 Militia Hill Road,  
Fort Washington, PA 19034.  
ATTORNEY: JOSEPH P. CORCORAN, III,  
341 Militia Hill Road,  
Fort Washington, PA 19034

**MALETSKY, MICHAEL L. also known as**

**MICHAEL MALETSKY, dec'd.**  
Late of Marlborough Township.  
Executor: MICHAEL J. MALETSKY,  
309 Diane Drive,  
West Chester, PA 19382.

**MARANO, CLELIA, dec'd.**

Late of Skippack Township.  
Executor: RALPH MARANO,  
2117 Hemlock Road,  
Norristown, PA 19403.  
ATTORNEY: ROBERT A. SARACENI, JR.,  
548 1/2 E. Main Street,  
Norristown, PA 19401

**MARTIN, ELEANOR SHIRLEY also known as**

**ELEANOR MARTIN, dec'd.**  
Late of Borough of Norristown.  
Administratrix: SERENA MARTIN-CRAWFORD,  
c/o William Morrow, Esquire,  
58 E. Penn Street,  
Norristown, PA 19401.  
ATTORNEY: WILLIAM MORROW,  
MORROW, TOMPKINS & LEFEVRE, LLC,  
58 E. Penn Street,  
Norristown, PA 19401

**MAYNARD, CHAROLETTE, dec'd.**

Late of Limerick Township.  
Executrix: CHANDA MARIE SANTO,  
P.O. Box 944,  
Keene, TX 76059.  
ATTORNEY: RICHARD E. WELLS,  
WELLS, HOFFMAN, HOLLOWAY &  
MEDVESKY, LLP,  
635 E. High Street, P.O. Box 657,  
Pottstown, PA 19464

**McDERMOTT, TIMOTHY, dec'd.**

Late of Abington Township.  
Executrix: EILEEN DOOLEY,  
c/o Hilary Fuelleborn, Esquire,  
745 Yorkway Place,  
Jenkintown, PA 19046.  
ATTORNEY: HILARY FUELLEBORN,  
LUSKUS & FUELLEBORN,  
745 Yorkway Place,  
Jenkintown, PA 19046

**METROPOLE, MYRON A. also known as**

**MIKE A. METROPOLE, dec'd.**  
Late of Whitpain Township.  
Administrator: MARK A. METROPOLE,  
c/o Stephen M. Porter, Esquire,  
17 W. Miner Street,  
West Chester, PA 19382.  
ATTORNEY: STEPHEN M. PORTER,  
MacELREE HARVEY, LTD.,  
17 W. Miner Street,  
West Chester, PA 19382

**MILLER, GERALDINE G., dec'd.**

Late of Borough of Red Hill.  
 Executrix: BONITA M. NIMERFROH.  
 ATTORNEY: CHRISTOPHER H. MEINZER,  
 MLO ASSOCIATES,  
 516 Main Street,  
 Pennsburg, PA 18073,  
 215-679-4554

**MONASTERO, MICHAEL J., dec'd.**

Late of Borough of Norristown.  
 Executrix: MARILYN MONASTERO.  
 ATTORNEY: HARRIET R. LITZ,  
 3881 Skippack Pike,  
 Skippack, PA 19474

**NICKENS, MISTI L., dec'd.**

Late of Cheltenham Township.  
 Administratrix: INEZ NICKENS PERKINS,  
 3103 Arbour Green Court,  
 Hatfield, PA 19440.

**PORTIN, BARBARA, dec'd.**

Late of Upper Dublin Township.  
 Executrices: LAURIE P. HOFFMANN AND  
 HEIDI P. LERNER,  
 c/o Robert A. Bacine, Esquire,  
 Friedman, Schuman, PC,  
 101 Greenwood Avenue, Fifth Floor,  
 Jenkintown, PA 19046.  
 ATTORNEY: ROBERT A. BACINE,  
 FRIEDMAN, SCHUMAN, PC,  
 101 Greenwood Avenue, Fifth Floor,  
 Jenkintown, PA 19046

**REDDING, STEPHEN W., dec'd.**

Late of Salford Township.  
 Executrix: KATHERINE S. REDDING,  
 126 Reller Road,  
 Green Lane, PA 18054.  
 ATTORNEY: CHARLOTTE A. HUNSBERGER,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**RUBINSTEIN, FRANKIE, dec'd.**

Late of Lower Merion Township.  
 Executor: JONATHAN D. SOKOLOFF,  
 1608 Walnut Street, Suite 900,  
 Philadelphia, PA 19103.  
 ATTORNEY: JONATHAN D. SOKOLOFF,  
 DIAMOND, POLSKY & BAUER, P.C.,  
 1608 Walnut Street, Suite 900,  
 Philadelphia, PA 19103

**SCHIEP, GLORIA B. also known as****GLORIA M. SCHIEP, dec'd.**

Late of Franconia Township.  
 Executor: STEVEN E. SCHIEP,  
 409 Smokepipe Road,  
 Souderton, PA 18964.  
 ATTORNEY: JEFFREY K. LANDIS,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**SCHNEIDER, FRED ALBERT, dec'd.**

Late of Upper Moreland Township.  
 Executrix: KAREN DASH,  
 1051 Gotland Circle,  
 Warrington, PA 18976.

**SEYBOLD, ADELE CATHERINE, dec'd.**

Late of Limerick Township.  
 Executor: J. SEYBOLD,  
 P.O. Box 388,  
 Parker Ford, PA 19457.

**SLOBODIN, SOPHIE L. also known as  
SOPHIE SLOBODIN, dec'd.**

Late of Borough of Pottstown.  
 Executor: DENNIS SLOBODIN,  
 c/o 1129 E. High Street, P.O. Box 776,  
 Pottstown, PA 19464.  
 ATTORNEY: GREGORY W. PHILIPS,  
 1129 E. High Street, P.O. Box 776,  
 Pottstown, PA 19464

**STATUTI JR., LOUIS, dec'd.**

Late of Borough of Norristown.  
 Administratrix: CAROL ROSE FULMER,  
 1317 Airy Street, Apt. 5A,  
 Norristown, PA 19401.  
 ATTORNEY: ROBERT A. SARACENI, JR.,  
 548 1/2 E. Main Street,  
 Norristown, PA 19401

**STEVENSON, CAROL ANN, dec'd.**

Late of Borough of Trappe.  
 Executrix: CHERYL STEVENSON,  
 4626 Whitney Avenue,  
 Sacramento, CA 95821.

