



MBA MARCH MADNESS
 FREE HAPPY HOUR ~ FRIDAY, MARCH 22ND
Brittingham's ~ Lafayette Hill, PA
 See page 5 in Bar News
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Montgomery County
Law Reporter

VOLUME 156, NUMBER 10, NORRISTOWN, PA MARCH 7, 2019

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Periodical Publication

**MBA ANNUAL
 MEMORIAL SERVICE
 FRIDAY, MARCH 29TH, 2019**
See page 6 in Bar News

Mark Your Calendars! Friday, April 5th 2019

More info to follow... **ANNUAL DINNER DANCE**

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

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

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*** Dated Material. Do Not Delay. Please Deliver Before Monday, March 11, 2019**

Montgomery County Law Reporter

(USPS 361-080)

*Reporting the Decisions of the Divisions of the Court of the
Thirty-Eighth Judicial District of Pennsylvania,
Composed of Montgomery County,
Officially Designated by the Rule Thereof as the
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Lisa A. Shearman, Esq.*

*Emily Geer Hippler, Esq., Editor
Joseph A. McNelis, III, Esq., Associate Editor
Brian T. Newman, Esq., Assistant Editor*

Office: 100 West Airy Street, P.O. Box 268, Norristown, PA 19404

Tel: 610-279-9660 **Fax:** 610-279-4846

Website: www.montgomerybar.org

E-mail: LegalAds@montgomerybar.org

(Mrs.) Nancy R. Paul, Executive Director
George E. Cardenas, Publications Manager

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No. 10

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

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BAR ASSOCIATION NEWS

The Following Notices Are For Montgomery Bar Association Members Only

Think MBA for CLE 2019

Upcoming CLE Events at MBA

ATTENTION ATTORNEYS & PARALEGALS:

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

MARCH CLEs

Thursday, March 14, 2019

CLE Seminar - PBI: Key Mistakes to Avoid with Residential Agreements of Sale
 Location: MBA Building - 12:30 PM to 3:45 PM
 Credits: **3 Hrs. Substantive**

Tuesday, March 19, 2019

CLE Seminar - The Art of Representing a Child in the Legal Arena
 Location: MBA Building - 8:30 AM to 4:30 PM
 Credits: **6 Hrs. Substantive and 1 Hr. Ethics**

Wednesday, March 20, 2019

CLE Seminar - PBI: The Law of Arrest, Search and Seizure in Pennsylvania
 Location: MBA Building - 12:00 PM to 4:15 PM
 Credits: **3 Hrs. Substantive and 1 Hr. Ethics**

Thursday, March 21, 2019

CLE Seminar - Real Estate Presents: Sober Living Houses & The Fair Housing Act
 Location: MBA Building - 12:00 PM to 1:30 PM
 Credits: **1 Hr. Substantive**

Friday, March 22, 2019

CLE Seminar - PBI: 2019 Medical Marijuana & Hemp Law Symposium
 Location: MBA Building - 9:00 AM to 4:30 PM
 Credits: **5 Hrs. Substantive and 1 Hr. Ethics**

Tuesday, March 26, 2019

CLE Seminar - Elder Law Presents: Long Term Care Insurance
 Location: MBA Building - 12:00 PM to 1:30 PM
 Credits: **1 Hr. Substantive**

Wednesday, March 27, 2019

CLE Seminar - PBI: Using Social Media Effectively and Ethically in Your Practice 2019
 Location: MBA Building - 9:00 AM to 12:15 PM
 Credits: **2 Hrs. Substantive and 1 Hr. Ethics**

Thursday, March 28, 2019

CLE Seminar - PBI: How to Close an Estate
 Location: MBA Building - 9:00 AM to 12:15 PM
 Credits: **3 Hrs. Substantive**

For the BEST in CLE...

To register, call 610-279-9660

OR on-line at MBACLE.org

2019 NEW MONTGOMERY BAR ASSOCIATION MEMBERS
(The following members were admitted on February 27, 2019)

Ibach, Karen M., Esq., P.O. Box 272, Ardmore, PA 19003 **PHONE:** 610-616-2044
FAX: 610-672-9816 **E-MAIL:** kmi@ibachlaw.com, **Law Offices of Karen M. Ibach**

Shantz, Gregory A., Esq., Certa ProPainters, Ltd., 150 Green Tree Rd., Ste. 1003,
P.O. Box 836, Oaks, PA 19456 **PHONE:** 610-906-0406 **E-MAIL:** gshantz@certapro.com

MONTGOMERY COUNTY
PARALEGAL ASSOCIATION



Montgomery County Paralegal Association
Annual Breakfast Meeting

NOAH MARLIER, ESQUIRE
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COUNTY CLERK OF COURT

Presents:

MONTGOMERY COUNTY CLERK OF COURTS AND
COUNTY CRIMINAL JUSTICE SYSTEM

***Approved for 1.5 SUBSTANTIVE CLE by NFPA and
Keystone Alliance***

Breakfast Buffet

Saturday, March 16, 2019

10:00 a.m. to 12:00 p.m.

