

**SHERIFF’S SALES**

*By virtue of various writs issued out of the Court of Common Pleas of Montgomery County, Pa. to me directed will be sold at public sale on October 31, 2018 at 1:00 o’clock P.M. prevailing time, in Court Room “A”, Court House, Swede and Airy Streets, in the Borough of Norristown, said County, the following described Real Estate.*

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

Notice is hereby given the schedules of distribution by the Sheriff on November 28, 2018 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

**First Publication**

10-07199

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Salford Township**, Montgomery County, Pennsylvania and described according to a Plan of Subdivision prepared for Laverne Clemens, by Urwiler & Walter, Inc., dated 8/21/1986 and last revised 11/15/1986 and recorded in Plan Book A-48 page 50, as follows, to wit:

BEGINNING at a point on the Northerly side of the cul-de-sac at the end of Lori Lane (50 feet wide) which point is measured the 4 following courses and distances from a point of curve on the Northwesterly side of Freed Road, viz: (1) on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.27 feet to a point; (2) North 78 degrees 48 minutes 40 seconds West, 384.40 feet to a point; (3) on the arc of a circle curving to the right having a radius of 50 feet the arc distance of 41.03 feet to a point of reverse curve; and (4) on the arc of a circle curving to the left having a radius of 60 feet the arc distance of 49.23 feet to the place of beginning; thence extending from said point of beginning, Southwestwardly along said cul-de-sac on the Northerly side of Lori Lane on the arc of a circle curving to the left having a radius of 60 feet the arc distance of 68.29 feet to a point; a corner of Lot No. 10 on said Plan; thence extending along the same, and also along Lot No. 8, the 2 following courses and distances, viz: (1) North 54 degrees 01 minutes 14 seconds West, 266.94 feet to a point; and (2) North 39 degrees 32 minutes 14 seconds East, 417.19 feet to a point in line of land now or late of John and Ruth Baumgartner; thence extending along the same and also partly along land now or late of Paul and Helene Satko, South 54 degrees 07 minutes 24 seconds East, 189.62 feet to a point, a corner of Lot No. 6; thence extending along the same, the 2 following courses and distances, viz: (1) South 35 degrees 52 minutes 36 seconds West, 176.15 feet to a point; and (2) South 11 degrees 11 minutes 20 seconds West, 205.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 7 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Joseph John Hanrahan and Lynn Marie Hanrahan, by Deed from World Savings &. Loan Association, Dated 04/15/2002, Recorded 05/14/2002, in Book 5407, Page 1938.

Parcel Number: 50-00-01631-20-9.

Location of property: 117 Lori Lane, Harleysville, PA 19438-2016.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph John Hanrahan, Lynn M. Hanrahan a/k/a Lynn Marie Hanrahan and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for The Benefit of The Certificateholders of The CWABS, Inc., Asset-Backed Certificates, Series 2004-BC5. Debt: \$381,967.27.

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

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

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

10-37386

ALL THAT CERTAIN lot of piece of ground with the buildings and improvements erected thereon, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania known as 363 E. Airy Street, bounded and described as follows, to wit:

BEGINNING at a point on the Northeastly side of Airy Street at the distance of 126 feet Northwesterly from the Northwest side of Walnut Street, a corner of this and land of W.H. Kneas Lumber Co., Inc., thence extending at right angles to Airy Street, Northeastly along said W.H. Kneas Lumber Co., Inc.’s Land 64.7 feet more or less to a point, a corner of this and other land of said Francesco Genova and Accursia Genova, his wife; thence extending parallel to Airy Street, Northwesterly along said Genovas Land 17 feet to a point a corner of this Land of Gus Cottita and Mary, his wife, thence extending parallel to the first line along the Cotittas Land, the line passing through the middle of the partition wall dividing these premises from the adjoining premises Southwestly 64.7 feet more or less to the Northeastly side of Airy Street, aforesaid and thence extending along said side of Airy Street, Southeastly 17 feet to the first mentioned point and place of beginning.

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

BEGINNING at a point on the Southwest side of Clay Alley at the distance of 136 feet Northwesterly from the Northwest side of Walnut Street a corner of this and lands of W.H. Kneas Lumber Co., Inc., thence extending along the said Southwest side of Clay Alley North 56 degrees 30 minutes West 34 feet to a point a corner of this land of Charles Santangelo and Lena A., his wife; thence extending along said Santangelos, South 33 degrees 30 minutes West

36.6 feet to a point a corner of this and land of Gus Cotitta and Mary, his wife; thence extending partly along said Cotittas land and partly by other land of said Francesco Genova and Accursia Genova, his wife, parallel to Clay Alley and also parallel to Airy Street, South 56 degrees 30 minutes East 34 feet to a point, a corner of this land of said W.H. Kneas Lumber Co. and thence extending along said land North 33 degrees 30 minutes East 36.6 feet to the first mentioned point and place of beginning.

Parcel Number: 13-00-00384-00-8.

Location of property: 363 E. Airy Street, Norristown, Pennsylvania.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Bradley Weldon** at the suit of Norristown Municipal Waste Authority. Debt: \$3,100.11.

**Robert P. Daday**, Attorney.

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

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

11-06102

ALL THAT CERTAIN lot or piece of ground with the building; and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of PA, described in accordance with a Plan of Property made for Astor Realty, Inc. by Reader and Magarity, Reg. Professional Engineers, dated Jan. 28, 1960 and last revised August 22, 1963, as follows to wit:

BEGINNING at a point on the Northwesterly side of Markley Street (66 feet wide) at the distance of 104.11 feet measured South 30 degrees 58 minutes 10 seconds West from the intersection of the said Northwest side of Markley Street with the Southwest side of Logan Street (66 feet wide); thence extending along the said side of Markley Street, South 30 degrees 58 minutes 10 seconds West 52.18 feet to a point, a corner of other land of Astor Realty, Inc., thence along said land the four following courses and distances, (1) North 45 degrees 04 minutes 50 seconds West 97.24 feet to a point. (2) North 46 degrees 13 minutes 10 seconds East 25.33 feet to a point. (3) North 45 degrees 04 minutes 50 seconds West 87 feet to a point, and (4) North 46 degrees 13 minutes 10 seconds East 25.33 feet to a point the Southwest corner of a 20 feet wide alley which alley leads Northeast into Logan Street, thence crossing over the head of said alley and along land of Jos. Fesser, South 45 degrees 04 minutes 50 seconds East 170.52 feet to the first mentioned point and place of beginning.

Parcel Number: 13-00-23976-00-5.

Location of property: 1729-1731 Markley Street, Norristown, Pennsylvania.

The improvements thereon are: Restaurant without Liquor License.

Seized and taken in execution as the property of **Elton Parker and Charmaine E. Dougall** at the suit of Norristown Municipal Waste Authority. Debt: \$6,649.84.

**Robert P. Daday**, Attorney.

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

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

12-05896

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate **Hatboro Borough**, County of Montgomery and State of Pennsylvania, described according to a survey and plan thereof made by Franklin and Lindsey, Civil Engineers, dated August 16, 1944, as follows, to wit:

BEGINNING at a point of curve on the Southeast side of Earl Lane at the intersection of the Northeasterly side of Overbrook Road; thence extending along the Southeast side of Earl Lane North 37 degrees, 54 minutes, 50 seconds East, 23 feet to a point; thence extending South 52 degrees, 05 minutes, 10 seconds East, passing partly through the center of the party wall between this and the premises adjoining on the Northeast the distance of 120 feet to a point; thence extending South 37 degrees, 54 minutes, 50 seconds West, 48 feet to the Northeast side of Overbrook Road (50 feet wide); thence extending along the said Northeast side of Overbrook Road, North 42 degrees, 05 minutes, 10 seconds West, 100 feet to a point of tangent; thence continuing along Overbrook Road on a line curving to the right with a radius of 20 feet the arc distance of 31.42 feet to the first mentioned point and place of beginning.

BEING Lot No. 96 on said plan.

BEING the same premises which William J. Morris and Hennesa Ann Morris, his wife by Deed dated 10/31/1967 and recorded 11/1/1967 in Montgomery County in Deed Book 3490, Page 350 conveyed unto Edward J. Carey and Mary A. Carey, his wife, in fee.

AND the said Mary A. Carey died on 10/6/96.

AND the said Edward J. Carey died on 2/26/2005 leaving a Will probated and registered at Montgomery County as Will No. 051098, wherein he appointed Dolores Runkle as Executrix to whom Letters Testamentary were granted on 3/31/2005.

TITLE TO SAID PREMISES IS VESTED IN Gia Miller by Deed from Dolores Runkle, Executrix of the Estate of Edward J. Carey, Deceased dated 06/28/2005, recorded 07/14/2005 in Deed Book 05562, Page 0302.

Parcel Number: 08-00-01510-00-3.

Location of property: 142 Earl Lane, Hatboro, PA 19040.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Gia Miller** at the suit of Deutsche Bank National Trust Company, as Trustee for GSAMP Trust 2005-HE5. Debt: \$183,007.29.

**Udren Law Offices, P.C.**, Attorneys.

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

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

12-19780

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

BEGINNING at point on the Northwest side of Connor Avenue (30 feet wide) at the distance of 100 feet Southwesterly from the Southwest side of Rahway Avenue (50 feet wide) a corner of this and Lot No. 19, Block No. 17; thence continuing along the said side of Connor Avenue South 15 degrees, 40 minutes West the distance of 60 feet to a point, a corner of Lot No. 23, Block No. 17; thence along said lot North 74 degrees, 20 minutes West, the distance of 100 feet to a point; thence North 15 degrees, 40 minutes East the distance of 60 feet to a point; thence extending South 74 degrees, 20 minutes East along the rear line of Lots 15, 16, 17, 18 and 19, Block 17 the distance of 100 feet to the Northwest side of Connor Avenue and place of beginning.

BEING the same premises which Pauline Macrina, by Deed dated 05/03/2007 and recorded 05/18/2007 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5647, Page 2265, granted and conveyed unto Richelle C. Johnson.

Parcel Number: 33-00-01774-00-2.

Location of property: 311 Connor Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Richelle C. Johnson and The United States of America** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$224,860.75 plus interest to Sale date.

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

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

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

13-04566

ALL THAT CERTAIN piece or parcel of ground with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania and described according to a certain plan of property made for Emily R. Margaram, by Charles E. Shoemaker, Inc., Engineers and Surveyors, dated January 4, 1967, said plan being recorded in the Office for the Recording of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book C-6 page 44 as follows, to wit:

BEGINNING at a point on the Northwesterly side of Rockwell Road (of irregular width) said point being the two following courses and distance from a point formed by the intersection of the Northwesterly side of Rockwell Road (60 feet wide) with the Southwesterly side of Hamilton Avenue (50 feet wide); (1) leaving Hamilton Avenue, South 20 degrees, 47 minutes West along the Northwesterly side of Rockwell Road (60 feet wide) 91.74 feet to a point of curve and (2) Southwestwardly along the Northwesterly side of Rockwell Road (of irregular width) on the arc of a circle curving to the right having a radius of 1100.00 feet, the arc distance of 120.76 feet to the point of beginning; thence extending from said point of beginning Southwestwardly along the Northwesterly side of Rockwell Road (of irregular width) on the arc of a circle curving to the right having a radius of 1100.00 feet, the arc distance of 37.50 feet to a point; thence extending North 60 degrees, 58 minutes, 13 seconds West, 266.17 feet to a point on the Southeasterly side of the lands of the Reading Company; thence extending along the Southeasterly side of the lands of the Reading Company, North 30 degrees, 51 minutes, 00 seconds East, 28.48 feet to a point; thence extending South 62 degrees, 55 minutes, 25 seconds East, 264.76 feet to the first mentioned point and place of beginning.

CONTAINING in area 8,759 square feet.

BEING part of Lot No. 74 and All of Lot 75 on a plan known as Crestmont.

TITLE TO SAID PREMISES IS VESTED IN Anitra Prempeh, by Deed from Anitra Prempeh and Jimmie Roberts, dated 07/30/2003, recorded 10/22/2003, in Book 5478, Page 1225.

Parcel Number: 30-00-57372-00-9.

Location of property: 1618 Rockwell Road, Abington, PA 19001.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Anitra Prempeh a/k/a Anitra A. Prempeh and Jimmie Roberts** at the suit of Deutsche Bank National Trust Company, as Trustee for MASTR Specialized Loan Trust 2006-02, Mortgage Pass-Through Certificates. Debt: \$153,723.81.

**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.

13-14053

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

BEGINNING on the South side of Cherry Street at a corner of land owned by H. Casswell; thence by the same Southwardly 140 feet to a 20 feet wide alley; thence by said alley Westwardly 24 feet to a stake a corner of land of John Haley; thence by the same Northwardly 140 feet to Cherry Street aforesaid; thence by the same Eastwardly 24 feet to the place of beginning.

Parcel Number: 16-00-04852-00-1.

Location of property: 410 Cherry Street, Pottstown, Pennsylvania.

The improvements thereon are: Single family residential dwelling.  
Seized and taken in execution as the property of **Wayne E. Simmermon** at the suit of Pottstown School District.  
Debt: \$3,606.62.

**Robert P. Daday**, Attorney.

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

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

13-29061

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Plan of Property made for Stephen Bilo, Jr., Irene Bilo and Helen M. Rhoads, by Charles E. Shoemaker, Inc., Engineers and Surveyors, Abington, Pennsylvania, dated June 18, 1975, and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book B-27, Page 98, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Patane Avenue (50 feet wide) at the distance of 125 feet measured South 46 degrees, 00 minutes, 00 seconds East, from a point formed by the intersection of said Northeasterly side of Patane Avenue and the extended center line of High Avenue (50 feet wide) (now vacated); thence extending from said beginning point, along line of Lot Number 1 on said plan, North 44 degrees, 00 minutes, 00 seconds East, 225 feet to a point in line of Lot 185, Plan of Roslyn Homestead; thence extending along line of Lot 185 Roslyn Homestead, South 46 degrees, 00 minutes, 00 seconds East, 50 feet to a point; thence extending along rear line of Lots 94, 95, 96 and 97, South 44 degrees, 00 minutes, 00 seconds West, 225 feet to a point on the Northeasterly side of Patane Avenue; thence extending along the said Northeasterly side of Patane Avenue North 46 degrees, 00 minutes, 00 seconds West, 50 feet to the first mentioned point and place of beginning.

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

BEING THE SAME PREMISES which Victor C. Di Eleanora and Dolores I. Di Eleanora, h/w by Deed dated 6/29/1989 recorded 7/13/1989 in Deed Book 4917, page 308 conveyed unto George M. Robb, Jr. and Linda Rothschild-Robb, h/w.

Parcel Number: 30-00-52093-00-5.

Location of property: 2449 Patane Avenue, Abington, PA 19001.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Linda J. Rothschild-Robb a/k/a Linda Rothschild-Robb and George M. Robb, Jr.** at the suit of US Bank NA, as Legal Title Trustee for Truman 2013 SC4 Title Trust (substituted party). Debt: \$216,442.67 plus interest to sale date.

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

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

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

13-37080

ALL THAT CERTAIN Unit in the property known, named and identified in the Declaration Plan referred to below as Elkins Park House Condominium, Hereditaments and Appurtenances, located at the Northwest corner of Old York Road and Spring Avenue, situate in **Cheltenham Township**, County of Montgomery and State of 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, Elkins Park House Condominium, dated June 29, 1973 and recorded in Deed Book 3874 page 161, and any and all Amendments thereto, up to and including, the Fifth Amendment thereto dated August 6, 1986 and recorded in Deed Book 4809 page 330; and any Amendments thereto; the Code of Regulations for said Condominium dated June 29, 1973 and recorded in Deed Book 3874 page 190, and any and all Amendments thereto, up to and including, the Ninth Amendment thereto dated April 3, 2009 and recorded May 14, 2009 in Deed Book 5730 page 236, and any Amendments thereto; and Condominium Plan recorded in Condominium Plan Book 2 pages 1 and 2, and any and all Revisions and Amendments thereto, up to and including the Amendment in Condominium Plan Book 8 pages 32 and 33, and any Amendments thereto, being designated on Declaration Plan as Unit 312-B, as more fully described in such Declaration of Condominium and Declaration Plan and all Amendments thereto, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration and any Amendments thereto).

BEING THE SAME PREMISES which the Tax Claim Bureau of Montgomery County, Trustee, by deed dated September 17, 2015, and recorded December 8, 2015 in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5981 page 00792, granted and conveyed unto Juno International, LLC.

Parcel Number: 31-00-30006-49-1.

Location of property: 7900 Old York Road, Unit 312 B, Elkins Park, PA 19027.

The improvements thereon are: Residential condominium unit.

Seized and taken in execution as the property of **Aluster L. Farmer, II and Juno International, LLC, terre tenant** at the suit of Elkins Park Council. Debt: \$16,991.26.

**Elliot H. Berton**, Attorney. I.D. #53060

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

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

14-20872

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery and State of Pennsylvania, described according to a plan of School Side Manor made by Damon and Foster, Civil Engineers, under date of May 17, 1955, as follows:

BEGINNING at a point on the Northeast side of Gulph Road as of the width of 40 feet said point being measured along the said side of Gulph Road South 66 degrees, 58 minutes East, 562.17 feet from the point of intersection of the Northeasterly side of Gulph Road (40 feet wide) with the Northeasterly side of Henderson Road; thence from said point of beginning and extending along the Northeasterly side of Gulph Road aforesaid, South 66 degrees, 58 minutes East, 69 feet to a point; thence leaving the said side of Gulph Road and extending North 23 degrees, 02 minutes East, 191.84 feet to a point; thence extending North 26 degrees, 48 minutes, 45 seconds West, 90.28 feet to a point; thence extending South 23 degrees, 02 minutes West, 250.06 feet to a point on the Northeasterly side of Gulph Road, the point and place of beginning.

BEING Lot 70 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Tammy R. Swenk, by Deed from Prudential Relocation, Inc., a Colorado corporation; dated 02/18/2010, recorded 03/11/2010 in Book 5760, Page 2740.

Parcel Number: 58-00-17041-00-1.

Location of property: 756 South Gulph Road, King of Prussia, PA 19406-3706.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Tammy R. Swenk** at the suit of PHH Mortgage Corporation. Debt: \$224,057.15.

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

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

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

14-23911

ALL THAT CERTAIN lot or piece of ground, situate in **Whitemarsh Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision made for Michael G. Subin by C. Raymond Weir Associates, Inc., Ambler, Pennsylvania known as "Eagle's Nest", dated April 17, 1981 and recorded in the Office for the Recorder of Deeds in Plan Book A-40, Page 288, as follows, to wit:

BEGINNING at a point on the Southeast side of Harts Ridge Road (50 feet wide) a corner of Lot No. 16; thence extending along said Lot, South 42 degrees, 46 minutes, 30 seconds East, 436.72 feet to a point a corner of lands now or late of Crefield Associates; thence extending along said land, South 53 degrees, 14 minutes, 23 seconds West, 251.96 feet to a point a corner of Lot No. 14; thence extending along said lot North 42 degrees, 46 minutes, 30 seconds West, 422.49 feet to a point on the Southeast side of Harris Ridge Road; thence extending along said side of Harris Ridge Road, the 2 following courses and distances: (1) North 47 degrees, 13 minutes, 30 seconds East, 14.71 feet to a point of curve; (2) on the arc of a circle curving to the right having a radius of 500 feet the arc distance of 107.77 feet to the first mentioned point and place of beginning.

BEING the same premises which California Federal Bank, FSB, by Deed dated 08/23/2002 and recorded 09/25/2002 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5426, Page 558, granted and conveyed unto Diane Cohen-Burton.

Parcel Number: 65-00-05372-86-3.

Location of property: 616 Harts Ridge Road, Conshohocken, PA 19428.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Diane Cohen-Burton and Frederick O. Burton** at the suit of Wells Fargo Bank, N.A. Debt: \$555,202.70.

**Powers, Kirn & Associates, LLC**, Attorneys.

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

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

14-25755

ALL THAT CERTAIN lot or piece of ground, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a Final Plan of Meadow Glen, Section I, made by Charles E. Shoemaker, Inc. Engineers and Surveyors, dated August 23, 1973, last revised February 15, 1977 and recorded in Plan Book A-28 Page 68 as follows, to wit:

BEGINNING at a point on the southwesterly side of Glen Road (50 feet wide) said point is measured the three following courses and distances from a point of curve on the northwesterly side of Andrew Lane (50 feet wide): (1) leaving Andrew Lane on the arc of a circle curving to the left, having a radius of 20 feet the arc distance of 31.42 feet to a point of tangent on the southwesterly side of Glen Road; (2) north 49 degrees 46 minutes 15 seconds west, 80.00 feet to a point; and (3) north 46 degrees 24 minutes 24 seconds west 93.59 feet to the point of beginning; thence extending from said beginning point, south 43 degrees 35 minutes 36 seconds west and crossing a certain 15 feet wide drainage easement, 200.00 feet to a point on the southwesterly side of the aforesaid easement; thence extending north 46 degrees 24 minutes 24 seconds west, 100.00 feet to a point; thence extending north 43 degrees 35 minutes 36 seconds east and re-crossing the aforesaid 15 feet wide drainage easement, 200.00 feet to a point on the southwesterly side of Glen Road; thence extending along the same, south 46 degrees 24 minutes 24 seconds east, 100.00 feet to the first mentioned point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Candice Baldwin by deed from Robert E. Sterling and Mary Sterling, husband and wife, dated October 16, 2001 and recorded October 17, 2001 in Deed Book 5384, Page 2303.

Parcel Number: 46-00-00945-10-7.

Location of property: 10 Glen Road, Lansdale, Pennsylvania 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Candice Baldwin** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$392,389.05.

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

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

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

14-32555

ALL THAT CERTAIN unit designated as Unit 112, being a unit in the Butler Park Condominium, situate in **Upper Dublin Township**, County of Montgomery, Commonwealth of Pennsylvania, as shown on a Plan of Butler Park Condominium made for Butler Park Limited Partnership by Robert A. Gilmour, R.A., St. David's, Pennsylvania dated March 14, 1986 and recorded with the Declaration of Condominium.

TOGETHER with all right, title and interest being a .66 percentage undivided interest of, in and to the Common Elements as set forth in the Declaration of Condominium, dated March 5, 1986 and recorded March 19, 1986 in Norristown, Pennsylvania in Deed Book 4794, Page 1406. As amended May 16, 1986 in Deed Book 4799, Page 1851.

TITLE TO SAID PREMISES IS VESTED IN Roland G. Bishop, by Deed from Kathleen M. Vargovich, dated 03/24/2001, recorded 05/14/2001 in Book 5360, Page 128.

Parcel Number: 54-00-07716-37-5.

Location of property: 112 Hampstead Drive a/k/a 112 Hampstead Drive, Unit 112, Ambler, PA 19002-4954.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Roland G. Bishop** at the suit of Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, Not Individually but as Trustee for Pretium Mortgage Acquisition Trust. Debt: \$111,977.43.

**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.

15-03382

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision, "Spring Meadow Homes", Record Plan Phase 3, made by Robert E. Blue, Consulting Engineers, P.C. dated 5/12/1993 and revised on 10/13/1993 and recorded in Plan Book A-54 Page 475, as follows, to wit:

BEGINNING at a point on the southeasterly ultimate right of way line of Lewis Road S.R. 4013 (40.00 feet from the centerline) said point being the northernmost terminus of a round corner connecting the southeasterly ultimate right of way line of Lewis Road with the northeasterly side of Dale Drive (50.00 feet wide) as shown on the above mentioned plan and place of beginning; thence extending from said place of beginning and along the southeasterly ultimate right of way line of Lewis Road north 88 degrees 08 minutes 13 seconds east 159.00 feet to a point in line of lands now or late of Virginia B. and Francis M. Koch; thence extending along said lands south 11 degrees 25 minutes 48 seconds east 191.56 feet to a point a corner of Lot No. 7; thence extending along Lot No. 7 south 78 degrees 34 minutes 12 seconds west 200.00 feet to a point on the northeasterly side of Dale Drive; thence extending along the northeasterly side of Dale Drive the four (4) following courses and distances, viz: (1) north 11 degrees 25 minutes 48 seconds west 77.50 feet to a point of curve; thence (2) on the arc of a circle curving to the right, having a radius of 125.00 feet the arc distance of 20.87 feet to a point of tangent; thence (3) north 01 degrees 51 minutes 47 seconds west 103.94 feet to a point of curve; thence (4) on the arc of a circle curving to the right, having a radius of 21.00 feet the arc distance of 32.99 feet to a point on the southeasterly ultimate right of way line of Lewis road, aforesaid; being the first mentioned point and place of beginning.

BEING Lot No. 6 on the above-mentioned plan and MAP #: 61018D006.

BEING PART OF THE SAME PREMISES which Ray A. Zuck by indenture bearing date the 22nd day of April AD, 1994 and recorded at Norristown in the Office for the Recording of Deeds, in and for the County of Montgomery on 5th day of May AD, 1994 in Deed Book No. 5076 Page 1690 etc., granted and conveyed unto Spring Meadow Development, Inc., a Pennsylvania corporation, in fee.

TITLE TO SAID PREMISES IS VESTED IN William C. Panetta and Maureen A. Panetta, by Deed from Spring Meadow Development, Inc., (a Penna. Corporation), dated 11/21/1995, recorded 12/01/1995 in Book 5133, Page 170.

Parcel Number: 61-00-01209-00-8.

Location of property: 37 Dale Drive, Royersford, PA 19468.

The improvements thereon are: Single family.

Seized and taken in execution as the property of **William C. Panetta** at the suit of MTGLQ Investors, L.P. Debt: \$430,685.47.

**Parker McCay, 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.

15-12620

ALL THAT CERTAIN lot or piece of land, situate in **Upper Dublin Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a Subdivision Plan "The Estates of Dublin" prepared for Robert M. Alper by Alon Engineering Associates, Inc., dated 5/17/1978, last revised 4/11/1979 and recorded in Plan Book A-36 page 64, as follows to wit:

BEGINNING at a point on the Southwesterly side of Denston Drive (50 feet wide) a corner of Lot No. 24 on said Plan, which point is measured South 51 degrees 52 minutes East 125 feet from a point of tangent therein which point is measured on the arc of a circle curving to the right having a radius of 15 feet the arc distance of 23.56 feet from a point of curve on the Southeasterly side of Ft. Washington Avenue (50 feet wide); thence extending from said beginning point and along the Southwesterly side of Denston Drive aforesaid, the three following courses and distances, viz: (1) South 51 degrees 42 minutes East 93.50 feet to a point of curve therein, (2) on the arc of a circle curving to the left having a radius of 150 feet the arc distance of 22.09 feet to a point of reverse curve therein, and (3) on the arc of a circle curving to the right having a radius of 15 feet the arc distance of 19.89 feet to a point of tangent on the Northwesterly side of Denston Drive; thence extending along the same the three following courses and distances, viz: (1) South 15 degrees 50 minutes West 2.20 feet to a point of curve therein, (2) on the arc of a circle curving to the right having a radius of 100 feet the arc distance of 39.21 feet to a point of tangent therein, and (3) South 38 degrees 18 minutes West 110.67 feet to a point, a corner of Lot No. 22 on said Plan; thence extending along the same North 51 degrees 42 minutes West 140 feet to a point, a corner of Lot No. 24 on said Plan, thence extending along the same North 38 degrees 18 minutes East 158.40 feet to the first mentioned point and place of beginning. BEING Lot No.23 on said Plan.

BEING the same premises conveyed to Young Woon Rim by deed from Stanley H. Burg and Denise T. Burg h/w, dated 5/8/1989 and recorded 5/15/1989 in Book 4910 Page 2491.

Parcel Number: 54-00-04658-38-2.

Location of property: 1005 Denston Drive, Ambler, PA 19002.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Dong M. Rim, as Administrator of the Estate of Young Woon Rim, Deceased** at the suit of Nationstar Mortgage LLC. Debt: \$265,671.61.

**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.

15-13639

ALL THAT CERTAIN message and tract of land, situated in **New Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot 2 on a Plan of Fifteen Building Lots prepared by Harold F. Gerth, Registered Surveyor, dated 01-07-1964, revised 02-23-1970 and recorded in the County of Montgomery in Plan Book B-17 page 68.

FEE SIMPLE TITLE VESTED IN Grant Glemser and Sarah Breslin, as joint tenants with rights of survivorship, by deed from, Richard A. Czarnecki and Loretta Czarnecki, his wife, dated 7/9/2010, recorded 7/13/2010, in the Montgomery County Recorder of deeds in Deed Book 5773, Page 1410.

Parcel Number: 47-00-06220-00-6.

Location of property: 645 Jennifer Lane, Gilbertsville, PA 19525.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Grant Glemser and Sarah Breslin** at the suit of M&T Bank. Debt: \$243,094.30.

**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.

15-15143

ALL THAT certain lots or pieces of ground, with the buildings and improvements thereon erected, situate in **Towamencin Township**, County of Montgomery and Commonwealth of Pennsylvania, more particularly bounded and described as one lot according to a survey thereof by Herbert H. Metz, Registered Engineer and Land Surveyor, dated in March of 1952, as follows, to wit:

BEGINNING at a point situate on the center line of Reiff Road (as laid out on said plan 33.00 feet wide), said point being at the distance of 815.64 feet as measured Southwestwardly along the center line of the aforementioned Reiff Road from its intersection with the center line of Quarry Road (as laid out on said plan 33.00 feet wide); thence extending from said first mentioned point and place of beginning along land now or late of Robert McIntyre, South 31 degrees, 13 minutes East, 355.64 feet to a point, a corner; thence extending South 43 degrees, 40 minutes West, 207.16 feet to a point, a corner of other land of Nathan Dunn and Celia Dunn, his wife, of which this was formerly a part; thence extending North 31 degrees, 13 minutes West, 409.66 feet to a poi t, a corner, situate on the center line of Reiff Road, aforesaid; thence extending along the same, North 48 degrees, 47 minutes East, 200.00 feet to the first mentioned point and place of beginning.

BEING the same premises which Edith E. Verna, by Deed dated March 4, 1998 and recorded April 13, 1998 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5222, Page 387, granted and conveyed unto Edith E. Verna, Anthony Koppany and Maria Koppany, husband and wife.

AND THE SAID Anthony Koppany departed this life on October 17, 2011. Title to the property passed to Edith E. Verna and Maria Koppany by operation of law.

AND the said Edith E. Vernon departed this life on June 23, 2018. Title to the property passed to Maria Koppany by operation of law.

Parcel Number: 53-00-07108-00-3.

Location of property: 1235 Reiff Road, Lansdale, PA 19446.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Maria Koppany** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A. f/k/a World Savings Bank, FSB. Debt: \$135,804.57.

**Powers Kirn & Associates, LLC**, Attorneys.

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

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

15-20366

ALL THAT CERTAIN Lot or piece of ground, together with the buildings and improvements thereon erected, situate **Cheltenham Township**, Montgomery County, Pennsylvania, known and designated as Lot No. 270 and the Northwesterly one-half of Lot 271 on a certain plan of lots of Dumont which plan is recorded in the Recorder of Deeds Office in Montgomery County in Deed Book No. 600, Page 500, as follows to wit:

BEGINNING at a point on the Southwesterly side of Brookdale Avenue (forty feet wide), said point being the distance of two hundred sixty-two and fifty one-hundredths feet northwestwardly measured along the Southwesterly side of Brookdale Avenue from its point of intersection with the Northwesterly side of Stanley Avenue (forty feet wide).

CONTAINING in front or breadth on the Southwesterly side of Brookdale Avenue thirty-seven and fifty one hundredths feet and extending of that width in length or depth Southwestwardly between parallel lines one hundred twenty find feet.

Parcel Number: 31-00-03436-00-7.

Location of property: 226 Brookdale Avenue, Cheltenham, Pennsylvania.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Joseph W. Jones** at the suit of Township of Cheltenham. Debt: \$1,600.68.

**Robert P. Daday**, Attorney.

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

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

15-24291

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

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

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

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

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

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

The improvements thereon are: Residential property.

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

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

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

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

15-25370

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Map of Property of Jessie Bell Stalworth, made by M.R. and J.B. Yerkes, C.E.'s Bryn Mawr, PA 11/18/1946, as follows, to wit:

BEGINNING at a point in the center line of Prospect Avenue (33 feet wide) at a distance of 173.5 feet measured Southwestwardly along the center line of said Prospect Avenue and extending South 41 degrees 30 minutes East 102.84 feet to a stake; thence extending South 47 degrees 32 minutes East West 32.25 feet to a stake; thence extending North 41 degrees 30 minutes West partly passing through a party wall separating these premises from premises adjoining to the Southwest 103.23 feet to a point in the middle line of Prospect Avenue; thence extending along same, North 48 degrees, 30 minutes East 23.25 feet to the first mentioned point and place of beginning.



TITLE TO SAID PREMISES IS VESTED IN Darren Davis and Janean Davis, his wife, by Deed from Darren Davis, Executor of The Estate of Mary Davis, dated 10/14/2008, recorded 10/16/2008, in Book 5710, Page 2736.

Parcel Number: 40-00-48000-00-2.

Location of property: 15 Prospect Avenue, Bryn Mawr, PA 19010-2604.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Darren Davis, Individually and in His Capacity as Administrator of The Estate of Mary Davis, Janeane Davis, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Mary Davis, Deceased** at the suit of MTGLQ Investors, L.P. Debt: \$295,253.63.

**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.

15-28406

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, County of Montgomery and State of Pennsylvania, and described according to a certain plan thereof part of "Moreland Village", Section No. 2, made for Stenton Builders, Inc., by George B. Mebus, Registered Professional Engineer, bearing date the 8th day of August, 1950, and recorded in the Office for the Recording of Deeds, at Norristown, Pennsylvania, in Deed Book 2103 page 601, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Manor Road (50 feet wide) at the distance of 198 feet Northwestwardly measured along said side of Manor Road from a point of tangent being at the distance of 31.41 feet measured on the arc of a circle curving to the right having a radius of 20 feet from a point of curve on the Northwesterly side of Pensal Road (50 feet wide).

CONTAINING in front or breadth on the said side of Manor Road 59 feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to Manor Road, 110 feet.

TITLE TO SAID PREMISES IS VESTED IN Michael Garofalo and Barbara Garofalo, by Deed from JPZ Enterprises, LLC., A Pennsylvania Limited Liability Company, Dated 07/26/2011, Recorded 08/08/2011, in Book 5809, Page 01689.

Parcel Number: 59-00-12052-00-3.

Location of property: 436 Manor Road, Hatboro, PA 19040.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Stephen Searle, Maritza Searle, Michael Garofalo and Barbara Garofalo** at the suit of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing LP. Debt: \$248,988.69.

**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.

15-30328

ALL THAT CERTAIN lot, plot or parcel of land, with the message or tenement thereon erected, situate in "Arrowhead" Townhouse Development, in **Upper Dublin Township**, County of Montgomery and Commonwealth of Pennsylvania, being designated as Lot Number 101 as shown on subdivision plan, "Arrowhead" Townhouse Development prepared for Westrum Enterprises, by C. Raymond Meir Associates, Inc., Civil Engineers and Surveyors, dated February 28, 1978, last revised May 18, 1979, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-36, Page 24.