**VENTI, WINIFRED V., dec'd.**

Late of Upper Hanover Township.  
 Administratrix: WINIFRED M. HOUK,  
 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

**YODER, AUDREY MARIE also known as  
AUDREY M. YODER, dec'd.**

Late of Whitpain Township.  
 Executor: DARREN F. BOEHNING,  
 c/o John T. Dooley, Esquire,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446.  
 ATTORNEY: JOHN T. DOOLEY,  
 DISCHELL, BARTLE & DOOLEY, PC,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446

**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*

**Loved First** with its principal place of business at 201 Stonehouse Lane, Wyncote, PA 19095.

The name and address of the person owning or interested in said business is: Leah Benak, 201 Stonehouse Lane, Wyncote, PA 19095.

The application was filed on May 13, 2019.

**OEM Technical Sales** with its principal place of business at 502 King Road, Collegeville, PA 19426.

The name and address of the entity owning or interested in said business is: Family Coils, LLC, 502 King Road, Collegeville, PA 19426.

The application was filed on August 13, 2019.

**Gary P. Lewis, Esquire**

**Lewis McIntosh & Teare, LLC**

372 N. Lewis Road, P.O. Box 575  
Royersford, PA 19468

## EXECUTIONS ISSUED

**Week Ending August 27, 2019**

**The Defendant's Name Appears  
First in Capital Letters**

AURELLO, STEPHANIE: NICOLE: VERONICA - Lsf11 Master Participation Trust; 201915110; \$218,078.72.  
CHERRY, WAYNE: WAYNE - Citizens Bank Of Pennsylvania; 201722681.  
CORROPOLESE, PATRICIA - Wells Fargo Bank Na; 201914200; \$107,535.34.  
DIPIETRO, STEPHEN: PNC BANK, GRNSH. - Silver Holmes 2016, L.P.; 201920489; \$1,954.09.  
GREEN, GAYLE: ROBERT - Citizens Bank Na; 201911841.  
HELLER, JAMES: PNC BANK, GRNSH. - Capital One Bank Usa Na; 201918619; WRIT / EXEC.  
JOHNSTONE, LANCE - Wc Fund Iii, LLC; 201823135.  
LOUIS MASCARO SONS, INC.: PNC BANK, GRNSH. - Pennsylvania Unemployment Compensation Fund; 201761636; \$1,654.16.  
MADISON MANAGEMENT AND RESTORATION GROUP, LLC: CORBETT, GREGORY: PNC BANK, GRNSH. - Beacon Sales Acquisition, Inc.; 201917776; WRIT/EXEC.  
MORLEY-ARTIS, DEEDRA: MORLEY ARTIS, DEEDRA - Wells Fargo Bank Na; 201817919; ORDER/JUDGMENT IN REM/110,571..  
MOSS, JACQUELINE: GOSS, PETER - Firsttrust Bank; 201914217.  
NALBANTIAN, MICHAEL: SONIA - Deutsche Bank National Trust Company As Trustee For Residen; 201907717.  
NIERHAUS, DEBORAH - U S Bank National Association As Indenture Trustee; 201914332.  
PENA, JUSTINE - Metropolitan Life Insurance Company; 201912463.  
PENNINGTON, JASON - Deutsche Bank National Trust Company; 201917365.  
PHILADELPHIA METAL & RESOURCE RECOVERY, INC.: TD BANK NA, GRNSH. - Compsove, Inc.; 201920744; \$15,781.25.  
PICKETT, EDWARD: MARIANNE: MARIANNE, ET AL. - Deutsche Bank National Trust Company; 201717844; ORDER/JDMT 369,918.35.  
PIKE, AMBER: PNC BANK, GRNSH. - Capital One Bank Usa Na; 201918735; \$2,386.45.  
RANDEL, WILLIAM: HELL, LINDA - Wells Fargo Bank Na, et al.; 201613608.  
RAPP, SUSAN: SUSAN: UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF COREY - Wells Fargo Bank Na; 201904921.

RUTMAN, NEAL: WENDI - The Bank Of

New York Mellon; 201805907.

STANLEY, MICHAEL: CITADEL FCU, GRNSH. - Fei, Hong; 201919779; \$50,000.00.

STILES, NATHAN - Freedom Mortgage Corporation; 201914234; \$152,538.55.

THOMAS, GENNEVIEVE - Lakeview Loan Servicing, LLC; 201904939.

WEBER, JOYCE: WILLIAM: THE UNITED STATES OF AMERICA - The Bank Of New York Mellon, et al.; 201717444; ORDER/ REASSESS/245,324.18.

## JUDGMENTS AND LIENS ENTERED

**Week Ending August 27, 2019**

**The Defendant's Name Appears  
First in Capital Letters**

ACCOR, TRAVIS - Midland Funding; 201920903; Judgment fr. District Justice; \$1,236.68.  
BRACE, GREGORY - Midland Funding Llc; 201920812; Judgment fr. District Justice; \$1,265.95.  
DOCTOR, SHERESE - Midland Funding Llc; 201920810; Judgment fr. District Justice; \$4,017.17.  
FARMER, JAMES - Midland Funding Llc; 201920808; Judgment fr. District Justice; \$1,035.91.  
FOUNDATION FOR ELDERCARE - Tri County Area Federal Credit Union; 201920850; Complaint In Confession of Judgment; \$147655.56.  
GEIGER, CHRISTOPHER - Midland Funding Llc; 201920564; Judgment fr. District Justice; \$3,720.85.  
GRIFFONS TALON PROPERTIES LLC - Univest Bank And Trust Co; 201920875; Complaint In Confession of Judgment; \$154743.51.  
JUSTICE, BREYON - Bankers Healthcare Group Llc; 201920884; Foreign Judgment; \$22,389.61.  
KOLODZIEJ, SHAWNA - Midland Funding; 201920931; Judgment fr. District Justice; \$832.19.  
LEE, WILLIAM - Midland Funding Llc; 201920803; Judgment fr. District Justice; \$3,555.40.  
MADLE, VINCENT - Capital One Bank Usa Na; 201920623; Judgment fr. District Justice; \$8,663.05.  
PERGINE, FRANCIS - Capital One Bank Usa Na; 201920815; Judgment fr. District Justice; \$3,173.44.  
REIGH, STACEY - Midland Funding Llc; 201920782; Judgment fr. District Justice; \$1,168.67.  
SASSARIS, IOANNIS - Barclays Bank Delaware; 201920886; Certification of Judgment; \$4,181.58.  
WHITE, STEFONE - Midland Funding; 201920906; Judgment fr. District Justice; \$1300.83.  
WILLIAMS, KEVIN - Midland Funding Llc; 201920567; Judgment fr. District Justice; \$874.33.