Metropolitan American Diner

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required)

\$15.00 Non-Members

Checks Payable to MCPA

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R.S.V.P to Jennifer Kuemmerle, CRP, Pa C.P.

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By: Wednesday, March 13, 2019

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MONTGOMERY BAR ASSOCIATION

2019 ANNUAL MEMORIAL SERVICE

This year's Annual Memorial Service presented by the Montgomery County Court of Common Pleas and the Montgomery Bar Association will be held on **Friday, March 29th, 2019**.

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

Please plan to attend this year's Memorial Service on **Friday, March 29th, 2019**, in Courtroom "A", at the Montgomery County Courthouse, beginning at 9:30 a.m.

Francis X. Clark, Esq.
David I. Davis, Esq.
Walter H. Flamm, Jr., Esq.
Jon D. Fox, Esq.
Leon H. Fox, Jr., Esq.
Thomas M. Garrity, Esq.
Lynne Z. Gold-Bikin, Esq.
Ralph L. Hose, Esq.
Anthony J. Sciolla, Jr., Esq.
Mark E. Weand, Jr., Esq.

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



MONTGOMERY BAR ASSOCIATION
presents



the annual Dinner Dance

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register at www.montgomerybar.org

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SHERIFF'S SALES

By virtue of various writs issued out of the Court of Common Pleas of Montgomery County, Pa. to me directed will be sold at public sale on March 27, 2019 at 1:00 o'clock P.M. prevailing time, in Court Room "A", Court House, Swede and Airy Streets, in the Borough of Norristown, said County, the following described Real Estate.

To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on April 24, 2019 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

Second Publication

13-05620

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Merion Township**, County of Montgomery, Commonwealth of Pennsylvania as shown on the Scott Alexaki Subdivision Plan Sheet Number 1 of 7 prepared by Pro Tract Engineering, Inc., Hatboro, PA dated January 27, 2003 and last revised October 6, 2003, and recorded October 22, 2003 in Plan Book 22, Page 54 being more fully described, as follows, to wit:

BEGINNING at a point on the Northerly right-of-way line in the former alignment of Valley Forge Road (of variable width and now closed to traffic) said point being the following two courses and distances from the intersection of the title in in said road and the projection of a common boundary between Tax Block 25H and Unit 3 and Unit 7 located on the Southerly side of the aforementioned Valley Forge Road: (1) North 82 degrees, 45 minutes, 00 seconds East, 0.58 feet; (2) North 07 degrees, 15 minutes, 00 seconds West, 20.03 feet; thence from said point of beginning extending along said Northerly right-of-way line of Valley Forge Road the following two courses to a point on a common boundary between Lot 2 and Lot 3 of the subdivision: (1) North 07 degrees, 15 minutes, 00 seconds West, 4.97 feet; (2) along the arc of a circle curving to the right having a radius of 691.20 feet, the arc distance of 167.29 feet; thence extending along and common boundary line between Lot 2 and Lot 3 North 08 degrees, 54 minutes, 14 seconds East, 145.49 feet to a point on the Southerly right-of-way line of Valley Forge Road and along the aforementioned right-of-way in the former alignment of Valley Forge Road the following four courses and distances: (1) South 46 degrees, 05 minutes, 00 seconds East, 78.05 feet; (2) along the arc of a circle curving to the left having a radius of 440.00 feet the arc distance of 167.50 feet (3) along the arc of a circle curving to the right having a radius of 8.00 feet the arc distance of 20.40 feet; (4) South 82 degrees, 45 minutes, 00 seconds East, 16.82 feet (shown incorrectly on the plans as 16.69 feet) to the point and place of beginning.

CONTAINING 13,874 square feet (0.318 acres) of land area be the same more or less.

BEING Lot No. 3 on Subdivision Plan.

BEING the same premises which Scott Alexaki and Deborah S. Alexaki by Deed dated August 6, 2004 and recorded August 25, 2004 in Deed Book 5524, Page 2914 granted and conveyed unto Scott M. Alexaki, in fee.

Parcel Number: 58-00-19471-62-2.

Location of property: 720 West Valley Forge Road, King of Prussia, PA 19406.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Scott Alexaki and Scott M. Alexaki** at the suit of Deutsche Bank National Trust Company, as Trustee for WAMU Mortgage Pass-Through Certificates, Series 2005-AR8. Debt: \$949,521.63 (plus costs).