BEING the same premises which Ronald Schmidt, by Deed dated August 28, 2003 and recorded September 26, 2003 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5474, Page 1758, granted and conveyed unto Maria A. Harrison.

Parcel Number: 54-00-14001-19-2, Map 54001B101.

Location of property: 803 Seminole Gardens, Maple Glen, PA 19002.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Maria A. Harrison and The United States of America** at the suit of Wells Fargo Bank, N.A. Debt: \$168,244.34.

**Powers Kirn & Associates, LLC**, Attorneys.

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

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

15-31791

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Hereditaments and Appurtenances, situate in **Upper Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Survey and Plan made of Woodhill Gardens, to Edward A. Cardwell, Registered Surveyor, Hatboro, Pennsylvania on January 9, 1950, as follows, to wit:

BEGINNING at a point on the Northeast side of Woodhill Drive (South) (50 feet wide), which point is measured North 67 degrees, 26 minutes, 30 seconds West 138.83 feet from a point of intersection of the Northeast side of Woodhill Drive (South) and the Northwest side of Fitzwatertown Road (58.5 feet wide) (both lines produced to intersect).

CONTAINING in front or breadth on said Wood hill Drive (South) 60 feet and extending of that width in length or depth Northeast between parallel line at right angles to the said Woodhill Drive (South) 175 foot.

BEING Lot Number 13 on said Plan.

BEING the same property which Dennis V. Mandes and Antoinette R. Mandes, husband and wife, granted and conveyed unto Joseph A. Gallagher and Linda I. Gallagher, husband and wife, as tenants by the entirety, by deed dated October 15, 1984 and recorded October 17, 1984 in the Recorder's Office of said County in Deed Book 4750 Page 1006.

THE said Joseph A. Gallagher having died November 09, 2013.

THE said Linda I. Gallagher having died August 10, 2008.

Parcel Number: 59-00-18958-00-9.

Location of property: 11 Woodhill Road, Willow Grove, PA 19090.

The improvements thereon are: Residential - single family.

Seized and taken in execution as the property of **Joseph Gallagher, Administrator of the Estate of Joseph A. Gallagher** at the suit of PNC Bank, National Association. Debt: \$107,364.13.

**Manley Deas Kochalski**, Attorneys.

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

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

16-00495

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Lower Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, and described according to a certain Map of Property of Lehigh Maple Corp., Section I, made by Yerkes Engineering Co., Consulting Engineers, and Surveyors dated May 14, 1966, said Plan being recorded in the Office for the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Plan Book A 47, page 83, as follows to wit:

BEGINNING at a point on the Southeasterly side of Sandown Road (formerly known as Proposed Road "8") (50 feet wide); said point being the four following courses and distances from a point of curve on the Northeasterly side of Wedgewood Way (formerly known as Proposed Road "A") (60 feet wide); (1) leaving Wedgewood Way on the arc of circle curving to the right having a radius of 23.50 feet the arc distance of 35.66 feet to a point of tangent on the Southeasterly side of Sandown Road, (2) North 63 degrees East along the Southeasterly side of Sandown Road 74.66 feet to a point of curve on the same, (3) Northeasterly still along the Southeasterly side of Sandown Road on the arc of a circle curving to the right having a radius of 600 feet, the arc distance of 157.25 feet to a point of tangent and (4) North 78 degrees 1 minute East still along the Southeasterly side of Sandown Road, 447.85 feet to the point of beginning.

CONTAINING in front or breadth Northeastwardly along the Southeasterly side of Sandown Road 85 feet and extending of that width in length or depth Southeastwardly between parallel Lines at right angles to Sandown Road 173 feet.

BEING THE SAME PREMISES which Gerald M. Weinstein and Joanne E. Weinstein, his wife, by Deed dated August 31, 1989, and recorded on September 1, 1989 in the Montgomery County Clerk's/Register's Office in Deed Book 4922, Page 160, conveyed unto Michael C. Gambone.

Parcel Number: 43-00-12679-00-4.

Location of property: 22 Sandown Road, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Michael C. Gambone and Lisa Gambone** at the suit of LSF9 Master Participation Trust. Debt: \$379,925.29.

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

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

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

16-03400

ALL THAT CERTAIN brick message and lot of land, situate in the Ninth Ward of **Pottstown Borough**, County of Montgomery and State of Pennsylvania, on the North side of Second Street, between Johnson and York Street, bounded and described as follows, to wit:

BEGINNING at a point in the North line of Second Street and corner of this land now or late of Daniel W. Rause; thence Northwardly 140 feet to a 20 feet wide alley; thence by the same, Westwardly 15 feet more or less, to the center of the alley separating the two brick houses; thence Southwardly along the same center line and lot now or late of James H. Miller, 140 feet to Second Street; thence along the North line of the same Eastwardly 16 feet 06 inches, more or less to the place of beginning.

UNDER AND SUBJECT TO the same right, privileges, agreements, rights-of-way, easements, conditions, exceptions, restrictions and reservations as exist by virtue of prior recorded instruments plans, Deeds of Conveyances, or visible on ground.

Parcel Number: 16-00-25244-00-3.

Location of property: 9 E. Second Street, Pottstown, Pennsylvania.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Jemal Lloyd** at the suit of Pottstown School District. Debt: \$2,857.52.

**Robert P. Daday**, Attorney.

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

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

16-05689

ALL THAT CERTAIN lot or piece of ground with the messuage and tenement thereon erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey thereof made by James Cresson, Esquire, civil engineer, as follows, to wit:

BEGINNING at a point on the southwesterly side of Fornance Street, at the distance of three hundred eighteen feet, two inches southeastwardly from the south corner of Green and Fornance Streets; thence along the line of land late of Anson B. Evans, through the middle of the partition wall between this house and the adjacent house formerly of said Evans, south fifty one degrees, twenty five minutes west, one hundred twenty feet more or less to the northeasterly side of Boorse Alley; thence along the northeasterly side of said Boorse Alley, south thirty eight degrees, thirty five minutes east, parallel to Fornance Street, twenty one feet, four inches to land now or late of Anson B. Evans; thence along the line of land formerly of said Evans, north fifty one degrees, twenty five minutes east, one hundred twenty feet more or less to the southwest side of Fornance Street aforesaid; thence along the said side of Fornance Street, north thirty eight degrees, thirty five minutes west, twenty one feet, four inches to the first mentioned point and place of beginning.

BEING Block 112 Unit 68.

BEING the same premises which estate of Helen Carver, Deceased, etc., by Deed dated 6/16/1965 and recorded 6/18/1965 at Norristown, Pennsylvania in Deed Book 3383, Page 570, granted and conveyed unto Curtis Charles Lindsey and Marilyn B. Lindsey, his wife, in fee.

Parcel Number: 13-00-11640-00-2.

Location of property: 230 E. Fornance Street, Norristown, PA 19401.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Marilyn B. Lindsey and Curtis Charles Lindsey a/k/a Curtis C. Lindsey** at the suit of Finance of America Reverse LLC. Debt: \$91,630.04.

**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.

16-09963

ALL THOSE CERTAIN lots or tracts of land, situate in the Fifth Ward, in **Pottstown Borough**, County of Montgomery, State of Pennsylvania, bounded and described in accordance with a Plan prepared by George F. Shaner, Registered Engineer, dated January 29, 1954 and a Plan of Lots known as "Mintzer's Addition to the Borough of Pottstown, dated 1867", and more full described as follows, to wit:

BEGINNING at a point on the northerly property line of Lincoln Avenue, 50 feet wide, said point being distance along Lincoln Avenue from the intersection with the westerly property line of Washington Street, 40 feet wide, North 74 degrees 45 minutes West, 19.00 feet to a corner of #425 Lincoln Avenue, lands of Mary W. Allen; thence leaving Lincoln Avenue the easterly side of lands of Mary W. Allen, North 15 degrees 15 minutes East, 115.00 feet to a corner on the southerly side of Pine Alley, 20 feet wide; thence along the southerly side of Pine Alley and along or near the northerly side of a two-story frame building, South 74 degrees 45 minutes East, 59.50 feet to a corner of Lot 433 Lincoln Avenue, lands of Dennis C. Beasley; thence leaving Pine Alley and along the westerly side of lands of said Dennis C. Beasley, South 15 degrees 15 minutes West, 36.00 feet to a corner of No. 429 Lincoln Avenue, lands of Bruce Harlan, et al.; thence along the northerly side of said lands of Bruce Harlan, North 74 degrees 45 minutes West, 40.50 feet to a corner; thence continuing by said lands of Bruce Harlan, and passing in part along westerly side of South 15 degrees 15 minutes West, 79.00 feet to the point and place of beginning.

Parcel Number: 16-00-19064-00-9.

Location of property: 429 1/2 Lincoln Avenue (Rear), Pottstown, Pennsylvania.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Christopher Anderson** at the suit of Pottstown School District. Debt: \$2,840.40.

**Robert P. Daday**, Attorney.

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

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

16-09973

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Upper Gwynedd Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision prepared for Joseph R Corp. "Sugar Valley" Section Number One. prepared by Herbert H. Metz, Inc., Civil Engineers and Surveyors, dated January 31, 1974, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-22 page 69, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Tricorn Drive (50 feet wide) said point being measured the 7 following courses and distances from a point of reverse curve on the Northwesterly side of Muhlenberg Drive (50 feet wide) viz (1) leaving the said Northwesterly side of Muhlenberg Drive on the arc of a curve, curving to the left, having a radius of 10 feet the arc distance of 14.8 feet to a point of tangent on the Southwesterly side of Tricorn Drive, (2) thence extending North 31 degrees 10 minutes West along said side of Tricorn Drive, the distance of 122.84 feet to a point of curve on same, (3) thence extending along said side of Tricorn Drive on the arc of a curve, curving to the right, having a radius of 500 feet the arc distance of 157.08 feet to a point of tangent on same, (4) thence extending North

13 degrees 10 minutes West along said side of Tricorn Drive, the distance of 750.14 feet to a point of curve on same, (5) thence extending along the said side of Tricorn Drive on the arc of a curve, curving to the left, having a radius of 500 feet the arc distance of 154.89 feet to a point of tangent on same (6) thence extending North 30 degrees 55 minutes West along said side of Tricorn Drive, the distance of 249.24 feet to a point of curve on same, and (7) thence extending on the arc of a curve, curving to the right, in a Northerly to Northeastwardly direction having a radius of 200 feet the arc distance of 216.57 feet to a point on the Northwesterly side of Tricorn Drive, and the point of beginning, thence extending from said point of beginning, along Lot No. 18, as shown on said Plan, the 2 following courses and distances viz (1) extending North 51 degrees 41 minutes 30 seconds West the distance of 148.93 feet to point a corner, and (2) thence extending South 88 degrees 25 minutes 29 seconds West crossing the bed of a 20 foot wide sanitary sewer easement, as shown on said Plan, the distance of 180.92 feet to a point a corner on the Southwesterly side of said 20 foot wide sanitary sewer easement, also being a corner in line of lands of Pennsylvania Turnpike Commission, as shown on said Plan, thence extending North 00 degrees 2 minutes 43 seconds East for a portion of the distance along the Southwesterly side of aforesaid 20 foot wide sanitary sewer easement, thence crossing said easement and said lands the distance of 179.60 feet to a point a corner in line of lands now or late of Arthur B. and Phyllis N. Saft, as shown on said Plan, thence extending South 51 degrees 41 minutes 30 seconds East for a portion of the distance along the northerly side of said of said 20 foot wide sanitary sewer easement, along said lands, of various owners, as shown on said Plan, the distance of 397.41 feet to a point on the aforesaid Northwesterly side of Tricorn Drive, thence extending along the said side of Tricorn Drive on the arc of a curve, curving to the left, having a radius of 200 feet the arc distance of 25.07 feet to the first mentioned point and place of beginning.

BEING the same property conveyed to Richard N. Reed and Christine L. Reed who acquired title by virtue of a deed from Thomas P. Cashman and Stacy N. Cashman, no marital status shown, dated June 15, 2006, recorded August 16, 2005, at Deed Book 5612, Page 1758, Montgomery County, Pennsylvania records.

Parcel Number: 56-00-08904-16-6.

Location of property: 934 Tricorn Drive, Lansdale, PA 19446.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Richard N. Reed and Christine L. Reed** at the suit of Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, Not Individually, but as Trustee for Pretium Mortgage Acquisition Trust. Debt: \$293,262.85.

**Manley Deas Kochalski**, Attorney.

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

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

16-11211

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Lower Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of "Trewellyn Manor Estates" made for Rheta & Harry Santangelo, by Charles E. Shoemaker, Inc., Engineers and Surveyors, dated October 20, 1982, last revised March 2, 1983, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-44 page 419, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Evans Road (33.00 feet wide), at a corner of Lot Number 4, as shown on said Plan, which point is at the distance of 16.50 feet measured South 32 degrees 56 minutes 00 seconds East, through the Southeasterly one-half of the bed of Evans Road from a point on the title line in the bed of same, which last mentioned point is at the distance of 620.38 feet, measured South 57 degrees 04 minutes 00 seconds West, along the aforesaid title line in the bed of Evans Road from a point on the same and in a Southwestwardly direction, along the aforesaid title line in the bed of Evans Road from its point of intersection with the centerline of Welsh Road (33.00 feet wide); thence extending from said point of beginning, along Lot Number 4, aforesaid, the 2 following courses and distances, viz: (1) extending South 32 degrees 56 minutes 00 seconds East, also extending through the bed of and along the Southwesterly side of a certain Joint Easement for Access and Utilities (of variable widths), as shown on said Plan the distance of 467.71 feet to a point, a corner; and (2) thence extending South 57 degrees 04 minutes 00 seconds West, the distance of 382.90 feet to a point, a corner in line of lands now or late of Sisters of Mercy of Philadelphia, as shown on said Plan; thence extending North 39 degrees 39 minutes 05 seconds West, along said lands of Sisters of Mercy of Philadelphia, the distance of 220.72 feet to a point, a corner of Lot Number 2, as shown on said Plan; thence extending along Lot Number 2, the 2 following courses and distances, viz: (1) extending North 57 degrees 04 minutes 00 seconds East, the distance of 383.73 feet to a point, a corner, and (2) thence extending North 32 degrees 56 minutes 00 seconds West, also along the said Southwesterly and through the bed of the aforesaid Joint Easement, the distance of 248.50 feet to a point on the said Southeasterly side of Evans Road; thence extending North 57 degrees 04 minutes 00 seconds East, along the said Southeasterly side of Evans Road, the distance of 25.00 feet to the first mentioned point and place of beginning.

BEING Lot Number 3 as shown on the above-mentioned Plan.

BEING the same premises which Leroy S. Ellman and Sheila D. Ellman, Husband and Wife, by Deed dated October 26, 2010 and recorded on November 10, 2010, in the Office of the Montgomery County Recorder of Deeds in Deed Book Volume 5784 at Page 2263, as Instrument No. 2010102100 granted and conveyed unto Leroy S. Ellman and Sheila D. Ellman, Trustees of the Leroy S. Ellman and Sheila D. Ellman Revocable Trust, Dated May 3, 2010.

Parcel Number: 39-00-01141-20-6.

Location of property: 1504 Evans Road, Ambler, PA 19002.

The improvements thereon are: Single family, residential dwelling.

Seized and taken in execution as the property of **Leroy S. Ellman and Sheila D. Ellman, Individually and As Trustees of The Leroy S. Ellman and Sheila D. Ellman Revocable Trust** at the suit of The Bank of New York Mellon, as Trustee. Debt: \$592,515.52.

**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.

16-20510

ALL THAT CERTAIN tract or parcel of land, situate on Buchert Road, **New Hanover Township**, Montgomery County, PA, according to a survey made by All County and Associates dated December 11, 2000, being more fully bounded and described as follows:

BEGINNING at a point at or near the centerline of Buchert Road; thence from said point of beginning, extending along said Buchert Road, North 05 degrees 03 minutes 06 seconds East, a distance of 150.04 feet to a point at or near the centerline of said road; thence leaving the same, South 84 degrees 52 minutes 39 seconds East a distance of 275.00 feet to an iron pin, having passed through an iron pin, at a distance of 39.32 feet from the beginning of the last described line, thence North 05 degrees 07 minutes 21 seconds East, a distance of 200.00 feet to an iron pin, having passed through an iron pin, at a distance of 100.00 feet from the terminus of the last described line; thence South 84 degrees 52 minutes 39 seconds East, a distance of 255.97 feet to an iron pin, having passed through an iron pin, at a distance of 97.15 feet from the beginning of the last described line; thence crossing a creek, South 05 degrees, 07 minutes 21 seconds West a distance of 433.39 feet to an iron pin; thence along the Southerly side of said creek, the three (3) courses and distances as follows: (1) North 83 degrees 22 minutes 39 seconds West, a distance of 139.05 feet to an iron pin; (2) North 80 degrees 30 minutes 09 seconds West, a distance of 201.46 feet to an iron pin and (3) North 66 degrees 15 minutes 09 seconds West, a distance of 201.46 feet to the first mentioned point and place of beginning having passed through an iron pin at a distance of 42.00 feet from the terminus of the last described line.

BEING the same premises which David Longo and Dona Longo, by Deed dated January 16, 2015 and recorded January 20, 2015 in the Office of the Recorder of Deeds for Montgomery County in Record Book 5941 page 2810 granted and conveyed unto Donna L. Longo.

Parcel Number: 47-00-00536-00-2.

Location of property: 387 Buchert Road, New Hanover Township, Pottstown, PA 19464.

The improvements thereon are: Single family residential.

Seized and taken in execution as the property of **Donna Longo** at the suit of Branch Banking and Trust Company, Successor in Interest to Susquehanna Bank, Successor to Patriot Bank. Debt: \$149,035.70.

**Keith Mooney**, Attorney.

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

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

16-21974

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Plymouth Township**, County of Montgomery and State of Pennsylvania and described according to a plan thereof made by Barton and Martin Engineers and February 25, 1946 and recorded at Norristown, in Deed Book No. 1745, Page 600, as follows to wit:

BEGINNING at a point on the Southwesterly side of Renel Road (forty feet wide), at the distance of one thousand ninety-five and ninety-three one-hundredths feet Southeastwardly from a point of curve formed by the intersection of the Southwesterly side of Renel Road and the Southeasterly side of Valley Road, (forty feet wide); thence extending along Renel Road, Southeastwardly on a line curving to the left, with a radius of one thousand nine hundred eighty-four and seventy one-hundredths feet the arc distance of seventy-one and twenty one-hundredths to a point; thence extending on a line South forty-nine degrees, forty-eight minutes, three seconds West, one hundred eighty feet to a point; thence extending Northwestwardly on a line curving to the right with a radius of two thousand one hundred sixty-four and seventy one-hundredths feet the arc distance of seventy-seven and sixty-five one-hundredths feet to a point; thence extending North fifty-one degrees, fifty-one minutes, twenty-two seconds East, one hundred eight and five-tenths feet to a point; and thence continuing along said line through the center of a nine feet wide driveway seventy-one and five -tenths feet to the place of beginning.

BEING known as Lot No. 296 on said plan.

BEING the same premises conveyed to Glenn D. DeSantis by Deed from Glenn D. DeSantis and Mary Ann DeSantis, his wife, dated 3/26/2012 and recorded 3/27/2012 in Book 5831, Page 72.

TOGETHER with the free use, right and liberty of said driveway as and for a passageway and driveway in common with the owners, tenants and occupier of the premises adjoining to the Northwest.

Parcel Number: 49-00-09904-00-1.

Location of property: 728 Renel Road, Plymouth Meeting, PA 19462.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Mary Ann DeSantis and Glenn D. DeSantis** at the suit of PNC Bank, National Association, Successor in Interest to National City Real Estate Services, LLC, Successor by Merger to National City Mortgage, Inc., Formerly Known as National City Mortgage Company, Successor by Merger to Integra Mortgage Company. Debt: \$67,818.40.

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

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

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

16-22333

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, and described according to a plan of property made for Emil and Maria Mannherz by George B. Mebus, Inc., Engineers, dated April 18, 1972, and revised July 5, 1972, and recorded in Plan Book A-19, Page 80 and later revised August 4, 1972, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Harrison Avenue (42 feet wide), a common front corner of Parcel "A" and "B" on a subdivision plan of property made for Emil and Maria Mannherz and approved by the Board of Township Commissioners of the Township of Cheltenham on July 18, 1972, said point being at the distance of 329.82 feet measured in a Northwesterly direction along the said side of Harrison Avenue from a point of intersection which the said Northeasterly side of Harrison Avenue makes with the Northwesterly side of Mill Road (33 feet wide); thence from the place of beginning and along the Northeasterly side of Harrison Avenue North 52 degrees, 14 minutes West, 57.11 feet to a point of curve; thence still along the said side of Harrison Avenue by a line extending in a Northwesterly direction and curving to the right with a radius of 71.31 feet the arc distance of 140.01 feet to a point, a corner of Parcel "C"; thence along the Southeasterly line of Parcel "C" North 29 degrees, 03 minutes East, 101.32 feet to a point; thence along the Southwesterly line of Parcel "C" South 60 degrees, 57 minutes East, 70.00 feet to a point, a rear corner of Parcel "A"; thence along the Northwesterly line of Parcel "A" South 29 degrees, 03 minutes West, 113.44 feet to a point on the aforementioned Northeasterly side of Harrison Avenue, the place of beginning.

BEING Parcel B.

CONTAINING 7,558 square feet.

TITLE TO SAID PREMISES IS VESTED IN Issac Downing and Latisha Downing by Deed from Barry L. Magen and Cheryl Magen dated January 21, 2014 and recorded April 8, 2014 in Deed Book 5909, Page 631.

Parcel Number: 31-00-13666-00-1.

Location of property: 315 Harrison Avenue, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Issac Downing and Latisha Downing** at the suit of Prime Lending, a Plains Capital Company, Debt: \$268,343.88.

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

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

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

16-26929

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

BEGINNING at a point on the Northwest side of Cherry Street, at a corner of a lot of land now or late of Maria Van Winkle; thence North 60 degrees 45 minutes West 100 feet to an alley, 10 feet wide, thence along the South side of said alley, North 29 degrees 20 minutes East 22 feet to a corner in line of land now or late of Samuel Charles; thence along the said line, South 60 degrees 45 minutes East 100 feet to Cherry Street, aforesaid; thence along the Northwesterly side of said Cherry Street South 29 degrees 30 minutes West 22 feet to the place of beginning.

BEING the same premises conveyed to Richard J. DiLoreto and Linda DiLoreto, husband and wife by deed from Home Transitions Company, a PA Corp., dated 8/3/2006 and recorded 8/11/2006 in Book 5612 Page 435.

Parcel Number: 13-00-08060-00-9.

Location of property: 529 Cherry Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Linda DiLoreto and Richard J. DiLoreto a/k/a Richard DiLoreto** at the suit of PNC Bank, National Association. Debt: \$123,408.47.

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

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

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

16-28752

ALL THAT CERTAIN lot of land with the buildings thereon erected, situate in **West Norriton Township**, County of Montgomery and State of Pennsylvania, being part of Lot 34, Lot 35 and part of Lot 36 on plan of lots laid out for Heston R. Tyson, by Will D. Hiltner, R.S., in February 1947 and bounded and described as follows, to wit:

BEGINNING at a point on the southeast side of Heston Avenue (fifty feet wide) at the distance of 638 feet and 69/100 of a foot south 42 degrees west from the point of intersection of the southeast side of Heston Avenue and the southwest side of Mill Road (thirty-three feet wide) a corner of this and land of Anthony J. Gaeto and Virginia C., his wife, thence along the southeast side of Heston Avenue, north 42 degrees east 81 feet and 67/100 of a foot to a stake, a corner of this and land about to be conveyed to Wayne Carl and Frances Carl, his wife; thence along the said Carl's property south 48 degrees east 175 feet, a corner of this and Heston R. Tyson's land; thence along said Tyson's property south 42 degrees west 81 feet and 67/100 of a foot to a corner of this land of Anthony J. Gaeto and Virginia C. his wife, (DB 2292 Page 77) and thence along said Gaeto's property north 48 degrees west 175 feet to the place of beginning.

Parcel Number: 63-00-02848-00-5.

Location of property: 328 Heston Avenue, West Norriton, Pennsylvania.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **John J. Fagan and Amy E. Fagan** at the suit of West Norriton Township. Debt: \$3,009.06.

**Robert P. Daday**, Attorney.

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

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

16-30226

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision prepared for Hillside Investments, Inc. Section 1 by Yerkes Associates, Inc., Consulting Engineers dated February 23, 1981, recorded in the Office of the Recorder of Deeds in Plan Book A-43 page 75 as follows, to wit:

BEGINNING at a point on the Southeastly side of Yorktown South measured the four following courses and distances from a point on the Southwestly side of Yorktown North: (1) on the arc of a circle curving to the left, having a radius of fifteen feet, the arc distance of Twenty one and eighty two one-hundredths feet to a point of tangent; (2) South sixty seven degrees, fifty eight minutes West, seven and ninety one-hundredths feet to a point of curve; (3) on the arc of a circle curving to the left, having a radius of One hundred seventy-five feet, the arc distance of seventy three and thirty six one-hundredths feet to a point of tangent; (4) South forty three degrees, fifty seven minutes West, fifty three and forty six one-hundredths feet; thence extending from said point and place of beginning along lot No. 39 passing through a partition wall South forty six degrees, three minutes East, One hundred ten feet to a point, a corner of lands of Michael Perrone; thence extending along said land South forty three degrees, fifty seven minutes West, Twenty feet to a point a corner of Lot No. 41; thence extending along said lot passing through a partition wall North forty six degrees, three minutes West, One hundred ten feet to a point on the Southeastly side of Yorktown South; thence extending along said side of Yorktown South North forty three degrees, fifty seven minutes East, Twenty feet to the first mentioned point and place of beginning.

Parcel Number: 63-00-09802-45-8.

Location of property: 1912 Yorktown S., West Norriton, Pennsylvania.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Michael J. Drohan and United States of America** at the suit of West Norriton Township. Debt: \$2,975.17.

**Robert P. Daday**, Attorney.

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

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

17-02714

ALL THAT CERTAIN apartment property (formerly the synagogue) located on the West side of Hale Street, in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the Westerly side of Hale Street, 50 feet wide, distant South 43 degrees 32 minutes West 248 feet 2 inches from the Southerly property line of West Street, 50 feet wide, a corner of Lot No. 39; thence along the Southerly side of Lot No. 39 North 46 degrees 28 minutes West 140 feet to a point on the Easterly side of a given 20 feet wide alley; thence along the same South 43 degrees 32 minutes West 60 feet to a corner of Lot No. 36; thence along the same South 46 degrees 28 minutes East 140 feet to an iron pin, a corner of Lot No. 37 on the Westerly side of the aforesaid Hale Street; thence along the same North 43 degrees 32 minutes East 60 feet to the place of beginning.

BEING Lots Nos. 37 and 38 on plan of lots as laid out by "Guldin and Saylor" in the 10th Ward of the Borough of Pottstown.

Parcel Number: 16-00-12288-00-8.

Location of property: 421 Hale Street, Pottstown, Pennsylvania.

The improvements thereon are: Taxbl. clubs & fratl. organizations.

Seized and taken in execution as the property of **Keystone Masonic Lodge No. 113** at the suit of Pottstown School District. Debt: \$3,106.73.

**Robert P. Daday**, Attorney.

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

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

17-04077

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate **Springfield Township**, County of Montgomery, and Commonwealth of Pennsylvania bounded and described according to a certain Lot Location Plan prepared for Elmo Pio by C. Raymond Weir, Registered Professional Engineer, dated December 17, 1965, as follows, to wit:

BEGINNING at a point on the Northeastly side of Hawthorne Lane (fifty feet wide) (intended to be dedicated) said point being the two following courses and distances from a point of curve on the Southeastly side of Rambler Road (forty-five feet wide): (1) leaving Rambler Road on Ware of a circle curving to the left having a radius of ten feet

the arc distance of fifteen and fifty-nine one-hundredths feet to a point of tangent on the Northeasterly side of Hawthorne Lane; and (2) South forty-seven degrees, thirty-four minutes East along the Northeasterly side of Hawthorne Lane five hundred seventy-seven and ninety-two one hundredths feet to the point of beginning; thence extending from said point of beginning North forty-two degrees, twenty-six minutes East, three hundred twenty-eight and ninety-six one-hundredths feet to a point; thence extending South forty-seven degrees, thirty-four minutes East, one hundred eighty-two and twenty-one and one-hundredths feet to a point; thence extending South forty-two degrees, twenty-six minutes West, three hundred twelve and eighty-five one-hundredths feet to a point on the Northeasterly side of Hawthorne Lane (of irregular width); thence extending Northwestwardly along the same the following courses and distances: (1) on the arc of a circle curving to the right having a radius of fifty feet the arc distance of twenty-nine and forty-nine one-hundredths feet to a point of reverse curve; (2) on the arc of a circle curving to the left having a radius of fifty feet the arc distance of sixty-two and fifty-six one-hundredths feet to a point of reverse curve; and (3) on the arc of a circle curving to the right having a radius of Thirty feet the arc distance of twenty-four and thirty-eight one hundredths feet to a point of tangent on the Northeasterly side of Hawthorne Lane (fifty feet wide); thence extending North forty-seven degrees, thirty-four minutes West, along the Northeasterly side of Hawthorne Lane seventy-four and twelve one-hundredths feet to the first mentioned point and place of beginning.

BEING the same premises which Jeanne Pio Family Trust under Trust dated December 13, 1993 and Amended December 2, 1997, by Deed dated July 2, 1997 and recorded August 5, 1999 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5282, Page 1445, Instrument No, 016600, granted and conveyed unto Cassandra Banko.

Parcel Number: 52-00-08524-00-1.

Location of property: 8801 Hawthorne Lane a/k/a 8801 Hawthorn Lane, Glenside, PA 19038.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Cassandra Banko** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, N.A., as Trustee, for Chase Mortgage Finance Trust Multi-Class Mortgage Pass-Through Certificates Series 2005-A1. Debt: \$1,157,203.05.

**Shapiro & DeNardo, 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.

17-04838

SITUATE in **Lower Moreland Township**.

BEGINNING at the intersection of the center line of Second Street Pike (50 feet wide), and the Northeasterly side of a certain Thirty-five feet wide Street (called Murray Avenue); THENCE along [?] side of Murray Avenue South Fifty-two degrees five minutes East Two Hundred and Thirty-nine One Hundredths feet to a stone, THENCE North Thirty-seven degrees Fifty-five minutes East Sixty-nine and Eighty-three One Hundredths feet to a stone in line of lands now or late of Grant [?]; THENCE along the same North Fifty-two degrees Five minutes West Two Hundred-three and Twelve-one-hundredths feet to a point in the center line of said Second Street Pike and THENCE along the same South Thirty-Five degrees Forty-one minutes West Seventy feet to the first mentioned point and place of beginning.

BEING KNOWN as premises 2445 & 2447 Huntingdon Pike.

BEING the same premises which William Brucker, Sr. and Marguerite W. Brucker, his wife by indenture bearing date the 18th day of June A.D. 1964 and recorded at Norristown, Pennsylvania in Deed Book No. 3334 Page 1109 Ac. granted and conveyed unto William Brucker, Sr. and John Wm. Brucker, or the survivor of them AND the said William Brucker, Sr. has since departed his life the 23rd of October A.D. 1971 and premises became vested in John Wm. Brucker, by reason of survivorship.

UNDER AND SUBJECT to certain building restrictions as of record.

Parcel Number: 41-00-04462-00-6.

Location of property: 2445-2447 Huntingdon Pike, Huntingdon Valley, Pennsylvania 19006.

The improvements thereon are: Commercial Multi-use.

Seized and taken in execution as the property of **Lois Brucker Whitacre, Individually and in her capacity as Executrix for the Estate of Doris F. Brucker** at the suit of Beneficial Bank f/k/a Beneficial Mutual Savings Bank. Debt: \$130,142.67 plus interest to the date of sale.

**Jennifer Hiller Nimeroff**, Attorney.

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

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

17-04880

ALL THAT CERTAIN Unit in the property known, named and identified in the Declaration Plan referred to below as Elkins Park House Condominium, Hereditaments and Appurtenances, located at the Northwest corner of Old York Road and Spring Avenue, situate in **Cheltenham Township**, County of Montgomery and State of 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, Elkins Park House Condominium, dated June 29, 1973 and recorded in Deed Book 3874 page 161, and any and all Amendments thereto, up to and including, the Fifth Amendment thereto dated August 6, 1986 and recorded in Deed Book 4809 page 330; and any Amendments thereto; the Code of Regulations for said Condominium



dated June 29, 1973 and recorded in Deed Book 3874 page 190, and any and all Amendments thereto, up to and including, the Ninth Amendment thereto dated April 3, 2009 and recorded May 14, 2009 in Deed Book 5730 page 236, and any Amendments thereto; and Condominium Plan recorded in Condominium Plan Book 2 pages 1 and 2, and any and all Revisions and Amendments thereto, up to and including the Amendment in Condominium Plan Book 8 pages 32 and 33, and any Amendments thereto, being designated on Declaration Plan as **Unit 605-B**, as more fully described in such Declaration of Condominium and Declaration Plan and all Amendments thereto, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration and any Amendments thereto).

BEING the same premises which Robyn L. Barrett, Executrix, by deed dated April 24, 2014, and recorded May 1, 2014 in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5911 page 01681, granted and conveyed unto Florazell Green, in fee.

Parcel Number: 31-00-30006-86-9.

Location of property: 7900 Old York Road, Unit 605 B, Elkins Park, PA 19027.

The improvements thereon are: Residential condominium unit.

Seized and taken in execution as the property of **Florazell Green** at the suit of The Council of Elkins Park, a Condominium. Debt: \$10,551.95.

**Elliot H. Berton**, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$4,600. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

17-05980

ALL THAT CERTAIN lot or piece of ground with the buildings thereon erected, situate in **Whitpain Township**, County of Montgomery, State of Pennsylvania, bounded and described according to a survey thereof by C. Raymond Weir, Registered Professional Engineer, February 27, 1948, revised September 24, 1951, as follows:

BEGINNING at a point, a corner on the Southeasterly side of Rabbit Run Lane, forty feet in width, Two hundred eighty feet Northeastwardly from the Northeastly side of Skippack Pike, fifty feet in width; thence continuing along said side of Rabbit Run Lane North thirty-eight degrees seventeen minutes East One hundred feet to a point, a corner in line of land of Lester Shull; thence along the same South fifty-one degrees forty-three minutes East crossing a five feet wide right-of-way for certain public utilities three hundred feet to a point, a corner in line of other land of the said Francis B. Reeves, III and wife; thence along the same the three following courses and distance: (1) South thirty-eight degrees seventeen minutes West forty-five and one one-hundredths feet to a point, a corner; (2) North eighty-seven degrees forty-seven minutes West ninety-three and four tenths feet to a point, a corner in the Southeasterly side of said five feet wide right-of-way and (3) thence North fifty-one degrees forty-three minutes West crossing said five feet wide right-of-way two hundred twenty-four and five-tenths feet to the Southeasterly side of Rabbit Run Lane aforesaid, the point and place of beginning.

BEING Lot No. 4 on said Plan.

TITLE TO SAID PREMISES IS VESTED IN Michael F. Pier, married and Patricia A. Pier, married, by Deed from Michael F. Pier, Dated 01/31/2003, Recorded 02/19/2003, in Book 5446, Page 1781.