**ABINGTON TWP. -**

**entered municipal claims against:**

Schulz, Edward; 201920552; \$181.00.

**LOWER GWYNEDD TWP. -**

**entered municipal claims against:**

Bevivino, Salvatore: Patricia; 201920852; \$1582.66.

Duffy, Frederick: Marilyn; 201920851; \$1412.58.

Moore, Annette; 201920853; \$1752.13.

**MUNICIPALITY OF NORRISTOWN -  
entered municipal claims against:**

Abernathy Capital Group Llc: Mashavo Llc;  
201920922; \$728.00.  
Dunn, Oscar: Byrd, Robin; 201920934; \$728.00.  
Nguyen, An: Cam, Nhu; 201920932; \$728.00.  
Rafiq, Abdul: Hakeem, Isiah; 201920929; \$728.00.  
Rafiq, Bashshar: Gray, Terri; 201920926; \$728.00.  
Young, Robert: Hill, Lamar; 201920923; \$728.00.

**PENNA. UNEMP. COMP. FUND -  
entered claims against:**

Advantek Electrical Construction; 201962393; \$1,000.00.  
Asbury, Richard; 201962376; \$1,696.00.  
Bala 134 Llc; 201962499; \$1,706.69.  
Bello Brothers Construction Llc; 201962396; \$1,224.50.  
Berkley Home Remodeling Inc; 201962497; \$2,069.20.  
Care Providers Insurance Services Llc; 201962395;  
\$1,274.27.  
Cdi Management Group Llc; 201962496; \$1,509.22.  
Cruz, Carmelo; 201962374; \$8,788.20.  
Didomenico, Michael; 201962368; \$5,174.20.  
Grobes, Susan; 201962375; \$1,263.00.  
Gv Willow Grove Llc; 201962498; \$1,152.79.  
Kradly, Brian; 201962373; \$2,042.09.  
Milner Marketing Corporation; 201962500; \$1,194.39.  
Mirarchi Brothers Inc; 201962491; \$358,146.72.  
Nar Electronics Holding Group Inc; 201962490;  
\$3,084.00.  
Recigno Laboratories Llc; 201962493; \$4,080.95.  
Rm Insurance Group; 201962494; \$1,415.88.  
Rolland, Beatrice; 201962377; \$1,732.00.  
Swingle, Cory; 201962378; \$960.00.  
Tlc Management Delaware Valley Llc; 201962492;  
\$7,231.41.  
Top Design Interiors A Corporation; 201962392;  
\$3,985.16.  
Tru Basement Waterproofing; 201962495; \$1,799.26.  
Vizzini And Ricci Associates Incorporated;  
201962394; \$7,388.39.

**POTTSTOWN BORO. AUTH. -  
entered municipal claims against:**

Jww2 Llc; 201920953; \$1522.35.

**POTTSTOWN SCHOOL DIST. -  
entered municipal claims against:**

Pottstown Plating Works Inc; 201920957; \$37050.43.

**UNITED STATES INTERNAL REV. -  
entered claims against:**

Apex Concrete Pumping Systems Inc; 201970688;  
\$19925.34.  
Bagnell, John; 201970679; \$10549.91.  
Brownholtz, Daniel: Rita; 201970686; \$20737.12.  
Edtronic Security Systems Inc; 201970693; \$3359.12.  
Ghosh, Shanta; 201970683; \$60254.65.  
Jackmon, Clinton; 201970684; \$32058.04.  
Kelly, Ej: Lisa; 201970677; \$16822.20.  
Kolibolotsky, Mark: Olga; 201970678; \$16555.41.  
Kretschman, Eric: Aimee; 201970687; \$4124918.66.  
Michiels, Skye: Kristin; 201970680; \$45241.31.  
Montero, Javier; 201970689; \$49743.84.  
Pettaway, Charles; 201970676; \$6049.75.  
Roman, Gary; 201970685; \$20626.15.  
Schultz Enterprises Inc; 201970692; \$5940.00.

Spruill, Kimberly; 201970681; \$16693.39.  
Walker, William; 201970691; \$45567.45.  
Walker, William: Terry; 201970690; \$6452.33.  
Washburn, Douglas: Marijo; 201970682; \$99450.10.

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**LETTERS OF ADMINISTRATION**

**Granted Week Ending August 27, 2019**

**Decedent's Name Appears First,  
Then Residence at Death, and  
Name and Address of Administrators**

ANTONELLI, MARY A. - Towamencin Township;  
Antonelli, Neal, 158 Sylvan Lake Boulevard  
Bayville, NJ 08721-1962.  
FALCONERO, ANNA R. - Conshohocken Borough;  
Falconero, George J., 22 Tranquility Drive  
Malvern, PA 19355.  
FIGLIUOLO, MARIO - Norristown Borough;  
Figliuolo, Giuliano, 547 East Main Street  
Norristown, PA 19401; Figliuolo, Sabino,  
1031 Windy Hill Road Norristown, PA 19403.  
FOSTER, GLEN C. - Conshohocken Borough;  
Foster, Glen R., 242 Colonial Drive  
Warminster, PA 18974.  
JANSEN, MICHAEL J. - Upper Gwynedd Township;  
Jansen, Regina, 108 South Seventh Street  
North Wales, PA 19454.  
JUHASZ, RICHARD - New Hanover Township;  
Juhasz, Nancy, 33 Jackson Road  
Gilbertsville, PA 19525; Juhasz, Richard,  
635 Buchert Road Gilbertsville, PA 19525.  
LUTZ, FRANCIS H. - Bridgeport Borough;  
Lutz, Freda E., 210 E 4th Street  
Bridgeport, PA 19405.  
MCALLISTER, LARRY - Montgomery Township;  
Mcallister, Felicia E., 204 Green Tree Tavern Road  
North Wales, PA 19454.  
SCHUSTER, SHIRLEY L. - Lower Salford Township;  
Schuster, Timothy W., 2089 Hendricks Station Road  
Harleysville, PA 19438.  
SCOPELLITI, DOLORES C. - Upper Merion Township;  
Shannon, Christine, 490 Regimental Road  
King Of Prussia, PA 19406.  
THACKER, PAULINE J. - Worcester Township;  
Snyder, Linda S., 3332 Skippack Pike  
Cedars, PA 19423.