Eckert Seamans Cherin & Mellott, LLC, Attorneys.

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

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

13-21738

ALL THAT CERTAIN unit designated as Unit Number 107, being a unit in the Trent Manor Condominium, situate in **West Norriton Township**, County of Montgomery and State of Pennsylvania, which has heretofore been submitted to the provision of the Uniform Condominium Act, 68 PA C.S. 3101 et seq., as designated in Declaration of Condominium of Trent Manor Condominium bearing date the 9th day of September, A.D. 1986, and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania on the 7th day of October, A.D. 1986 in Deed Book 4815, Page 972, and amended by 1st Amendment thereto dated 11/5/1986 and recorded 11/10/1986 in Deed Book 4818, Page 2229, and a 2nd Amendment thereto dated 5/20/1987 and recorded 5/28/1987 in Deed Book 4838, Page 2169, a 3rd Amendment thereto dated 11/5/1987 and recorded 11/23/1987 in Deed Book 4858, Page 230, a 4th Amendment thereto dated 1/14/1988 and recorded 1/20/1988 in Deed Book 4863, Page 740 and a 5th Amendment dated 10/12/1988 and recorded 10/19/1988 in Deed Book 4891, Page 1 and Plats and Plans for Condominium bearing date of 5/1986, and recorded as Exhibit 'C' of the Declaration of Condominium of Trent Manor Condominium.

TOGETHER with all rights, title and interest, being and undivided 0.44% 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 Amendments thereto.

TITLE TO SAID PREMISES IS VESTED IN Elisabete Stayton, as Sole Owner by Deed from Jacqueline McCay dated 05/31/2005 and recorded 06/08/2005 in Deed Book 5556, Page 2443.

Parcel Number: 63-00-09446-07-6.

Location of property: 107 William Penn Drive a/k/a 107 William Penn Drive, Condominium 107, Norristown, PA 19403-5201.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Elisabete Stayton** at the suit of Wells Fargo Bank, N.A., as Indenture Trustee Under The Indenture Relating to IMPAC CMB Trust Series 2005-6. Debt: \$253,613.51.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

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

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

14-27426

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, State of Pennsylvania, described according to a Plan of Property made for Streeper Karr, III, made by Charles E. Shoemaker, Registered Professional Engineer, dated June 18, 1955, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Vincent Road (50 feet wide) at the distance of 392.11 feet Northwestwardly measured along the said side of Vincent Road from the Northwesterly side of Allison Road (50 feet wide).

CONTAINING in front or breadth on the said side of Vincent Road 60 feet, and extending of that width in length or depth Southwestwardly between parallel lines at right angles to Vincent Road 125 feet.

BEING part of Lot No. 177, and all of Lots No. 178 and 179 as shown on the above-mentioned Plan.

Parcel Number: 59-00-17830-00-3.

Location of property: 418 Vincent Road, Upper Moreland, Pennsylvania.

The improvements thereon are: Single-family residential dwelling.

Seized and taken in execution as the property of **Raymond L. Calloway** at the suit of Upper Moreland-Hatboro Joint Sewer Authority. Debt: \$1,723.21.

Portnoff Law Associates, Ltd., Attorneys.

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

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

14-30537

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

BEGINNING at a point on the southwesterly side of Wedgewood Drive (60 feet wide) said point being the 5 following courses and distances from a point of curve on the northwesterly side of proposed widening of Moyers Road (46.50 feet wide) (1) leaving Moyers Road on the arc of a circle curving to the left having a radius of 30 feet (incorrectly given in prior deed as 33 feet) the arc distance of 47.12 feet to a point of tangent on the southwesterly side of Wedgewood Drive (80 feet wide) (2) north 43 degrees 33 minutes 30 seconds west along the southwesterly side of Wedgewood Drive (80 feet wide) 146.95 feet to a point of curve on the same (3) on the arc of a circle curving to the left having a radius of 30 feet the arc distance of 38.33 feet to a point of reverse curve on the southeasterly side of Wedgewood Drive (60 feet wide) (4) southwestwardly and northwestwardly partly along the southeasterly and partly along the southwesterly side of Wedgewood Drive (60 feet wide) on the arc of a circle curving to the right having a radius of 200 feet the arc distance of 258.04 feet to a point of tangent on the southwesterly side of same and (5) north 42 degrees 50 minutes west along the southwesterly side of Wedgewood Drive 168.84 feet to the point of beginning; thence extending from said point of beginning south 47 degrees 10 minutes west partly through a party wall between these premises and premises adjoining to the southeast crossing the bed of a certain 15 feet wide driveway; which extends southeastwardly connecting with a certain 15 feet wide driveway and sewer easement extending northeastwardly connecting with another certain 15 feet wide driveway extending southeastwardly into Moyers Road and northwestwardly into Wedgewood Drive 136.06 feet to a point on the southwesterly side of the first above mentioned 15 feet wide driveway; thence extending north 42 degrees 50 minutes west along the southwesterly side of said driveway, 16.17 feet to a point; thence extending north 47 degrees 10 minutes east re-crossing the bed of the aforesaid above first mentioned 15 feet wide driveway partly through a party wall between these premises and premises adjoining to the northwest, 136.06 feet to a point on the southwesterly side of Wedgewood Drive (60 feet wide); thence extending south 42 degrees 50 minutes east along the southwesterly side of Wedgewood Drive (60 feet wide) 16.17 feet to the first mentioned point and place of beginning.