Parcel Number: 66-00-05794-00-8.

Location of property: 880 Rabbit Run Road, Blue Bell, PA 19422-1533.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Patricia A. Pier a/k/a Patricia A. Cardillo a/k/a Patricia Cardillo Pier and Michael F. Pier** at the suit of MTGLQ Investors, L.P. Debt: \$133,311.45.

**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.

17-06604

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

BEGINNING at a point in the middle of the Perkiomen and Summeytown Turnpike Road (now First Avenue) at a pin set for a corner of this land and land of George W. Yost, said pin being fifty-five feet South from the Northwesterly corner of said George W. Yost's land and corner of land of Dr. James Bauer's Estate; thence along said George W. Yost's land, South eighty-three degrees East, three perches and one-half of a perch more or less to low water mark on Perkiomen Creek; thence south along said Creek, fifty feet to a pin; thence by other land of J. Warren Kochen, North eighty-three degrees West, about three perches and one-half of a perch to the middle of the said Turnpike Road (First Avenue); thence North along the middle of said Road, fifty feet to the place of beginning.

CONTAINING about two thousand eight hundred eighty-seven and one-half square feet of land, more or less.

Parcel Number: 04-00-00541-00-4.

Location of property: 750 E. First Avenue, Collegeville, Pennsylvania.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Ario Enterprises, L.L.C.** at the suit of Perkiomen Valley School District. Debt: \$2,925.35.

**Robert P. Daday**, Attorney.

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

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

17-07498

ALL THAT CERTAIN lot or piece of land laid out by John R. Brintenback, situate in **Bridgeport Borough**, County of Montgomery and state of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southeast side of Ford Street, at the distance of 251.80 feet Southwesterly from the South corner of Ford and Rambo Streets; thence extending along the southeast side of said for street southwesterly 19 feet 2 inches to other land of Robert A. Young; thence along the line of said Robert A. Young's land Southeasterly 135 feet to land of the most Rev. Patrick J. Ryan; thence along the line of said land northeasterly 19 feet 2 inches to land of Alice G. Willis Thence along the line of said land northwesterly 135 feet to the place of beginning.

BEING THE SAME PREMISES as conveyed to Robert Gesullo by Deed of David G. Fair and Robin S. Fair, dated 4.22.2009 and recorded 04.29.2009 in the Recorder of Deeds Office of Montgomery County as Instrument 2009041468 BK 5728 PG 1485.

Parcel Number: 02-00-02092-00-3 (MAP: 02019 009).

Location of property: 474 Ford Street, Bridgeport, PA 19405.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Robert Gesullo** at the suit of Carrington Mortgage Services, LLC. Debt: \$179,857.64.

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

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

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

17-08009

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Salford Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Subdivision prepared for Mainland Ridge made by Urwiler & Walter, Inc., Summertown, PA dated 1/16/89, and last revised 2/20/92, and recorded in Plan Book A-53, Page 212.

BEING Lot No. 59 on said Plan, Block 18A, Unit 62.

TITLE TO SAID PREMISES IS VESTED IN Mark Eckardt, married and Angela Eckardt, married, by Deed from Lisa D. Sprague, married and Robert F. Sprague, married, dated 06/04/2003, recorded 07/11/2003, in Book 5464, Page 262.

Parcel Number: 50-00-00412-84-3.

Location of property: 458 Coachlight Circle, Harleysville, PA 19438-2537.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mark Eckardt a/k/a Mark F. Eckardt, Angela Eckardt a/k/a Angela M. Eckardt and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of Wells Fargo Bank N.A. s/b/m Wachovia Mortgage, FSB f/k/a World Savings Bank, FSB. Debt: \$407,550.76.

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

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

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

17-08285

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, and described according to a map of Knollulik, made for Richelou Custom Builders, Inc. by Yerkes Associates, Inc. Bryn Mawr, PA, dated May 14, 1973 and last revised July 18, 1975 as follows, to wit:

BEGINNING at a point on the title line in the bed of Waldron Park Drive (50 feet wide) which point is measured the following two courses and distances from the point of intersection of the title line in the bed of Waldron Park Drive with the title line in the bed of Franklin Knoll (50 feet wide); (1) leaving Franklin Knoll South 35 degrees, 14 minutes, 40 seconds East 47.29 feet to a point of curve, (2) on the arc of a circle curving to the left having a radius of 1,510.00 feet the arc distance of 140.10 feet to the point of beginning; thence extending the same and crossing the bed of Waldron Park Drive and along Lot 18 on said plan the following two courses and distances; (1) North 55 degrees, 12 minutes, 20 seconds East, 167.20 feet to a point, (2) North 14 degrees, 43 minutes, 40 seconds West 160.00 feet to a point on the title line in the bed of Franklin Knoll; thence along the same North 64 degrees, 18 minutes 20 seconds East 30.65 feet to a corner of Lot 22 on said plan; thence along the same and crossing the bed of Franklin Knoll South 61 degrees 36 minutes 40 seconds East 202.93 feet to a corner of Lot 23 on said plan; thence along same South 36 degrees 00 minutes 40 seconds East 99.14 feet to a line in Lot 24 on said plan; thence along the same the following three courses and distances; (1) South 58 degrees 27 minutes 20 seconds West 71.02 feet to a point, (2) North 78 degrees 29 minutes West 20.50 feet to a point (3) South 58 degrees 27 minutes 20 seconds West 246.00 feet to a point on the title line in the bed of Waldron Park Drive; thence along same on the arc of a circle curving to the right having a radius of 1, 510.00 feet the arc distance of 102.91 feet to the first mentioned point and place of beginning.

BEING THE SAME PREMISES conveyed to William H. Hartz and Cynthia Cericola-Hartz, husband and wife from Justin H. Gershon and Ellyn R. Gershon by Warranty Deed dated 6/6/1988 and recorded 6/13/1988 as Instrument or Book/Page No. 4876/67 of the Montgomery County Clerk's Office.

Parcel Number: 40-00-63690-28-7.

Location of property: 511 Waldron Park Drive, Haverford, PA 19041.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **William H. Hartz and Cynthia Cericola-Hartz** at the suit of Wells Fargo Bank, National Association, as Trustee for Structured Adjustable Rate Mortgage Loan Trust, Mortgage Pass-Through Certificates, Series 2007-1. Debt: \$2,300,359.10.

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

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

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

17-09269

ALL THAT CERTAIN lot or piece of land with the building and improvements thereon erected, situate in **Collegetown Borough**, County of Montgomery and State of Pennsylvania and bounded and described according to a survey made October 1955 by John E. Burkhardt, Registered Professional Surveyor of Lansdale, PA, as follows:

BEGINNING at a point of intersection of the Northeast side of Chestnut Street (40 feet wide) with the Northwest side of Third Avenue (50 feet wide) thence along the Northeast side of Chestnut Street North 24 degrees 28 minutes West 351.73 feet to an iron pin, a corner of property now or late of the Collegetown National Bank; thence along said property of Collegetown National Bank North 65 degrees 49 minutes East 200.90 feet to an iron pin on the Southwest side of Walnut Street (30 feet wide); thence along the Southwest side of said Walnut Street South 24 degrees 28 minutes East 439.25 feet to a metal spat set in concrete on the Northwest side of Third Avenue; thence along the Northwest side of said Third Avenue South 89 degrees 19 minutes West 219.46 feet to the first mentioned point and place of beginning.

BEING THE SAME PREMISES WHICH Major Materials Company, a General Partnership, by Mark R. Brody, Barry Field, Donald W. Shaw and Louis Reid, by his Attorney-in-fact Mark R. Brody, Partners, by Indenture dated 12-31-92 and recorded 01-11-93 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5030, page 1549, granted and conveyed unto James C. Rees.

Parcel Number: 04-00-01939-00-1.

Location of property: 35 West Third Avenue, Collegetown, PA 19426.

The improvements thereon are: Industrial: One story warehouse/manufacturing.

Seized and taken in execution as the property of **James C. Rees** at the suit of Bayview Loan Servicing, LLC. Debt: \$751,986.02.

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

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

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

17-09410

ALL THAT CERTAIN brick dwelling and lot or piece of land known as No. 430 King Street, in **Pottstown Borough**, Montgomery County, PA, bounded and described as follows, to wit:

BEGINNING at a point on the southside of King Street 8 feet east from the brick wall of a house now or late of Ellis Mills; thence extending south at right angles with King Street, 140 feet more or less to Buttonwood Alley; thence extending along the same eastwardly 30 feet more or less to land now or late of D.K. Engle; thence northwardly along said Engle's land 140 feet more or less to King Street aforesaid, thence extending westwardly along said King Street 30 feet, more or less to land now or late of Ellis Mills, the place of beginning.

Parcel Number: 16-00-17384-00-6.

Location of property: 430 King Street, Pottstown, Pennsylvania 19464.

The improvements thereon are: Triplex.

Seized and taken in execution as the property of **Edward J. Murray and Maria A. Murray** at the suit of Pottstown Borough Authority and Borough of Pottstown. Debt: \$2,347.13.

**Robert P. Daday**, Attorney.

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

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

17-09463

ALL THAT CERTAIN piece of land in **Collegetown Borough**, County of Montgomery and State of Pennsylvania.

BEGINNING at a pin set for a corner in the middle of the Perkiomen and Sunnyside Turnpike Road (now First Avenue), and pin being 105 feet from then Northwesterly corner of land now or late of George W. Yost, and land now or late of Isaac Longstretch, and said pin being at a corner of lot now or late of B.F. Steiner and this lot; thence along land now or late of said B.F. Steiner, South 83 degrees East 3-1/2 perches, more or less, to low water mark on Perkiomen Creek; thence along Perkiomen Creek, 50 feet wide to land now or late of Lizzie D. Baer; thence by land now or late of the said Lizzie D. Baer; North 83 degrees West about 3-1/2 perches to the middle of said Turnpike Road (now First Avenue); thence North along the middle of said First Avenue, 50 feet to the place of beginning.

BEING more fully described in a Deed dated 5/5/10, and recorded on 6/11/10, in Book 5769, Page 2175.

Parcel Number: 04-00-00544-00-1.

Location of property: 740 E. First Avenue, Collegetown, Pennsylvania.

The improvements thereon are: Single family residential dwelling  
Seized and taken in execution as the property of **Ario Enterprises, L.L.C.** at the suit of Perkiomen Valley School District.  
Debt: \$2,881.96.

**Robert P. Daday**, Attorney.

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

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

17-09882

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

BEGINNING at a stake in the Easterly line of Willow Street at a corner of Lot No. 7; thence Northerly 39 degrees, 19 minutes East, 48 feet, 1 inch to a point, the Southern intersection of the property line of Willow and West Streets; thence along the Southerly line of West Street South 50 degrees, 29 minutes, 82.39 feet to the middle of a 4 foot wide walk or passageway given for the joint use of the grantees under this development; thence along the said passageway by a line curving to the right, having a radius of 280.68 feet, a distance of 20.27 feet to a corner of Tract No. 7; thence along said tract passing through the middle of a partition wall of a twin dwelling house, North 68 degrees, 29 minutes West, 91 feet, 1 ? inches to the place of beginning.

BEING Lot No. 8 in a plan of lots known as Farmington Court, laid out by F.H. Keiser and Company, as shown on a plan thereof prepared by Ralph E. Shaner and Son, Registered Engineers, and recorded at Norristown, PA, in Deed Book 1425, Page 601.

BEING THE SAME PREMISES which Wayne Scott Johnson and Theresa S. Johnson, husband and wife, by Deed dated December 16, 1998 and recorded January 6, 1999, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5254, Page 2098, granted and conveyed unto Wayne Scott Johnson.

Parcel Number: 16-00-09012-00-8.

Location of property: 488 Willow Street, f/k/a 8 Farmington Court, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Matthew Johnson, in his capacity as Co-Administrator and Heir-At-Law of the Estate of Wayne Scott Johnson, deceased and Bradley Johnson, in his capacity as Co-Administrator and Heir at Law of the Estate of Wayne Scott Johnson, deceased** at the suit of LSF10 Master Participation Trust. Debt: \$50,647.05.

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

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

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

17-15107

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a survey made S.W. Chapman by Charles P. Mebus, Registered Engineer of Glenside, Pennsylvania on May 11, 1938 revised on various dates, the latest date being May 17, 1939 as follows to wit:

BEGINNING a point on the Northwesterly side of Tulpehocken Avenue (40 feet wide) at the distance of 565.71 feet measured North 70 degrees 46 minutes East along the Northwesterly side of Tulpehocken Avenue from the Southeasterly side of Forest Avenue (41.5 feet wide); thence extending North 19 degrees 14 minutes West partly passing through a certain 9 feet wide driveway which extends Southeastwardly into Tulpehocken Avenue 131.40 feet to a point; thence extending North 54 degrees 54 minutes 33 seconds East 70.18 feet to a point; thence extending South 19 degrees 14 minutes East 150.58 feet to a point on the Northwesterly side of Tulpehocken Avenue; thence extending South 70 degrees 46 minutes West along the Northwesterly side of Tulpehocken Avenue 67.50 feet to the first mentioned point and place of beginning.

Parcel Number: 31-00-26740-00-4.

Location of property: 8316 Tulpehocken Avenue, Cheltenham, Pennsylvania.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Ruhi Sultana Schroeder** at the suit of Cheltenham School District.  
Debt: \$8,859.04.

**Robert P. Daday**, Attorney.

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

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

17-15172

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Briar House, located at York Road and Meeting House Road in **Cheltenham Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196 by the recording in the Office of the Recording of Deeds of Montgomery County, a Declaration dated August 4, 1971 and recorded March 20, 1973 in Deed Book 3835, Page 533 and an Amendment thereto dated March 22, 1973 and recorded March 22, 1973 in Deed Book 3836, Page 374; and a Second Amendment thereto dated June 4, 1974 and recorded June 6, 1974 in Deed Book 3948, Page 140; and a Third Amendment thereto dated June 20, 1974 and recorded July 5, 1974 in Deed Book 3957, Page 142; and a Fourth Amendment thereto dated October 15, 1974 and recorded October 16, 1974 in Deed Book 3983, Page 186; and a Fifth Amendment thereto dated October 31, 1974 and recorded October 31, 1974 in Deed Book 3986, Page 443; and a Sixth Amendment thereto dated July 28, 1975

and recorded August 1, 1975 in Deed Book 4044, Page 410; and a Seventh Amendment thereto dated September 19, 1975 and recorded September 23, 1975 in Deed Book 4056, Page 406; and Eighth Amendment thereto dated September 19, 1975 and recorded November 6, 1975 Deed Book 4066, Page 594; and a Ninth Amendment thereto dated December 11, 1975 and recorded December 26, 1975 in Deed Book 4078, Page 242; and a Tenth Amendment thereto dated November 16, 1976 and recorded November 18, 1976 in Deed Book 4158, Page 394 and an Eleventh Amendment thereto dated December 28, 1977 and recorded January 18, 1978 in Deed Book 4295 Page 83; an amended and restated Twelfth Amended Declaration dated August 16, 1988 and recorded September 12, 1988 in Deed Book 4886, Page 1764; and a Thirteenth Amendment thereto dated October 1, 1993 and recorded October 25, 1993 in Deed Book 5058 Page 1632; and a Fourteenth Amendment thereto dated August 30, 1995 and recorded September 5, 1995 in Deed Book 5124, Page 269 and Declaration Plan dated June 22, 1970 and last revised March 9, 1973 and recorded March 20, 1973 in Condominium Plan Book 1, Page 53 and said Declaration Plan Amended and last revised May 22, 1974 and recorded June 6, 1974 in Condominium Plan Book 3, Page 15; and Sheet No. A-5 thereto amended and last revised June 24, 1974 and recorded July 10, 1974 in Condominium Plan Book 3; Page 49; and Sheet No. A-12 thereto amended and last revised October 1, 1974 and recorded October 16, 1974 in Condominium Plan Book 3, Page 70; and Sheet No. A-10 thereto amended and last revised October 30, 1974 and recorded October 31, 1974 in Condominium Plan Book 3, Page 81; and Sheet No. A-9 amended and last revised June 9, 1975; and Sheet A-11 amended and last revised August 7, 1975 and both sheets recorded August 22, 1975 in Condominium Plan Book 4, Page 25; and Sheet No. 4 amended and last revised September 10, 1975 and recorded September 26, 1975 in Condominium Plan Book 4, Page 28; and Sheet No. A-5 amended and last revised October 29, 1975 and recorded November 6, 1975 in Condominium Plan Book 4, Page 31; and Sheet Nos. A-7 and A-9 amended and last revised December 4, 1975 and August 26, 1975 respectively and recorded December 26, 1975 in Condominium Plan Book 4, Page 47; and said Declaration Plan Sheet Nos. A-11 and A-12 amended and last revised November 5, 1976 and recorded November 18, 1976 in Condominium Plan Book 4, Page 89 and said Declaration Plan Sheet No. A-12 and last revised November 15, 1976 and recorded December 27, 1976 in Condominium Plan Book 5, Page 1; and said Declaration Plan Sheet A-1 and last revised December 1, 1977 and recorded January 18, 1978 in Condominium Plan Book 6, Page 7 and as amended by the plan attached to the Fourteenth Amendment to the Declaration in Deed Book 5124, Page 269; and a Code of Regulations dated August 4, 1971 and recorded March 20, 1973 in Deed Book 3835, Page 559 and an Amendment thereto dated December 20, 1977 and recorded January 3, 1978 in Deed Book 4270, Page 559; and a Second Amendment thereto dated April 8, 1987 and recorded August 11, 1987 in Deed Book 4847, Page 1119, being and designated on Declaration Plan as Unit No. B-65 described in such Declaration Plan and Declaration Together with a proportionate undivided interest in the common elements as defined in such Declaration and Amendments thereto.

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

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

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

The improvements thereon are: Residential property.

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

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

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

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

17-17444

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Lower Salford Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Subdivision prepared for Clover Diversified Investments Corporation by F. Richard Urwiler, Registered Engineers, Urwiler & Walter, Inc. of Sumneytown, PA dated April 26, 1978 and recorded in Plan Book A 35 page 38 bounded and described as follows, to wit:

BEGINNING at a point of curve on the Northeastly side of Pamela Circle (50 feet wide) said point being measured by three (3) following courses and distances from the Northwestly side of Shirley Drive (50 feet wide), thence (1) leaving one aforesaid Shirley Drive on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 33.41 feet to a point of tangent on the aforesaid Pamela Circle, thence (2) extending along the same, North 65 degrees 08 minutes West 65.01 feet to a point of curve on same, thence (3) extending along the same on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 3.91 feet to the point of beginning, thence extending from said point of beginning along the aforesaid Pamela circle on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 35 56 feet to a point a corner of Lot Number 42 as shown on the above mentioned plan, thence extending along Lot Number 42 and passing through a partition wall as shown on the above mentioned plan, North 06 degrees 56 minutes 44 seconds East, 139.51 feet to a point a corner of Lot Number 34 as shown on the above mentioned plan; thence extending along Lots Numbers 34 and 35 and along part of the Lot Number 36 as shown on the above mentioned plan South 65 degrees 30 minutes 58 seconds East, 75.28 feet to a point a corner of Lot Number 40 as shown on the above mentioned Plan, South 23 degrees 35 minutes 12 seconds West, 128.83 feet to the Northeastly side of the aforesaid Pamela Circle to the first mentioned point and place of beginning.

BEING known and designated as Lot Number 41 as shown on the above mentioned plan.

CONTAINING 7,251 square feet of land more or less.

Parcel Number: 50-00-03174-04-3.

Location of property: 265 Pamela Circle, Harleysville, PA 19438.

The improvements thereon are: Residential real estate

Seized and taken in execution as the property of **Joyce Weber a/k/a Joyce A. Weber, William Weber and The United States of America c/o U.S. District Attorneys' Office** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-J14, Mortgage Pass-Through Certificates, Series 2005-J14. Debt: \$224,641.25.

**Stern & Eisenberg, 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.

17-17600

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

BEGINNING at an iron pin in the middle of a public road leading from the Perkiomen and Sumneytown Turnpike Road to a public road dividing the Townships of Perkiomen, Limerick and Upper Providence; thence along lands now or late of Abraham Tyson, South forty one and one half degrees West fifty and four tenths perches to a stake a corner, thence still by the same the four following courses and distances, to wit: South eighty six degrees East, nine and three one-hundredths perches to a stake, thence South three and one half degrees East, four and sixteen one hundredths perches to a stake; thence North eighty three and three quarter degrees East, thirty perches to a stake; thence North twenty- six and one quarter degrees East twenty-seven and thirty two one hundredths perches to a corner in the aforesaid public road, thence along the same North forty-seven and three quarter degrees West, twenty three and forty six one-hundredths perches to the place of beginning.

Parcel Number: 48-00-02077-00-8.

Location of property: 283 Bridge Street, Perkiomen Township, Pennsylvania.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Heather Baum and Patrick Alan Egan** at the suit of Perkiomen Valley School District. Debt: \$6,410.02.

**Robert P. Daday**, Attorney.

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

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

17-19921

ALL THAT CERTAIN brick message or tenement and lot or piece of land, Situate in the Sixth Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, on the South side of Queen Street, between Bailey and Madison Streets, being known as No. 766 Queen Street, bounded and described as follows, to wit:

BEGINNING at a point on the South side of Queen Street, at the distance of 157 feet, 4 inches West from the West line of Madison Street, a corner of this and land now or late of Hannah Spare; thence, Southwardly, along the same 130 feet to a twenty-five feet wide alley; thence, Eastwardly, by the same 22 feet to land late of Ethel Spare Brown, now or late of James L. Cauler; thence by the same, Northwardly, 130 feet to the South side of Queen Street, aforesaid, passing in part of said course and distance through the middle of the brick division or partition wall of this and house now or late of said Cauler immediately adjoining to the East; thence by the South side of said Queen Street, Westwardly, 22 feet to the place of beginning.

Parcel Number: 16-00-23024-00-9.

Location of property: 766 Queen Street, Pottstown, Pennsylvania.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Brian Hefelfinger** at the suit of Pottstown School District. Debt: \$3,528.70.

**Robert P. Daday**, Attorney.

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

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

17-20155

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania and described according to a certain Plan thereof known as Plan of Laverock Estates made for Wyndmoor Estates, Inc. by George B. Mebus, Inc. Engineers dated January 10, 1962 as follows to wit:

BEGINNING at a point on the Westerly side of Morgan Lane (50 feet wide) said point being the two following courses and distances from a point of reverse curve on the Southerly side of Cobden Road (50 feet wide): (1) leaving Cobden Road on the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 32.63 feet to a point of tangent on the Westerly side of Morgan Lane; and (2) South 03 degrees 53 minutes 24 seconds East along the Westerly side of Morgan Lane 208.66 feet to the point of beginning; thence extending from said point of beginning South 03 South degrees 53 minutes 24 seconds East along the Westerly side of Morgan Lane 18.00 feet to a point of curve of the same; thence extending Southwardly and Southeastwardly partly along the Westerly and partly along the Southwesterly sides of Morgan Lane on the arc of a circle curving to the left having a radius of 200.00 feet

the arc distance of 56.11 feet to a point on the Southwesterly side of same; thence extending South 70 degrees 02 minutes 04 seconds West 165.15 feet to a point; thence extending north 43 degrees 15 minutes 30 seconds West 23.06 feet to a point; thence extending North 10 degrees 31 minutes 30 seconds East 104.58 feet to a point; thence extending North 86 degrees 06 minutes 36 seconds East 139.46 feet to the first mentioned point and place of beginning.

BEING Lot Number 19 as shown on the above-mentioned plan.

BEING the same premises in which Vincent Cowell, by deed dated 04/27/2007, recorded 05/09/2007, in and for Montgomery County, Commonwealth of Pennsylvania, in Deed Book 5646, Page 1540 and at instrument no. 2007057451, granted and conveyed unto Roger Paris, Jr. and Nyesha Paris, as tenants by the entirety.

Parcel Number: 31-00-19627-00-7.

Location of property: 7732 Morgan Lane, Glenside, PA 19038.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Roger Paris, Jr., Nyesha Paris and United States of America, Department of the Treasury - Internal Revenue Service** at the suit of U.S. Bank National Association, as Trustee Successor in interest to LaSalle Bank National Association, as Trustee for Lehman XS Trust Mortgage Pass-Through Certificates, Series 2007-10H. Debt: \$813,438.35.

**Shapiro & DeNardo, LLC**, Attorney.

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

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

17-21389

ALL THAT CERTAIN message or tenement and lot or piece of land, situate No. 62 North Hanover Street in **Pottstown Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the East side of Hanover Street between King and Chestnut Streets at the distance of 145 feet South from the South line of Chestnut Street; thence East at right angles to Hanover Street 120 feet to lands now or late of the Estate of R. B. Longaker, deceased; thence by the same South 66 feet more or less to lands of the Trinity Reformed Church, a point: thence West parallel with the first names line 120 feet to Hanover Street aforesaid; thence North along the same 66 feet more or less to the place of beginning.

Parcel Number: 16-00-12556-00-1.

Location of property: 62 N. Hanover Street, Pottstown, Pennsylvania.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Terry A. Fetterman and Patricia L. Fetterman** at the suit of Pottstown School District. Debt: \$6,351.00.

**Robert P. Daday**, Attorney.

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

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

17-21666

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, and described according to a Topographical Map and Resurvey of the Property of Martin W. Field and Jay M. Gross, made by Milton R. Yerkes, C.E. and last revised 10/23/1956, as follows, to wit:

BEGINNING at a point on the center line of Hidden River Road, said point being the 7 following courses and distances measured along the center line of Hidden River Road from its point of intersection with the center line of Flat Rock Road, (1) leaving Flat Rock Road north 16 degrees 15 minutes West 266.74 feet to a spike a point of curve in the same (2) northwestwardly on the arc of a circle curving to the left having a radius of 300 feet the arc distance of 65.45 feet to a spike a point of tangent in the same (3) north 28 degrees 45 minutes west 92.81 feet to a spike a point of tangent in the same (4) northwestwardly on the arc of a circle curving to the right having a radius of 540 feet the arc distance of 117.81 feet to a spike a point of tangent in the same (5) north 16 degrees 15 minutes West 98.79 feet to a spike a point of curve in the same (6) northeastwardly on the arc of a circle curving to the right having a radius of 250 feet the arc distance of 227.40 feet to a spike a point of tangent in the same and (7) north 35 degrees 52 minutes east 111.97 feet to a place of beginning; thence extending from said point of beginning along the center line of Hidden River Road North 35 degrees 52 minutes East 9.05 feet to a spike a point of curve in the same; thence extending northeastwardly still along the center line of Hidden River Road on the arc of a circle curving to the left having a radius of 164.92 feet the arc distance of 93.26 feet to a point; thence extending South 87 degrees 24 minutes East crossing the Easterly side of Hidden River Road 299.50 feet to a point; thence extending South 01 degree 00 minutes East 30 feet to a point; thence extending South 14 degrees 00 minutes West 156 feet to a point; thence extending north 71 degrees 17 minutes West crossing the Southeasterly side of Hidden River Road 314.80 feet to the first mentioned point and place of beginning.

BEING Lot No. 60 as shown on the above-mentioned plan.

BEING THE SAME PREMISES which Josephine R. G. Lecks by Deed dated July 17, 2007 and recorded August 1, 2007, in Deed Book 5657, page 02830, in the Office of the Recorder of Deeds in and for the County of Montgomery, granted and conveyed unto Anthony J. Voci, Jr. and Sue-Yen Pupo, in fee.

Parcel Number: 40-00-25028-00-6.

Location of property: 425 Hidden River Road, Penn Valley, PA 19072.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Anthony J. Voci, Jr.; Sue-Yen Pupo and United States of America - Department of Treasury - Internal Revenue Service** at the suit of Nationstar Mortgage LLC d/b/a Mr. Cooper. Debt: \$446,635.35.

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

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

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

17-22947

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania 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 Difernando; 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: \$200,541.77.

**Manley Deas Kochalski**, Attorney.

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

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

17-25142

ALL THAT CERTAIN lot or parcel of ground situate in **Lower Pottsgrove Township**, Montgomery County Pennsylvania bounded and described in accordance with a survey dated May 14, 1974 last revised November 30, 1977 made by Serdy Bursich & Huth, Professional Engineers, as follows, to wit:

BEGINNING at a point on the northeasterly side of Tyler Court, which point of beginning is measured on the arc of a circle curving to the left having a radius of 25 feet, the arc distance of 39.27 feet from a point of reverse curve on the southeasterly side of Karen Drive (50 feet wide), Thence extending from said point of beginning and extending along the said Northeasterly side of Tyler Court South 47 degrees 28 minutes 24 seconds East 75 feet to a point in line of Lot #6, Thence extending along line of Lot #6 North 42 degrees 31 minutes 56 seconds East 173.09 feet to a point, Thence North 46 degrees 18 minutes West 131.15 feet to a point on the Southeasterly side of Karen Drive aforesaid; Thence along the said side of Karen Drive the following 2 courses and distances (1) South 28 degrees 50 minutes 50 seconds West 110.60 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 41.78 feet to a point of reverse curve, Thence on the arc of a circle curving to the left having a radius of 25 feet the arc distance of 39.27 feet to the first mentioned point and place of beginning.

CONTAINING 19,344 square feet, more or less.

BEING Lot #5 on a subdivision plan known as Woodgate II as recorded in Montgomery County Plan Book B-29 Page 30.

TITLE TO SAID PREMISES IS VESTED IN James R. Butler and Karen M. Magliochetti, as Tenants by the entirety by Deed from Joseph A. McGinley dated 03/12/2004 recorded 03/23/2004 in Deed Book 05500 Page 1858. Parcel Number: 42-00-04986-09-3.

Location of property: 1750 Karen Drive, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **James R. Butler and Karen M. Magliochetti** at the suit of HSBC Bank USA, N.A., as Trustee for the Registered Holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2007-3. Debt: \$239,499.96.

**Udren Law Offices, P.C.**, Attorneys.

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

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



17-25165

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Whitemarsh Township**, Montgomery County, Pennsylvania, bounded and described according to an as Built Plan, Whitemarsh Meadows made for Whitemarsh Construction Co. made by Richards W. Czop Assoc., Norristown, Pennsylvania, dated October 27, 1980, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Daisy Lane (50 feet wide), said point being measured the three following courses and distances from a point of curve on the Northeasterly side of Wildflower Drive (50 feet wide): (1) leaving Wildflower Drive on the arc of a circle curving to the left having a radius of 20.00 feet the arc distance of 31.42 feet to a point on tangent on the Northwesterly side of Daisy Lane; (2) thence extending along the same North 41 degrees 05 minutes 59 seconds East 102.00 feet to a point of curve on same; and (3) thence extending from said point of curve on the arc of a circle curving to the right having a radius of 175.00 feet the arc distance of 143.53 feet to a point of beginning on the Northwesterly side of Daisy Lane; thence extending from said point North 10 degrees 54 minutes 25 seconds West and crossing a certain sanitary sewer easement 135.42 feet to a point; thence extending from said point South 77 degrees 49 minutes 42 seconds East 95.31 feet to a point; thence extending South 12 degrees 10 minutes 18 seconds West and re-crossing the aforementioned sanitary sewer easement 126.10 feet to a point on the Northeasterly side of Daisy Lane; thence extending from said point the two following courses and distances: (1) North 77 degrees 49 minutes 42 seconds West along the Northeasterly side of Daisy Lane 19.80 feet to a point of curve; and (2) thence extending from said point of curve on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 43.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 112 as shown on the above-mentioned plan.

BEING the same property conveyed to Kevin Z. Maloney who acquired title by virtue of a deed from Robert J. Shannon and Joan A. Shannon, Trustees of the Robert J. Shannon and Joan A. Shannon Revocable Living Trust and Robert J. Shannon and Joan A. Shannon, individually as their interests may appear, dated June 16, 2006, recorded June 20, 2006, at Document Number 2006075129, and recorded in Book 05605, Page 0748, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 65-00-02842-38-7.

Location of property: 4123 Daisy Lane, Plymouth Meeting, PA 19462.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Kevin Z. Maloney** at the suit of Wells Fargo Bank, NA. Debt: \$376,799.40.

**Manley Deas Kochalski**, Attorneys.

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

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

17-25862

ALL THAT CERTAIN lot or piece of ground situate in **Montgomery Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan of Gwynmont Farms, made by Jonathan J. Tabas, Registered Professional Engineers dated April 24, 1986 and last revised December 10, 1987 and recorded in Montgomery County Plan Book A 49 page 363 as follows, to wit:

BEGINNING at a point of tangent on the Southwesterly side of Gwynmont Drive (50 feet wide) said point being at the distance of 25.00 feet measured on the arc of a circle curving to the right having a radius of 42.55 feet from a point of curve on the Southeasterly side of Route 202; THENCE extending from said point of beginning along the Southwesterly side of Gwynmont Drive, South 67 degrees 54 minutes 00 seconds East, 91.21 feet to a point a corner of Lot No. 28 as shown on the above mentioned Plan; thence extending along the same South 02 degrees 28 minutes 00 seconds east, 232.93 feet to a point in line of Lot No. 49 as shown on the above mentioned Plan; thence extending along the same South 87 degrees 32 minutes 00 seconds Nest 146.54 feet to a point on the Easterly side of Route 202; thence extending along the same along the Southeasterly side of Route 202 the 3 following courses and distances: (1) North 02 degrees 28 minutes 00 seconds East 60.00 feet to a point of curve; (2) on the arc of a circle curving to the right having a radius of 666.61 feet the arc distance of 198.35 feet to a point of compound curve and (3) on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 42.50 feet to the first mentioned point and place of beginning.

BEING Lot No. 27 as shown on the above-mentioned Plan.

BEING the same premises which John F. Milbrand and Christine E. Milbrand, husband and wife, by Deed dated February 1, 2002, and recorded March 25, 2002, in the Office of the Recorder of Deeds in and for the County of Montgomery, Deed Book 5400, Page 1944, granted and conveyed unto Josaphat R. Catral and Lisa A. Cicchetti aka Lisa B. Catral, in fee.

Parcel Number: 46-00-01035-00-8; Tax Map No. 46011A032.

Location of property: 100 Gwynmont Drive, North Wales, PA 19454.

The improvements thereon are: A dwelling.

Seized and taken in execution as the property of **Josaphat R. Catral and Lisa A. Cicchetti a/k/a Lisa B. Catral** at the suit of LSF9 Master Participation Trust. Debt: \$468,206.40.

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

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

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

17-25885

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Skippack Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Harrisontowne, made by David Meixner, Registered Professional Engineer, Collegeville, Pennsylvania, on August 18, 1967, and revised on March 20, 1968, which Plan is recorded in the Office of the Recorder of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania in Plan Book No. A-12 Page 7, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Barbara Road (50 feet wide), which point is at the distance of 158.03 feet measured North 48 degrees, West along the said side of Barbara Road, from a point of tangent, which point of tangent is at the arc distance of 39.14 feet measured along the arc of a curve, curving to the right having a radius of 25 feet from a point of curve on the Northwesterly side of the Northerly branch of Legat Lane (50 feet wide); thence extending from said beginning point and along the said Northeasterly side of Barbara Road, North 48 degrees West the distance of 150 feet to a point, thence extending along line of Lot No. 10 on said plan, North 42 degrees East the distance of 344.05 feet to a point; thence extending along line of Lot No. 7 on said Plan, South 12 degrees 25 minutes 50 seconds East the distance of 184.41 feet to a point; thence extending along line of Lot No 8 on said plan, South 42 degrees West the distance of 236.78 feet to the first mentioned point and place of beginning.