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**SUITS BROUGHT**

**Week Ending August 27, 2019**

**The Defendant's Name Appears  
First in Capital Letters**

ANDERSON, STARR: REYNOLDS, JAMES -  
Anderson, Marcia; 201920526; Complaint for  
Custody/Visitation.  
BOARD OF ASSESSMENT APPEALS OF  
THE COUNTY F MONTGOMERY -  
Maddougall, Andrew; 201920712; Appeal from  
Board of Assessment; Lehr, Andrew G.  
BOUNCE U OF HORSHAM - Disantis, Jennifer;  
201920833; Civil Action; Birch, Robert J.  
CLARK, ALISON - Copley, Jason; 201920655;  
Complaint Divorce; Shoemaker, Gerald L., Jr.



COMBER, JOSEPH: DIANE: KATIE, ET.AL. - Tunuguntla, Madhavi; 201920579; Complaint in Ejectment.

DENNISON, ANIESE: LORD, MARY: RICHARD - Buchanan, Charles; 201920866; Civil Action; Campbell, Charles W.

DERSHOWITZ AND COMPANY INC - Sperry, Diana; 201920839; Defendants Appeal from District Justice.

EARLY WARNING SERVICES LLC - Becker, Kirbie; 201920622; Civil Action; Piontek, Vicki.

FERRETTI, DANIEL: FERR CAR CORPORATION - F & M Equipment Ltd; 201920930; Civil Action; Perrone, William J.

FLANNERY, PATRICK - Portfolio Recovery Associates Llc; 201920776; Civil Action; Polas, Robert N., Jr.

FRITZ, SHANNON - Fritz, Thomas; 201920563; Complaint Divorce.

GIVEN, MARYANN - Bernardini, Louis; 201920944; Civil Action; Vangrossi, Vincent M.

HARTLEY, DANIELLE - Settle, Kirsten; 201920593; Complaint Divorce.

HENDERSON, HIRAIDA - Henderson, David; 201920450; Complaint Divorce.

LAGROSSA, ROBERT - Midland Funding Llc; 201920824; Defendants Appeal from District Justice.

LISOVYY, VOLODYMYR - Zmirli, Inga; 201920822; Complaint Divorce.

MAKOWSKI, MELISSA - Sanfelice, Jennifer; 201920857; Petition to Appeal Nunc Pro Tunc.

MARRANZINI, LISA - Marranzini, Ralph; 201920836; Complaint Divorce.

MERMAID LAKE INC: BLUE BELL CATERING INC - Lowry, Kelly; 201920556; Civil Action.

MITCHELL, HARRY: JENNIFER - Kashey, Melissa; 201920841; Defendants Appeal from District Justice.

MORTIMER, AUTUMN - St Peters Hospital; 201920867; Civil Action; Zellner, Brian K.

NOCERO, NICHOLAS - Nocero, Kelsey; 201920925; Complaint Divorce.

NUNEZ, CARISTINA - Lawson, Robert; 201920589; Complaint Divorce.

ODOM, PAMELA: WEAVER, MICHAEL - Weaver, Sharon; 201920676; Complaint for Custody/Visitation; Boyd, Melissa M.

PAEZ, RACHEL: JIMENEZ, LUIS - Perez, Caren; 201920542; Complaint for Custody/Visitation.

RANTZ, GARY - Wells Fargo Bank Na; 201920936; Complaint In Mortgage Foreclosure; Wapner, Peter.

RUNNER, QUANTINA - Lvnv Funding Llc; 201920802; Plaintiffs Appeal from District Justice; Wesser, Shelby J.

SMITH, ISASIAH - American Express National Bank; 201920844; Civil Action; Cawley, Jonathan Paul.

SUBURBAN PROPANE LP - Sunway Equity Llc; 201920865; Foreign Subpoena.

SWEET, STEVEN - American Express National Bank; 201920882; Civil Action; Cawley, Jonathan Paul.

TEK ID INC: NEXTLEVEL CAPITAL HOLDINGS LLC - 295 Dekalb Pike Lp; 201920805; Action for Declaratory Judgment; Mittman, Norman.

THOMAS, WILLIAM - Thomas, Stacey; 201920897; Complaint Divorce.

TOWNES, DALE - Hill-Townes, Charde; 201920842; Complaint Divorce.

WASHINGTON, TAMMY: OCCUPANTS - Wells Fargo Bank Na; 201920898; Complaint in Ejectment; Wapner, Peter.

WENHOLD, JOHN - Wenhold, Sharon; 201920791; Complaint Divorce; Recchuiti, Francis.

WILLIAMS, WAYNE - Forsyth, Sabrina; 201920515; Complaint for Custody/Visitation.

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## WILLS PROBATED

### Granted Week Ending August 27, 2019

#### Decedent's Name Appears First, Then Residence at Death, and Name and Address of Executors

ADAMS, ROSE M. - Upper Providence Township; Adams, Stephen Q., 109 Sloan Road Phoenixville, PA 19460.

ALDINGER, DOROTHY - West Norriton Township; Votto, Carol L., 46 N Highland Avenue Norristown, PA 19403.

BARBANO, EDWARD F., SR. - Horsham Township; Barbano, Edward F., Jr., 220 North Evelyn Drive Deptford, NJ 08096.

BELL, GAIL L. - Lower Salford Township; Bell, Keith, 54 East Fairview Ave Sellersville, PA 18960; Mento, Kimberly L., 74 Whites Mill Road Green Lane, PA 18054.

BELOFF, MAXINE S. - Abington Township; Goldshear, Joseph S., 133 Chinaberry Drive Lafayette Hill, PA 19444; Madley, Judith G., 1610 The Fairway Jenkintown, PA 19046.

BOYLE, STASIA C. - Skippack Township; Dunleavy, Camille H., 719 Twining Way Collegeville, PA 19426.

BUCKINGHAM, KATHRYN A. - Towamencin Township; Buckingham, Bryan, 902 Oak Drive Pottstown, PA 19464.

BUSKIRK, CAROL M. - Douglass Township; Sigg, Catherine T., 25 Walter Drive Gilbertsville, PA 19525.