BEING Lot #32.

TOGETHER with the free and common use, right, liberty and privilege of the above mentioned driveways and sanitary sewer easement as and for a passageway and watercourse at all times hereafter forever in common use with the owner, tenants and occupiers of the other lots of ground bounding thereon and entitled to the use thereof.

SUBJECT, to the proportionate part of the expense of keeping same in good order and repair.

TITLE TO SAID PREMISES IS VESTED IN Jill Hunter by deed from John Sullivan and Katherine Sullivan dated December 18, 2006 and recorded January 3, 2007 in Deed Book 5629, Page 02219.

Parcel Number: 11-00-18664-00-9.

Location of property: 858 Wedgewood Drive, Lansdale, PA 19446.

The improvements thereon are: Single-family townhouse.

Seized and taken in execution as the property of **Jill Hunter** at the suit of MTGLQ Investors, LP. Debt: \$226,994.69.

Romano Garubo & Argentieri, Attorneys.

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

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

14-32277

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

BEGINNING at a point, said point being located from the intersection of the centerline of Park Avenue (40 feet wide), and Claytor Road (40 feet wide), the following 4 courses and distances: (1) along the centerline of Park Avenue, in a Northerly direction, at a distance of 233.498 feet to a point; (2) thence, continuing along the same, a distance of 200.00 feet, to a spike set in the bed of Park Avenue; (3) thence, across and leaving Park Avenue, along the boundary of the D'Arcangelo Subdivision and lands, now or late, of Mont-Bucks Bureau, South 77 degrees, 45 minutes 00 seconds East, a distance of 371.25 feet, to an iron pin set in the Northwesterly side of a 60 foot wide right-of-way of the Perkiomen Branch of the Reading Railroad; and (4) thence, along said right-of-way and a 25 foot wide drainage easement, North 34 degrees, 15 minutes, 00 seconds East, 523.12 feet to a point; thence from said point of beginning, across the same 25 foot drainage easement and along Lot 15 of this subdivision, South 84 degrees, 20 minutes, 53 seconds West, a distance of 153.99 feet, to a point, on the Easterly side of Carmen Drive (50 feet wide); thence, along Carmen Drive, North 33 degrees, 57 minutes, 00 seconds East, a distance of 50.00 feet, to a point, said point being the beginning of the centerline of a 20 foot wide water easement; thence, leaving Carmen Drive and along said easement's centerline, and along Lot 113, of this same subdivision, North 39 degrees, 50 minutes, 10 seconds East, a distance of 1201.10 feet to a point, said point being the end of the centerline of this 20 foot wide easement; thence; along land, now or late, of George Ullman, North 89 degrees, 25 minutes, 00 seconds East, a distance of 130.00 feet, to an iron pin, on the same 25 foot wide drainage easement, and the aforementioned 60 foot wide Reading Railroad right-of-way; thence, extending along a line between the same drainage easement and Reading Railroad right-of-way, South 34 degrees, 15 minutes, 00 seconds West, a distance of 145.00 feet, to the point of beginning.

UNDER AND SUBJECT to certain rights, easements, conditions, agreements and restrictions as may now appear of record. BEING known as Lot 14, as shown on the above mentioned Subdivision.

UNDER AND SUBJECT, nevertheless, to all reservations, restrictions, covenants, conditions, easements, leases and rights-of-way appearing of record.

Parcel Number: 04-00-00017-08-7.

Location of property: 120 Carmen Drive, Collegetown, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joseph Chicco, Jr. and United States of America** at the suit of U.S. Bank, N.A., Successor Trustee to LaSalle Bank National Association, on Behalf of The Holders of Bear Stearns Asset Backed Securities I Trust 2006-HE6, Asset-Backed Certificates Series 2006-HE6. Debt: \$432,857.36 (plus costs).