BEING known and designated as Lot No. 9 on said plan.

BEING the same which Derrick Brooks and Amy Brooks, as tenants by the entirety, by Deed dated 7/29/2016 and recorded 8/4/2016, in the County of Montgomery, in Book 6010 Page 468, conveyed unto Jay T. Hendricks and Jennifer L. Hendricks.

Parcel Number: 51-00-00112-00-8.

Location of property: 3565 Barbara Lane a/k/a 3565 Barbara Drive, Harleysville, PA 19438

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Amy Brooks and Derrick Brooks** at the suit of M&T Bank. Debt: \$391,407.96.

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

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

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

17-26205

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 Survey or Plan thereof made by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania, dated March 21, 1950, approved by the Board of Township of Commissioners of the Township Cheltenham, on May 2, 1950, and recorded at Norristown, Pennsylvania, in the Office of the Recorder of Deeds, for Montgomery County, in Deed Book 2072, Page 601, as follows to wit:

BEGINNING at a point on the Southerly side of Church Road 46.5 feet wide, said point marking a corner of Lots 30 and 31 on the aforesaid plan; thence in the Southeasterly direction along the Southerly side of Church Road on the arc of a circle on a line curving to the right having a radius of 400 feet, the arc distance of 110.32 feet to a point of tangent; thence extending South 56 degrees, 54 minutes, 30 seconds East, still along the Southerly side of Church Road 2.74 feet to a point, said point being marking the corner of Lots 31 and 32 on the aforesaid plan; thence extending South 33 degrees, 5 minutes, 30 seconds West, on a line dividing Lot 31 from Lot 32, 252.8 feet to a point; thence extending north 60 degrees, 51 minutes, 36 seconds West, on a line dividing Lot 31 and lot 26, 63.3 feet to a point; thence extending North 15 degrees, 12 minutes, 30 seconds East on a line dividing Lot 30 and Lot 31, 195 feet to a point; thence extending North 44 degrees, 37 minutes, 12 seconds East, still along the line dividing Lot 30 and Lot 31, 56.9 feet on the Southerly line of Church Road, the first mentioned point and place of beginning.

BEING TNHE SAME PREMISES which Donald F. Pearce, by Deed dated June 24, 1997 and recorded July 21, 1997, in the Office of the Recorder of Deeds in and for the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5193, Page 58, granted and conveyed unto Claude C. Scarborough and Rhonda F. Scarborough, husband and wife, in fee.

Parcel Number: 31-00-06820-00-7.

Location of property: 1000 Church Road, Wyncote, PA 19095.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Claude C. Scarborough, Jr. a/k/a Claude C. Scarborough and Rhonda F. Scarborough** at the suit of LSF10 Master Participation Trust. Debt: \$440,637.18.

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

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

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

17-27168

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of Lots Nos. 11 to 13 inclusive of "Asbury Acres" made for Stratford Development Co., by George B. Mebus, Inc., Engineers, Glenside, Pennsylvania, dated March 10, 1955 and last revised August 23, 1955, as follows, to wit:

BEGINNING at a point on the northeasterly side of Asbury Avenue (50 feet wide) at the arc distance of 26.18 feet measured on the arc of a circle curving to the right in a northwesterly direction having a radius of 20 feet from a point of tangent on the northwesterly side of Richards Road (50 feet wide); thence extending from said point of beginning along said side of Asbury Avenue north 43 degrees 33 minutes 15 seconds west 18.47 feet to a point of curve in the same; thence extending along the same on the arc of a circle curving to the right in a northwesterly direction having a radius of 500 feet the arc distance of 104.86 feet to a point in line of Lot No. 12 on said plan; thence extending along the same north 61 degrees 26 minutes 45 seconds east 125.46 feet to a point in line of Lot No. 14 on said plan; thence extending along the same south 28 degrees 33 minutes 15 seconds east 136.05 feet to a point on said side of Richards Road; thence extending along the same south 61 degrees 26 minutes 45 seconds west 85 feet to a point of curve in the same; thence extending along the same on the arc of a circle curving to the right in a northwesterly direction having a radius of 20 feet the arc distance of 26.18 feet to the first mentioned point and place of beginning.

BEING Lot No. 13 on said plan.

BEING THE SAME PREMISES which KAB Properties, LLC, by Deed dated April 30, 2009 and recorded May 6, 2009 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5729, Page 1040, granted and conveyed unto Alvin Prosser.

Parcel Number: 31-00-23101-00-7.

Location of property: 7400 Richards Road, Elkins Park, PA 19027.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Alvin Prosser** at the suit of Pennymac Loan Services, LLC. Debt: \$267,639.35.

**Powers, Kirn & Associates, LLC**, Attorneys.

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

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

17-27272

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, Situate in **Upper Dublin Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of "Dublyn Crossing", prepared by Charles E. Shoemaker Inc., Engineers and Surveyors, dated October 31, 1985, last revised June 10, 1986 as recorded in the Office for the Recording of Deeds of Montgomery County in Plan Book A-47 page 281, as follows, to wit:

BEGINNING at a point of tangent on the Northeasterly side of Heard Drive (50.00 feet wide), which point is at the arc distance of 23 56 feet measured along the arc of a curve, curving to the right, having a radius of 15.00 feet from a point of curve on the Northwesterly side of Jarrettown Road (no width given), as shown on said Plan; thence extending from said point of beginning, along the Northeasterly side of Heard Drive the three following courses and distances: (1) extending North 27 degrees, 38 minutes, 20 seconds West the distance of 48.69 feet to a point of curve, (2) extending along the arc of a curve, curving to the right, having a radius of 125.00 feet, the arc distance of 51.35 feet to a point of tangent, and (3) extending North 04 degrees, 06 minutes, 00 seconds West the distance of 56.42 feet to a point a corner of Lot No. 72, as shown on said Plan; thence extending North 85 degrees, 54 minutes, 00 seconds East along line of Lot No 72 the distance of 165.67 feet to a point in line of Lot No. 71, as shown on said Plan; thence extending South 04 degrees, 06 minutes, 00 seconds East along line of Lot No. 71, crossing a certain 15.00 foot wide grading easement to permit construction of future improvements to Jarrettown Road, as shown on said Plan the distance of 108.25 feet to a point on the Northwesterly side of Jarrettown Road, aforesaid, thence extending along the said side of Jarrettown Road, the two following courses and distances: (1) extending along the arc of a curve, curving to the left, having a radius of 1,000.00 feet, the arc distance of 11 65 feet to a point of tangent, and (2) extending South 62 degrees, 21 minutes, 40 seconds West the distance of 114.94 feet to a point of curve; thence leaving Jarrettown Road on the arc of a curve, curving to the right, having a radius of 15 00 feet, the arc distance of 23.56 feet to a point of tangent on the Northeasterly side of Heard Drive, aforesaid, the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Nainshad B. Maneckshaw and Yasmin M. Maneckshaw, husband and wife, as Tenants by Entireties by Deed from The Cutler Group dated 09/24/1987 recorded 09/25/1987 in Deed Book 4852, Page 560.

Parcel Number: 54-00-08190-56-7.

Location of property: 1620 Heard Drive, Maple Glen (Upper Dublin Township), PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Estate Of Y. Maneckshaw A/K/A Yasmin Maneckshaw A/K/A Yasmin M. Maneckshaw A/K/A Yasmin Nainshad Maneckshaw, Nainshad Maneckshaw A/K/A Nainshad B. Maneckshaw, Individually And As Personal Representative Of The Estate Of Y. Maneckshaw A/K/A Yasmin Maneckshaw A/K/A Yasmin M. Maneckshaw A/K/A Yasmin Nainshad Maneckshaw, United States Of America, Department Of The Treasury - Internal Revenue Service, Unknown Heirs, Successors, Assigns And All Persons, Firms Or Associations Claiming Right, Title Or Interest From Or Under Y. Maneckshaw A/K/A Yasmin Maneckshaw A/K/A Yasmin M. Maneckshaw A/K/A Yasmin Nainshad Maneckshaw, Zahin N. Maneckshaw, Known Heir Of Y. Maneckshaw A/K/A Yasmin Maneckshaw A/K/A Yasmin M. Maneckshaw A/K/A Yasmin Nainshad Maneckshaw, Zarnosh N. Maneckshaw, Known Heir Of Y. Maneckshaw A/K/A Yasmin Maneckshaw A/K/A Yasmin M. Maneckshaw A/K/A Yasmin Nainshad Maneckshaw** at the suit of U.S. Bank National Association, as Trustee for Bear Stearns Asset Backed Securities I Trust 2006-AC3, Asset-Backed Certificates, Series 2006-AC3. Debt: \$529,753.27.

**Udren Law Offices, 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.

17-27497

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in **Hatboro Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a minor subdivision made for Hill Run Apartments by Tri-State Engineers and Land Surveyors, Inc., dated October 18, 1977 and revised December 15, 1977, recorded March 7, 1978 in Plan Book A-31, Page 77 as follows, to wit:

BEGINNING at a point on the Southeasterly existing right-of-way line of Old York Road (LR 155), said point being measured the two (2) following courses and distances from a point of intersection formed by a point on the title line in the Bed of York Road and the Center Line of Summit Avenue: (1) Northeastwardly along the title line in the bed of York Road, 1036.1 feet to a point, and (2) South 79 degrees 27 minutes East, still through the bed of York Road 33.5 feet to the place of beginning; THENCE, extending from said point of beginning along the existing right-of-way of Old York Road, the seven (7) following courses and distances: (1) North 10 degrees 33 minutes East, 90.20 feet to a point; (2) North 79 degrees 27 minutes West, 1 foot to a point; (3) North 10 degrees 33 minutes East, 15 feet to a point; (4) North 11 degrees 59 minutes East, 20 feet to a point; (5) North 09 degrees 07 minutes East, 20 feet to a point; (6) North 79 degrees 27 minutes East, 1 foot to a point; (7) North 10 degrees 33 minutes East, 75 feet to a corner of Lot No. 2 (remaining lands of Mill Run, Inc.); THENCE, extending along the same, the four (4) following courses: (1) South 79 degrees 27 minutes East, 65.12 feet to a point; (2) South 10 degrees 33 minutes West, 35.30 feet to a point; (3) South 25 degrees 56 minutes East, 24.86 feet to a point; (4) South 10 degrees 33 minutes West, 164.90 feet to a point in line of lands now or late of John R. and Gertrude A. Schieber; THENCE, extending along the same, North 79 degrees 27 minutes West, 79.90 feet to the first mentioned point and place of beginning.

BEING THE SAME PREMISES which was conveyed to Migdalia Martinez by Deed of Migdalia Martinez f/k/a Migdalia Martinez-Colon, dated 07.26.2014 and recorded 11.12.2014 as Instrument 2014076030 BK 5934 PG 1956 in the Montgomery County Recorder of Deeds Office.

Parcel Number: 08-00-06283-50-4.

Location of property: 410 North York Road, Hatboro, PA 19040.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Ana P. Martinez-Colon, Administratrix of the Estate of Migdalia Martinez, deceased** at the suit of USAA Federal Savings Bank. Debt: \$324,878.77.

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

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

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

17-27871

ALL THAT CERTAIN lot or piece of ground situate in **Lower Merion Township**, County of Montgomery, Commonwealth of Pennsylvania being the Southwest one half of Lot 15 on said plan of lots for Rachel H. Johns on February 1, 1887 by John S. Garrigues, CE said plan is on record at Norristown in the Office for the Recording of Deeds etc., in and for said County of Montgomery in Deed Book 307 Page 99 bounded and described as follows, to wit:

BEGINNING at a point in the middle of Prospect Avenue (thirty-three feet wide) at the distance of three hundred and ninety-five feet southwestwardly from the junction of middle line of said avenue with the said southwest side of line of Lancaster Avenue, thence along the middle line of Prospect Avenue South forty-eight degrees thirty minutes West twenty-five feet, thence by Lot 17 North forty-one degrees thirty minutes West one hundred and two feet, thence by land late of Isaac Warner Arthur North forty-eight degrees thirty minutes East twenty-five feet, thence by a line dividing Lot 15 South forty-one degrees thirty minutes East passing through the middle of the partition wall separating the house in said premises from the house adjoining on the Northeast one hundred and two feet.

TITLE TO SAID PREMISES IS VESTED IN John H. Williams III, by Deed from John B. Kelly, Dated 11/29/2005, Recorded 01/30/2006, in Book 6688, Page 1323.

Parcel Number: 40-00-47944-00-4.

Location of property: 34 Prospect Avenue, Bryn Mawr, PA 19010-2605.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John H. Williams, III** at the suit of Home Point Financial Corporation. Debt: \$295,610.85.

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

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

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

17-27927

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

BEGINNING at a point on the northeasterly side of School House Lane (50 feet wide) which point is measured on the arc of a circle curving to the right having a radius of 2 feet, the arc distance of 31.42 feet from a point on the northwesterly side of Woods Road (50 feet wide); thence extending along the northeasterly side of School House Lane north 45 degrees 52 minutes 15 seconds west 43.44 feet to a point of curve; thence extending along the arc of a circle curving to the left having a radius of 175 feet the arc distance of .74 feet to a point; thence extending

north 44 degrees 7 minutes 45 seconds east 121.65 feet to a point on the southwesterly side of Overlook Avenue (45 feet wide); thence extending along the said side of Overlook Avenue, south 45 degrees 52 minutes 15 seconds east 44.18 feet to a point of curve; thence extending along the arc of a circle curving to the right having a radius of 20 feet, the arc distance of 31.42 feet to a point of tangent on the northwesterly side of Woods Road; thence extending along the said side of Woods Road south 44 degrees 7 minutes 45 seconds west 81.65 feet to a point of curve; thence extending along the arc of a circle curving to the right having a radius of 20 feet, the arc distance of 31.42 feet to a point on the northwesterly side of School House Lane, the first mentioned point and place of beginning.

BEING Lot No. 1 Section J, School House Lane on said Plan.

BEING THE SAME PREMISES which Graham Troyer, divorced-not remarried, and Andrea Graham, also known as Andrea W. Graham, divorced-not remarried, by Deed dated August 13, 2016 and recorded September 7, 2016 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 6014, Page 1495, granted and conveyed unto Graham Troyer, unmarried.

Parcel Number: 59-00-15772-00-9.

Location of property: 550 School House Lane, Willow Grove, PA 19090.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Graham Troyer** at the suit of Sunwest Mortgage Company, Inc. Debt: \$222,506.87.

**Powers Kirn & Associates, LLC**, Attorneys.

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

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

17-27937

ALL THAT CERTAIN brick message and tract or lot of land situate in **Pottstown Borough**, Montgomery County, Pennsylvania, being known as 472 Spruce Street, bounded and described as follows, to wit:

BEGINNING at a point on the East side of Spruce Street at a distance of 90 feet Southwardly from West Street, at a corner of this and Lot No. 62, thence by the same Eastwardly 140 feet to a 20 foot wide alley, thence by the same Southwardly 30 feet to a corner of this and Lot No. 64, thence by the said lot Westwardly 140 feet to the Eastern line of Spruce Street, thence by the same Northwardly 30 feet to the place of beginning.

BEING Lot No. 63 in a plan of lots known as Missimer's Farm Town lots.

BEING the same premises which Bernard Lazensky and Joanne Peto, Executors of the Last Will and Testament of Sue E. Lazensky, Deceased, by their Indenture dated April 15, 1966, and recorded in the Office of the Recorder of Deeds, in and for Montgomery County, at Norristown, Pennsylvania, in Deed Book 3223, Page 967, granted and conveyed unto Robert J. Richard and Dawn L. Richard, his wife, grantors herein.

SUBJECT to restrictions, reservations, easements, covenants, oil, gas or mineral rights of record, if any.

TITLE TO SAID PREMISES IS VESTED IN Ronald R. Large by deed from Robert J. Richard and Dawn L. Richard, his wife dated 11/14/1973 recorded 11/16/1973 in Deed Book 3902 Page 511.

Parcel Number: 16-00-27620-00-3.

Location of property: 472 Spruce Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Laura Lynn Murphy, Known Heir of Ronald Large a/k/a Ronald R. Large, Lorraine L. Andrews, Known Heir of Ronald Large a/k/a Ronald R. Large, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Ronald Large a/k/a Ronald R. Large** at the suit of KeyBank, N.A. Successor by Merger to First Niagara Bank. Debt: \$47,902.36.

**Udren Law Offices, 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.

18-00305

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

BEGINNING at a point on the Northeastly side of Seventh Avenue at the distance of 64 feet Southeasterly from the Easterly corner of Seventh Avenue and Maple Street being the intersection of this and now or late of Concetta Matticola; thence extending Southeasterly along the said Northeastly side of Seventh Avenue 18 feet more or less to a point, said point being opposite the middle of a particular wall of the house on this and the one on the adjoining lot which is about to be conveyed by the said Angelo D'Allesandro and Antonette, his wife, to Pauline Keller; thence extending of that width in length or depth between parallel lines at right angles to said Seventh Avenue the Southeasterly line passing through the middle of said partition wall 150 feet more or less to the middle of a certain 20 feet wide alley.

BEING THE SAME PREMISES which Joseph Olivetta and Stephanie Olivetta, husband and wife, by Deed dated May 1, 1986 and recorded May 5, 1986, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 4798, Page 1131, as Instrument No. 1986011994, granted and conveyed unto Richard E. Wosczyzna, in fee.

Parcel Number: 05-00-08020-00-3.

Location of property: 158 W. Seventh Avenue, Conshohocken, PA 19428.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Richard E. Wosczyzna** at the suit of LSF9 Master Participation Trust. Debt: \$272,092.78.

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

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

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

18-02309

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in **Abington Township**, County of Montgomery, Commonwealth of Pennsylvania, being known as Lot No. 138 on a Plan of Wunderland, made by Herbert H. Metz, Registered Engineer, Lansdale, Pennsylvania dated January 15, 1952, revised February 6, 1952, and recorded in the Office for the Recorder of Deeds, at Norristown Pennsylvania in Deed Book 2219 Page 601 and more fully described as follows, to wit:

BEGINNING at a point -on the Northwesterly side of Wunderland Road (fifty feet wide) at the distance of seven hundred seventy and sixty-one one-hundredths feet Northeastwardly from the Southeasternmost terminus of a radial round comer connecting the Northwesterly side of Wunderland Road with the Northeasterly side of Turner Avenue (fifty feet wide), thence extending North forty-seven degrees thirty-two minutes West, one hundred forty feet to a point; thence extending North forty-two degrees twenty-eight minutes East along lands of Wunderle Associates, seventy-six and twelve one-hundredths feet to a point, thence extending South forty two degrees twenty-nine minutes East, one hundred forty-one and twenty-two one-hundredths feet to a point on the Northeasterly side of Wunderland Road, thence extending along the Northwesterly side of Wunderland Road the two following courses and distances (1) in a Southwesterly direction on the arc of a circle on a line curving to the left, having a radius of one hundred seventy-five feet the arc distance of fifteen and forty-two one-hundredths feet to a point of tangent, and (2) South forty-two degrees twenty-eight minutes West, forty-eight and thirty-one one-hundredths feet to the first mentioned point and place of beginning.

BEING THE SAME PREMISES conveyed to Phyllis B. Pritz by deed from Christine C. Fischer, dated 8/16/2004 and recorded 9/8/2004 in Book 5524 page 2093.

UNDER AND SUBJECT to certain restrictions, conditions and covenants as of record.

Parcel Number: 30-00-74676-00-3.

Location of property: 1310 Wunderland Road, Abington, PA 19001.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Phyllis B. Pritz** at the suit of Pennsylvania Housing Finance Agency. Debt: \$168,661.25.

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

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

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

18-02538

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

BEGINNING at a point on the Northwesterly side of Brookfield Road (50 feet wide) which point is measured South 59 degrees 44 minutes 30 seconds West, 71 feet from a point, which point is measured on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 31.42 feet from a point on the Southwesterly side of Parkview Road (50 feet wide).

CONTAINING in front or breadth on said Brookfield Road, 59 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to the said Brookfield Road, 127 1/2 feet.

BEING Lot Number 135 on said Plan and being known and numbered as 7614 Brookfield Road.

TITLE TO SAID PREMISES IS VESTED IN Orwell Jacobs and Nikisha K. Jacobs, by Deed from Christina A. Lap, Dated 05/03/2006, Recorded 07/14/2006, in Book 5608, Page 541.

Parcel Number: 31-00-03571-00-7.

Location of property: 7614 Brookfield Road, Cheltenham, PA 19012-1304.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Nikisha K. Jacobs and Orwell Jacobs** at the suit of Specialized Loan Servicing LLC. Debt: \$401,664.46.

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

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

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

18-03223

ALL THAT CERTAIN brick dwelling house being the Westerly side of a double brick dwelling house and lot or piece of land thereunto belonging, situate on, the Southeasterly side of Washington Street in **Royersford Borough**, County of Montgomery and Commonwealth of Pennsylvania, and known as No. 222 Washington Street, bounded and described as follows, to wit:

BEGINNING at a stake in the line established for the center line of Washington Street a corner of this and lands now or late of I.M. Schellinger; thence on the center of said street North 49 degrees East 18 feet 9 inches more or less to a stake a corner of this and land of Ellsworth R. Hartman; thence along said Hartman's land South 41 degrees East 200 feet passing in part of said course and distance through the middle of the party or division wall dividing said double brick dwelling house; thence by lands now or late of B.F. Rambo South 49 degrees West 18 feet 9 inches more or less to a stake; thence by lands now or late of the said I.M. Schellinger North 41 degrees West 200 feet to the place of beginning.

CONTAINING 3750 square feet of land more or less.

BEING THE SAME PREMISES which Helen Patricia Summers (now by marriage Helen Patricia Summers-Silverman), by Deed dated December 15, 1989 and recorded December 19, 1989 in deed Book 4933, page 396, granted and conveyed unto Michael J. Mason and Doris E. Mason, husband and wife, in fee.

Parcel Number: 19-00-04948-00-1.

Location of property: 222 Washington Street, Royersford, PA 19468.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Michael J. Mason and Doris E. Mason** at the suit of Nationstar Mortgage LLC d/b/a Mr. Cooper. Debt: \$137,547.14.

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

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

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

18-03439

ALL THAT CERTAIN tract of parcel CI Ground, situate in **Limerick Township**, County of Montgomery and State of Pennsylvania, being shown as Phase I on a plan of subdivision entitled Heritage Ridge also known as Heritage Ridge, prepared for David Cutler Group, by Stout, Tacconelli & Associates Inc., dated 12/4/1989 and last revised 5/4/1990 and filed as Plan A53, Page 330 and being more fully described as follows:

BEGINNING at a point on the northeasterly side of Laurel Drive (50 feet wide) said point being a corner of Lot 61 (as shown on said plan); thence from said point of beginning extending along said drive North 44 degrees 02 minutes 04 seconds West 40.00 feet to a point being a corner of Lot \_\_\_\_; thence leaving said drive extending along Lot 98 crossing in to a 20 feet wide storm sewer easement North 45 degrees 57 minutes 56 seconds East 100.00 feet to a point in line of Lot 33 being a corner Lot 98; thence extending partially through said easement and partially along Lot 83 South 44 degrees 02 minutes 04 seconds East 41.79 feet to a point a corner of Lot 61; thence leaving Lot 63 and said easement extending along Lot 61 South 45 degrees 57 minutes 56 seconds West 100.00 feet to the first mentioned point and place of beginning.

BEING Lot #62 Phase I on the above-mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Matthew Strohmiere, by Deed from Joseph Bergen, Dated 06/10/2016, Recorded 06/17/2016, in Book 6002, Page 2829.

Parcel Number: 37-00-01448-36-9.

Location of property: 304 Laurel Drive, Royersford, PA 19468-1334.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Matthew Strohmiere** at the suit of Towne Mortgage Company. Debt: \$232,258.42.

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

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

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

18-03791

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements (#359 Valley View Road, Flourtown, Montgomery, Pennsylvania) thereon erected, situate in **Whitemarsh Township**, County of Montgomery and State of Pennsylvania, described according to a survey thereof made by Barton and Martin, Engineers, dated October 28, 1940 and revised October 23, 1941 as follows, to wit:

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

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

BEING Lot No.53 on said Plan.

BEING THE SAME PREMISES which Frank J. O'Hara, Nancy H. Paterson, a/k/a Nancy O'Hara by Deed dated 5/18/1998 and recorded 6/1/1998 in Montgomery County in Deed Book 5227 Page 1238 conveyed unto John P. Forde, Jr. in fee.

BEING THE SAME PREMISES which Scott C. Forster by Deed Dated 10/15/01 and recorded 11/1/01 in Montgomery County in Deed Book 5383 Page 1933 Conveyed unto Scott C. Forster in fee.

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

Location of property: 859 Valley View Road, Flourtown, PA 19031.

The improvements thereon are: Single family dwelling.

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

**RAS Citron, LLC**, Attorneys.

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

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

18-03797

ALL THAT CERTAIN message and lot or piece of land, situate in **Plymouth Township**, County of Montgomery and Commonwealth of Pennsylvania, and known as No. 36 on a certain plan of lots laid out by the Richardson, Ross Quarry Company, bounded and described as follows, to wit:

BEGINNING at a point on the Southeast side of Ross Street at the distance of two hundred and eight and one tenth feet Southwesterly from Richardson Street said point being in the middle of the partition wall between this property and No. 35 about to be conveyed to Antonio Pellechhi; thence Southeasterly the line passing through the middle of the partition wall between the premises hereby conveyed and the adjoining premises known as No. 35 on said plan one hundred and eighty five and two tenths feet to the Northwest side of a twelve feet wide public road; thence along the said road south eighty four degrees two minutes West, fourteen and six tenths feet more or less to land of Carmine DelAngelo No. 37; thence along said DelAngelo's land Northwesterly one hundred and eighty and three tenths feet to the southeast side of Ross Street aforesaid and thence along said side of said street Northeasterly thirteen and seventy five one hundredths feet to the place of beginning.

BEING THE SAME PREMISES which Charles J. Longo and Mary Jane Longo, husband and wife, by Deed dated December 17, 1999 and recorded January 4, 2000 in Deed Book 5302 page 1084, in the Office of the Recorder of Deeds in and for the County of Montgomery, granted and conveyed unto Cynthia D. Isom, in fee.

Parcel Number: 49-00-10690-00-7.

Location of property: 36 Ross Street, Norristown assessed as Plymouth Meeting, PA 19462 f/k/a 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Cynthia D. Isom a/k/a Cynthia D. Prostock** at the suit of Nationstar Mortgage LLC d/b/a Mr. Cooper. Debt: \$51,267.32.

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

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

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

18-03813

ALL THAT CERTAIN message and tract or piece of land, situate in **Lansdale Borough**, formerly in Hatfield Township, in the County of Montgomery and Commonwealth of Pennsylvania, being bounded and described according to a survey thereof made by Herbert H. Metz, Civil Engineer on June 28, 1920, as follows, to wit:

BEGINNING at a point on the northeast side of Third Street as laid out in said borough fifty feet wide at the distance of ninety-one and four one-hundredths feet northwestward from the northwest side of Fourth Street as laid out in said borough forty feet wide being a corner of this land now or late of William A. Leopold; thence extending along the northeast side of said Third Street north forty-three degrees, twenty-two minutes west thirty-one and ninety-six one-hundredths feet to a point, a corner of Lot Number 87 on the plan of North Lansdale Building Lots; thence extending along said Lot No. 87 north forty-six degrees, thirty-eight minutes east one hundred fifty feet to a point a corner on the southwest side of a twenty feet wide alley; thence extending along the southwest side of said twenty feet wide alley south forty-three degrees, twenty-two minutes east thirty and ninety-one one-hundredths feet to a point a corner of land now or late of William A. Leopold; thence extending along land now or late of William A. Leopold and passing through the middle of the partition wall of the building erected on this and said land now or late of the said William A. Leopold south forty-six degrees, fifteen minutes west one hundred fifty feet to the place of beginning.

BOUNDED on the northeast by said twenty feet wide alley on the southeast by land now or late of William A. Leopold, on the southwest by third street, and on the northwest by lot no. 87 on the plan of the North Lansdale Building Lots.

TITLE TO SAID PREMISES IS VESTED IN Teresa Camilari, a married person, by Deed from Joseph Camilari, a married person, dated 07/26/2012, recorded 07/26/2012, in Book 5842, Page 2204.

Parcel Number: 11-00-16440-00-1.

Location of property: 807 West 3rd Street a/k/a, 807 W. Third Street, Lansdale, PA 19446-2112.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Teresa M. Camilari a/k/a Teresa Camilari** at the suit of PHH Mortgage Corporation. Debt: \$187,350.93.

**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.

18-04682

ALL THAT CERTAIN Unit in the property known, named and identified in the Declaration Plan referred to below as 100 Centre Avenue, located at West Marshall Street, **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the recording in the Office for the Recording of Deeds at Montgomery County,



a Declaration dated February 15, 1980 and recorded May 5, 1980 in Deed Book 4523 page 519 and an Amendment thereto dated November 24, 1980 and recorded November 26, 1980 in Deed Book 4584 page 98 and the Declaration Plan dated May 3, 1979 and recorded May 5, 1980 in Condominium Plan Book 8 pages 1, 2 and 3 and a Code of Regulations dated December 27, 1979 and recorded on May 5, 1980 in Deed Book 4523 page 552 and an Amendment thereto dated November 24, 1980 and recorded November 26, 1980 in Deed Book 4584 page 100, being and designated on Declaration Plan as Unit No. 104, as more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 0.63714%.

UNDER AND SUBJECT to certain restrictions as now of record.

ALSO UNDER AND SUBJECT to Covenants and Agreements as in Deed Book 4702 page 1686.

TITLE TO SAID PREMISES IS VESTED IN Max J. Metschulat, by Deed from Kenneth Donnelly, Dated 06/30/2005, Recorded 08/01/2005, in Book 5564, Page 1744.

Parcel Number: 63-00-04864-03-2.

Location of property: 104 Centre Avenue a/k/a 104 Centre Avenue Condo 104, Norristown, PA 19403-3219.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Max J. Metschulat** at the suit of Santander Bank, N.A. Debt: \$62,404.07.

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

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

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

18-04943

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Lower Frederick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision (for Lots Nos. 25-33 only) prepared for Daniel Pennechio, by Urwiler and Walter, Inc. dated March 6, 1985, last revised April 8, 1985, recorded in the Office for the Recording of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania in Plan Book A-212, as follows, as follows to wit:

BEGINNING at a point on the Southerly side of Game Farm Road (L.R. 46018) (originally 33 feet wide, but proposed to be widened to width of 30 feet on the Southerly side of the centerline thereof), being at a corner of Lot No. 32, as shown on said plan, which point at the distance of 327.80 feet, measured North 86, 58, 37, East along the said Southerly side of Game Farm Road from a point of tangent on the same and which last mentioned point of tangent is at the arc distance of 33.57 feet measured on the arc of a curve, curving to the right having a radius of 25 feet from a point of a curve on the Easterly side of Smith Road (originally 33 feet wide, but proposed to be widened to a width of 25 feet on the Easterly side of the center line thereof); thence extending from said point of beginning North 86, 58, 37, East along the said Southerly side of Game Farm Road, the distance of 41.02 feet to a point a corner of Lot No. 1, as shown on said plan; thence extending South 1, 20, 11, East along Lot No. 1 also for a portion of the distance extending through the party wall, as shown on said plan and also crossing over the bed of a certain 20 feet wide Macadam Driveway, as shown on the said plan, the distance of 193.71 feet to a point a corner of Lot No. 25 and being in the bed of Mine Run, both as shown on said plan; thence extending South 89, 20, 44, West along Lot No. 25 and through the bed of Mine Run, the distance of 41.02 feet to a point, a curve of Lot No. 32 aforesaid; thence extending North 1, 20, 11, West along Lot No. 32, also leaving the bed of Mine Run, aforesaid also re-crossing driveway, the distance of 192 feet to a point on the said Southerly side of Game Farm Road, being the first mentioned point and place of BEGINNING.

THE Northerly 20 feet thereof admitting the said Southerly side of Game Farm Road, being the bed of a certain 20 feet wide Sanitary Sewer Easement, as shown of said plan.

TITLE TO SAID PREMISES IS VESTED IN Diane DeRitis, by Deed from Dennis M. Harp, Dated 11/24/2004, Recorded 12/23/2004 in Book 5537, Page 1721.

DIANE DeRITAS departed this life on January 16, 2016.

Parcel Number: 38-00-02703-48-1.

Location of property: 49 Game Farm Road, Schwenksville, PA 19473.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Daniel P. DeRitis, Co-Personal Representative of the Estate of Diane DeRitis a/k/a Diane Marie DeRitis, Deceased and Christopher A. DeRitis, Co-Personal Representative of the Estate of Diane DeRitis a/k/a Diane Marie DeRitis, Deceased** at the suit of Citizens Bank, N.A. f/k/a RBS Citizens, N.A. Debt: \$124,275.75.

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

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

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

18-05002

ALL THAT CERTAIN lot, piece or parcel of land with the improvements thereon erected, situate on the Westerly side of Race Street, in the Village of Stowe, **West Pottsgrove Township**, Montgomery County, Pennsylvania, bounded, limited and described as follows, to wit:

BEGINNING at a stake in the Easterly line of Race Street distant 273 feet 5 inches Southerly from Howard Street; thence along said Race Street, South 60 degrees 7 minutes East 13 feet 3 Inches to a stake marking an angle in said Race Street; thence along said street, North 60 degrees 50 minutes East 42 feet to a point, a corner; thence North 22 degrees 14 minutes West 37 feet 6 Inches to a stake in line of lands of Ralph Basile; thence along said land South 40 degrees 20 minutes West 59 feet 10 inches to the place of beginning.

ALSO ALL THAT CERTAIN lot or tract of ground together with the improvements thereon erected, described as follows: BEGINNING at a point in the North line of Race Street (formerly 210 feet East from Howard Street); thence Northwardly by a line parallel with Howard Street 140 feet to a 20 feet wide alley; thence by the same Eastwardly 80 feet, more or less, to land now or late of John Oxenford; thence by the same Southwardly 145 feet to Race Street; thence by the same West 60 feet to the point or place of beginning.

BEING the same property conveyed to Kelly Livers, no marital status shown who acquired title by virtue of a deed from Earl D. Geisinger and Virginia A. Geisinger, his wife, dated August 17, 1998, recorded September 10, 1998, at Document ID 16918, and recorded in Book 5239, Page 2103, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 64-00-03997-00-7.  
Location of property: 307 West Race Street, Pottstown, PA 19464.  
The improvements thereon are: Single family dwelling.  
Seized and taken in execution as the property of **Kelly Livers a/k/a Kelly A. Livers** at the suit of Wells Fargo Bank, N.A.  
Debt: \$108,591.69.