CUTHILL, JOHN A. - Springfield Township; Eisenhower, Kathleen E., 2117 Berry Drive Hatfield, PA 19440.

DETRICK, ANNA J. - Abington Township; Detrick, Edwin J., 17 Swallow Road Southampton, PA 18966.

DOAK, ALLEN G. - Upper Dublin Township; Doak, Allen G. Jr., 4921 Upper Mountain Road Buckingham, PA 18912.

DORIO, ELIZABETH M. - Upper Pottsgrove Township; Banks, Michele E., 608 Buchert Road Gilbertsville, PA 19525.

DURBEC, BRUNHILDE R. - Lansdale Borough; Sands, Dennis P., 648 Sampson Street Willow Grove, PA 19090.

FERRANTE, DALBEY DORIS A. - Cheltenham Township; Ferrante, James L., 4725 Weldon Ave Trevose, PA 19053; Rotz, Christopher L., 73 Brinker Dr South Doylestown, PA 18901.

HARTUNG, FRANCIS C., JR. - Lower Gwynedd Township; Hartung, Robert W., 1224 Jericho Road Abington, PA 19001.

HARVEY, EDNA - Hatboro Borough; Harvey, Francis G., 9 Williams Lane Hatboro, PA 19040.

HEDRICK, JON C. - Limerick Township;  
Hedrick, Jonathan L., 3103 Teal Avenue  
Louisville, KY 40213.

KHURANA, DIVYA S. - Lower Merion Township;  
Khurana, Tejvir S., 1225 Greentree Lane  
Narberth, PA 19072; Sinha, Viveka,  
1220 Greentree Lane Narberth, PA 19072.

KHURANA, JASVIR S. - Lower Merion Township;  
Khurana, Tejvir S., 1225 Greentree Lane  
Narberth, PA 19072; Sinha, Viveka,  
1220 Greentree Lane Narberth, PA 19072.

KOSTICK, LORE - Upper Moreland Township;  
Mcgee, Susan, 130 Mulberry Drive  
Holland, PA 18966.

MAERKER, ROSELLE K. - Whitemarsh Township;  
Harris, Wendy M., 2920 Taper Ave  
Santa Clara, CA 95051.

MCCASLIN, JAMES B. III - Whitemarsh Township;  
Mccaslin, Chandra C., 4126 Fields Drive  
Lafayette Hills, PA 19444.

MEIDINGER, BEVERLY J. - Limerick Township;  
Ball, Amber, 1215 Evergreen Drive  
Phoenixville, PA 19460.

MILLER, IRMA V. - Upper Providence Township;  
Hanson, Karen M., 1103 Kennedy Court  
Norristown, PA 19403.

MONTGOMERY, DEWITT H., JR. - Lower Merion  
Township; Montgomery, Ruth, 3 Hampton Drive  
Woodbridge, CT 06525; Sickles, Mary,  
43 Bonnie Briar Lane Larchmont, NY 10538.

NAUGHTON, JAMES L. - Towamencin Township;  
Loveldige, P.E. 2131 Haines Way Lansdale, PA 19446.

OLSON, CHARLES W., SR. - Franconia Township;  
Olson, Craig H., 2 Lear Drive Ottsville, PA 18942.

PALMER, MARGARET A. - Upper Merion Township;  
Palmer, Jeffrey A., Sr., 212 Crooked Lane  
King Of Prussia, PA 19406.

PANETTA, GIUSEPPE A. - Plymouth Township;  
Panetta, Joseph A., 530 Joseph Street  
Eagleville, PA 19403.

PLISICH, CATHERINE P. - Montgomery Township;  
Warren, David E., 1155 Maxwell Manor  
Warminster, PA 18974.

RITTENHOUSE, SHIRLEY M. - Franconia Township;  
1110 North Main Street Goshen, IN 46527.

SCHWASS, HERMAN B. - Upper Moreland Township;  
Schwass, David, 130 Pebble Woods Drive  
Doylestown, PA 18901.

SMITH, BARBARA A. - New Hanover Township;  
Perry, Holly R., 2419 Lomara Drive  
Pottstown, PA 19464.

TORO, ALICE - Pottstown Borough;  
Ciccarone, Joann, 668 Woodland Avenue  
Pottstown, PA 19464; Toro, David J., 1437  
Dalehurst Drive Bethlehem, PA 18018.

WEISMAN, ELAINE - Whitemarsh Township;  
Spilove, Barbara, 335 Weymouth Road  
Plymouth Meeting, PA 19462.

## RETURN DAY LIST

September 9, 2019  
COURT ADMINISTRATOR

**All motions “respecting discovery” in civil cases are subject to the provisions of Local Rule 4019\* - Discovery Master. If such a motion is answered in opposition on or before the rule return date, the matter is automatically listed for argument before the Discovery Master at 9:00 a.m. on the Friday of the week in which the rule was made returnable. Check the MCCH electronic directory for assigned courtroom.**

1. Abington Township v. Delaware Valley Prescription Plan - Defendant's Motion to Amend Pleading (Seq. 124) - **M. Clarke - S. McDonnell.**
2. Abington Township v. Delaware Valley Prescription Plan - Defendant Delaware Valley Prescription Plan, et al. 's Motion to Compel More Full and Sufficient Responses to Discovery (Seq. 126 D) - **M. Clarke - S. McDonnell.**
3. Asplundh v. Smith - Plaintiff's Motion to Consolidate (Seq. 142) - **A. Frank - C. Strauss.**
4. Auerbach v. Rigby - Defendant Abington Township Police Department's Motion for Protective Order (Seq. 19 D) - **B. Datto - D. Dessen.**
5. BAC Home Loans Servicing, L.P. v. Lacy - Defendants Motion for Extension of Time to Answer Plaintiff's Motion for 3rd Summary Judgment (Seq. 99) - **M. McKeever.**
6. Bank of New York Mellon Trust v. Tyson - Plaintiff's Motion to Reform Mortgage (Seq. 11) - **M. McGowan.**
7. Bank v. Williams - Plaintiff's Motion to Reassess (Seq. 82) - **P. Wapner - R. Bobman.**
8. Banks v. Borough of Lansdale - Defendant P. Singh's Motion to Compel Discovery Against Defendants (Seq. 158 D) - **K. Saffren - M. Kvetan - J. Schaffer - R. Scholer.**
9. Barron v. Garcia - Defendants' Motion for Protective Order (Seq. 46 D) - **R. Kaplan - C. Fahnestock.**
10. Benvenuti v. Bop N Bear Horsham, LLC - Plaintiff's Motion to Compel Answers to Interrogatories and Request for Production of Documents (Seq. 37 D) - **K. Steinberg - S. Vilardi.**
11. Bianco v. Ambler Healthcare Group, LLC - Plaintiff's Motion to Compel Discovery (Seq. 63 D) - **I. Norris - W. Mundy.**
12. Bianco v. Ambler Healthcare Group, LLC - Plaintiff's Motion to Compel Discovery (Seq. 65 D) - **I. Norris - W. Mundy.**
13. Biddle v. First Residential Management, Inc. - Plaintiff's Motion to Join Additional Defendants (Seq. 36) - **W. Averona - J. Deroese.**
14. Bonds v. Riley - Defendant's Motion for Reconsideration - **G. Samms - R. Mongeluzzi.**
15. Borodaykevych v. Murray - Plaintiff's Motion to Compel Discovery Responses (Seq. 3 D) - **S. Fishman - M. Berger.**
16. Britt v. Pennsylvania Department of Corrections - Defendants' Motion for Extension of Time to Respond to Amended Complaint (Seq. 22).
17. Bryn Mawr Equipment Finance, Inn. v. Ifarinde - Defendant, Joan Ifarinde's Motion to Compel Discovery (Seq. 10) - **B. Farley.**