Eckert Seamans Cherin & Mellott, LLC, Attorneys.

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

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

15-02659

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the **Abington Township**, County of Montgomery, and Commonwealth of Pennsylvania, being part of Lots of Willow Grove Homestead Company, bounded and described, as follows, to wit:

BEGINNING at a point, on the Southeasterly side of Fairview Avenue (50 feet wide), at the distance of 61 feet Northeast of a corner stone, at the Northeast corner of Parkview Avenue (50 feet wide) and Fairview Avenue; thence, along the Southeasterly side of said Fairview Avenue, North 28 degrees, 32 minutes, 00 seconds East, 32 feet; thence, South 61 degrees, 28 minutes, 00 seconds, East, 125 feet; thence, South 28 degrees, 32 minutes, 00 seconds West, 32 feet; thence North 61 degrees, 28 minutes West, 125 feet to the place of beginning.

Parcel Number: 30-00-19292-00-1.

Location of property: 1827 Fairview Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Calvin Edwards a/k/a Calvin F. Edwards** at the suit of U.S. Bank N.A., Successor Trustee to Bank of America, N.A., Successor in Interest to LaSalle Bank National Association, on Behalf of the Registered Holders of Bear Stearns Asset Backed Securities I LLC, Asset-Backed Certificates, Series 2005-AQ1. Debt: \$420,365.83 plus costs.

Eckert Seamans Cherin & Mellott, LLC, Attorneys.

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

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

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. Czarniecki and Loretta Czarniecki, 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, As Joint Tenants with Rights of Survivorship, by Deed from Richard A. Czarnecki and Loretta Czarnecki, his wife, dated 07/09/2010, recorded 07/13/2010, in the Montgomery County Recorder of Deeds in Deed Book 5773, Page 1410** 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.

15-29485

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

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

BEING Lot No. 154 Johns Avenue.

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

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

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

The improvements thereon are: Residential property.

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

Powers Kirn & 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.

15-32831

ALL THAT CERTAIN lot or piece of ground with the messuage or tenement thereon erected in **Abington Township**, Montgomery County, Pennsylvania described according to a Survey and Plan mas by Albright and Mebus, Civil Engineers, Philadelphia and Glenside, Pennsylvania, on the 17th day of December 1925 as follows:

BEGINNING at a point on the Northerly side of Roberts Avenue (50 feet wide) at the distance of 220.75 feet Southeastwardly from a point of curve which point of curve is on the North side of Roberts Avenue at the arc distance of 59.24 feet measured on arc of circle having a radius of 110 feet chord bearing to right Eastwardly from the Northeasterly side of Ardsley Avenue (50 feet wide).

CONTAINING in front of breadth on the North side of Roberts Avenue, 40 feet extending of the width in length or depth Northeastwardly between parallel lines at right angles to Roberts Avenue, 143.29 feet to the rear line of certain other lots fronting on Roslyn Avenue.

BEING the same property conveyed to Wayne Lutz and Annette Lutz, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Susan Hepner Howard, dated November 25, 1997, recorded December 4, 1997, at Document ID 021173, and recorded in Book 5208, Page 2269, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 30-00-56532-00-3.

Location of property: 624 Roberts Avenue, Glenside, PA 19038.

The improvements thereon are: A single-family dwelling.

Seized and taken in execution as the property of **Wayne Lutz a/k/a Wayne G. Lutz and Annette Lutz a/k/a Annette M. Lutz** at the suit of Wells Fargo Bank, N.A., Successor by Merger to Wells Fargo Home Mortgage, Inc. f/k/a Norwest Mortgage, Inc. Debt: \$86,243.06.

Manley Deas Kochalski LLC, Attorneys.

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

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

16-07001

ALL THAT CERTAIN lot or piece of ground, situate in **Limerick Township**, Montgomery County, State of Pennsylvania, bounded and described according to a Land Subdivision Plan made for M. F. Wismer, by John L. Dzedzy, Inc., Civil Engineering, Norristown, Pennsylvania, dated 2/13/1980 and last revised 5/19/1980 and recorded in Plan Book B-38, Page 41, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Township Line Road (33 feet wide); said point being at a distance of 264 82 feet measured from a point of intersection on which the Northwesterly side of Township Line Road meets with the southwesterly side of Cemetery Road (46 feet wide), thence extending from said point of beginning along the Northwesterly side of Township Line Road South 37 degrees 50 minutes West 170 feet to a point, a corner of Lot 5 as shown on the above mentioned plan, thence extending along Lot 5, North 51 degrees 42 minutes 4 seconds West 263 32 feet to a point in line of lands now or late of George Loose Subdivision, thence extending along same North 1 degree 36 minutes East 83 52 feet to a point, a corner of Lot 1 as shown on the above mentioned plan, thence extending along Lot 1, North 37 degrees 50 minutes East 100.49 feet to a point, a corner of Lot 2 as shown on the above mentioned plan, thence extending along Lot 2 and along Lot 3 as shown on the above mentioned plan, South 52 degrees 10 minutes East 312 68 feet to a point on the Northwesterly side of Township Line Road, the first mentioned point and place of beginning.