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

18-05246

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

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

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

Parcel Number: 14-00-04088-00-2.  
Location of property: 301 W. Walnut Street, North Wales, PA 19454-3322.  
The improvements thereon are: Residential dwelling.  
Seized and taken in execution as the property of **Patricia Dickel and Timothy Miller** at the suit of Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-W5.  
Debt: \$260,596.78.

**Udren Law Offices, 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.

18-05388

ALL THAT CERTAIN lot or piece of land situate in **Lower Frederick Township**, County of Montgomery and State of Pennsylvania, bounded and described according to Creekside Meadows Subdivision Plan, prepared for Panos Papantoniou, by Czop/Spector, Inc., dated April 4, 1988, last revised October 10, 1988 and recorded in Plan Book A 50, page 278 as follows, to wit:

BEGINNING at a point on the northerly side of Creekside Way (50 feet wide) a corner of Lot No. 3 on said plan which point is measured South 88 degrees 40 minutes 00 seconds East 141.87 feet from a point of tangent in the northwesterly side of same, which point is measured along the said side of Creekside Way on the arc of a circle curving to the right having a radius of 225.00 feet the arc distance of 229.77 feet from a point of curve in the same which point is measured North 32 degrees 49 minutes 26 seconds East 344.31 feet from a point of tangent in the same which point is measured along the arc of a circle curving to the left having a radius of 20.00 feet the arc distance of 27.59 feet from a point on the northerly side of Yerger Road (SR 4020, 33 feet wide); thence from said point of beginning, extending along said lot No. 3 and through the bed of a drainage easement North 1 degrees 20 minutes 00 seconds East crossing a 50 feet wide area to be deed restricted and a 30 feet wide drainage easement, 415.34 feet to a point in West Swamp Creek in line of lands now or late of Philadelphia Y.M.H.A. and Y.W.H.A. Hebrew Assn.; thence extending along said lands and through said Creek North 82 degrees 55 minutes 21 seconds East 303.77 feet to a point a corner of lot No. 8 on said plan; thence extending along said lot and re-crossing said deed restricted area and 30 feet wide easement South 1 degree 20 minutes 00 seconds West 417.87 feet to a point on the northerly side of the cul-de-sac of said Creekside Way; thence extending along said cul-de-sac and Creekside Way the 3 following courses and distances (1) along the arc of a circle curving to the left having a radius of 50 feet the arc distance of 34.22 feet (2) along the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 24.96 feet (3) North 88 degrees 40 minutes 00 seconds West 261.34 feet to the first mentioned point and place of beginning.

BEING Lot No. 5 on said plan.  
CONTAINING 3.0019 acres of land.

UNDER AND SUBJECT to the following restrictions; 1) No Mobile Homes; 2) No Modulares except by sellers' approval; 3) Minimum 2200 square feet finished living space; and 4) Seller must approve house plans.

Parcel Number: 38-00-00216-45-7.

Location of property: 106 Creekside Way, Schwenksville, PA 19473.

The improvements thereon are: Single family, residential dwelling.

Seized and taken in execution as the property of **Jarrett R. Temple and Christina L. Gries a/k/a Christina Temple a/k/a Christina L. Temple** at the suit of Harleysville Bank f/k/a Harleysville Savings Bank. Debt: \$355,723.62.

**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.

18-06007

ALL THAT CERTAIN unit designated as Unit Number 14, being a unit in The Court at Jamestowne, a Condominium, situate in **East Norriton Township**, County of Montgomery, and Commonwealth of Pennsylvania, which has heretofore been submitted to the provision of the Uniform Condominium Act, 68 PA C.S. 3103 et seq., as designated in the Declaration of Condominium of The Court at Jamestowne dated 9-27-1987 and Plats and Plans attached thereto as Exhibit "D" and recorded in Deed Book 4888 page 1132, First Amendment thereto dated 9-27-1988 and recorded 9-28-1988 in Deed Book 4888 page 1236, and Second Amendment thereto dated 11-23-1988 and recorded in Deed Book 4894 page 1772, and Third Amendment thereto dated 2-17-1989 and recorded in Deed Book 4903 page 498, and Fourth Amendment thereto dated 7-26-1989 and recorded in Deed Book 4918 page 2340 and Fifth Amendment thereto dated 6-17-1991 and recorded 6-18-1991 in Deed Book 4978 page 1389.

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

BEING THE SAME PREMISES AS Sean P. Scott, by Deed dated January 8, 2016, and recorded on January 12, 2016, by the Montgomery County Recorder of Deeds in Deed Book 5985, at Page 559, as Instrument No. 2016002632, granted and conveyed unto Jorge Cornejo, an Individual.

CONDOMINIUM with an undivided interest in Common Elements as described in the Declaration of Condominium of the Court at Jamestowne recorded in Book 4888, Page 1132.

Parcel Number: 33-00-06729-13-2.

Location of property: 114 Susan Constant Court, Norristown, PA 19401

The improvements thereon are: Residential real estate/condominium.

Seized and taken in execution as the property of **Jorge Cornejo** at the suit of Lakeview Loan Servicing, LLC. Debt: \$205,029.64.

**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.

18-06344

ALL THAT message or tenement and lot of land, situate in the Southwesterly side of Chestnut Street in **Norristown Borough**, County of Montgomery and State of PA:

BEGINNING at the distance of 30 feet 6 inches Northwestwardly from the Westerly corner of Green and said Chestnut Street, and containing in front or breadth on said Chestnut Street, and containing in front or on said Chestnut Street, and containing in front or breadth on said Chestnut Street, Northwestwardly 14 feet 6 inches and extending back of that width between parallel lines and parallel to said Green Street in length or depth Southwestwardly 77 feet 4 inches to the line of a 3 feet wide alley, said alley having been laid out by Justus P. Leaver for the common use of the owners of this and the several other properties abutting therein.

BOUNDED Southwesterly by said alley, Southeasterly by house and lot later of Justus P. Leaver, the line hereof passing through the middle of an alley between this and said premises laid out for common use thereof, and through the middle of the partition wall above said alley; northwesterly by house and lot intended to have been conveyed unto Elizabeth Cook, the line passing through the middle of the partition wall of this and said house and Northeasterly by Chestnut Street, aforesaid.

Shawn O'Connor and Danielle O'Connor, husband and wife, by deed from Michael Sgrignoli, single and Christopher Sgrignoli, single, dated 9/28/2005 and recorded 10/11/2005 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5574, Page 1451.

Parcel Number: 13-00-08448-00-8.

Location of property: 124 East Chestnut Street, Norristown, PA 19401.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Danielle O'Connor and Shawn O'Connor** at the suit of Wells Fargo Bank, N.A. Debt: \$80,540.50.

**Manley Deas Kochalski**, Attorneys.

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

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

18-07644

ALL THAT CERTAIN lot or tract of land situate on the southerly side of Center Avenue, **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a subdivision plan prepared by Ralph E. Shaner & Son Engineering Co., Pottstown, PA, dated 04/1/1991, and more fully described as follows, to wit:

BEGINNING at a corner on the southeasterly corner of Center Avenue (50 feet wide) and Price Street (50 feet wide), thence from said point of beginning and along Center Avenue north 43 degrees 02 minutes east 38.43 feet to a corner; thence leaving Center Avenue and along Lot No. 2 south 46 degrees 58 minutes west 105.00 feet to the northerly side of a 10 foot wide alley; thence along the northerly side of a 10 foot wide alley; thence along the northerly side of said alley north 43 degrees 02 minutes west 38.43 (erroneously stated as 48.43 in prior deed) feet to a corner located on the easterly side of Price Street; thence along the easterly side of Price Street north 46 degrees 58 minutes east 105.00 feet to the place of beginning.

BEING Lot No. 3 on the above-mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Dawn A. Argue by deed from Jan Jason Cloutier dated March 27, 2009 and recorded March 30, 2009 in Deed Book 5725, Page 01412.

Parcel Number: 16-00-02967-00-5.

Location of property: 1102 Center Avenue, Pottstown, Pennsylvania 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Dawn A. Argue** at the suit of Pacific Union Financial, LLC. Debt: \$130,758.09.

**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.

18-07734

ALL THAT CERTAIN lot or piece of land with the message thereon erected, situate on the east side of Logan Street, South of Gay Street in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit: beginning on the east line of Logan street 120 feet South of Gay street; thence by lot number 596, eastwardly 140 feet to a 20 foot wide alley; thence southwardly along the same 30 feet to lot number 598; thence westwardly along the same 140 feet to the east line of said Logan street; thence northwardly along the same 30 feet to the place of beginning.

BEING lot number 597 in a plan of lots laid out by the Pottstown land and improvement company.

TITLE TO SAID PREMISES IS VESTED IN David A. Yednock, by Deed from David A. Yednock and Lori A. Yednock, husband and wife, dated 10/13/2005, recorded 12/26/2008, in Book 5718, Page 303.

Parcel Number: 16-00-19464-00-5.

Location of property: 700 Logan Street, Pottstown, PA 19464-4506.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David A. Yednock and Lori A. Yednock** at the suit of Ditech Financial LLC f/k/a Green Tree Servicing LLC. Debt: \$65,816.63.

**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.

18-07812

ALL THAT CERTAIN brick message and lot or piece of land known as 1428 Juniper Street, situate in the **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southeasterly side of Juniper Street, at the distance of 141 feet, 10 inches Northeastwardly from the East corner of Hayden Alley and Juniper Street, a corner of this and lot with message thereon conveyed to George Bradley, thence in a Southeasterly direction at right angles to said Juniper Street, the line passing through the middle of the partition wall between this and said Bradley's house, 130 feet to Iron's Alley as widened to 30 feet, thence along the Northwesterly side of Iron's Alley, Northeastly 16 feet, 4 inches to a point a corner of this and lot with message thereon conveyed to LeRoy J. Yerger, thence along the same, parallel to the first line in a Northwesterly direction the line passing through the middle of the partition wall between this and said Yerger's house, 130 feet to the Southeasterly side of Juniper Street, and along said side of Juniper Street, Southeasterly, 16 feet, 4 inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Arthur Scaltrito and Michael Scaltrito, Trustees of the Agreement of Trust for Arthur Scaltrito and Michael C. Scaltrito, u/d/t dated September 10, 2003, by Deed from Raymond Scaltrito and Arthur Scaltrito, Joint Tenants with Right of Survivorship, Dated 09/11/2003, Recorded 11/24/2003, in Book 5482, Page 2030.

Parcel Number: 13-00-17848-00-4.

Location of property: 1428 Juniper Street, Norristown, PA 19401-3225.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Arthur Scaltrito, Individually and as Trustee of the Agreement of Trust for the Arthur Scaltrito and Michael C. Scaltrito, U/D/T dated September 10, 2003, Michael Scaltrito, Trustee of the Agreement of Trust for the Arthur Scaltrito and Michael C. Scaltrito, U/D/T dated September 10, 2003, The Agreement of Trust for Arthur Scaltrito and Michael C. Scaltrito U/D/T Dated September 10, 2003** at the suit of Wells Fargo Bank, N.A. s/b/m Wachovia Bank, National Association. Debt: \$142,836.28.

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

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

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

18-08094

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

BEGINNING at a point in the middle of Clwyd Road at the distance of 145 feet Northwestward from a stone marking the intersection of the middle lines of Clwyd Road and Righters Ferry Road; thence along the middle of said Clwyd Road North 30 degrees 5 minutes West 100 feet to a point a corner of land of C. B. King, thence leaving said Clwyd Road by land of said King South 59 degrees 55 minutes West 225 feet to a point, thence South 30 degrees 5 minutes East 100 feet to a stone, a corner of land of M.G. Curtis; thence along land of said Curtis North 59 degrees 55 minutes East 225 feet to the place of beginning.

CONTAINING 516 of an acre, more or less.

TITLE TO SAID PREMISES IS VESTED IN Neil R. Gottehrer, (Deceased 3/8/17) and Anne C. Gottehrer, his wife, their Heirs and Assigns by Deed from Stella J. Schwartz, unmarried, dated 01/28/1975 recorded 02/07/1975 in Deed Book 4005 Page 392.

Parcel Number: 40-00-11980-00-4.

Location of property: 202 Clwyd Road, Bala Cynwyd, PA 19004.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Anne Gottehrer a/k/a Anne C. Gottehrer, United States of America, Department of The Treasury - Internal Revenue Service** at the suit of U.S. Bank National Association, as Trustee for Residential Funding Mortgage Securities I, Inc., Mortgage Pass-Through Certificates, Series 2006-S5. Debt: \$673,114.95.

**Udren Law Offices, 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.

18-08349

ALL THAT CERTAIN brick message or tenement and lot of land situate on the South side of Apple Street, East of Evans Street, in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded, limited and described as follows, to wit:

BEGINNING on the South side of Apple Street, at a corner of this and other Lot now or late of Henry D. Saylor, formerly of Henry Malsberger; thence by the same Southwardly one hundred and twenty feet more or less to the Philadelphia and Reading Railroad; thence by the same Eastwardly twenty-one feet to a corner of this and other land now or late of Henry D. Saylor; thence along said Saylor's other land, Northwardly one hundred and twenty feet more or less to the line of Apple Street aforesaid; thence by the South line of Apple Street, Westwardly twenty-one feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Patrick L. Kennedy and Patricia M. Kennedy, his wife, by Deed from George R. Butcher, Jr. and Joann Bean Butcher, his wife, dated 05/24/1995, recorded 05/31/1995, in Book 5113, Page 1844.

PATRICK L. KENNEDY was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Patrick L. Kennedy's death on or about 07/26/2016, his ownership interest was automatically vested in the surviving tenant by the entirety.

Parcel Number: 16-00-00412-00-4.

Location of property: 354 Apple Street, Pottstown, PA 19464-5902.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Patricia M. Kennedy** at the suit of Branch Banking & Trust Company. Debt: \$25,308.06.

**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.

18-08416

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

BEING Lot No. 37 on said plan.

BEING the same property conveyed to Soyon Kim and Donghyuk Lim who acquired title, as tenants by the entirety, by virtue of a deed from T.H. Properties, dated October 29, 2008, recorded November 14, 2008, at Instrument Number 2008110470, and recorded in Book 5714, Page 00153, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

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

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

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Soyon Kim and Donghyuk Lim** at the suit of Wells Fargo Bank, NA. Debt: \$279,710.80.

**Manley Deas Kochalski**, Attorneys.

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

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

18-08439

ALL THAT CERTAIN lot, plot or parcel of land, with the messuage or tenement thereon erected, situate in Walnut Ridge Estates, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, designated as Lot No. 2203 on a certain Development Plan of Walnut Ridge Estates, recorded in the Office for the Recording of Deeds of Montgomery County in Plan Book A-26, Page 19-A, described according to an "As Built" Plan of House No. 2203, prepared by Serdy & Bursich, Inc., as endorsed hereon, as:

BEGINNING at a point, a corner on the centerline of the party wall between this and Lot No. 2202, which point is at the distance of 52 feet measured South 42 degrees, 14 minutes 00 seconds East from a point, which last mentioned point is 278.41 feet measured North 47 degrees 46 minutes 00 seconds East from a point, which last mentioned point is 122 feet measured north 42 degrees, 19 minutes, 00 seconds West from a point a corner on the centerline of the Walnut Ridge Service Road, as shown on said Plan.

UNDER AND SUBJECT to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in the certain Declaration of Covenants, Conditions and Restrictions dated September 20, 1976 and recorded in the Office for the Recording of Deeds, aforesaid, in Deed Book 4143, Page 209 & c., and any amendments to the said Declaration, as the same may be made from time to time.

FEE SIMPLE TITLE VESTED IN Richard F. Brutto, as sole owner by deed from William J. Hnath, dated 9/15/2006, recorded 10/4/2006, in the Montgomery County Clerk's Office in Deed Book 5618, Page 1104, as Instrument No. 2006123136.

Parcel Number: 42-00-05118-52-8.

Location of property: 2203 Walnut Ridge Estates, Pottstown, PA 19464.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Richard F. Brutto** at the suit of Loancare, LLC. Debt: \$112,958.24.

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

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

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

18-08459

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

BEGINNING at a point in the South line of the State Highway, formerly designated the Perkiomen and Reading Turnpike at a corner of this and land of the Isaac N. Amole Estate; thence in a Southerly direction along same one hundred and forty feet to other land of aforesaid Jeremiah Y. Yocom; thence in a Westerly direction and parallel in aforesaid State Highway eighty feet to a point a corner of this and other land of the aforesaid Jeremiah Y. Yocom; thence in a Northerly direction and parallel to the first described line one hundred and forty feet to the South line of the State Highway, formerly designated the Perkiomen and Reading Turnpike; thence along same in an Easterly direction eight feet to the place of beginning.

FEE SIMPLE TITLE VESTED IN William E. Bryan, III by deed from, David L. Bauer, Administrator for the Estate of Lewis G. Bauer aka Lewis Bauer, deceased, dated 1/5/2011, recorded 1/20/2011, in the Montgomery County Recorder of Deeds in Deed Book 5791, Page 825 as Instrument No. 2011008640.

Parcel Number: 64-00-03802-00-4.

Location of property: 618 Old Reading Pike, Pottstown, PA 19464.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **William E. Bryan, III** at the suit of M&T Bank. Debt: \$104,642.41.

**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.

18-08503

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

BEGINNING at a point on the Southeasterly side of Central Avenue (50 feet wide) a corner of Lots 422 and 423 on a Plan of lots or William Penn Real Estate Company, said point being at the distance of 105 feet measured North 37 degrees 12 minutes East from point of intersection which said side of Central Avenue makes with the Northeasterly side of Pine Street (50 feet wide); thence from the place of beginning and along the said Southeasterly side of Central Avenue, North 37 degrees 12 minutes East 50 feet to a point, a corner of Lot 425; thence along the Southwesterly line of Lot No 425, South 52 degrees 48 minutes East 115 feet to a point, a common rear corner of Lots No. 424, 502 and 503; thence along the rear line of Lots No. 502 and 501, South 37 degrees 12 minutes West 50 feet to a point, a common rear corner of Lots No. 422, 423, 500 and 501, thence along the Northeasterly line of Lot No 422, North 52 degrees 48 minutes West, 115 feet to a point on the aforementioned Southeasterly side of Central Avenue, the place of beginning.

BEING Lots 423 and 424 on Plan of Lots of the William Penn Real Estate Co.

TITLE TO SAID PREMISES IS VESTED IN JASON B. EQUI, by Deed from DONNA GEORGE, Dated 07/30/2004, Recorded 12/02/2004, in Book 5535, Page 660.

Parcel Number: 30-00-07636-00-2.

Location of property: 311 Central Avenue, Glenside, PA 19038-2214.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jason Equi a/k/a Jason B. Equi** at the suit of Wells Fargo Bank, N.A. Debt: \$160,424.73.

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

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

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

18-08636

ALL THAT CERTAIN message and lot or piece of land, situate in **Bridgeport Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey made by Hiltner and Hitchcock in June, 1929 as follows, to wit:

BEGINNING at a point on the Northwesterly side of Grove Street (50 feet wide) at the distance of 260 feet Southwestwardly from the Southwesterly side of Rambo Street; thence extending along the Northwesterly side of Grove Street, Southwestwardly 20 feet to a corner of other land now or late of Kutz and Kershner; thence extending along the same Northwestwardly the line passing through the middle of the partition wall between the houses hereon erected and the house erected on the adjoining premises, 110 feet to the Southeasterly side of a 20 foot wide alley; thence extending along said side of said alley, Northeastwardly 20 feet to a point a corner of lot 62 on Coates Farm; thence extending along said lot 62, Southeastwardly 110 feet to the Northwesterly side of Grove Street, the first mentioned point and place of beginning.

BEING THE SAME PREMISES which Robert P. Salkowski and Irene J. Salkowski, his Wife by Indenture Dated August 9, 1975 Recorded in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 4049 page 126, granted and conveyed unto Irene J. Salkowski. Subject to restrictions, reservations, easements, covenants, oil, gas or mineral rights of record, if any.

BEING THE SAME PREMISES conveyed to Irene J. Makoid from Irene J. Salkowski by Fee Simple Deed: Individual Dated 6/13/1996, and Recorded on 6/20/1996, at Book 5151, Page 1118, in Montgomery County, PA.

TITLE TO SAID PREMISES IS VESTED IN Irene J. Makoid by Deed from Irene J. Salkowski dated 06/13/1996 recorded 06/20/1996 in Deed Book 5151 Page 1118.

Parcel Number: 02-00-03660-00-1.

Location of property: 527 Grove Street, Bridgeport, PA 19405.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Irene J. Makoid** at the suit of Key Bank, NA, as Successor by Merger to First Niagara Bank, NA. Debt: \$52,843.10.

**Udren Law Offices, 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.

18-08982

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, Situate in **Hatfield Township**, County of Montgomery and State of Pennsylvania being Lot No. 3 on a Plan of Lots of Clearview Heights as surveyed by Herbert H. Metz, Civil Engineer, Lansdale, Pennsylvania on September 8, 1923 which Plan is recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown Pennsylvania in Deed Book 1004 page 600 and bounded and described as follows, to wit:

BEGINNING at a point on the Northeastly side of Welsh Road or Main Street (Forty feet wide) at the distance of Twenty Three and Ninety One Hundredths feet measured along the arc of a circle curving to the right having a radius of Fifteen feet from a point on the Northwesterly side of Clearview Avenue (Thirty Four feet wide); thence extending along the Northeastly side of Welsh Road or Main Street North Forty Three degrees Eleven minutes West One Hundred Sixteen and Sixty-Six One Hundredths feet to a point; thence extending North Forty Five degrees Thirty One minutes East along Lot No. 4 on said Plan One Hundred Fifty feet to a point; thence extending South Forty Three degrees Eleven minutes East along Lot No. 10 on said Plan One Hundred Thirty Two feet to a point on the Northwesterly side of Clearview Avenue aforesaid; thence extending along the same South Forty Five degrees Thirty One minutes West One Hundred Thirty Four and Sixty Six One Hundredths feet to a point of curve; thence extending along said curve on a fine curving to the right having a radius of Fifteen feet the arc distance of Twenty Three and Ninety One Hundredths feet to a point on the Northeastly side of Welsh Road or Main Street the First mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Brian E. Donovan and Julia L. Donovan, H/W, by Deed from Sheena K. MacNamara, Widow, dated 08/10/1999, recorded 10/19/1999, in Book 5293, Page 502.

Parcel Number: 35-00-11260-00-9.

Location of property: 1339 West Main Street a/k/a 1339 Welsh Road, Lansdale, PA 19446-4109.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Brian E. Donovan a/k/a Brian Donovan, Sr. and Julia L. Donovan a/k/a Julia Donovan** at the suit of Wells Fargo Bank, N.A. Debt: \$132,926.60.

**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.

18-08994

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Providence Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a subdivision of Tracy Acres made by Urwiler and Walter, Inc., Registered Surveyors, dated 9/18/1978 and last revised 12/14/1978 and recorded in Plan Book A-35, page 25, as follows, to wit:

BEGINNING at a point on the ultimate right of way line of Old State Road (46.5 feet wide) (ultimate right of way being 30 feet measured in a Northwesterly direction from the centerline), said point is at the distance of 42.37 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 Southwesterly side of Tracy Lane (50 feet wide); thence extending from said beginning point and along the Northwesterly ultimate right of way line of Old State Road South 48 degrees 10 minutes 34 seconds West 119.48 feet to a point; thence extending North 54 degrees 10 minutes 33 seconds West 247.52 feet to an iron pin, a corner of Lot #2 as shown on the above mentioned plan; thence extending along the same North 41 degrees 04 minutes 12 seconds East 169.28 feet to a point on the Southwesterly side of Tracy Lane; thence extending along the same the 2 following courses and distances: (1) South 48 degrees 55 minutes 48 seconds East 236.45 feet to a point of curve and (2) on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 42.37 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 as shown on the above-mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Trevor P. Pegg, by Deed from Christine C. Stewart n/k/b Christine C. Lane and James Stewart, dated 12/17/2013, recorded 01/09/2014, in Book 5901, Page 988.

Parcel Number: 61-00-03964-10-6.

Location of property: 617 Old State Road, Collegeville, PA 19426.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Trevor P. Pegg and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of PHH Mortgage Corporation. Debt: \$296,692.92.

**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.

18-12788

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Lower Providence Township**, County of Montgomery and Commonwealth of Pennsylvania described in accordance with a map of property of Providence Builders, Inc., called Nottingham Woods, made by Yerkes Engineering Company, Consulting Engineers and Surveyors, Bryn Mawr, PA, dated April 30, 1965 and last revised September 12, 1966 as follows, to wit:

BEGINNING at a point on the Southeasterly side of Tomstock Road (50 feet wide) measured the four following courses and distances from a point in the center line of Belmont Avenue (33 feet wide). (1) South forty two degrees fifty eight minutes West thirty two and thirty five one hundredths feet to a point, (2) on the arc of a circle curving to the left having a radius of twenty five feet the arc distance of eighteen and seventy two one hundredths feet to a point on the Southeasterly side of Tomstock Road, (3) thence along the said side of Tomstock Road forty two degrees fifty eight minutes West two hundred seventy five and seventeen one-hundredths feet to a point, (4) on the arc of a circle curving to the left having a radius of one hundred sixty feet the arc distance of eight and ninety-four one hundredths feet to the point of beginning; thence the point of beginning South forty nine degrees twenty seven minutes thirty seconds East two hundred twenty and forty one-hundredths feet to a point a corner of Lot #311; thence along Lot 311 the two following courses and distances (1) South forty degrees thirty two minutes thirty seconds West eighteen and thirteen one-hundredths feet to a point, (2) South eighty five degrees thirteen minutes fifty seconds West one hundred eighty three and fifty five one hundredths feet to a point on the Southeasterly side of Tomstock Road, thence along the said side of Tomstock Road the two following courses and distances (1) North twelve degrees thirty four minutes thirty seconds West thirty eight feet to a point of curve, (2) on the arc of a circle curving to the right having a radius of one hundred sixty feet the arc distance of one hundred forty six and sixteen one hundredths feet to the first mentioned point and place of beginning.

BEING Lot #312 on said Plan.

BEING the same premises which James Thompson and Debora Thompson, Deed dated 12/9/2005 and recorded 12/30/2005 in Montgomery County in Deed Book 5585 page 671 granted and conveyed unto Gina Semler.

Parcel Number: 43-00-14971-00-7.

Location of property: 218 Tomstock Road, Audubon, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Gina Semler** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$253,875.65 plus interest to Sale date.

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

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

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

18-13321

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in **Upper Moreland Township**, County of Montgomery, Commonwealth of Pennsylvania, and described according to a Certain Plan of Property made for Roy F. and Dorothy M. Sellers by Charles E. Shoemaker, Inc., Engineers and Surveyors dated April 27, 1968 and revised May 3, 1968 as follows, to wit:



BEGINNING at a point on the Northwesterly side of Mason’s Mill Road (forty-one and fifty one-hundredths feet wide) said point being the four following courses and distances from a point of curve on the Northeasterly side of Huntingdon Road (forty-one and fifty one-hundredths feet wide) (1) leaving Huntingdon Road on the arc of a circle curving to the left having a radius of Twenty and no one-hundredths feet the arc distance of Twenty-eight and forty-three one-hundredths feet to a point of tangent on the Northwesterly side of Mason’s Mill Road (2) North thirty-three degrees fifty-one minutes East along the Northwesterly side of Mason’s Mill Road Six hundred nine and fourteen one-hundredths feet to a point of curve (3) Northeastwardly still along the Northwesterly side of Mason’s Mill Road on the arc of a circle curving to the right having a radius of Two thousand three hundred twenty-four and sixty one-hundredths feet the arc distance of Sixty-six and Twenty-seven one-hundredths feet to a point of tangent and (4) North thirty-eight degrees Twenty-nine minutes East still along the Northeasterly side of Mason’s Mill Road two hundred twenty-five and sixteen one-hundredths feet to the point of beginning; thence extending from said point of beginning North forty-five degrees nineteen minutes West Two hundred thirty and eighty-three one-hundredths feet to a point; thence extending South thirty-eight degrees twenty-nine minutes West One hundred eighty-nine and eighty-two one-hundredths feet to a point; thence extending North Forty-five degrees nineteen minutes West two hundred eight and eighty-one one-hundredths feet to a point; thence extending North thirty-six degrees minutes East Two hundred twenty and seventy-two one-hundredths feet to a point; thence extending South forty-five degrees nineteen minutes East four hundred forty-five and eighty-two one-hundredths feet to a point on the Northwesterly side of Mason’s Mill Road aforesaid; thence extending South thirty-eight degrees twenty-nine minutes West along the Northwesterly side of Mason’s Mill Road thirty and eighteen one-hundredths feet to the first mentioned point and place of beginning.

CONTAINING in area 1.223 acres more or less.  
 UNDER AND SUBJECT to certain rights, Agreements and restrictions, as may now appear of record.  
 BEING THE SAME premises which Ronald L. Williams and Mary H. Williams, by Deed dated June 10, 2005 and recorded October 24, 2005 in Book 5573, page 1358 in the Office of the Recorder of Deeds in and for the County of Montgomery, granted and conveyed unto Mary H. Williams, in fee.  
 Parcel Number: 59-00-12352-00-9.  
 Location of property: 3270 Masons Mill Road, Huntingdon Valley, PA 19006.  
 The improvements thereon are: A residential dwelling.  
 Seized and taken in execution as the property of **Mary H. Williams a/k/a Mary Heinrichs Williams** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for First Horizon Mortgage Pass-Through Trust 2006-4. Debt: \$470,780.12.  
**Shapiro & DeNardo, L.L.C., Attorneys.**  
 Above Property to be sold by **SEAN P. KILKENNY, SHERIFF.**  
 DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

18-15056

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 Survey and Plan made by Charles E. Shoemaker, Registered Professional Engineer on February 14, 1953, as follows, to wit:  
 BEGINNING at a point on the Southwesterly side of Rhoads Avenue (50 feet wide) which point is measured on the arc of a circle curving to the left having a radius of 10 feet the arc distance of 15.71 feet from a point on the Northwesterly side of Essex Road (40 feet wide); THENCE extending along the Southwesterly side of Rhoads Avenue North 44 degrees 50 minutes 06 seconds West 130 feet to a point; THENCE extending South 45 degrees 09 minutes 54 seconds West 110 feet to a point; THENCE extending South 44 degrees 50 minutes 06 seconds East 140 feet to a point on the Northwesterly side of Essex Road; THENCE extending along the Northwesterly side of Essex Road North 45 degrees 09 minutes 54 seconds East 100 feet to a point of curve; THENCE extending along the arc of a circle curving to the left having a radius of 10 feet the arc distance of 15.71 feet to a point on the Southwesterly side of Rhoads Avenue the first mentioned point and place of beginning.  
 BEING Lot No. 14-A.  
 BEING the same premises which Anna Lew, Widow, and Mary Vasco, Singlewoman, by Indenture bearing date the 18th day of June A.D., 1983, and recorded in the Office for Recording of Deeds in and for Montgomery County, on the 30th Day of June A.D., 1983, in Deed Book No. 4710, Page 2129 &c., granted and conveyed unto the said Mary Vasco, Singlewoman, in fee.  
 Parcel Number: 30-00-55996-00-8.  
 Location of property: 806 Rhodes Avenue, Jenkintown, PA 19046.  
 The improvements thereon are: Residential - single family.  
 Seized and taken in execution as the property of **Executrix Cheryl A. Furey and the Estate of Anne M. Furey** at the suit of The Merchants Bank. Debt: \$150,021.61 (*Judgment: \$150,021.61 plus interest on the amount of \$55,162.95 at 12% per annum from January 27, 2018 until the date the judgment is satisfied. Attorney: Frank G. Murphy, Esquire.*)  
**Anderson Kill, Attorney.**  
 Above Property to be sold by **SEAN P. KILKENNY, SHERIFF.**  
 DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$4,500. dollars whichever amount 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 November 28, 2018 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**

**ACTION TO QUIET TITLE**

**Third and Final Publication**

STATE OF MICHIGAN  
OAKLAND COUNTY CIRCUIT COURT  
Case No. 2018-165615-CH  
Honorable Shalina Kumar

**Stephen A. Rosinski and Wendy Rosinski,**  
Plaintiffs

vs.

**GMAC Mortgage Corporation or its Unknown  
Grantees, Assignees and other Unknown Claimants,**  
Defendants

**ORDER FOR SERVICE OF PROCESS  
BY PUBLICATION**

At a session of court held in the courthouse in  
Pontiac, Michigan, on June 15, 2018.  
Present: Honorable Shalina Kumar, Oakland County  
Circuit Court Judge

Plaintiffs filed a verified Ex Parte Motion for Service of Process in the discretion of the Court. After reading the motion and the accompanying affidavit, the Court finds that Plaintiffs have shown that service of process cannot reasonably be made on Defendant GMAC Mortgage Corporation or its Unknown Grantees, Assignees and other Unknown Claimants by the methods provided in MCR 2.105(A), in that Plaintiffs have demonstrated that diligent attempts to locate Defendant GMAC Mortgage Corporation or its Unknown Grantees, Assignees and other Unknown Claimants and its current address and to serve Defendant by personal delivery have not been successful. The Court further finds, pursuant to MCR 2.105(I), that service of process by publication is the best available method of service of process reasonably calculated to give Defendant GMAC Mortgage Corporation or its Unknown Grantees, Assignees and other Unknown Claimants actual notice of the proceedings and an opportunity to be heard.

**IT IS ORDERED:**

Plaintiffs may serve process on Defendant GMAC Mortgage Corporation or its Unknown Grantees, Assignees and other Unknown Claimants by publishing the following notice once each week for a period of three consecutive weeks in a newspaper, as defined in MCR 2.106(F), that is published in the County of Defendant’s last known addresses of 100 Witmer Road, Horsham, PA 19044-0963 and by publishing the notice in the Oakland County Legal News

“An action seeking quiet title regarding property located in the City of Northville, County of Wayne and State of Michigan commonly known as at 973 Glenhill Drive, Northville, Michigan 48167 has been commenced by Plaintiff’s Stephen A. Rosinski and Wendy Rosinski against Defendant GMAC Mortgage Corporation or its Unknown Grantees, Assignees and other Unknown Claimants in the Oakland County Circuit Court for the State of Michigan, and Defendant GMAC Mortgage Corporation or its Unknown Grantees, Assignees and other Unknown Claimants must answer or take other action permitted by law within 28 days after the last date of publication.

If Defendant GMAC Mortgage Corporation or its Unknown Grantees, Assignees and other Unknown Claimants do not answer or take other action within the time allowed, judgment may be entered against Defendant GMAC Mortgage Corporation or its Unknown Grantees, Assignees and other Unknown Claimants for the relief demanded in the complaint.”

2. Plaintiffs must mail a copy of this order, along with a summons and a copy of the complaint, by registered mail, return receipt requested, to Defendant GMAC Corporation at its last known address of 100 Witmer Road, Horsham, PA 19044-0963.