18. Cavalry SPV I, LLC v. Saft - Plaintiff's Motion to Strike Discontinuance (Seq. 23) - **D. Apothaker - T. Bielli.**
19. Cheltenham Township School District v. Jones - Defendant's Petition to Set Aside Sheriff's Sale of Real Property (Seq. 30) - **D. Boehret.**
20. Cho v. Cheung - Defendant's Motion to Compel Plaintiff's Depositions (Seq. 21-D) - **J. Mezyk - J. Branca.**
21. Coleman v. Franks Stump Grinding and Landscaping, LLC - Defendant's Motion to Compel (Seq. 62 D) - **B. Marriott - M. Riley.**
22. Collins v. Miralles-Snow - Plaintiffs' Motion to Compel Discovery Responses (Seq. 7 D) - **S. Fishman - A. Venters.**
23. Corlett v. Decision Support Technology, Inc. - Plaintiff's Motion to Strike Belatedly Filed Opposition to Motion to Amend (Seq. 37) - **J. DiPietro - W. Weber.**
24. Coxen v. Wylie - Defendants' Motion to Compel Plaintiff's Answers to Interrogatories and Response to Request for Production of Documents (Seq. 10 D) - **M. Pansini.**
25. Cummings v. Commonwealth of PA Department of Corrections - Plaintiff's Motion to Dismiss.
26. Dargbeh v. Blanche - Defendant's Motion to Compel Discovery Responses (Seq. 11 D) - **R. Garnick - M. Gerstein.**
27. Davis v. Yuh - Defendant's Motion to Compel Discovery (Seq. 8 D) - **J. Schwartz - T. Palmer.**
28. Day v. Montgomery Glen Association, Inc. - Defendant Mont Glen Associates' Motion to Compel Plaintiff's Discovery Responses (Seq. 14 D) - **B. Hoffman - J. Walsh.**
29. Devlin v. Express Med of King of Prussia - Plaintiff's Motion to Compel Deposition (Seq. 41 D) - **N. Murawsky - M. McGilvery.**
30. Devlin v. Express Med of King of Prussia - Plaintiff's Motion to Compel Responses to Request for Production of Documents (Seq. 42 D) - **N. Murawsky - M. McGilvery.**
31. Diggans v. Diggans - Petition to Withdraw as Legal Counsel for Defendant (Seq. 28 F) - **M. Wender - D. Solomon.**
32. Dogan v. Skinner - Defendant's Motion to Compel Plaintiff's Answers to Discovery (Seq. 6 D) - **E. Levine - K. Peck.**
33. East Hill Property Management v. Burda - Defendant's Motion to Discontinue - **J. Dougherty.**
34. Eldridge v. 318 Righters Mill, LLC - Defendant's Motion for Leave to Join Additional Defendant (Seq. 23) - **D. Morello - R. Cosgrove.**
35. Estate of Fannie M. Dillard v. Springfield Residence - Plaintiff's Motion to Compel Answers to Request for Production of Documents (Seq. 1) - **A. Ominsky.**
36. Estate of Judith R. D'Amico v. Bryn Mawr Hospital - Plaintiff's Motion to Compel Discovery (Seq. 21 D) - **M. D'Aniello - K. Chancler.**
37. Estate of Michael-Tahjai David Graham v. Interstate Services Group, Inc. - Defendant's Motion for Court Approval of Dismissal (Seq. 16-8) - **P. Gazan - J. Tucci.**
38. Frank v. Manor Care Health Services King of Prussia - Defendant HCR Manorcare, et al.'s Motion to Compel (Seq. 47 D) - **J. Rosenbaum - E. Stefanski.**
39. Fullam v. Wall - Defendant's Motion to Order Sale of Real Estate and Appointment of Master (Seq. 14) - **M. McFarlin - D. Sager.**
40. Gillette v. Brixmore Property Group, Inc. - Defendant Pep Boys' Motion to Compel (Seq. 32 D) - **J. Young - C. Comeau.**
41. Golden v. Golden - Petition to Withdraw as Counsel for Defendant (Seq. 265 F) - **J. Highlands - M. Momjian.**
42. Grillo v. Topbuild Corporation - Defendant Old Republic Insurance Company's Motion to Compel (Seq. 18 D) - **A. Sager - A. Spaulding.**
43. Grillo v. Topbuild Corporation - Plaintiff's Motion to Compel Full and Complete Responses (Seq. 20) - **A. Sager - A. Spaulding.**
44. Hammer Investment Corporation v. Lucas - Plaintiff's Motion to File an Amended Complaint (Seq. 32) - **J. Kivitz - D. Jonas.**
45. Hammer v. Perez - Defendants' Motion to Compel Compliance With Settlement Agreement (Seq. 23) - **M. Kats - J. Riddell.**
46. Heckrote v. Lindsey - Defendant Go Green Trading's Motion for Sanctions (Seq. 210) - **A. Aigeldinger.**
47. Heeney v. The Allstate Corporation - Plaintiff's Motion to Compel Production of Documents (Seq. 48-D) - **J. Riba - A. Kramer.**
48. Hill v. Main Line Hospitals, Inc. - Plaintiff's Motion to Strike Objections (Seq. 56 D) - **R. Wilson - F. Greek.**
49. Hirsh v. London - Plaintiff's Motion to Compel Records of Dr. Khoury (Seq. 31 D) - **K. Steinberg - J. Wertz.**
50. Homebridge Financial Services v. Flannery - Plaintiff's Motion to Reassess Damages (Seq. 33) - **M. McKeever - A. Tuttle.**
51. Howard v. Bartholetti - Defendant's Motion to Compel Deposition (Seq. 14d) - **A. Shpigel - J. Oprysko.**
52. HSBC Bank USA National Association v. Jalon - Defendants' Motion to Deem Admitted 2nd Request for Admissions (Seq. 56) - **B. Irace - J. Martucci.**
53. John J. Gregory Company, Inc. v. SCA Services of Pennsylvania, Inc. - Petition of Contractor to Discharge Mechanic's Lien Claim of Payment of Claim Amount into Court (Seq. 5) - **J. Venzie.**
54. Jovine v. Kelli Walters - Defendant's Counsel's Petition to Withdraw (Seq. 8) - **R. Gan.**
55. JP Morgan Chase Bank National Association v. White - Plaintiff's Motion to Reassess Damages (Seq. 27) - **K. Bates.**
56. JP Mortgage Chase Bank National Association v. Hamilton - Plaintiff's Motion to Reassess Damages (Seq. 60) - **P. Wapner.**
57. Kachline v. Joshi - Plaintiff's Motion to Amend (Seq. 69) - **B. Castor - J. Zack.**
58. Kasapidis v. Weis Market - Plaintiff's Motion to Compel Deposition (Seq. 34 D) - **M. Simon - C. Spitz.**
59. Kazanjian v. Bryn Mawr Trust - Defendant Township of Lower Merion's Motion to Compel (Seq. 58 D) - **L. Rosenfeld - M. Harding.**
60. Kazman v. Wyndon Apartments - Defendant's Motion to Compel Discovery Responses Directed to Plaintiff (Seq. 11 D) - **V. Wilson - P. Kathopoulos.**
61. Kazman v. Wyndon Apartments - Defendants', Marks & Company, Inc. and Wyndon Associates' Motion to Compel Discovery (Seq. 13) - **V. Wilson - P. Kathopoulos.**
62. Kent v. Fitzpatrick Drywall and Plastering, Inc. - Plaintiff's Motion to Compel (Seq. 16 D) - **M. Altomose - M. Coburn.**