CONTAINING in area 51,105 square feet.

BEING Lot Number 4.

BEING THE SAME PREMISES WHICH Edward D. Birtch and Nancy D. Birtch, h/w, by Deed dated 6/28/2005 and recorded 7/14/2005 in the Office for the Recorder of Deeds in and for the COUNTY of MONTGOMERY, and Commonwealth of PENNSYLVANIA in Deed Book 5562, Page 256, granted and conveyed unto Kenneth Lyle, III.

BEING MAP #: 37059 036.

Parcel Number: 37-00-05256-60-2.

Location of property: 487 Township Line Road, Schwenksville, PA 19473.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kenneth Lyle, III** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$9,156.07 plus interest to Sale date.

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

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

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

16-11274

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 being Lot marked #7 on a certain plan of property of William E. Weber dated April 11, 1910 made by J. Walter Ruddach, Esquire, Civil Engineer, and described therein as follows, to wit:

BEGINNING at a point on the Southerly side of Greenwood Avenue at the distance of three hundred and twenty three feet Westwardly from the Westerly side of Glenside Avenue; thence by Lot #8 passing through the center of a party wall of a twin dwelling house, South 13 degrees 33 minutes East one hundred thirty two and eighty one one-hundredths feet to a corner in a line of land now or late of William E. Weber; thence by the same South 76 degrees 45 minutes West thirty five feet to a corner in line of Lot #6; thence by same North 13 degrees 33 minutes West one hundred thirty two and sixty-one one-hundredths feet to the aforementioned side of Greenwood Avenue; thence by same North 76 degrees 27 minutes East thirty five feet to the place of beginning.

Parcel Number: 31-00-12664-00-4.

Location of property: 126 Greenwood Avenue, Cheltenham, Pennsylvania.

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

Seized and taken in execution as the property of **David Cutler Industries** at the suit of School District of Cheltenham Township. Debt: \$7,657.09.

Portnoff Law Associates, Ltd., Attorneys.

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

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

16-19186

ALL THAT CERTAIN Volume of Air Space, according to the provisions of 68 P.d. Ch. 19 Act of August 14, 1968, being a Lower Unit having a lower elevation of 0 feet 0 inches and shall extend horizontally to the Upper elevation of 9 feet 6.5 inches and which are respectively formed by projecting vertically upwards the building lines which lies within the boundaries as follows:

ALL THAT CERTAIN lot of land, situate in **Lower Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with The Terraces at Maple Ridge "As Built Survey", Lot Nos. 84 through 88, First Floor, by Bursich Associates, Inc., Pottstown, Pennsylvania, in Plan Book A-51 page 204, Drawing No. 71409 dated April 23, 1992, as follows, to wit:

BEGINNING at an interior point at the Southwesterly corner of this premises which point is measured the two following courses and distances from a point on the center line of Rosewood Court, viz: (1) North 33 degrees 56 minutes 02 seconds East 72.76 feet to the Southwesterly corner of Lot No. 84 and (2) North 79 degrees 02 minutes

24 minutes East 60.00 feet to said beginning point; thence extending from said beginning point along the Easterly line of Lot No. 85 North 10 degrees 57 minutes 36 seconds West 39.35 feet to a corner of this premises and Lot No. 85; thence extending along the Northerly line of this premises North 79 degrees 02 minutes 24 seconds East 30.00 feet to the Northeastly corner of this premises; thence extending South 10 degrees 57 minutes 36 seconds East 39.35 feet to a point a corner of this premises; thence extending along the Southerly line of this premises South 79 degrees 02 minutes 24 seconds West 30.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 86, First Floor as shown on the above-mentioned Plan.

BEING the same property conveyed to Cynthia Bailey who acquired title by virtue of a deed from Carol Ann Cotton, dated November 27, 2009, recorded December 10, 2009, at Deed Book 1377, Page 1381, Montgomery County, Pennsylvania records.

Parcel Number: 42-00-04125-26-1.

Location of property: 1727 Rosewood Court, Unit 86, Pottstown, PA 19464.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Brian M. Bailey, Known Heir of Cynthia Bailey, Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Cynthia Bailey, Deceased Mortgagor and Real Owner; Craig H. Bailey, Known Heirs of Cynthia Bailey, Deceased; Thomas C. Bailey, Jr., Known Heir of Cynthia Bailey, Deceased** at the suit of Wells Fargo Bank, NA. Debt: \$122,514.12.