/s/ Shalina Kumar  
Oakland County Circuit Court Judge  
Shalina Kumar

**Prepared by: /s/ Gary E. Myers  
Gary E. Myers (P47104)  
Attorney for Plaintiffs  
24110 Meadowbrook Rd., Suite 107  
Novi, MI 48375  
(248) 497-3155**

**ARTICLES OF DISSOLUTION**

The shareholders of **THE HAMPSTEAD GROUP, INC.** have approved a proposal that the corporation dissolve voluntarily, and the Board of Directors is now engaged in winding up and settling the affairs of the corporation in the manner prescribed in Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.  
**Kaplin Stewart Meloff Reiter & Stein, PC, Solicitors**  
910 Harvest Dr.  
Blue Bell, PA 19422

NOTICE IS HEREBY GIVEN THAT the shareholders and Board of Directors of **Wellsford, Inc.**, a Pennsylvania corporation, with a registered address of 1810 W. High Street, Stowe, PA 19464, have approved a proposal that the corporation voluntarily dissolve, and that the shareholders and Board of Directors are now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.  
**Joseph K. Koury, Esquire, Solicitor  
O’Donnell, Weiss & Mattei, P.C.**  
41 E. High Street  
Pottstown, PA 19464

**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.*

**4th Avenue Design Co.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.  
**Elizabeth R. Howard, Esquire**  
301 Gay Street, P.O. Box 507  
Phoenixville, PA 19460

**Building Dialogues, LLC** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

**Don's Baking Company, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

Notice is hereby given that Articles of Incorporation were filed in the Department of State of the Commonwealth of Pennsylvania for **Natural Medicine MD PC** under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

**Param & Poojan Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.  
**McCreech, McCreech, McCreech & Cannon**  
7053 Terminal Square  
Upper Darby, PA 19082

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2018-21863

NOTICE IS HEREBY GIVEN that the Petition of Cabot Doering, on behalf of Elyjah William Richardson, a minor, was filed in the above named Court, praying for a Decree to change his name to ELYJAH CABOT DOERING.

The Court has fixed November 7, 2018, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2018-22699

NOTICE IS HEREBY GIVEN that on September 21, 2018, the Petition of Rico Lee was filed in the above named Court, praying for a Decree to change his name to QI LI.

The Court has fixed November 14, 2018, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

**CIVIL ACTION**

NOTICE OF WRIT OF SCIRE FACIAS  
AMBLER BOROUGH v. DOLORES M. KELLY  
IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
DOCKET NO. 2014-19174  
(FIRST NOTICE)

NOTICE IS HEREBY GIVEN OF THE FILING OF A MUNICIPAL CLAIM INDEXED IN THE MONTGOMERY COUNTY PROTHONOTARY'S OFFICE AT DOCKET NO. 2014-19174, IN THE NATURE OF A WRIT OF SCIRE FACIAS AGAINST DOLORES M. KELLY, THE OWNER OF 279 S. MAIN STREET, AMBLER BOROUGH. AS AMENDED, THE CLAIM SEEKS \$22,120.85 AGAINST DOLORES M. KELLY FOR UNPAID WATER, SEWER AND TRASH BILLS BETWEEN 2006 TO THE PRESENT. PUBLICATION IS MADE PURSUANT TO 53 P.S. Sec. 7186, SERVICE BY PUBLICATION UPON OUT OF STATE RESIDENTS.  
**JOSEPH E. BRESNAN, ESQUIRE**  
**Solicitor for Ambler Borough**  
**Dischell, Bartle & Dooley, P.C.**  
224 King Street  
Pottstown, PA 19464  
610-323-3306

**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**

**ACKER, CHRISTOPHER B., dec'd.**

Late of Whitmarsh Township.  
Executrix: AMANDA ACKER RICE,  
8010 Navajo Street,  
Philadelphia, PA 19118.  
ATTORNEY: KATHERINE B. COMMONS,  
COMMONS & COMMONS LLP,  
6377 Germantown Avenue,  
Philadelphia, PA 19144

**BARTKOWSKI II, THADDEUS JOHN, dec'd.**

Late of Lower Merion Township.  
Administratrix: ANN CAROL PARISI-  
BARTKOWSKI,  
c/o Larissa R. Whitman, Esquire,  
One Logan Square, Ste. 2000,  
Philadelphia, PA 19103-6996.  
ATTORNEY: LARISSA R. WHITMAN,  
DRINKER BIDDLE & REATH LLP,  
One Logan Square, Ste. 2000,  
Philadelphia, PA 19103-6996

**BETZ, FREDERICK G., dec'd.**

Late of Lower Moreland Township.  
Co-Executors: FREDERICK G. BETZ, JR.,  
3135 Pennypack Road,  
Hatboro, PA 19040,  
RICHARD B. BETZ,  
1155 Old Ford Road,  
Huntingdon Valley, PA 19006.  
ATTORNEY: DAVID P. GRAU,  
911 N. Easton Road, P.O. Box 209,  
Willow Grove, PA 19090

**CAMPBELL, ANDREW A., dec'd.**

Late of Springfield Township.  
Executrix: EILEEN M. AZZOPARDI,  
1205 Larchwood Road,  
Flourtown, PA 19031.  
ATTORNEY: MICHAEL F. DUNN,  
162 S. Easton Road,  
Glenside, PA 19038

**CHERRUP, JEAN L., dec'd.**

Late of Pottstown, PA.  
Executrix: JUDITH A. TORRENS-COGDILL,  
1441 Heather Place,  
Pottstown, PA 19464.  
ATTORNEY: H. CHARLES MARKOFSKI,  
MARKOFSKI LAW OFFICES,  
1258 E. Philadelphia Avenue, P.O. Box 369,  
Gilbertsville, PA 19525-0369

**COLLINS, KAREN M. also known as  
KAREN COLLINS, dec'd.**

Late of Montgomery Township.  
Administrator: PAUL F. COLLINS,  
117 Preston Drive,  
North Wales, PA 19454.

**DASH JR., NORMAN GORDON, dec'd.**

Late of Upper Moreland Township.  
Executrix: ELSA L. DASH,  
2435 Karen Lane,  
Hatboro, PA 19040.  
ATTORNEY: LINDSEY J. CONAN,  
755 N. Monroe Street,  
Media, PA 19063

**EVANS, GARRY DUANE, dec'd.**

Late of Upper Merion Township.  
Administratrix: LYNDA VOLPE-EVANS,  
330 Glenn Rose Circle,  
King of Prussia, PA 19406.

**FABIAN, W. RICHARD also known as  
WALTER RICHARD FABIAN, JR., dec'd.**

Late of Worcester Township.  
Executor: TIMOTHY CLINE.  
ATTORNEY: HARRIET R. LITZ,  
3881 Skippack Pike,  
Skippack, PA 19474

**FAIRBROTHER, MARTHA G., dec'd.**

Late of Whitpain Township.  
Executrix: HELEN A. FAIRBROTHER,  
c/o Jessica R. Grater, Esquire,  
Wolf, Baldwin & Associates, P.C.,  
P.O. Box 444,  
Pottstown, PA 19464.

**FLATHER JR., JOSEPH H., dec'd.**

Late of Lower Providence Township.  
Executor: CURTIS H. FLATHER,  
c/o Andrew H. Dohan, Esquire,  
460 E. King Road,  
Malvern, PA 19355-3049.  
ATTORNEY: ANDREW H. DOHAN,  
LENTZ, CANTOR & MASSEY, LTD.,  
460 E. King Road,  
Malvern, PA 19355-3049

**GALLAN, WALTER A. also known as**

**W. ARTHUR GALLEN and  
WALTER ARTHUR GALLEN, JR., dec'd.**  
Late of Cheltenham Township.  
Executrix: DOLORES F. CONSTANZER,  
205 W. Branch Road,  
Barto, PA 19504.  
ATTORNEY: DOUGLAS A. GIFFORD,  
CLEMENS, NULTY & GIFFORD,  
510 E. Broad Street, P.O. Box 64439,  
Souderton, PA 18964-0439

**GROFF, ELIZABETH, dec'd.**

Late of Lower Providence Township.  
Executrix: ELIZABETH ANNE COSTELLO.  
ATTORNEY: ROWAN KEENAN,  
KEENAN, CICCITTO & ASSOCIATES, LLP,  
376 E. Main Street,  
Collegeville, PA 19426,  
610-489-6170

**HAWKINS, TERRENCE RICHARD also known as  
TERRENCE HAWKINS, dec'd.**

Late of Borough of Pottstown.  
Executrices: CYNTHIA E. AYLING AND  
JENNIFER L. CONROY,  
c/o Jessica R. Grater, Esquire,  
Wolf, Baldwin & Associates, P.C.,  
P.O. Box 444,  
Pottstown, PA 19464.

**KOSEK, TEOFIL S., dec'd.**

Late of Borough of Conshohocken.  
Executor: PATRICIA M. FISHER,  
117 Glenwood Avenue,  
Eagleville, PA 19403.  
ATTORNEY: MICHAEL E. FUREY,  
FUREY & BALDASSARI, P.C.,  
1043 S. Park Avenue,  
Audubon, PA 19403,  
610-666-7500

**KRAUSE, CHRISTINE T., dec'd.**

Late of Borough of Pottstown.  
Executor: KEVIN DAVID KRAUSE,  
c/o Jessica R. Grater, Esquire,  
Wolf, Baldwin & Assoc.,  
P.O. Box 444,  
Pottstown, PA 19464

**LANNUTTI, VINCENT DAVID, dec'd.**

Late of Borough of Lansdale.  
Co-Administrators: MARK LANNUTTI,  
1712 Larue Lane,  
Warminster, PA 18976,  
DANIEL LANNUTTI,  
304 Highland Road,  
Cheltenham, PA 19012.

**LAVALA, MARY THERESA also known as  
MARY THERESA MARIE LAVALA, dec'd.**

Late of Wynnewood, PA.  
Executrices: PHYLLIS SOLTIS,  
17850 Iten Ct. S.,  
Lakeville, MN 55044,  
THERESA KONOWAL,  
611 Wigard Avenue,  
Philadelphia, PA 19128.  
ATTORNEY: KATHLEEN VALENTINE,  
173 N. Narberth Avenue, Ste. A,  
Narberth, PA 19072

**LLOYD, DONALD B. also known as DONALD BROWN LLOYD, dec'd.**

Late of Borough of Souderton.  
 Executrix: MARIA N. LLOYD,  
 419 Montgomery Avenue,  
 Souderton, PA 18964.  
 ATTORNEY: MARVIN H. GOLD,  
 237 S. York Road,  
 Hatboro, PA 19040

**MANCINI, MARIE P., dec'd.**

Late of Abington Township.  
 Co-Executors: JAMES B. MANCINI AND  
 THOMAS M. MANCINI,  
 c/o 937 Crefeld Avenue,  
 Elkins Park, PA 19027.

**MARCOLINA, JOHN L. also known as JOHN LOUIS MARCOLINA, dec'd.**

Late of Montgomery Township.  
 Administratrix: JOAN STROUSE,  
 1048 W. Mt. Vernon Street,  
 Lansdale, PA 194446.

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

Late of Towamencin Township.  
 Administrator: NEILSON M. MATHEWS, III,  
 c/o 54 E. Penn Street,  
 Norristown, PA 19401.  
 ATTORNEY: BARRY M. MILLER,  
 54 E. Penn Street,  
 Norristown, PA 19401

**McFEELY, GERALD P., dec'd.**

Late of Abington Township.  
 Executrix: PATRICIA A. WOJCIECHOWSKI,  
 515 Somerton Avenue,  
 Philadelphia, PA 19116.

**MCGOLDRICK, MICHAEL JAMES also known as**

**MICHAEL J. MCGOLDRICK, dec'd.**  
 Late of Borough of Schwenksville.  
 Administrator: MICHAEL J. MCGOLDRICK, JR.,  
 2361 Baltimore Pike,  
 Oxford, PA 19363.

**MOONEY, FRANK A. also known as**

**FRANK A. MOONEY, JR. and  
 FRANK ARMSTRONG MOONEY, dec'd.**  
 Late of Whitemarsh Township.  
 Executors: DIANE C. MOONEY AND  
 GARY D. MOONEY,  
 c/o Joseph A. Meo, Esquire,  
 P.O. Box 5547,  
 Sarasota, FL 34277-5547.  
 ATTORNEY: JOSEPH A. MEO,  
 LAW OFFICES MEO & ASSOCIATES, PC,  
 P.O. Box 5547,  
 Sarasota, FL 34277-5547

**OFCHARSKY, DOROTHY M., dec'd.**

Late of East Norriton Township.  
 Executor: DOUGLAS W. OFCHARSKY,  
 c/o Michael D. Raisman, Esquire,  
 174 Middletown Blvd., Ste. 300,  
 Langhorne, PA 19047.  
 ATTORNEY: MICHAEL D. RAISMAN,  
 KAREN ANN ULMER, P.C.,  
 174 Middletown Blvd., Ste. 300,  
 Langhorne, PA 19047

**ORNER, GERARDA H., dec'd.**

Late of Borough of Norristown.  
 Executor: DANIEL P. HANEY,  
 1912 Johns Road, Effort, PA 18330.  
 ATTORNEY: NEIL M. HILKERT,  
 229 W. Wayne Avenue,  
 Wayne, PA 19087

**PEARSALL, BEVERLY ANN, dec'd.**

Late of Borough of Pennsburg.  
 Administrator: GINGER PEARSALL,  
 6 Adams Avenue,  
 Warminster, PA 18974.  
 ATTORNEY: HARRIET R. LITZ,  
 3881 Skippack Pike,  
 Skippack, PA 19474

**PETRUSZKA, ALICIA C., dec'd.**

Late of Upper Dublin Township.  
 Administrator: ADAM PETRUSZKA,  
 c/o Donna J. Wengiel, Esquire,  
 Two North State Street,  
 Newtown, PA 18940.  
 ATTORNEY: DONNA J. WENGIEL,  
 STUCKERT & YATES,  
 Two North State Street,  
 Newtown, PA 18940

**POLIS, JANET, dec'd.**

Late of Abington Township.  
 Executors: ANDREW B. ZLOTNICK,  
 1412 Juniper Avenue,  
 Elkins Park, PA 19027,  
 ANDREW M. POLIS,  
 1363 Harpers Lane,  
 Huntingdon Valley, PA 19006.  
 ATTORNEY: THOMAS E. SHEA,  
 STERN & EISENBERG, PC,  
 1581 Main Street, Ste. 200,  
 Warrington, PA 18976

**PREUSSNER, THERESE BARBARA also known as**

**BARBARA S. PREUSSNER and  
 THERESE B. PREUSSNER, dec'd.**  
 Late of Towamencin Township.  
 Executrix: AUDREY S. HALDEMAN,  
 c/o Diane H. Yazujian, Esquire,  
 P.O. Box 1099,  
 North Wales, PA 19454.  
 ATTORNEY: DIANE H. YAZUJIAN,  
 P.O. Box 1099,  
 North Wales, PA 19454

**REICHE, JOHANNA, dec'd.**

Late of Springfield Township.  
 Executors: HERMANN H. REICHE, JR. AND  
 RENEE R. WISNIEWSKI,  
 c/o Elaine T. Yandrisevits, Esquire,  
 131 W. State Street, P.O. Box 50,  
 Doylestown, PA 18901.  
 ATTORNEY: ELAINE T. YANDRISEVITS,  
 ANTHEIL MASLOW & MacMINN, LLP,  
 131 W. State Street, P.O. Box 50,  
 Doylestown, PA 18901

**RYAN, ROBERTA W. also known as ROBERTA BETTS RYAN, dec'd.**

Late of Borough of Lansdale.  
 Co-Executors: AMY RYAN FAGA AND  
 WILLIAM A. RYAN,  
 c/o Diane H. Yazujian, Esquire,  
 P.O. Box 1099,  
 North Wales, PA 19454.  
 ATTORNEY: DIANE H. YAZUJIAN,  
 P.O. Box 1099,  
 North Wales, PA 19454

**SCHALLER, JANE S., dec'd.**

Late of Lansdale, PA.  
 Executrix: NANCY J. SCHALLER,  
 9 Sachem Avenue, #6,  
 Lynn, MA 01902.

**SCHEETZ, EARL HENRY, dec'd.**

Late of Lafayette Hill, PA.  
 Executor: DAN SCHEETZ,  
 354 Fox Hollow Drive,  
 Langhorne, PA 19053.

**SEGAL, JUNE K., dec'd.**

Late of Rydal, PA.  
 Executrix: BETSY S. LEE,  
 5 Stonehenge Lane,  
 Malvern, PA 19355.

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

Late of Abington Township.  
 Executor: MONSIGNOR JAMES McCOY,  
 c/o Jay C. Glickman, Esquire,  
 Rubin, Glickman, Steinberg & Gifford, P.C.,  
 2605 N. Broad Street, P.O. Box 1277,  
 Lansdale, PA 19446.

**SIMON JR., JOHN C. also known as  
JOHN CHARLES SIMON and  
JOHN C. SIMON, dec'd.**

Late of Baltimore City, MD.  
 Administratrix: JOYCE M. ZANZE,  
 c/o 104 N. York Road,  
 Hatboro, PA 19040.  
 ATTORNEY: LAURA M. MERCURI,  
 104 N. York Road,  
 Hatboro, PA 19040

**WARMS, ROBERT A., dec'd.**

Late of Cheltenham Township.  
 Executrix: PATRICIA LUKOFF,  
 1481 Promise Lane,  
 Allentown, PA 18106.  
 ATTORNEY: DAVID R. GLYN,  
 COZEN O'CONNOR,  
 One Liberty Place, Ste. 2800,  
 1650 Market Street,  
 Philadelphia, PA 19103

**WILSON, DAVID BELL, dec'd.**

Late of East Norriton Township.  
 Executrix: RUTHANN SCARAFONE,  
 1119 South Street,  
 Pottstown, PA 19464.

**ZEIGLER, JOAN H. also known as**

**JOAN P. ZEIGLER and  
JOAN P. HOFFECKER, dec'd.**  
 Late of Borough of Pottstown.  
 Co-Executors: THOMAS L. ZEIGLER AND  
 TERRY H. ZEIGLER,  
 c/o Kenneth E. Picardi, Esquire,  
 1129 E. High Street, P.O. Box 776,  
 Pottstown, PA 19464.  
 ATTORNEY: KENNETH E. PICARDI,  
 1129 E. High Street, P.O. Box 776,  
 Pottstown, PA 19464

**Second Publication****DiMARZIO, LOIS, dec'd.**

Late of West Norriton Township.  
 Executrix: JEANNE ZUMMO,  
 2114 Alexander Drive,  
 West Norriton, PA 19403.  
 ATTORNEY: FRANK L. CAIOLA,  
 OLIVER & CAIOLA, LLC,  
 2500 DeKalb Pike, Suite 100,  
 East Norriton, PA 19401

**ESKIN, ROSEMARIE D. also known as  
ROSEMARIE ESKIN, dec'd.**

Late of Borough of Trappe.  
 Executrix: LISA Y. ESKIN,  
 420 Silver Leaf Circle,  
 Trappe, PA 19426.  
 ATTORNEY: CHARLES A. RICK,  
 RICK LINN, LLC,  
 933 N. Charlotte Street, Suite 3B,  
 Pottstown, PA 19464

**GLATTTHORN, BERENICE M. also known as  
BERENICE MABEL GLATTTHORN, dec'd.**

Late of Abington Township.  
 Executrix: KATHY A. GLATTTHORN,  
 820 Moredon Road,  
 Meadowbrook, PA 19046.  
 ATTORNEY: MARY E. PODLOGAR,  
 MONTCO ELDER LAW LLP,  
 608 W. Main Street,  
 Lansdale, PA 19446

**GRADWELL, JANE A., dec'd.**

Late of Horsham Township.  
 Executors: KAY LINDSAY KNEAS AND  
 ROBERT J. LORD,  
 c/o Sarah M. Ford, Esquire,  
 585 Skippack Pike, Suite 100,  
 Blue Bell, PA 19422.  
 ATTORNEY: SARAH M. FORD,  
 FORD & BUCKMAN, P.C.,  
 Office Court at Blue Bell, Suite 100,  
 585 Skippack Pike,  
 Blue Bell, PA 19422

**GRIFFIN, KATHLEEN MAY also known as  
KATHLEEN LOUISE MAY, dec'd.**

Late of Horsham Township.  
 Executrix: REGINA GRIFFIN,  
 100 Hunt Drive,  
 Horsham, PA 19044.

**HUCKIN, JOAN M. also known as  
JOAN HUCKIN, dec'd.**

Late of East Norriton Township.  
 Executrix: JOAN C. STEPANIAN,  
 155 Canterbury Lane,  
 Lansdale, PA 19446.

**JOHNSON, ROBERT N., dec'd.**

Late of Harleysville, PA.  
 Executor: ERIC JOHNSON,  
 c/o Unruh, Turner, Burke & Frees, P.C.,  
 120 Gay Street, P.O. Box 289,  
 Phoenixville, PA 19460.  
 ATTORNEY: WHITNEY PATIENCE O'REILLY,  
 UNRUH, TURNER, BURKE & FREES, P.C.,  
 120 Gay Street, P.O. Box 289,  
 Phoenixville, PA 19460

**JUNGERS, JOHN P. also known as  
JOHN PETER JUNGERS, dec'd.**

Late of Lower Salford Township.  
 Executrix: LINDA A. JUNGERS,  
 249 Farmview Drive,  
 Harleysville, PA 19438.

**KAZANJIAN, NANCY NEVART, dec'd.**

Late of Borough of Souderton.  
 Executor: SCOTT KAZANJIAN,  
 910 Harcourt Lane,  
 Harleysville, PA 19438.

- KERNOSH, MICHAEL, dec'd.**  
Late of Montgomery Township.  
Executrix: ARLENE RUBIN,  
108 McKean Court,  
North Wales, PA 19454.  
ATTORNEY: STEPHANIE SHORTALL,  
131 W. State Street,  
Doylestown, PA 18901
- KOONS, MARY ANN, dec'd.**  
Late of Borough of Royersford.  
Executrix: DEBORAH P. SINGLETON,  
2319 Locust Lane,  
Gilbertsville, PA 19525.  
ATTORNEY: GARY P. LEWIS,  
372 N. Lewis Road, P.O. Box 575,  
Royersford, PA 19468
- KULP, JOSEPH OVERHOLT also known as  
JOSEPH O. KULP, dec'd.**  
Late of Franconia Township.  
Executor: JOSEPH D. KULP,  
1207 Deep Run Road,  
Ottsville, PA 18942.  
ATTORNEY: DOROTHY K. WEIK-HANGE,  
LANDIS, HUNSBERGER, GINGRICH &  
WEIK, LLP,  
114 E. Broad Street, P.O. Box 64769,  
Souderton, PA 18964
- LACY, ANNA E. also known as  
ANNA ESTHER STEHMAN LACY, dec'd.**  
Late of Upper Frederick Township.  
Executrix: CAROL SUGALSKI,  
104 Wyndmead Lane,  
Douglassville, PA 19518.  
ATTORNEY: JAMES M. SMITH,  
SMITH LAW GROUP, LLC,  
14133 Kutztown Road, P.O. Box 626,  
Fleetwood, PA 19522
- LANDES JR., CHARLES E. also known as  
CHARLES EDGAR LANDES, JR., dec'd.**  
Late of Upper Providence Township.  
Executrix: GERALDINE K. LANDES,  
c/o Lowell F. Raeder, Esquire,  
Ten Penn Center, Suite 1100,  
1801 Market Street,  
Philadelphia, PA 19103.  
ATTORNEY: LOWELL F. RAEDER,  
FINEMAN, KREKSTEIN & HARRIS,  
Ten Penn Center, Suite 1100,  
1801 Market Street,  
Philadelphia, PA 19103
- LARKIN, PATRICK R., dec'd.**  
Late of Horsham Township.  
Executrix: ADELE S. LARKIN,  
152 Galway Circle,  
Chalfont, PA 18914.  
ATTORNEY: JAMES E. EGBERT,  
EGBERT & BARNES, P.C.,  
349 York Road, Ste. 100,  
Willow Grove, PA 19090
- LAWLOR, MARGARET A., dec'd.**  
Late of Lower Gwynedd Township.  
Executor: JOHN M. LAWLOR,  
c/o John P. Gallagher, Esquire,  
121 S. Broad Street, 20th Floor,  
Philadelphia, PA 19107.  
ATTORNEY: JOHN P. GALLAGHER,  
SCHUBERT, GALLAGHER, TYLER &  
MULCAHEY,  
121 S. Broad Street, 20th Floor,  
Philadelphia, PA 19107
- MARKERT, THOMAS J., dec'd.**  
Late of Borough of Royersford.  
Administrator: GEORGE R. MARKERT,  
505 Vaughn Road,  
Royersford, PA 19468.  
ATTORNEY: GARY P. LEWIS,  
372 N. Lewis Road, P.O. Box 575,  
Royersford, PA 19468
- McNEAL, GEORGE R. also known as  
GEORGE RICHARD McNEAL, dec'd.**  
Late of Horsham Township.  
Executrix: BARBARA ANN DeCASTRO,  
c/o Roy S. Ross, Esquire,  
1600 Market Street, Ste. 3600,  
Philadelphia, PA 19103.  
ATTORNEY: ROY S. ROSS,  
SCHNADER HARRISON SEGAL & LEWIS LLP,  
1600 Market Street, Ste. 3600,  
Philadelphia, PA 19103
- MIKLOS, ERNA T., dec'd.**  
Late of Upper Frederick Township.  
Executor: J. RONALD MIKLOS,  
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
- PILCICKI, JEFFREY ROBERT, dec'd.**  
Late of West Norriton Township.  
Executrix: SARA ALISON KARPINSKI,  
P.O. Box 80163,  
Valley Forge, PA 19484-0168.
- SCUDERI, DOLORES A., dec'd.**  
Late of Abington Township.  
Executor: ALEX M. PAGE,  
c/o Young & Young,  
119 E. Main Street,  
Macungie, PA 18062.  
ATTORNEY: REBECCA M. YOUNG,  
119 E. Main Street,  
Macungie, PA 18062
- SHRONK, ANN RUTH also known as  
ANN SHRONK, dec'd.**  
Late of Upper Merion Township.  
Executrix: ROSE ANN SULLIVAN,  
431 Pine Street,  
Royersford, PA 19468.
- SILVERMAN, LEON WOLF also known as  
LEON SILVERMAN, dec'd.**  
Late of Cheltenham Township.  
Executrix: JANICE SILVERMAN,  
7709 Juniper Avenue,  
Elkins Park, PA 19102.
- SMITH JR., HAROLD B. also known as  
SKIP SMITH, dec'd.**  
Late of Hatfield Township.  
Executrix: CYNTHIA J. SMITH,  
130 N. Market Street, Apt. C,  
Hatfield, PA 19440.
- SZABO, ZOLTAN ANTHONY, dec'd.**  
Late of Cheltenham Township.  
Executrix: EVA GREINER SZABO,  
329 Beecher Avenue,  
Cheltenham, PA 19012.  
ATTORNEY: PATRICIA M. MAYER,  
301 Oxford Valley Road, Suite 203B,  
Yardley, PA 19067

**TABAS, BETSY ROBB also known as****BETSY TABAS, dec'd.**

Late of Abington Township.  
 Executor: MITCHELL R. TABAS,  
 226 Sabine Avenue,  
 Narberth, PA 19072.

**VIOLI, C. MARY also known as****MARY VIOLI and CONCHETTA MARY VIOLI, dec'd.**

Late of Borough of Ambler.  
 Executor: FRANCIS D. VIOLI,  
 c/o Joseph J. Fiandra, Esquire,  
 426 N. Easton Road,  
 Glenside, PA 19038.  
 ATTORNEY: JOSEPH J. FIANDRA,  
 426 N. Easton Road,  
 Glenside, PA 19038

**WIELICKI, EDWARD A. also known as****EDWARD WIELICKI, dec'd.**

Late of Springfield Township.  
 Executrix: HELENE DOMBROWSKI,  
 c/o McLafferty & Kroberger, P.C.,  
 807 Bethlehem Pike,  
 Erdenheim, PA 19038.  
 ATTORNEY: BERNARD J. McLAFFERTY, JR.,  
 McLAFFERTY & KROBERGER, P.C.,  
 807 Bethlehem Pike,  
 Erdenheim, PA 19038

**YOUNG, ARLENE D., dec'd.**

Late of Franconia Township.  
 Executrix: SHARON YOUNG EDDINGER,  
 152 Cherry Lane,  
 Souderton, PA 18964.  
 ATTORNEY: J. OLIVER GINGRICH,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**Third and Final Publication****ABEL, JESSIE W., dec'd.**

Late of Upper Dublin Township.  
 Co-Executors: CHERYL J. MÜLLER,  
 406 Jennifer Drive,  
 Dresher, PA 19025,  
 KARYN A. FEENEY,  
 8 E. Julianna Drive,  
 Churchville, PA 18966.  
 ATTORNEY: DAVID P. GRAU,  
 911 N. Easton Road, P.O. Box 209,  
 Willow Grove, PA 19090

**ADAMS, LUCILLE also known as****LUCILLE DAWN ADAMS and LUCILLE D. ADAMS, dec'd.**

Late of Lower Frederick Township.  
 Executor: WILLIAM L. BOSLER,  
 c/o Jessica R. Grater, Esquire,  
 Wolf, Baldwin & Associates, P.C.,  
 P.O. Box 444,  
 Pottstown, PA 19464.

**ANGELO, JANE I. also known as****JANE ANGELO, dec'd.**

Late of Hatfield Township.  
 Administrator: CHARLES M. ANGELO,  
 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

**BECHTEL, ROBERT BRUCE also known as****ROBERT B. BECHTEL, dec'd.**

Late of Borough of Norristown.  
 Administrator: FRANCIS J. BALDINO,  
 c/o Frank C. DePasquale, Jr., Esquire,  
 2332-34 S. Broad Street,  
 Philadelphia, PA 19145.  
 ATTORNEY: FRANK C. DePASQUALE, JR.,  
 DePASQUALE LAW OFFICES,  
 2332-34 S. Broad Street,  
 Philadelphia, PA 19145

**BECK, RITA, dec'd.**

Late of Lower Gwynedd Township.  
 Co-Executors: EDWARD S. BECK AND  
 ESTHER BECK,  
 624 Sandra Avenue,  
 Harrisburg, PA 17109.  
 ATTORNEY: BENJAMIN J. BUTLER,  
 BUTLER LAW FIRM,  
 1007 Mumma Road, Suite 101,  
 Lemoyne, PA 17043

**BOGASKI, ROBERT J., dec'd.**

Late of Borough of Souderton.  
 Executor: CHRISTOPHER BOGASKI,  
 2305 Warner School Road,  
 East Greenville, PA 18041.  
 ATTORNEY: FRANCIS X. BUSCHMAN, JR.,  
 BUSCHMAN & JOHNSON,  
 228 N. Main Street,  
 Souderton, PA 18964

**BONDOLA, THOMAS S. also known as****S. THOMAS BONDOLA, dec'd.**

Late of Borough of Pottstown.  
 Executrix: SUSAN A. NESLEY,  
 1522 Sheffield Lane,  
 Pottstown, PA 19464.  
 ATTORNEY: JOHN A. KOURY, JR.,  
 O'DONNELL, WEISS & MATTEI, PC,  
 41 E. High Street,  
 Pottstown, PA 19464

**BRADY, JAMES P., dec'd.**

Late of Radnor Township.  
 Executrix: MARIA C. BRADY,  
 c/o Robert A. Bacine, Esquire and Jennifer L.  
 Damelio, Esquire,  
 Friedman, Schuman, PC,  
 101 Greenwood Avenue, Fifth Floor,  
 Jenkintown, PA 19046.  
 ATTORNEYS: ROBERT A. BACINE AND  
 JENNIFER L. DAMELIO,  
 FRIEDMAN, SCHUMAN, PC,  
 101 Greenwood Avenue, Fifth Floor,  
 Jenkintown, PA 19046

**BRODY, JEANNE, dec'd.**

Late of Upper Dublin Township.  
 Executrix: HARRIET LAMBERG,  
 c/o Gary A. Zlotnick, Esquire,  
 Zarwin Baum DeVito Kaplan Schaer & Toddy, PC,  
 1818 Market Street, 13th Floor,  
 Philadelphia, PA 19103.  
 ATTORNEY: GARY A. ZLOTNICK,  
 ZARWIN BAUM DeVITO KAPLAN SCHAER &  
 TODDY, PC,  
 1818 Market Street, 13th Floor,  
 Philadelphia, PA 19103



**CONDO, LUCY, dec'd.**

Late of Borough of Ambler.  
 Executor: GERALD F. BELLETTIRIE,  
 c/o Norman Mittman, Esquire,  
 593-1 Bethlehem Pike,  
 Montgomeryville, PA 18936.  
 ATTORNEY: NORMAN MITTMAN,  
 593-1 Bethlehem Pike,  
 Montgomeryville, PA 18936

**CORLEY, MARY E., dec'd.**

Late of Whippain Township.  
 Executrix: PATRICIA STANFORD,  
 7307 Firespike Road,  
 Charlotte, NC 28277.

**COTELLESE, WILLIAM M., dec'd.**

Late of Montgomery Township.  
 Executor: CHRISTOPHER J. COTELLESE,  
 c/o Stephen M. Howard, Esquire,  
 605 N. Broad Street,  
 Lansdale, PA 19446.  
 ATTORNEY: STEPHEN M. HOWARD,  
 605 N. Broad Street,  
 Lansdale, PA 19446

**GALLAGHER, GEORGE G., dec'd.**

Late of Borough of Conshohocken.  
 Executor: ROBERT W. GALLAGHER,  
 c/o James R. Lynch, Jr., Esquire,  
 617 Swede Street,  
 Norristown, PA 19401.  
 ATTORNEY: JAMES R. LYNCH, JR.,  
 617 Swede Street,  
 Norristown, PA 19401

**GRAVITZ, JEAN S. also known as  
JEAN GRAVITZ, dec'd.**

Late of Cheltenham Township.  
 Executor: ARTHUR L. GRAVITZ,  
 123 Yew Road,  
 Cheltenham, PA 19012.

**GRIGGS, CHARLOTTE N., dec'd.**

Late of Lower Providence Township.  
 Executor: JASON GRIGGS,  
 c/o Joseph M. Hayes, Esquire,  
 1810 Chapel Avenue West,  
 Cherry Hill, NJ 08002.  
 ATTORNEY: JOSEPH M. HAYES,  
 FLASTER GREENBERG P.C.,  
 1810 Chapel Avenue West,  
 Cherry Hill, NJ 08002

**HAMADAY, ALBERTA M. also known as  
ALBERTA HAMADAY, dec'd.**

Late of Lower Providence Township.  
 Executrix: KAREN DOLGA,  
 c/o Gregory Philips,  
 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

**HRUSOVSKY, JOSEPH B., dec'd.**

Late of Upper Merion Township.  
 Executor: JACQUELINE A. GUTKOWSKI,  
 c/o Robert A. Maro, Esquire,  
 11 S. Trooper Road, Suite A,  
 Norristown, PA 19403.  
 ATTORNEY: ROBERT A. MARO,  
 MARO & MARO, P.C.,  
 11 S. Trooper Road, Suite A,  
 Norristown, PA 19403

**HUNTOON, FRANCES L., dec'd.**

Late of Worcester Township.  
 Executors: CHARLES W. HUNTOON,  
 VICTOR J. HUNTOON AND  
 WELLS FARGO BANK,  
 c/o Edward L. Garis, V.P.,  
 Wells Fargo Wealth Management,  
 P.O. Box 41629,  
 Austin, TX 78704-9926.