63. Kyvernitis v. Kyvernitis - Petition of Counsel for Defendant for Leave to Withdraw (Seq. 38 F) - **M. Mullaney**.
64. Law Offices of Michael P. Gough v. Thompson - Plaintiff's Motion to Compel (Seq. 8 D) - **M. Gough**.
65. Lee Tanner v. Farmers Insurance Company - Plaintiff's Motion to Compel (Seq. 1 D) - **L. Levenberg - R. Scholer**.
66. Lewis v. Mr. Cooper - Plaintiff's Motion for Modification of Time to Respond to Answer or Otherwise Respond to Plaintiff's Complaint (Seq. 2).
67. Lin v. North Penn YMCA - Defendant's Motion to Strike Portion of 8/7/19 Expert Report of F. Pia, Ph.D. (Seq. 42d) - **D. Mann - E. McGinn - R. Sanzo**.
68. Litman v. Dyer - Defendant's Motion to Compel Plaintiff to Mark Judgment/Arbitration Award Satisfied (Seq. 98) - **L. Hockman - J. Birmingham - D. Litman**.
69. Lower Salford Township Authority v. Carroll Engineering Corporation - Plaintiff's Motion for Protective Order (Seq. 20 D) - **E. Smith - G. Kimball**.
70. McClain v. Swartz - Defendant's Motion to Compel Discovery (Seq. 18 D) - **K. Kofsky - M. Bosniak**.
71. McComas v. Brightview Holdings, Inc. - Defendant's Petition for Dismissal for forum Non Conveniens or for a Stay (Seq. 113) - **M. Goldman - M. Sonnenfeld - L. McNally**.
72. McComas v. Brightview Holdings, Inc. - Motion for Admission Pro Hac Vice for Jeremy Lieberman (Seq. 118) - **M. Goldman - M. Sonnenfeld - L. McNally**.
73. McComas v. Brightview Holdings, Inc. - Motion for Admission Pro Hac Vice for Louis Ludwig (Seq. 116) - **M. Goldman - M. Sonnenfeld - L. McNally**.
74. McComas v. Brightview Holdings, Inc. - Motion for Admission Pro Hac Vice for Patrick Dahlstrom (Seq. 117) - **M. Goldman - M. Sonnenfeld - L. McNally**.
75. McComas v. Brightview Holdings, Inc. - Motion for Pro Hac Vice for J. Alexander Hood (Seq. 115) - **M. Goldman - M. Sonnenfeld - L. McNally**.
76. McCrae v. Geico Casualty Company - Defendant Geico's Motion to Compel Plaintiff's Deposition (Seq. 11 D) - **P. Gazan - S. Tredwell**.
77. McElhinney v. Abington Memorial Hospital/ Abington Physicians Group - Plaintiff's Motion to Compel Discovery (Seq. 19 D) - **M. D'Aniello - A. Romanowicz**.
78. McMonagle v. Arcidiacono - Defendant's Motion to Remand to Arbitration (Seq. 7) - **A. Knox - A. Canale**.
79. MJ Contractor, LLC v. Meadows Condominium Association - Defendant's Motion to Compel Responses to Discovery (Seq. 11-D) - **K. Harbison - S. Richter**.
80. Peloquin v. Braccia - Defendants' Motion to Compel Fully Executed Authorization (Seq. 32 D) - **C. Hehmeyer - K. Wright**.
81. Pennymac Loan Services, LLC v. Hall - Plaintiff's Motion to Reform Mortgage (Seq. 21) - **A. Rauer - G. Tadross**.
82. Perez v. Owen - Defendant State Farm's Motion to Compel Plaintiff's Discovery (Seq. 7 D) - **C. Srogoncik**.
83. Peskin v. Peskin - Petition for Leave to Withdraw as Counsel for Plaintiff (Seq. 313 F) - **J. Springer - R. Rubin**.
84. Pietropaula v. Harad - Plaintiff's Motion to Compel Answers to Interrogatories and Request for Production of Documents (Seq. 13 D) - **B. Gross - J. Oprysko**.
85. Pleasant v. PSI Proformance, Inc. - Defendant's Motion to Compel Discovery (Seq. 11 D) - **S. Ernst - M. Lyon**.
86. Pottstown Borough v. Smith - Plaintiff's Motion to Consolidate (Seq. 9) - **D. Boehret**.
87. Pottstown Borough v. Smith - Plaintiff's Motion to Consolidate (Seq. 3) - **J. Anderson**.
88. Pottstown School District v. Smith - Plaintiff's Motion to Consolidate Tax Claims (Seq. 8) - **D. Boehret**.
89. Ramsey v. Flagship Packaged Products, LLC - Petition to Withdraw as Counsel for Plaintiff (Seq. 4) - **M. Clemente - T. Rau**.
90. Realty Mark, LLC v. 3K Realty Group, LLC - Defendant's Motion to Compel Deposition (Seq. 137 D) - **A. Gallia - A. Moore**.
91. Realty Mark, LLC v. 3K Realty Group, LLC - Plaintiff's Motion to Compel the Deposition of Kenneth Bello, Jr. (Seq. 143 D) - **A. Gallia - A. Moore**.
92. Robinson v. Roffman - Plaintiff's Motion Requesting This Court to Lift the Stay Due to Defendant's Bankruptcy Case Being Dismissed (Seq. 68).
93. Saidi v. Newman - Defendant's Motion to Compel (Seq. 22 D) - **C. Sapienza**.
94. Samayoa v. Shepherd - Defendant's Motion to Compel Plaintiff's Discovery (Seq. 6 D) - **A. Sagoskin - H. Gillespie**.
95. Santore v. Lam - Defendant's Motion to Consolidate With 1915139 (Seq. 17) - **E. Shensky - K. Peck**.
96. Schroeder v. Young - Petition to Withdraw as Counsel for Defendant (Seq. 21 F) - **C. Consolo - D. Schnarrs**.
97. Shah v. North Penn Pediatrics, P.C. - Plaintiff's Motion to Compel Full and Complete Responses to Plaintiff's 4/17/19 Discovery Requests (Seq. 29 D) - **J. Beasley - C. Cowhey**.
98. Sharp v. Castro - Petition to Intervene of Yefim Sigalo, et.al. (Seq. 176) - **J. Caprara - M. Gold**.
99. Spriggs v. Chon - Defendant's Motion to Compel Plaintiff Yon Hee Nam's Discovery Responses (Seq. 14 D) - **J. Solnick - T. Palmer**.
100. Spriggs v. Chon - Defendant's Motion to Compel Plaintiff's Suk Hyon Sprigg's Discovery Responses (Seq. 13 D) - **J. Solnick - T. Palmer**.
101. Stout v. Ostrowski - Petition to Withdraw as Counsel for Defendant - **E. Brennan**.
102. Thompson v. Weis Markets, Inc. - Defendant's Motion to Compel Plaintiff's Answers to Discovery (Seq. 7 D) - **C. Spitz**.
103. Tired Hands Brewing Company v. Yaglenski - Defendant's Motion for Protective Order (Seq. 1) - **N. Olsewski - M. Danek**.
104. Tomkiel v. AMC Delancey Rosemore Partnership - Defendant's Motion to Compel Plaintiff's Discovery (Seq. 27-D) - **M. Gressen - A. Goulding**.
105. Twyman v. Rittenhouse Property Management - Plaintiff's Motion for Leave to Amend His Complaint (Seq. 16) - **J. Gingrich**.

106. U.S. Bank National Association v. Harrisbest - Plaintiff's Motion to Reassess Damages (Seq. 30) - **J. Lobb.**
107. Vernacchio v. Albrecht - Defendant's Motion to Compel Plaintiff's Discovery Responses (Seq. 8 D) - **S. Gallant - T. Palmer.**
108. Villante v. Krail - Defendant's Counsel's Motion to Withdraw Appearance (Seq. 82-F) - **D. Bifulco - L. Duffy.**
109. Walthouer v. Miller - Defendant's Motion to Compel Plaintiff's Answers to Discovery (Seq. 11 D) - **J. Zimmerman - R. Pugh.**
110. Watson v. Bauer - Defendant's Motion to Compel (Seq. 349 D) - **R. Curley - A. Sager - J. Soderberg.**
111. Watson v. Bauer - Plaintiff's Motion for Protective Order (Seq. 350 D) - **R. Curley - A. Sager - J. Soderberg.**
112. Watson v. Bauer - Plaintiff's Motion to Strike Cross Claims and Motion for Sanctions (Seq. 354) - **R. Curley - A. Sager - J. Soderberg.**
113. Watson v. Mt. Zion AME Church - Plaintiff's Motion to Compel Discovery (Seq. 33 D) - **J. Rosenbaum - J. Brooks.**
114. Weirfield Coal, Inc. v. Global Indemnity Group - Defendant Global Indemnity's Motion to Join Additional Defendants Hanover Insurance Company (Seq. 85) - **S. Chawaga - E. DeVine.**
115. Weisberg v. Weisberg - Defendant's Motion for Protective Order (Seq. 39 D) - **M. Haltzman - E. Smith.**
116. Weisberg v. Weisberg - Plaintiff's Motion to Compel (Seq. 40 D) - **M. Haltzman - E. Smith.**
117. Weisberg v. Weisberg - Plaintiff's Motion to Compel (Seq. 42 D) - **M. Haltzman - E. Smith.**
118. Whitaker-Reid v. Gary W. Russell - Motion for Assessment of Damages - **D. Schreiber.**
119. Williams v. Scott - Defendant's Motion to Compel Plaintiff's Discovery (Seq. 11-D) - **G. Gompers - L. Glynn.**
120. Wouch Maloney & Company, LLP v. Optimum Strategies, LLC - Defendant's Motion for Leave to File an Amended Answer (Seq. 20) - **J. Hollin - S. Cheiken.**
121. Wouch Maloney & Company, LLP v. Optimum Strategies, LLC - Plaintiff's Motion to Compel Defendant's Answers to Plaintiff's Interrogatories (Seq. 19 D) - **J. Hollin - S. Cheiken.**