**KASOPSKY, MARILOU L., dec'd.**

Late of Lower Providence Township.  
 Executor: ADAM KASOPSKY,  
 804 Jode Road,  
 Audubon, PA 19403.  
 ATTORNEY: GARY P. LEWIS,  
 372 N. Lewis Road, P.O. Box 575,  
 Royersford, PA 19468

**KNAIDE, CHARLES MICHAEL, dec'd.**

Late of Borough of Collegeville.  
 Executor: MYRNA E. KNAIDE,  
 237 Militia Court,  
 Collegeville, PA 19438.  
 ATTORNEY: ADAM T. KATZMAN,  
 KATZMAN LAW OFFICE, P.C.,  
 1117 Bridge Road, Suite A,  
 P.O. Box 268,  
 Creamery, PA 19430,  
 610-409-2909

**KOLANSKY, M.D., HAROLD, dec'd.**

Late of Abington Township.  
 Executors: JEFFREY M. KOLANSKY,  
 DANIEL KOLANSKY, M.D. AND  
 BETTA KOLANSKY,  
 c/o Mark S. Blaskey, Esquire,  
 Two Logan Square,  
 Philadelphia, PA 19103.  
 ATTORNEY: MARK S. BLASKEY,  
 PEPPER HAMILTON, LLP,  
 Two Logan Square,  
 Philadelphia, PA 19103

**KRUSZYNSKI, MARIAN, dec'd.**

Late of Upper Merion Township.  
 Executor: MARCIN J. KRUSZYNSKI,  
 c/o Robert M. Slutsky, Esquire,  
 600 W. Germantown Pike, #400,  
 Plymouth Meeting, PA 19462.  
 ATTORNEY: ROBERT M. SLUTSKY,  
 ROBERT M. SLUTSKY ASSOCIATES,  
 600 W. Germantown Pike, #400,  
 Plymouth Meeting, PA 19462

**LAIB, KRISTEN P. also known as  
KRISTEN LAIB, dec'd.**

Late of Borough of Jenkintown.  
 Administratrix: KATHLEEN M. KELLY,  
 c/o Dennis R. Meakim, Esquire,  
 2444 Huntingdon Pike,  
 Huntingdon Valley, PA 19006.  
 ATTORNEY: DENNIS R. MEAKIM,  
 HOWLAND, HESS, GUINAN, TORPEY,  
 CASSIDY & O'CONNELL, LLP,  
 2444 Huntingdon Pike,  
 Huntingdon Valley, PA 19006

**LOUGHRAN JR., THOMAS J., dec'd.**

Late of Montgomery County, PA.  
 Executrix: JOAN LOUGHRAN,  
 306 S. Valley Forge Road,  
 Devon, PA 19333.

**MAYE, JUDITH MARY also known as****JUDY MAYE, dec'd.**

Late of Hatboro, PA.  
 Executor: ANTHONY JAMES MAYE,  
 2034 Portzer Road,  
 Quakertown, PA 18951.

**MERKLE, WAYNE H., dec'd.**

Late of Lansdale, PA.  
 Administratrix: MARION D. MERKLE,  
 232 Broad Acres Road,  
 Lansdale, PA 19446.

**MILLER, DOROTHY I., dec'd.**

Late of Limerick Township.  
 Executrix: CHRISTINE A. YEAGER,  
 33 Houck Road,  
 Schwenksville, PA 19473.  
 ATTORNEY: ROBERT L. BRANT, JR.,  
 572 W. Main Street, P.O. Box 26865,  
 Trappe, PA 19426

**PAPROCKI, FREDERICK J., dec'd.**

Late of Borough of Pottstown.  
 Executrix: LYNN A. DONMOYER,  
 986 Ivy Lane,  
 Pottstown, PA 19464.  
 ATTORNEY: RICHARD D. LINDERMAN,  
 O'DONNELL, WEISS & MATTEI, P.C.,  
 41 E. High Street,  
 Pottstown, PA 19464

**PIROSHAK, MARIE A., dec'd.**

Late of Borough of Pottstown.  
 Executrix: SANDRA DIFFENDAL,  
 121 Walnut Street,  
 Pottstown, PA 19464.  
 ATTORNEY: RICHARD E. WELLS,  
 WELLS, HOFFMAN, HOLLOWAY &  
 MEDVESKY, LLP,  
 635 E. High Street, P.O. Box 657,  
 Pottstown, PA 19464

**PURINTON, ALMA T. also known as****ALMA PURINTON, dec'd.**

Late of Springfield Township.  
 Executrix: DONNA M. BIDDLE,  
 c/o Thomas J. Burke, Jr., Esquire,  
 15 Rittenhouse Place,  
 Ardmore, PA 19003.  
 ATTORNEY: THOMAS J. BURKE, JR.,  
 HAWS & BURKE, P.C.,  
 15 Rittenhouse Place,  
 Ardmore, PA 19003

**RICHARD, BARBARA, dec'd.**

Late of Lower Moreland Township.  
 Executors: PAUL L. FELDMAN AND  
 STANLEY STEIN,  
 820 Homestead Road,  
 Jenkintown, PA 19046.  
 ATTORNEY: PAUL L. FELDMAN,  
 FELDMAN & FELDMAN, LLP,  
 820 Homestead Road,  
 Jenkintown, PA 19046

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

Late of Whitemarsh Township.  
 Executors: JAMES W. ROWLAND, JR. AND  
 JOSEPH D. ROWLAND,  
 c/o Andrew P. Peltzman, Esquire,  
 1012 N. Bethlehem Pike, Ste. 220,  
 Lower Gwynedd, PA 19002.  
 ATTORNEY: ANDREW B. PELTZMAN,  
 LAW OFFICE OF ANDREW B. PELTZMAN,  
 1012 N. Bethlehem Pike, Ste. 220,  
 Lower Gwynedd, PA 19002

**SELBER, SAMUEL, dec'd.**

Late of Lower Merion Township.  
 Executors: JOYCE SELBER MEYERS AND  
 STEPHEN SELBER,  
 c/o Jeff L. Lewin, Esquire,  
 25 W. Second Street,  
 Media, PA 19063.  
 ATTORNEY: JEFF L. LEWIN,  
 25 W. Second Street,  
 Media, PA 19063

**SHMUELI, YEHUDA, dec'd.**

Late of Lower Merion Township.  
 Executrix: ORLI ARONOVITZ,  
 c/o Thomas J. Burke, Jr., Esquire,  
 15 Rittenhouse Place,  
 Ardmore, PA 19003.  
 ATTORNEY: THOMAS J. BURKE, JR.,  
 HAWS & BURKE, P.C.,  
 15 Rittenhouse Place,  
 Ardmore, PA 19003

**SOLTIS, BARBARA A., dec'd.**

Late of Horsham Township.  
 Executrix: ELIZABETH M. JOHNSTON,  
 459 Pensdale Street,  
 Philadelphia, PA 19128.

**SPENGLER, WILLIAM JOSEPH also known as****WILLIAM J. SPENGLER, dec'd.**

Late of Towamencin Township.  
 Co-Executors: WILLIAM J. SPENGLER, JR. AND  
 VIRGINIA M. PREVOST,  
 c/o Diane H. Yazujian, Esquire,  
 P.O. Box 1099,  
 North Wales, PA 19454.  
 ATTORNEY: DIANE H. YAZUJIAN,  
 P.O. Box 1099,  
 North Wales, PA 19454

**STEINFELD, VIRGINIA A. also known as****VIRGINIA ANN STEINFELD, dec'd.**

Late of Lower Merion Township.  
 Executrix: LENA STEINFELD LEFF,  
 c/o April Charleston, Esquire,  
 60 W. Boot Road, Suite 201,  
 West Chester, PA 19380.  
 ATTORNEY: APRIL CHARLESTON,  
 THE CHARLESTON FIRM,  
 60 W. Boot Road, Suite 201,  
 West Chester, PA 19380

**THOMSON, JANE ASHWORTH, dec'd.**

Late of Rydal, PA.  
 Executrix: LOIS T. HARRIS,  
 2077 Brentwood Drive,  
 Hatfield, PA 19440.

**WACKER, CHARLES WILLIAM, dec'd.**

Late of Whitemarsh Township.  
 Executor: CHARLES J. WACKER,  
 3171 Mayflower Road,  
 Plymouth Meeting, PA 19462.

**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*

An application for registration of the fictitious name **FMT Tattoo**, 1043 S. Lewis Rd., Collegetown, PA 19426 has been filed in the Department of State at Harrisburg, PA, File Date 08/01/2018 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is Justin Dubost, 1043 S. Lewis Rd., Collegetown, PA 19426.

Notice is hereby given, pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of the filing in the office of the Department of State, of the Commonwealth of Pennsylvania, at Harrisburg, PA on 9/20/18, for an Application for the conduct of business in Montgomery County, PA, under the assumed or fictitious name, style or designation of **OSS/Kroy Product Center**, with the principal place of business at 21 Depot St., Bridgeport, PA 19405. The name and address of the entity interested in said business is Capizzi Acquisition, Inc., 21 Depot St., Bridgeport, PA 19405.

**Cooper Schall & Levy, Solicitors**  
1204 Township Line Rd.  
Drexel Hill, PA 19026

Notice is hereby given, pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of the filing in the office of the Department of State, of the Commonwealth of Pennsylvania, at Harrisburg, PA on 9/20/18, for an Application for the conduct of business in Montgomery County, PA, under the assumed or fictitious name, style or designation of **Printers Parts Store of PA**, with the principal place of business at 21 Depot St., Bridgeport, PA 19405. The name and address of the entity interested in said business is Capizzi Acquisition, Inc., 21 Depot St., Bridgeport, PA 19405.

**Cooper Schall & Levy, Solicitors**  
1204 Township Line Rd.  
Drexel Hill, PA 19026

**Safehouse Recording** with its principal place of business at 100 Mill Road, Oreland, PA 19075.

The name and address of the entity owning or interested in said business is: Forge Recording, LLC, 100 Mill Road, Oreland, PA 19075.

The application was filed on August 31, 2018.

**FOREIGN REGISTRATION STATEMENT**

Notice is hereby given that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, by **ExpressIt Logistics, Inc.**, a foreign business corporation formed under the laws of the State of Massachusetts, where its principal office is located at 51 Melcher Street, Boston, MA 02210, for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Pennsylvania Association Transactions Act (15 Pa. C.S. §6124).

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Montgomery County c/o Harbor Business Compliance Corporation, 1830 Colonial Village Lane, Lancaster, PA 17601.

**STATEMENT OF OWNERSHIP, MANAGEMENT, and Circulation**  
(All Periodicals Publications Except Requester Publications)  
**FILED SEPTEMBER 25, 2018** Statement of Ownership, Management and Circulation (Required by 39 U.S.C. 3685)

1. Title of Publication: **Montgomery County Law Reporter.**
2. Publication No. 3610-8000.
3. Date of Filing: Filed September 25, 2018.
4. Frequency of Issue: Weekly
5. Number of Issues: 52
6. Annual Subscription Price: \$120.00.
7. Complete Mailing Address of Known Office of Publication: 100 West Airy Street, Norristown, PA 19401.
8. Complete Mailing Address of Headquarters or General Business Offices of Publishers: 100 W. Airy Street, Norristown, PA 19401.
9. Full Names and Complete Mailing Addresses of Publisher, Editor and Managing Editor:  
**Publisher:** Montgomery County Law Reporter, 100 West Airy Street, Norristown, PA 19401  
**Editor:** Melissa A. Iacobucci, Esq., 41 East High Street, Pottstown, PA 19464-5426  
**Managing Editor:** George E. Cardenas, 100 West Airy Street, Norristown, PA 19401
10. **Owner:** Montgomery Bar Association, 100 West Airy Street, Norristown, PA 19401.
11. Known bondholders, mortgagees, and other security holders owning or holding 1 percent or more of total amount of bonds, mortgages or other securities: None.
12. The purpose, function and nonprofit status of this organization and the exempt status for Federal Income Tax purposes have not changed during preceding 12 months.
13. Publication Title: Montgomery County Law Reporter.
14. Issue Date for Circulation Data Below: September 13, 2018.
15. Extent and nature of circulation: Periodical

	Average No. copies Each Issue During Preceding 12 months	No. Copies of Single Issue Published Nearest to Filing Date
a. Total No. of copies (Net Press Run) . . . . .	1,034	1,020
b. Paid circulation:		
(1) Paid/requested Outside- County Mailed Subscriptions	981	967
(2) Paid/requested In-County Paid Subscriptions	0	0
c. Total Paid Distribution	981	967
d. Free or Nominal Rate Distribution (By mail and Outside the Mail)		
(1) Free or Nominal Rate Outside-County Copies included on PS Form 3541. . . . .	53	53

e. Total Free or Nominal Rate	53	53
f. Total Distribution	1,034	1,020
g. Copies not Distributed:	10	10
h. Total	1,044	1,030
i. Percentage Paid	94.87%	94.80%
16. Electronic Copy Circulation		
a. Paid Electronic Copies	1,119	1,085
b. Total Paid Print Copies+Paid Electronic Copies	2,100	2,052
c. Total Print Distribution + Paid Electronic Copies	2,153	2,105
d. Percent Paid (Both Print & Electronic Copies)	97.53%	97.48%

I certify that 50% of all my distributed copies (electronic and print) are paid above a nominal price.

17. Publication of Statement of Ownership required. Will be printed October 4th, 2018.

18. Signature and Title of Editor, Publisher, Business Manager, or Owner:

**George E. Cardenas, Publications Manager**

Date: September 25, 2018

I certify that all information on this form is true and complete. I understand that anyone who furnishes false or misleading information on this form or who omits material or information requested on the form may be subject to criminal sanctions (including fines and imprisonment) and/or civil sanctions (including civil penalties).

PS Form 3526, Rev. July 2014.

**TRUST NOTICES**

**First Publication**

**ANNETTA A. SIMON REVOCABLE TRUST**

Notice is hereby given of the death of Annetta A. Simon, late of North Wales Borough, Montgomery County, Pennsylvania. All persons having claims or demands against said decedent or the Annetta A. Simon Revocable Trust, are requested to make known the same to the Trustees or the Trust's attorney and all persons indebted to said decedent or her Trust are requested to make payment without delay to the Trustees named below:

**Trustee:** Catherine Kabakjian  
1456 Cypress Point Drive  
Mt. Pleasant, SC 29466

**IRMA M. WEISENBORN TRUST  
DATED 3/20/2008**

Notice is hereby given of the administration of the **Irma M. Weisenborn Trust dated 3/20/2008**. Settlor, late of Salford Twp., Montgomery County, PA, died 7/10/2018.

All persons having claims against the decedent are requested to make known the same, and all persons indebted to the decedent are required to make payment without delay to: Hazel Freeborn, Trustee c/o Michelle L. Sanginiti, Esq., 166 Allendale Road, King of Prussia, PA 19406.

**Second Publication**

**MARY ELIZABETH ROBINSON  
REVOCABLE TRUST**

Notice is hereby given of the 2/19/2017 death of Mary Elizabeth Robinson, late of Montgomery County, Pennsylvania. All persons having claims or demands against said decedent or the Mary Elizabeth Robinson Revocable Trust are requested to make known the same to the Trustee, and all persons indebted to said decedent or her Trust are requested to make payment without delay to the Trustee named below:

Associated Trust Company, N.A.  
Attention: Daniel Evensen  
100 W. Wisconsin Ave.  
Neenah, WI 54956  
Telephone: 920-727-8343

**Third and Final Publication**

**INDENTURE OF TRUST OF  
YEHUDA SHMUELI  
DATED NOVEMBER 8, 1996  
Yehuda Shmueli, Deceased  
Late of Lower Merion Twp.,  
Montgomery County, PA**

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to:

**Trustee:** Yosi Shmueli  
c/o Thomas J. Burke, Jr., Esq.  
15 Rittenhouse Place  
Ardmore, PA 19003

**Or to his Attorney: Thomas J. Burke, Jr.  
Haws & Burke, P.C.  
15 Rittenhouse Place  
Ardmore, PA 19003**

**EXECUTIONS ISSUED**

**Week Ending September 25, 2018**

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

- AL MAHI, AL- YASSA - Wells Fargo Financial Pennsylvania, Inc., et al.; 201432283; \$425,946.25.
- ALI, NEEZAM: MEEZAM - Jpmorgan Chase Bank National Association; 201807584; \$202,359.15.
- ALVAREZ, JULIO - Jpmorgan Chase Bank Na S/B/M Chase Home Finance, LLC S/B/M C; 201815635; \$185,497.84.
- AUNGST, DEANNA - Jpmorgan Chase Bank National Association; 201709233.
- BODOLUS, MICHAEL: FREDERICK, CAROLE: UNKNOWN SURVIVING HEIRS OF BETTY J BODOLUS - Finance Of America Reverse, LLC; 201722544.
- BORKOWSKI, EDWARD: RITA: UNITED STATES OF AMERICA - Lsf8 Master Prticipation Trust; 201815561; \$298,042.37.
- BRENNAN, DANIEL: DANIEL: LINDA, ET AL. - Wachovia Bank National Association, et al.; 201222823; ORDER/AMEND IN REM JDMT 840,18.

- BUCKWALTER, PAUL: PAUL: WELLS FARGO BANK NA, GRNSH. - American Express Bank Fsb; 201708255; WRIT/EXEC.
- CHANCLER, LEIGH: CITADEL, GRNSH. - Midland Funding, LLC; 201814640; \$2,985.62.
- CHOI, YOUNG - Pimlico Farms Community Association; 201417401; \$6,167.26.
- DI JIOSIA BROS, INC.: PLYMOUTH NURSERY AND LANDSCAPE CO: BB&T, GRNSH. - Pennsylvania Unemployment Compensation Fund; 201861630; \$7,050.64.
- DZLIERICHVILL, IRAKLY: IASTSHEBSKI, JULIANA - Ditech Financial, LLC Fka Green Tree Servicing, LLC; 201719549.
- ESTATE OF MIRIAM WAGNER: ROUTHENSTEIN, JACKI: SIGMAN, DIANNE, ET AL. - Finance Of America Structured Securities Acquisition Trust; 201807018.
- FILES, CLINTON: PNC BANK, GRNSH. - Financial Resources Federal Credit Union; 201624240.
- FOSTER, CHRISTOPHER: HARRIS, STEPHANIE - Bank Of America N A; 201704201; \$299,360.82.
- GALASSO, RICHARD: TD BANK NATIONAL ASSOCIATION, GRNSH. - Discover Bank; 201804437; \$11,150.06.
- GIANNONE SERVICES, INC.: CITIZENS BANK, GRNSH. - Grange Indemnity Insurance Company; 201604880.
- HARRITY, WILLIAM - Wells Fargo Bank Na; 201814409; \$41,124.66.
- INDICTOR, DEBORAH: KENNETH - Us Bank National Association, et al.; 201615180; ORDER/JDMT 375,691.82.
- JACOBS, EDITH - Live Well Financial, Inc.; 201804648.
- LEAHY, PETER: LEAHY TRANSPORTATION, INC.: WELLS FARGO BANK NA, GRNSH. - American Express Bank Fsb; 201708235; WRIT/EXEC.
- LESOKEN, KATHRYN - Draper And Kramer Mortgage Servicing Corporation; 201807068; \$230,313.64.
- MACDONALD, ELLEN: BB & T, GRNSH. - Discover Bank; 201700814; WRIT/EXEC.
- MACLACHLIN, JOHN: KIMBERLY - Quicken Loans, Inc.; 201721908.
- MARQUIS VENTURES, INC.: CARPENTER, ROBERT: PNC BANK, GRNSH. - 24 Capital; 201820805; \$70,726.26.
- PERKOSKY, EMILIAM: KOLLAR, LORI: PERKOSKY, EMILIAM, ET AL. - Green Tree Servicing, LLC, et al.; 201726876.
- POULSON, ROBERT: OCCUPANTS - Newlands Asset Holding Trust; 201708124.
- POWELL, KAREN: ROBERT - Mb Financial Bank Na; 201807850.
- PRICE, MICHELLE: ESTATE OF BARBARA RANELLI AKA BARBARA A RANELLI - Wells Fargo Bank Na; 201723927.
- SBG MANAGEMENT SERVICES, INC.: BB&T BANK, GRNSH. - Berkley Net As An Approved; 201807139.
- SLF CENTER, LLC: SMITH, ANTHONY: WELLS FARGO BANK NA, GRNSH. - Shelton, James; 201818292; \$59,100.00.
- STASZAK, JOSEPH: CITIZENS BANK, GRNSH. - Weber Gallagher Simpson Stapleton Fires & Newby Llp; 201803812.
- STEIERT, ALOYSIUS: ANN - Key Bank Na; 201722440.
- TERRY, BETTY: BOLD CONSTRUCTION: BOLD CONSTRUCTION, LLC: PNC BANK, GRNSH. - Cavaliere, Kyle, et al.; 201401053; ORDER/OPEN.
- THANKHANTUANG SUKTE AKA TUANG SUKTE: NUAM, NIANG - Providence Forge Association I & II; 201814046; \$702.36.
- WEBER, MICHAEL - The Bank Of New York Mellon; 201814958.
- WEST, TOBIAS: KOMAL: BANK OF AMERICA NA, GRNSH. - Cunningham, Craig; 201821756; \$249,000.00.
- WIDEMAN, SARAH - Pennsylvania Housing Finance Agency; 201812892.
- WILLIAMS, VIRGINIA: PHOENIXVILLE FEDERAL BANK & TRUST, GRNSH. - Weber Gallagher Simpson Stapleton Fires & Newby Llp; 201803270.

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### JUDGMENTS AND LIENS ENTERED

**Week Ending September 25, 2018**

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

- ALLEN, JACQUELINE - Cavalry Spv I Llc; 201822707; Judgment fr. District Justice; \$1481.70.
- ANGERVILLE, ELIZABETH - Lvnv Funding Llc; 201822534; Judgment fr. District Justice; \$1,761.52.
- ARDUINO, LINDSAY - Lvnv Funding Llc; 201822465; Judgment fr. District Justice; \$1269.56.
- BECK, DAVID - Midland Funding Llc; 201822272; Judgment fr. District Justice; \$8,257.61.
- CANTINO, CHRIS - St Catharine College; 201822464; Judgment fr. District Justice; \$1545.00.
- CARMET LLC - Pnc Bank National Association; 201822781; Complaint In Confession of Judgment; \$57,020.86.
- CASSIDAY, JILLIAN: SCHULD, MARC - Decker, Danielle; 201822678; Judgment fr. District Justice; \$12202.85.
- CERMINARA, CLEMENT - Capital One Bank Usa Na; 201822315; Judgment fr. District Justice; \$9,110.95.
- DEFAZIO, KAREN - Lvnv Funding Llc; 201822350; Judgment fr. District Justice; \$1,151.91.
- DIBETTA, LEONARD - Lvnv Funding Llc; 201822274; Judgment fr. District Justice; \$642.03.
- DIRENZO, JOHN: DELBUONO, PAUL: JP BUSINESS VENTURES INC - Mbc Ventures Llc; 201822203; Complaint In Confession of Judgment; \$17,995.27.
- EBBA, REYNALD - Lvnv Funding Llc; 201822358; Judgment fr. District Justice; \$1,728.09.
- ELLIOTT, KIM - Lvnv Funding Llc; 201822360; Judgment fr. District Justice; \$1,175.94.
- FRANKLIN, STACEY - Midland Funding Llc; 201822299; Judgment fr. District Justice; \$2,219.78.
- GALEJA, MONICA - Midland Funding Llc; 201822320; Judgment fr. District Justice; \$965.03.
- GEAR, JAMES - Cavalry Spv I Llc; 201822711; Judgment fr. District Justice; \$1328.23.
- GIOIA, MICHAEL - Discover Bank; 201822318; Judgment fr. District Justice; \$8,427.32.
- GRADDY, SAMUEL: STEFFISH, ANDREW - Cavalry Spv I Llc; 201822639; Judgment fr. District Justice; \$1665.82.

GRIFFITH, VIRGINIA - Lvnv Funding Llc; 201822322;  
 Judgment fr. District Justice; \$4,728.35.  
 HAJSHAFIE, MOHAMMAD - Discover Bank;  
 201822323; Judgment fr. District Justice; \$6,193.35.  
 HILBERT, NICOLE - Midland Funding Llc; 201822325;  
 Judgment fr. District Justice; \$1,366.18.  
 JONES, DERICK - Lvnv Funding Llc; 201822329;  
 Judgment fr. District Justice; \$781.55.  
 LANDAVERRY, MARIO - Discover Bank; 201822338;  
 Judgment fr. District Justice; \$9,660.58.  
 LEE, SUNG - Discover Bank; 201822351;  
 Judgment fr. District Justice; \$9549.17.  
 MILLER, LEWIS - Lvnv Funding Llc; 201822312;  
 Judgment fr. District Justice; \$1,846.81.  
 MORRELL, ROBERT - Midland Funding Llc;  
 201822332; Judgment fr. District Justice; \$1,570.00.  
 MOSEY, HARRY - Lvnv Funding Llc; 201822341;  
 Judgment fr. District Justice; \$659.54.  
 OBRIEN, JENNIFER - Midland Funding Llc;  
 201822336; Judgment fr. District Justice; \$988.55.  
 PARKER, SHIRLEY - Lvnv Funding Llc;  
 201822244; Judgment fr. District Justice; \$595.71.  
 PICCIRELLI, JOSEPH - Cavalry Spv I Llc; 201822679;  
 Judgment fr. District Justice; \$1758.03.  
 SLOAN, MICHAEL - Capital One Bank Usa Na;  
 201822316; Judgment fr. District Justice; \$3,247.51.  
 SPATACCINO, EILEEN - Lvnv Funding Llc;  
 201822313; Judgment fr. District Justice; \$1,592.20.  
 WILLIAMS, ROBBIN - Kohl, Nancy; 201822365;  
 Judgment fr. District Justice; \$100.00.

**ABINGTON TWP. -**

**entered municipal claims against:**

Perry, Michael; 201821887; \$933.83.

**LOWER POTTS GROVE TWP. -  
entered municipal claims against:**

Crocetto, Louis; 201822362; \$647.78.  
 Echols, Gloria; 201822628; \$397.85.  
 Glaeser, Elizabeth; 201822357; \$647.78.  
 Goggins, Billy; Linda; 201822375; \$647.78.  
 Hairston, Derek; Dawn; 201822532; \$647.78.  
 Herbsleb, Michelle; 201822538; \$647.78.  
 Irvin, Karen; 201822557; \$647.78.  
 Kline, Jack; Sheffer, Deborah; 201822371; \$647.78.  
 Otto, Susan; 201822551; \$647.78.  
 Reifsnnyder, Constance; 201822539; \$647.78.  
 Speith, Michael; Kelly; 201822611; \$647.78.  
 Stewart, Martin; 201822669; \$647.78.  
 Strain, Christopher; Nicole; 201822612; \$647.08.

**LOWER POTTS GROVE TWP. AUTH. -  
entered municipal claims against:**

Guerrero, Justin; 201822623; \$1282.00.  
 Pottstown Land Corporation; 201822695; \$1470.49.  
 Reith, Charles; Mabel; 201822671; \$1130.09.  
 Thees, Robert; 201822613; \$1169.13.

**LOWER POTTS GROVE TWP. MUN. AUTH. -  
entered municipal claims against:**

Carrelli, John; Galloway, Angela; 201822626; \$1,470.49.  
 Cintron, Felix; Louisa; 201822621; \$1,127.87.  
 Mackanich, John; 201822673; \$1132.66.  
 Mccabe, Kathryn; 201822616; \$1130.09.  
 Milligan, Amanda; 201822618; \$1774.03.  
 Smith, Jermaine; 201822622; \$1,130.09.  
 Smrek, Jaimie; 201822615; \$1140.76.

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

Barr, Louis; 201822524; \$554.41.  
 Coyne, Linda; 201822547; \$727.82.  
 Massele, Harry; 201822522; \$1029.22.  
 Mcclure, Inez; 201822544; \$727.82.

**PENNA. DEPT. OF REV. -  
entered claims against:**

Armadillo Construction Services Llc; 201863698;  
 \$690.48.  
 Blue Ribbon Auto Care Llc; 201863712; \$837.04.  
 Burrington Associates Inc; 201863693; \$857.45.  
 C & F Hydro Corp; 201863708; \$4,572.43.  
 Castello Carini Llc; 201863702; \$15,004.20.  
 Colonial Floor Covering; 201863709; \$2,328.90.  
 Colonna, Miranda; 201863705; \$996.76.  
 Como Construction Llc; 201863700; \$16,972.14.  
 Esp Delivers Llc; 201863701; \$32,451.21.  
 Greenhouse Tavern Inc; 201863707; \$1,801.85.  
 Hanley, Kenneth; 201863704; \$1,281.33.  
 Irish Eddys Inc; 201863694; \$9,029.61.  
 Jenkintown Window Clean; 201863695; \$10,853.14.  
 Kbras Inc; 201863696; \$1,255.04.  
 Laxzone Philadelphia Llc; 201863710; \$3,269.61.  
 Owens, Lamonte; 201863706; \$714.63.  
 Rbmrld Llc; 201863699; \$538.57.  
 Schultz Enterprises Inc; 201863691; \$13,546.80.  
 Smith, Keith; 201863703; \$473.59.  
 Storevision North America Inc; 201863692; \$4,175.26.  
 Sunderland Properties Inc; 201863711; \$2,513.03.  
 Wyn Llc; 201863697; \$646.22.

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

Abington Memorial Hospital; 201863649; \$45281.18.  
 Aggabao, Winifredo; 201863635; \$3,747.45.  
 Atlantic Communications Group Inc; 201863641;  
 \$2098.00.  
 Boring, Ashley; 201863626; \$4,632.00.  
 Calderazzo, Susan; 201863629; \$3,044.40.  
 Clear Choice Eyecare Llc; 201863651; \$4,794.04.  
 Deks Automotive Inc; 201863643; \$1051.64.  
 Exl Technology Solutions Inc; 201863650; \$1,365.98.  
 Gerber, Richard; 201863625; \$1,526.00.  
 Guagliata, Joseph; 201863630; \$2,039.00.  
 Hannigan, William; 201863646; \$1041.60.  
 Hughes, Amanda; 201863634; \$1,323.45.  
 Juvenal Wood Flooring Inc; 201863642; \$1084.49.  
 Kenneth J Schauder Inc; 201863637; \$1439.93.  
 Kulp, John; 201863633; \$3,753.60.  
 Landscape Butlers Llc; 201863644; \$1135.96.  
 Lisi Lerch Inc; 201863648; \$1343.51.  
 Murray, Thomas; 201863628; \$12,171.63.  
 Paramount Products Company Incorporated; 201863640;  
 \$1077.02.  
 Parent Bg Opco Trs Llc; 201863647; \$26637.79.  
 Phila News Media Inc; 201863645; \$1037.87.  
 Rhoades, Richard; 201863632; \$10,223.00.  
 Richard G Balliet Ins Agency Inc; 201863639; \$14837.34.  
 Scott, Kena; 201863636; \$1,319.85.  
 Silverman Inc; 201863638; \$1057.53.  
 Stubbs, Otis; 201863631; \$7,106.03.  
 Wright, Eugene; 201863627; \$1,265.00.

**PHOENIXVILLE BORO. -****entered municipal claims against:**

Selfinger, Dennis; Marsha; 201822370; \$631.03.

**POTTSGROVE SCHOOL DIST. -****entered municipal claims against:**Sackal, Stephen; 201822374; \$4905.42.  
Waldrige, James; King, Shelly; Waldrige, Dorothy;  
201822303; \$5027.42.**POTTSTOWN BORO. AUTH. -****entered municipal claims against:**Flack, Janet; 201822525; \$525.93.  
Oneill, Patrick; Fronheiser, Holli; Oneill, Tom;  
201822627; \$526.62.  
Strickland, Stephen; 201822536; \$1,061.50.  
Westhafer, Randal; Jamie; 201822527; \$337.42.**POTTSTOWN BORO. -****entered municipal claims against:**Blackwell, Linda; 201822542; \$1,114.82.  
Clifford, Gary; 201822549; \$1085.52.  
Eschbach, Robert; 201822545; \$1067.46.  
Joseph A Piccone Inc; 201822541; \$536.00.  
Kimbley, William; Sandra; 201822687; \$625.57.  
Mutter, John; Aimee; 201822529; \$1295.00.  
Oconnor, Timothy; Barbara; 201822526; \$2,667.87.  
Oconnor, Timothy; Barbara; 201822528; \$2939.72.**ROCKLEDGE BORO. -****entered municipal claims against:**

Decristofaro, John; Nancy; 201822364; \$959.26.

**SOUDERTON AREA SCHOOL DIST. -****entered municipal claims against:**Webb, William; Jamie; Margaret, Et.AL; 201822373;  
\$8915.79.**UNITED STATES INTERNAL REV. -****entered claims against:**116 Ford Inc; 201870774; \$4,938.54.  
Arnott, George; Mary; 201870776; \$31,336.87.  
Brownlee, David; 201870787; \$178,497.82.  
Bryant, Clay; Oconnell, Christine; 201870784; \$41,370.03.  
Chun, Mae; 201870769; \$30,017.52.  
Damasco, Thomas; Jenith; 201870765; \$20,702.91.  
Daves Appliance Repair Inc; 201870789; \$198,657.25.  
Dennis, Anthony; 201870781; \$41,317.37.  
Evans, James; 201870766; \$17,742.14.  
Forerunner Group Llc; 201870780; \$198,190.66.  
Golden-Glo Carpet Cleaners Inc; 201870782; \$64,041.61.  
H & R Landscaping Inc; 201870790; \$47,841.04.  
Heredia, Eliana; 201870773; \$34,479.58.  
Heredia-Gonzalez Inc; Top & Bottom Wear; 201870775;  
\$32,776.80.  
J D Enterprise-Mp Llc; 201870772; \$27,090.72.  
Learning By Grace Inc; Jubilee Academy; 201870786;  
\$12,979.87.  
Loft At Limerick Llc; Lutz, Jean; 201870767; \$149,421.36.  
Lowa, Karl; 201870783; \$194,570.00.  
Marx, Jonathan; Eve; 201870778; \$96,228.55.  
Pacholek, Ireneusz; 201870779; \$30,793.15.  
Premier Immediate Medical Care Llc;  
Silverman, Edward; 201870788; \$15,515.57.  
Redlin, Lothar; 201870785; \$10,612.70.Sadel, Michael; Newman-Sadel, Jodi; 201870777;  
\$108,603.73.

Schwartz, Joseph; 201870771; \$15,444.45.

Sederon Inc; 201870791; \$164,090.93.

Themately Games Us Ltd; 201870770; \$25,192.73.

Whitley, Karl; Smith-Whitley, Kim; 201870768;  
\$26,471.79.**UPPER DUBLIN SCHOOL DIST. -****entered municipal claims against:**

Herold, Robert; Victoria; 201821901; \$16,426.38.

**UPPER POTTSGROVE TWP. -****entered municipal claims against:**

Deckert, Robert; Jeanine; 201822372; \$1,357.42.

**WHITPAIN TWP. -****entered municipal claims against:**Abel, Gregory; 201822723; \$503.61.  
Ciliberto, Robert; Tricia; 201822718; \$799.88.  
Cohen, Michelle; 201822714; \$1028.50.  
Del-Val Investment Inc; 201822716; \$660.  
Edward, Kelly; Joyce; 201822717; \$624.  
Frances, Knox; 201822722; \$635.  
Saemyi, Jeong; Doori; 201822715; \$351.28.**WORCESTER TWP. -****entered municipal claims against:**

Lackman, Edward; Julie; 201822619; \$1262.54.

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**LETTERS OF ADMINISTRATION****Grant Week Ending September 25, 2018****Decedent's Name Appears First,  
Then Residence at Death, and  
Name and Address of Administrators**ALLEBACH, CANDY E. - Lower Providence Township;  
Allebach, Kelly J., 4039 Eagleville Road  
Eagleville, PA 19403.  
BAKER, HELEN L. - West Norriton Township;  
Baker, Walter J., 1104 W. Airy Street  
Norritown, PA 19401.  
BATEY, DOROTHY A. - Hatboro Borough;  
Nagle, Ralph T. Iii, 33 Belmar Road  
Hatboro, PA 19040.  
BAUMAN, ROGER D., JR. - Pottstown Borough;  
Bauman, Melissa M., 16 West 2Nd Street  
Pottstown, PA 19464.  
GALLOWAY, TIMOTHY S. - Pottstown Borough;  
Wolf, Jack F., 145 W Harmony Drive  
Pottstown, PA 19464.  
HALL, ZYAIRA - Towamencin Township;  
Benn, Dayna R., 1617 John F Kennedy Boulevard  
Philadelphia, PA 19103; Damelio, Jennifer L.,  
101 Greenwood Avenue Jenkintown, PA 19046-2636.  
HELLER, LOUIS S. - Lower Providence Township;  
Heller, Leonard, 214 Vernon Street Media, PA 19063.  
MCGOLDRICK, MICHAEL J. - Perkiomen Township;  
Fegely, Doreen M., 1775 Tomlinson Road  
Hatfield, PA 19440; MCGoldrick, Michael J., Jr.,  
2361 Baltimore Pike Oxford, PA 19363.  
PANDYA, MAULIN - Collegeville Borough;  
Joshi, Kinjalbahren R., 1212 Taylor Way  
Collegeville, PA 19426.

ROMERO, ORLANDO - Upper Merion Township;  
Romero, Matilde J., 309 Monroe Blvd  
King Of Prussia, PA 19406.  
SCANDLE, DAVID - Lower Salford Township;  
Scandle, Robert D., 582 Paterno Drive  
Harleysville, PA 19438.  
SCHINA, ANTHONY R. - Upper Merion Township;  
Schina, Phillip A., 190 Cranbourne Drive  
Broomall, PA 19008.  
SWANSON, EDWARD N. - Springfield Township;  
Swanson, Mary A., 640 Avondale Road  
Erdenheim, PA 19038.

COSTA FILHO, PRISCILLA - Costa Filho, Luiz;  
201821931; Complaint for Custody/Visitation;  
Petro, Michael J.  
DAMAVANDI, MOHAMMAD - American Express  
National Bank; 201822300; Civil Action;  
Cawley, Jonathan Paul.  
DASHIELL, CHARLES - Dashiell, Jamila; 201822282;  
Complaint Divorce; Snyder, Nathan.  
DELOACH, REBEKAH - Ally Financial Inc;  
201822512; Civil Action; Cohen, Regina A.  
DETWEILER, DANIEL - Gilbert, Skye; 201822093;  
Complaint for Custody/Visitation; Corr, Christina J.  
EDWARDS, AALIYAH - George, Mary; 201822454;  
Defendants Appeal from District Justice.  
FEDORAK, MICHAEL - Fedorak, Tina; 201822761;  
Complaint Divorce; Furia, Joanna M.  
GREENFIELD SENIOR LIVING OF  
PERKIOMEN VALLEY: GREENFIELD OF  
HARRISBURG LLC: GREENFIELD  
SENIOR LIVING INC - Kapp, Arnold; 201822302;  
Petition; Odonnell, Carin A.  
HARTKORN, STEPHANIE: DELFINO, JAMES -  
Moore, Muriel; 201821802; Complaint for  
Custody/Visitation.  
HISLOP, RICHARD - Hislop, Victoria; 201822339;  
Complaint Divorce.  
HOAG, KEVIN - Hoag, Pauline; 201822515;  
Complaint Divorce.  
JEFFERSON UNIVERSITY HOSPITAL -  
Patient No 3366; 201821954; Petition.  
JOHNSTON, SARAH - Mcleod, Aaaron; 201822349;  
Complaint for Custody/Visitation.  
KELLY, GERALD: CARABELLO, CARBELL:  
GREEN, JOHN DOE, ET.AL. - Taylor, Joseph;  
201822431; Civil Action.  
KESTNER-GREEN, HEATHER - Kristire, Kimberly;  
201822759; Civil Action; O'Shaughnessy, William B.  
KRIEBEL, WAYNE - Marks, Diane; 201822331;  
Complaint for Custody/Visitation.  
KUHN, FRIDA - Mugford, John; 201822305;  
Complaint Divorce; Solomon, Don J.  
LEADER, MIRANDA - Hoover, Christopher;  
201822275; Complaint for Custody/Visitation;  
Weems, Aaron D.  
LEVIN, ERIC - Grossman, Richard; 201822569;  
Defendants Appeal from District Justice.  
MCCARRON, CLAUDIA - Jonas, Marc; 201822308;  
Complaint Divorce; Young, Cheryl L.  
MCGINLEY, MADELYNN - Serrano, Alex;  
201822229; Complaint for Custody/Visitation.  
MCPEAK, JOHN - Mcpeak, Alison; 201822689;  
Complaint Divorce; Solomon, Don J.  
MILLER, SYLVIA - Bizou Properties; 201822735;  
Defendants Appeal from District Justice.  
MONTGOMERY COUNTY BOARD OF  
ASSESSMENT APPEALS - 455 Properties Lp;  
201822469; Appeal from Board of Assessment.  
MONTGOMERY COUNTY BOARD OF  
ASSESSMENT APPEALS: DRG PENNBROOK  
TIC 1 TO 36 LLC - North Penn School District;  
201822652; Appeal Board of Assessment Govt;  
Glassman, Alexander M.  
MONTGOMERY COUNTY BOARD OF  
ASSESSMENT: DRG PENNBROOK TIC 1  
TO 36 LLC - North Penn School District;  
201822667; Appeal Board of Assessment Govt;  
Glassman, Alexander M.

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## SUITS BROUGHT

**Week Ending September 25, 2018**

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

ALDRICH, JAMES - Discover Bank; 201822327;  
Civil Action; Cawley, Jonathan Paul.  
ALVA, MYRIAM: CHIPOLLINI, EDUARDO -  
Jpmorgan Chase Bank National Association;  
201822495; Complaint In Mortgage Foreclosure;  
Bates, Kenya.  
ANDERSON, FREDRIC - Anderson, Tynisha;  
201822440; Complaint Divorce.  
ANDRADE-CRUZ, FRANCISCO -  
Lopez-Barajas, Leticia; 201822221; Complaint for  
Custody/Visitation.  
ARNOLD, DAVID - American Express  
National Bank; 201822321; Civil Action;  
Felzer, Jordan W.  
ARTIM, KIMBERLY - Gavin, Carol; 201822207;  
Defendants Appeal from District Justice.  
AVERICK, LORI - Ginsburg, Howard; 201822780;  
Complaint Divorce.  
AYOTTE RAAB, BARBARA - Raab, Michael;  
201822328; Complaint Divorce.  
BELLACE, MICHAEL - Bellace, Dolores; 201822693;  
Complaint Divorce; Consolo, Colleen F.  
BOARD OF ASSESSMENT APPEALS -  
Us Reif Watermark Blue Bell Place Fee; 201822620;  
Appeal from Board of Assessment; Turner, Lee W.  
BROWN, DAMIAN - Mohn, Cheyanne; 201822750;  
Complaint for Custody/Visitation.  
BROWN-WINFIELD, BRIANNA - Gephart, William;  
201822223; Complaint for Custody/Visitation.  
BRUMBAUGH, BRIAN - Guardia, Nicholas;  
201822210; Petition to Appeal Nunc Pro Tunc.  
BURGOS, ASHLEY - Portfolio Recovery Associates Llc;  
201815010; Civil Action; Titus, Christopher.  
CANDELARIO, JULIAN - Medlin, Alyssa;  
201822258; Complaint for Custody/Visitation.  
CARLOS AND ANGIE LLC - Upper Moreland  
Township; 201822604; Civil Action;  
Hitchens, Patrick M.  
CARUTH, CRAIG - Padilla Caruth, Maria; 201822530;  
Complaint Divorce; Bosniak, Hope Susan.  
CHANDRASEKARAN, BALAJIPRA -  
American Express National Bank; 201822631;  
Civil Action; Felzer, Jordan W.  
CHILES, DAMEAN - Chiles, Sheree; 201822460;  
Complaint for Custody/Visitation.  
CHLETOS, EMILY - Chletsos, Jason; 201822330;  
Complaint for Custody/Visitation; Mirabile, Carolyn R.



MONTGOMERY COUNTY SHERIFF - Brown, Alton; 201820923; Petition.

MORALES, CARLOS - Morales, Tanya; 201822749; Complaint Divorce.

MOYER, MICHAEL; CONNIE - Wells Fargo Bank Na; 201822496; Complaint In Mortgage Foreclosure; Brunner, Abigail.

MUNIZ, LORENZO - Goodville Mutual Casualty Company; 201820680; Civil Action; Wilson, Jeffrey S.

NEO LIGHTS HOLDINGS INC - Tre Electronics Inc; 201822554; Civil Action; Moffitt, David R.

PAYNE, GREG; BARNACLE, JAMES; CAPERS, MYKIA, ET.AL. - Taylor, Joseph; 201822432; Civil Action.

PAZ RIVAS, JOSUE - Avalo Flores, Katherine; 201822052; Complaint for Custody/Visitation.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Whitford, Brooke; 201822334; Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Monro Inc; 201822442; Appeal from Suspension/Registration/Insp; Darkes, Barbara A.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Eck, Dolores; 201822543; Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Rainier, Robert; 201822555; Appeal from Suspension/Registration/Insp; Coggins, Maureen C.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Kvetan, J. Michael; 201822702; Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Kim, Dabi; 201822521; Appeal from Suspension/Registration/Insp; Kellis, Steven.

REITINGER, DANIELLE - Reiting, Robert; 201822686; Complaint Divorce; Consolo, Colleen F.

REYES, JOSE; JR CONTRACTING SERVICES INC - American Express National Bank; 201822444; Civil Action; Cawley, Jonathan Paul.

RICCIARDI, HUNTER - Hollenbach, Laura; 201822098; Complaint for Custody/Visitation; Materese, Inna.

RITTENHOUSE, DEBBIE; JAMES - Jpmorgan Chase Bank National Association; 201822499; Complaint In Mortgage Foreclosure; Wapner, Peter.

ROBINSON, SHANE - Torre, Vanessa; 201822625; Complaint Divorce.

RUTHERFORD, JACK - Rutherford, Kimberly; 201822435; Complaint Divorce.

SANDLER, KAREN; DAVID - Nationstar Mortgage Llc; 201822347; Complaint In Mortgage Foreclosure; Denardo, Christopher A.

SCOTT, GABRIELLE - Norton, Johnny; 201821815; Complaint for Custody/Visitation.

SERGAS, ASHLEY - Sergas, David; 201822798; Complaint Divorce; Vangrossi, Paul E.

SQUIRES GOLF CLUB - Stenger Landscaping; 201822706; Defendants Appeal from District Justice.

ST JULES, SONIA - Discover Bank; 201822651; Civil Action; Cawley, Jonathan Paul.

VOLTZ, WAYNE - Krisciunas, Jeffrey; 201822700; Civil Action; Griffiths, Steven H.

WATERS, JAMES; OCCUPANTS - Us Bank National Association Not In Its Individual Capacity; 201822429; Complaint in Ejectment; Wapner, Peter.

WATTS, BRIAN; MCKENNA, ASHLEY - Watts, Tracy; 201822187; Complaint for Custody/Visitation; Deegan, Elizabeth.

WILKERSON, COURTNEY - Bearden, Ezra; 201822751; Complaint for Custody/Visitation.

WILSON, TYQUAN - Maloy, Shakia; 201822260; Complaint for Custody/Visitation.

YANKANICH, JENNIFER - Yankanich, John; 201822490; Complaint Divorce.

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## WILLS PROBATED

### Granted Week Ending September 25, 2018

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

ACKER, CHRISTOPHER B. - Whitemarsh Township; Rice, Amanda A., 8010 Navajo Street Philadelphia, PA 19118.

ANTHONY, ELSIE W. - Upper Moreland Township; Anthony, David P., 212 Hillcrest Ave Croydon, PA 19021; Anthony, Susanne E., 400 Quigley Ave Willow Grove, PA 19090.

BETZ, FREDERICK G. - Lower Moreland Township; Betz, Frederick G., Jr., 3135 Pennypack Road Hatboro, PA 19040; Betz, Richard B., 1155 Old Ford Road Huntingdon Valley, PA 19006.

CAMPBELL, ANDREW A. - Springfield Township; Azzopardi, Eileen M., 1205 Larchwood Road Flourtown, PA 19031.

COALE, JANE H. - Marlborough Township; Freece, Debra C., 2115 Walters Road Green Lane, PA 18054.

COHEN, FLORENCE S. - Horsham Township; Cohen, Lee D., 1051 Boathouse Road Lake Ariel, PA 18436.

CONARD, ELVA F. - Upper Frederick Township; Tyree, Cynthia F., 7015 Bridge Road Mays Landing, NJ 08330.

CRONIN, DAWN M. - Skippack Township; Butcher, Linda, 208 S. Barry Avenue Eagleville, PA 19403; Gatlin, Cindy, 9 Reformed Road Royersford, PA 19468; Parkins, William, 1144 Bridge Road Creamery, PA 19430.

DEHAVEN, MILDRED B. - Hatboro Borough; Heiduk, Lynne D., 108 Moonflower Road Hatboro, PA 19040.

ENTRICAN, BERTHA R. - Lower Merion Township; Entrican, James J., 2615 S Colorado Street Philadelphia, PA 19145.

FISH, MARJORIE S. - Abington Township; Fish, M. A., 66 Harlow Circle Lower Gwynedd, PA 19002-2076; Kirchner, Christopher, 713 E Willow Grove Avenue Wyndmoor, PA 19038-7905.

FREAL, PATRICIA A. - Upper Gwynedd Township; Brassell, Bernadette F., 4958 Bowood Street Center Valley, PA 18034; Kowey, Dorothy F., 916 Rock Creek Road Bryn Mawr, PA 19010.

GORMAN, MARY E. - Whitpain Township; Gorman, S. J., 280 Goldenrod Drive Lansdale, PA 19446.

HALLMAN, DOLORES J. - Lansdale Borough;  
Hahn, Franz J., 4404 Skippack Pike  
Skippack, PA 19474.

HAUFLER, DOLORES E. - Lower Merion Township;  
Haufler, Glenn, 8 Walnut Street Acton, MA 01720;  
Haufler-Martin, Christine, 760 Pine Hill Road  
King Of Prussia, PA 19406.

HEISE, CHRISTOPHER J. - Abington Township;  
Heise, Doris E., 350 Evergreen Road  
Jenkintown, PA 19046.

HICKMAN, JOANNE A. - Pennsburg Borough;  
Bickley, Joanne L., 7 Lenape Drive  
Sellersville, PA 18960; Mccarty, Janice A.,  
2007 Old Bethlehem Pike Sellersville, PA 18960.

HIGHOUSE, HELEN M. - Lower Salford Township;  
Highhouse, Sandra M., 331 Kinsey Road  
Harleysville, PA 19438.

LAVALA, MARY T. - Lower Merion Township;  
Konowal, Theresa D., 611 Wigard Avenue  
Philadelphia, PA 19128; Soltis, Phyllis A.,  
17850 Iten Court So Lakeview, MN 55044.

LEWULLIS, ALBERT J. - Whippain Township;  
Lewullis, Patricia J., 1649 Sullivan Drive  
Blue Bell, PA 19422.

LOEB, BARBARA R. - Upper Dublin Township;  
Pelli, Stanley A., 1608 Walnut Street  
Philadelphia, PA 19103.

MCAULIFFE, WILLIAM B., JR. - Whippain Township;  
Burton, Mary E., 12000 St Helena Drive  
Oakton, VA 22124.

MIZENKO, HARKO C. - Lower Gwynedd Township;  
Mizenko, Matthew J., 80 Walker Road Limerick,  
PA 19468.

NANARTOWICZ, AGNES - Whitmarsh Township;  
Bier, Dorothy, 450 Domino Lane  
Philadelphia, PA 19128; Galie, Marybeth,  
168 Lincon Road Collegeville, PA 19426.

RANDALL, ROSA L. - Norristown Borough;  
Knight, Sally, 5895 59Th Street North  
St. Petersburg, FL 33709; Mitchell, Glovy J.,  
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RIZZO, LOUIS G. - Towamencin Township;  
Fruendt, Nelda F., 79 Mercer Avenue  
Doylestown, PA 18901; Sherpinsky, Sarah,  
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SAUTTER, JOHN R. - Whitmarsh Township;  
Sautter, Michael J., 3014 Rebel Road  
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SONG, YUNG D. - Cheltenham Township;  
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Laverock, PA 19038.

STEEL, HOWARD H. - Lower Merion Township;  
Steel, Elizabeth C., 1526 Mt Pleasant Road  
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STEIN, BURTON - Whippain Township;  
Stein, Sheila, 293 Huntsman Lane  
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SUTTON, WINTFORD L. - Hatboro Borough;  
Casey, Caryl J., 407 Madison Avenue  
Hatboro, PA 19040.

UMFER, ROBERT D. - Montgomery Township;  
Bristow, Corinne P., 1325 Squire Drive  
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WEINER, JEANNETTE - Lower Providence Township;  
Smith, Arlene K., 618 Regency Hills Drive  
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WEISBECKER, EDITH M. - Upper Hanover Township;  
Weisbecker, Frank D., Jr., 8 Hartford Dr  
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ZEIGLER, JOAN H. - Pottstown Borough;  
Zeigler, Terry H., 600 Freeman School Rd  
Schwenksville, PA 19473; Zeigler, Thomas L.,  
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ZIEGLER, DOROTHY L. - East Norriton Township;  
Craighead, Gail Z., 611 Gates Street  
Philadelphia, PA 19128; Gorman, Carol A.,  
902 Pierce Rd Norristown, PA 19403.

## RETURN DAY LIST

October 15, 2018  
COURT ADMINISTRATOR

**All motions “respecting discovery” in civil cases are subject to the provisions of Local Rule 4019\* - Discovery Master. If such a motion is answered in opposition on or before the rule return date, the matter is automatically listed for argument before the Discovery Master at 9:00 a.m. on the Friday of the week in which the rule was made returnable. Check the MCHC electronic directory for assigned courtroom.**

1. Banc of America Leasing & Capital, LLC v. Design Options Holdings, LLC - Plaintiff's Motion to Compel Defendant's Responses to Post Judgment-Discovery (Seq. 11 D) - **W. Wright**.
2. Benson v. National General Insurance - Defendant's Motion for Leave to File an Amended Answer to Complaint (Seq. 16) - **T. Daly - J. Branderbit**.
3. Black v. Nesbitt - Plaintiff's Motion to Compel Discovery (Seq. 5 D) - **J. Orchinik - B. Welsh**.
4. Branch Banking & Trust Company v. Kaplan - Plaintiff's Motion for Leave to Amend (Seq. 40) - **R. Johns - D. Lang - M. Barrie**.
5. Brillman v. Ferro - Plaintiff's Motion to Compel Production of Documents and Answers to Interrogatories (Seq. 43 D) - **M. Decktor**.
6. Brinkman v. Henschel - Defendant Gerald and Ursula Henschel's Motion to Compel Plaintiff's Answers to Interrogatories and Response for Production of Documents (Seq. 17-D) - **M. Clemente - C. Cosgrove**.
7. Brookner v. Brean - Plaintiff's Motion to Compel Answers to Discovery (Seq. 62 D) - **D. Henry - R. Beifeld**.
8. Bryn Mawr Trust Company v. Beau Buildings, L.P. - Defendant's Petition to Strike or Open Judgment by Confession (Seq. 11) - **M. Balne - C. Proctor**.
9. Burgos v. Andorra Woods Health Care Center - Plaintiff's Motion to Compel (Seq. 6 D) - **B. Murphy**.
10. Cheap Snow Removal, LLC v. Old York, LLC - Defendant's Motion to Compel Discovery from Plaintiff (Seq. 2-5 D) - **D. Kaplan - W. Hill**.
11. Chowdhury v. Luitpold Pharmaceuticals, Inc. - Plaintiff's Petition for Leave to Discontinue an Action (Seq. 7) - **S. Miller**.
12. Cox v. Ruby Tuesday, Inc. - Def. Ruby Tuesday, Inc.'s Motion to Compel Plaintiff's Responses to Interrogatories and Production of Documents (Seq. 16 D) - **S. Cullen - D. Callahan**.
13. Craig v. King of Prussia Associates, Inc. - Defendant, King of Prussia Associates, Inc.'s Motion for Leave to Amend Crossclaims Against Kimco Facility Services, Inc. (Seq. 5-5) - **B. Mayerson - M. Bogdanoff - R. Stabinski**.

14. Cruz v. Bergman - Defendant's Motion to Compel Discovery Responses (Seq. 24 D) - **M. Weinberg - A. Benedict.**
15. Daley v. Donnelly - Plaintiff's Motion to Compel Responses of Trevi Pizza Pasta-Byob's Interrogatories and Request for Documents (Seq. 20 D) - **M. Van Der Veen.**
16. DeFrancesco v. Pedowitz - Plaintiff's Petition to Withdraw as Counsel (Seq. 45) - **E. Galang - M. Plyter - C. Dantonio.**
17. Deisser v. Holy Redeemer Health System - Additional Defendant, Creative Essentials Motion for Leave to Amend Answers and New Matter (Seq. 123) - **E. Brazil - E. Page - J. Godin.**
18. Doe v. Germantown Academy - Defendant's Motion to Compel Payment of Expenses (Seq. 47 D) - **B. Kent - J. Santarone.**
19. Doe v. Germantown Academy - Plaintiff's Motion to Strike Objections and to Compel Supplemental Discovery Answers (Seq. 46 D) - **B. Kent - J. Santarone.**
20. Durrant v. Graham Management, L.P. - Defendant, Graham Management, L.P.'s Motion to Compel Plaintiff's Supplemental Answers to Interrogatories and Request for Production of Documents (Seq. 25 D) - **M. Simon - D. Kent.**
21. East Hill Property Management v. Burda - Defendant's Motion for Sanctions for Discovery (No Previous Order) (Seq. 651 D) - **J. Dougherty.**
22. East Hill Property Management v. Burda - Defendant's Motion to Compel Plaintiff's to Respond to Discovery (Seq. 649 D) - **J. Dougherty.**
23. East Hill Property Management v. Burda - Defendant's Motion to Deny, Dismiss, and Vacate Case (Seq. 706) - **J. Dougherty.**
24. East Hill Property Management v. Burda - Defendant's Motion to Strike, Dismiss, and/or Vacate Filing of Seq. 591, Motion for Judgment on Pleadings (Seq. 633 D) - **J. Dougherty.**
25. Estate of Vincent Gerard Kowna v. Kownacki - Defendant's Petition for Leave to Withdraw as Counsel (Seq. 10) - **G. Philips - R. Firkser.**
26. Federal National Mortgage Association v. Miller - Plaintiff's Motion to Reassess Damages (Seq. 31) - **M. Von Rosenstiel.**
27. Folger v. Kelly - Defendant's Motion to Compel Answers to Interrogatories and Medicare Interrogatories and Responses to Request for Documents (Seq. 11 D) - **T. Sailer - T. Simmons.**
28. Folger v. Kelly - Defendant's Motion to Have Request for Admissions Deemed Admitted (Seq. 12 D) - **T. Sailer - T. Simmons.**
29. Garito v. Get Air King of Prussia - Plaintiff's Motion to Compel Full and Complete Responses to All Discovery Directed to Defendants (Seq. 15 D) - **A. Youman - P. Casey.**
30. Global Youth Foundation v. Montgomery County Board of Assessment Appeals - Plaintiff's Petition to Strike Off, Discontinuance and Reinstate Appeal (Seq. 19) - **S. Magee.**
31. Global Youth Foundation v. Montgomery County Board of Assessment Appeals - Plaintiff's Petition to Strike Off, Discontinuance and Reinstate Appeal (Seq. 20) - **S. Magee.**
32. Green Tree Consumer Discount Company v. Girondo - Plaintiff's Motion to Reassess Damages (Seq. 15) - **C. Dunn.**
33. Griffin Intelligence Consulting v. Barricade Books, Inc. - Defendant's Motion to Compel Plaintiff's Corporate Designee for a Deposition (Seq. 11 D) - **W. Zimolong - A. Frank.**
34. Gross v. Mintz - Plaintiff's Motion to Withdraw as Counsel (Seq. 39) - **C. Young - S. Levit.**
35. Hamby v. Diaz - Plaintiff's Petition for Leave to Serve Process (Seq. 42) - **R. Gordon.**
36. Hendrick v. Rudolph - Defendant, Germantown Cab Company and Ronald Rudolf's Motion to Consolidate (Seq. 20) - **V. Vangrossi - S. Halpern.**
37. High Swartz, LLP v. Shihadeh Flooring Corporation - Plaintiff's Motion to Strike Defendant's Objections to Writ of Execution (Seq. 68 D) - **K. Schmidt - J. O'Brien.**
38. Jones v. Cosenza - Defendant's Motion to Compel Discovery Responses (Seq. 9 D) - **J. Zafran - R. Stabinski.**
39. Jung Lee v. Allstate Insurance Company - Defendant's Motion to Compel Discovery (Seq. 12 D) - **K. Frascella.**
40. Kachline v. Joshi - Plaintiff's Motion for Admission Pro Hac Vice of Andrew S. Buzin, Esquire (Seq. 11) - **B. Castor - J. Zack.**
41. Kachline v. Joshi - Plaintiff's Motion for Admission Pro Hac Vice of William Cafaro, Esquire (Seq. 10) - **B. Castor - J. Zack.**
42. Kamara v. Keller - Defendant's Motion to Compel Plaintiff to be Available for Depositions (Seq. 21 D) - **M. Simon - J. Walsh.**
43. Kimmel & Silverman, P.C. v. Hyundai Motor America - Defendant's Motion to Strike Complaint and/or Compel Plaintiff's Appearance for Deposition (Seq. 18 D) - **R. Mall - K. Rose.**
44. Kolman v. Landes - Defendant's Motion for Leave to File Amended Answers and Amended New Matter (Seq. 78) - **W. Ely - R. Madden.**
45. Kolman v. Landes - Defendant's Motion to Remand to Arbitration (Seq. 77) - **W. Ely - R. Madden.**
46. Law Offices of Alan R. Mege v. Niland - Plaintiff's Motion to Compel Defendant's Answers to Interrogatories (Seq. 8-D).
47. Law Offices of Alan R. Mege v. Scairato - Plaintiff's Motion to Compel Defendant's Answers to Interrogatories (Seq. 1-0 D).
48. Lewis v. Holy Redeemer Hospital - Plaintiff's Motion to Compel Discovery Addressed to Defendants (Seq. 21 D) - **M. Brecher - J. Teich.**
49. Lisa v. M & M Landscaping, LLC - Plaintiff's Motion to Compel Discovery (Seq. 30 D) - **J. Sperling - K. Connors.**
50. Maci v. Zhang - Plaintiff's Motion to Compel Discovery/Disclosure of Non Party, George D. Zoubroulis (Seq. 97 D).
51. Mandracchia Law, LLC v. McWhirk - Plaintiff's Motion to Compel Deposition of Defendants (Seq. 75 D) - **D. Heim - T. Carluccio.**
52. Marshall v. Bassett - Petition to Withdraw as Counsel (Seq. 161) - **R. Angst.**
53. McLoughlin v. Wan - Motion to Compel Discovery Responses of Defendants (Seq. 28 D) - **G. Baldino - J. Kilcovne.**
54. Norris, II v. Rush - Defendant's Motion to Compel Answers to Written Discovery Directed to Plaintiff (Seq. 8 D) - **M. Toll - D. Brown.**
55. Nutall v. LSN Contractors & Construction - Plaintiff's Motion to Compel Deposition of Defendant, Randy Washington of LSN Contractors & Construction Managers (Seq. 8 D) - **D. Makara.**

56. Peart v. Upper Merion Dance & Gymnastic - Plaintiff's Motion to Compel Discovery (Seq. 16 D) - **E. Snyder - J. Walsh.**
57. Peck v. Burgin - Defendant's Motion to Compel Attendance at Oral Depositions and Money Sanctions (Seq. 20 D) - **J. Cronin - L. Borelli.**
58. Petrillev.PennsylvaniaDepartmentofTransportation-Defendant, PA Department of Transportation's Motion to Compel Discovery (Seq. 67 D) - **S. Sassaman - S. DiGiacomo - M. Kaplan.**
59. PHH Mortgage Corporation v. Humphreys - Plaintiff's Motion to Reassess Damages (Seq. 28) - **E. Bennett.**
60. Philadelphia Plastic Recycling v. Lower Merion Township - Defendant's Motion to Dismiss Plaintiff's Motion for Summary Judgment (Seq. 32) - **A. Kane - K. Thomas.**
61. Plyter v. Friedenheim - Plaintiff's Motion to Compel Documents Responsive to Requests for Production of Documents Addressed to All Defendants (Seq. 70 D) - **R. Ross - D. Camhi.**
62. Poole v. Johns Eastern Company, Inc. - Defendant's Motion for Leave (Seq. 104) - **P. Holloway - W. Cilingin - M. Connor.**
63. Pratt v. Bell - Defendant, Nancy Bell's Motion to Compel Plaintiff's Deposition (Seq. 20 D) - **M. Vogin - J. Tenthoff.**
64. Rambo v. A Bobs Towing and Auto, Inc. - Plaintiff's Motion to Compel Discovery (Seq. 24 D) - **M. Simon.**
65. Rao v. Judd Builders, Inc. - Plaintiff's Motion to Extend Deadline to File a Certificate of Merit (Seq. 50) - **J. Horn - M. Parisi - J. Lerro-Ryan.**
66. Ryan v. Kehoe Construction, Inc. - Defendant's Motion to Compel Physical and Mental Examinations of Plaintiff (Seq. 39 D) - **B. Lafferty - T. Arechabala.**
67. Samean v. Lindy Properties/Piazza on The Square - Defendant, Edge Dance Company, LLC's Motion for Continuance (Seq. 4-1) - **K. Saffren - M. Krengel.**
68. Sassa v. Diehl - Plaintiff's Motion to Compel Responses to Interrogatories Directed to Defendants (Seq. 16 D) - **C. Horn.**
69. Schwarz v. Brubaker - Defendant's Motion to Compel Plaintiff Responses to Discovery Request (Seq. 8 D) - **G. Walker - D. Bailey.**
70. Sheppard v. 474 Lafayette St. John Corporation - Plaintiff's Motion to Compel Discovery Responses from Additional Defendant, Mike Reynolds Landscape Contractors (Seq. 74 D) - **J. Schmidt - A. Kessler.**
71. Sidky v. Matthew - Defendant's Motion to Compel Plaintiff's Answers to Interrogatories and Document Requests (Seq. 8 D) - **A. Galerman - A. Zabicki.**
72. Sidky v. Matthew - Plaintiff's Motion to Compel Answers to Interrogatories and Responses to Request for Production of Documents (Seq. 9 D) - **A. Galerman - A. Zabicki.**
73. Smith v. Martin - Defendant's Motion to Compel Plaintiff's Answers to Defendant's Discovery Requests (Seq. 9 D) - **J. Radmore - J. Walsh.**
74. Snyder v. Refrigeration Service & Eng., Inc. - Nonparty's Motion for Protective Order (Seq. 127 D) - **K. Moore - G. Samms.**
75. Snyder v. State Farm Insurance - Defendant's Motion to Compel Plaintiff's Answers to Interrogatories and Response to Request for Production of Documents (Seq. 5 D) - **C. Froba - J. Godin.**
76. Steele v. Cohen - Plaintiff's Motion to Compel Discovery (Seq. 15 D) - **J. Gulash - A. Miller.**
77. Steep and Deep Ventures I, LLC v. Synergy Biomedical, LLC - Plaintiff's Third Motion to Enforce Rights to Documents (Seq. 24 D) - **P. Campbell - M. Faranda-Diedrich.**
78. Steinhauer v. Baj - Defendant, Peter Baj's Motion to Compel Plaintiff's Answers to Defendant's Third Set of Supplemental Discovery Requests (Seq. 50 D) - **W. Coppol - K. Meindl - D. Friedman.**
79. Strohl v. Pennsylvania Department of Corrections - Defendant's Motion for Extension of Time to File Responsive Pleading (Seq. 11) - **M. Macus.**
80. Suh v. Roak - Defendant's Motion to Compel Plaintiff to Appear for IME (Seq. 15 D) - **J. Mezyk - J. Fowler.**
81. Team Wireless, Inc. v. Youngs Nail Salon, Inc. - Plaintiff's Motion to Compel Discovery (Seq. 42 D) - **F. Bennett - M. Nahrgang - T. Knowles - J. Ladov - A. Machles.**
82. Terra Forte, LLC v. 915 1/2 North Bethlehem Pike Partners, L.P. - Defendant's Motion to Compel Discovery and Deposition of Plaintiff (Seq. 40 D) - **E. Campbell - M. Clement.**
83. Tucker v. Renaissance Land Associates, L.P. - Defendant, Renaissance Land Associates to Compel Plaintiffs to Sign Authorizations for Release of Records (Seq. 36 D) - **J. Fine - D. Wilfong.**
84. Twyman v. La - Defendant's Motion to Compel Plaintiff's IME (Seq. 21 D) - **A. De Levie - J. Mayers.**
85. U.S. Bank National Association v. Lary - Plaintiff's Petition for Correction of Sheriff's Deed (Seq. 1-9) - **E. Bennett.**
86. USM, Inc. v. All Seasons Property Maintenance - Plaintiff's Petition to Confirm Arbitration Award and Enter Judgment (Seq. 0) - **P. Downey.**
87. Wells Fargo Bank, N.A. v. Kaufmann - Plaintiff's Motion for Reformation of Mortgage to Add the Correct Legal Description (Seq. 6) - **M. Wooters.**
88. Williams v. Song - Defendant's Motion to Compel Plaintiff's Deposition (Seq. 41 D) - **M. Greenfield - J. Walsh.**
89. Williamson v. English - Plaintiff's Motion to Strike the Klenk Defendant's Reply to Answers to the Summary Judgment Motion (Seq. 345 D) - **P. Troy - R. Birch - H. Pozniak.**
90. Wilmington Savings Fund Society v. Actus Holdings, LLC - Defendant's Petition to Strike and/or Open Confessed Judgment (Seq. 14) - **R. Packer - D. Heim.**
91. Wolf v. Total Construction, Inc. - Defendant, Total Construction, Inc.'s Motion to Compel Plaintiff's Answers to Discovery (Seq. 25 D) - **G. Walker - T. Fabro.**