Manley Deas Kochalski LLC, Attorneys.

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

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

16-24288

ALL THAT CERTAIN message and lot or piece of ground situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, known and designated as No. 1711 Powell Street, bounded and described as follows, to wit:

BEGINNING at a point on the northwesterly side of Powell Street, at the distance of one hundred forty three and five tenths feet northeastwardly from the northeasterly side of Roberts Street, thence at right angles to Powell Street northwestwardly one hundred thirty six feet to the southeasterly side of a twenty foot wide alley, thence along the same northeastwardly twenty five feet to a point of other ground of the said William I. Winterbottom, thence by and along the same the line passing through the middle of the partition wall between the house hereon erected and that on the adjoining lot to the northeast and parallel to the first course, southeasterly one hundred thirty six feet to the northwesterly side of Powell Street aforesaid and thence along the same southwestwardly twenty five feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jane C. Gallese, by Deed from Frank Ewing and Carol Delaney, dated 09/24/2007, recorded 10/03/2007, in Book 5667, Page 772.

Parcel Number: 13-00-31736-00-3.

Location of property: 1711 Powell Street, Norristown, PA 19401-3023.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jane C. Gallese** at the suit of Wells Fargo Bank, NA. Debt: \$115,770.90.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

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

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

16-26702

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Springfield Township**, County of Montgomery and Commonwealth of Pennsylvania described according to a Survey and Plan thereof made by Chester E. Mebus, Registered Professional Engineer, Glenside, Pennsylvania on March 30th, 1955 described, as follows, to wit:

BEGINNING at a point on the Southeast side of Paper Mill Road (50 feet wide) which point is measured North 46 degrees, 13 minutes East 209.04 feet from a point is measured on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 32.83 feet from a point of the Northeast side of Country Club Drive (50 feet wide).

CONTAINING IN FRONT or breadth on said Paper Mill Road 70 feet and extending of that width in length depth Southeast between parallel lines at right angles to said Paper Mill Road 120 feet.

BEING the same premises which MTGLQ Investors, LP, by Deed dated 3/14/08 and recorded in the Montgomery County Recorder of Deeds office on 8/29/08, in Instrument No. 2008088605, granted and conveyed unto Marcos Mercado and Amarillis Mercado.

BEING Map #52063A050

Parcel Number: 52-00-13312-00-1.

Location of property: 214 Paper Mill Road, Oreland, PA 19075.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Marcos Mercado and Amarillis Mercado** at the suit of Carrington Mortgage Services, LLC. Debt: \$337,858.43.

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.

16-26781

ALLTHOSETWOCERTAIN lots or piece of land, with the improvements thereon erected, situate in **North Wales Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

No. 1:

BEGINNING at a stone set for a corner of this and land late of John Haas, at the Northeast side of the Springhouse and Sumneytown Turnpike Road, now Main Street, and in line formerly dividing the Township of Gwynedd and the Borough of North Wales; thence extending along said line by said land late of John Haas Northeastwardly one hundred five feet, three inches to a stone set for a corner of land late of J. C. Cooper and others; thence extending along the same, Northeastwardly in a line parallel with Church Street in said Borough one hundred two feet, six inches to a stake set for a corner at the Southwest side of Second Street, which is laid out abandoned for public use, forty feet in width; thence extending along said side of said street Southeastwardly, crossing the said line formerly dividing the said Borough and Gwynedd Township aforesaid, forty-seven feet, six inches to a stake set for a corner; thence extending by land late of Charles Hassey, more recently of Henry R. Swartley, and hereinafter described, Southwestwardly two hundred ten feet to a stake set for a corner at the Northeast side of the Turnpike Road aforesaid, now Main Street and along the said side of the same Northwestwardly sixty-six feet to the place of beginning.

No. 2:

BEGINNING at a point on the Northeasterly side of the Sumneytown and Springhouse Turnpike Road, or Main Street, laid out sixty feet wide, a corner of this and Tract No. 1 above described; thence North thirty-one degrees, forty-five minutes East, two hundred seven feet, more or less, to a stone on the Southwesterly side of Second Street, laid out forty feet wide; thence along said side of said Street, South fifty-eight degrees, twenty-one minutes East, ninety-eight feet to a point, a corner of this and land late of Jacob Zelbey; thence along said land late of Jacob Zelbey Southwestwardly two hundred six and one-tenth feet, more or less, to the Northeasterly side of Main Street aforesaid and along said side of Main Street Northwestwardly one hundred feet to the place of beginning.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM ALL THAT CERTAIN lot or piece of ground, situate in **North Wales Borough**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a Plan of Survey of property of Gilbert L. Longwell, made by F. Richard Urwiler, Registered Professional Surveyor, dated June 02, 1962, as follows, to wit:

BEGINNING at a point in the title line in the bed of Main Street (fifty feet wide), at the distance of one hundred fifty and fifty one-hundredths feet measured South fifty-eight degrees, twenty-one minutes East, along said title line from a point on the Southeast side of Church Street (forty feet wide) extending into Main Street; thence along other land of Gilbert L. Longwell and Mildred C., his wife, of which this was part, North thirty-one degrees, forty-seven minutes East, passing an old nail in tree on the Northeast side of Main Street, two and eighty one-hundredths feet from said point of beginning, two hundred nine and ninety one-hundredths feet to an iron pin on the Southwest side of Second Street (thirty feet wide); thence along the Southwest side of Second Street, South fifty-eight degrees, twenty-one minutes East, seventy-nine and fifty one-hundredths feet to an iron pin, a corner of land now or late Mrs. William Burke; thence along said land, South thirty-one degrees, forty-seven minutes West, two hundred nine and ninety one-hundredths feet crossing an old iron pin on the Northeast side of Main Street and three and thirty one-hundredths feet from the end of this line to a point in the bed of Main Street; thence along the title line in the bed of Main Street, North fifty-eight degrees, twenty-one minutes West, seventy-nine and fifty one-hundredths feet to the first mentioned point and place of beginning.

BEING the same premises conveyed to Samuel Levin from Michael F. Harkins, recorded dated 12/18/2015, Instrument #2015095484, Book 5982 and Page 01271 of official records, 14-00-01380-00-1.

Parcel Number: 14-00-01380-00-1.

Location of property: 233 South Main Street, North Wales, PA 19454.

The improvements thereon are: Residential - Triplex.

Seized and taken in execution as the property of **Samuel Levin** at the suit of M&T Bank. Debt: \$367,053.96.**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.

16-27330

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, described according to a Survey and Plan thereof made by Oliver L. King, Registered Professional Engineer, on February 9, 1946, as follows, to wit:

BEGINNING at a point in the centerline of Montgomery Avenue (44 feet wide) at the distance of 100 feet North of the intersection of the said center line with the center line of Ashbourne Road (as originally opened 33 feet wide) (but now widened side thereof); thence along the said center line of Montgomery Avenue North 03 degrees 34 minutes West 90 feet to a point: thence North 86 degrees 26 minutes East 22 feet to a point on the Easterly side of Montgomery Avenue; thence along the said Easterly side of Montgomery Avenue North 03 degrees 34 minutes West 11.24 feet to a corner marked by a drill hole in the pavement; thence North 87 degrees 05 minutes East partly along the Northerly side of a stone retaining wall 62.91 feet to a point marked by a nail in top of said wall; thence still along wall North 66 degrees 45 minutes East 19.98 feet to a point marked by a nail in top of said wall; South 87 degrees 41 minutes East 7.95 feet to a point marked by an iron pipe; thence North 85 degrees 37 minutes East 48.08 feet to a corner marked by an iron pipe; thence South 04 degrees 23 minutes East 17.09 feet to a corner marked by an iron pin; thence South 19 degrees 47 minutes West 98.03 feet to a corner marked by an iron pin; thence South 86 degrees 26 minutes West passing over an iron pin on the Easterly side of Montgomery Avenue 121.12 feet to a point in the aforesaid center line of Montgomery Avenue, the first mentioned point and place of beginning.

Parcel Number: 31-00-19210-00-1.

Location of property: 7803 Montgomery Avenue, Cheltenham, PA.

The improvements thereon are: Commercial.

Seized and taken in execution as the property of **Montgomery Court Realty Co. L.P.** at the suit of School District of Cheltenham Township. Debt: \$10,471.98.

Portnoff Law Associates, Ltd., Attorneys.

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

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

16-30002

ALL THAT CERTAIN lot or piece of ground, with improvements erected thereon, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania as shown on Subdivision Plan for High Gate at Horsham prepared for Orleans Corporation by Taylor, Wiseman & Taylor dated February 22, 2000 and recorded September 26, 2001 in Plan Book A-60, Page 205, bounded and described, as follows, to wit:

BEGINNING at a point in the dividing line between Lot 17 and Lot 18, said point being located on the Westerly right-of-way line of Highgate Drive and continuing from said beginning point the five following courses and distances: (1) along the Northerly line of a 20 foot wide storm sewer easement North 59 degrees, 54 minutes, 53 seconds West the distance of 210.27 feet to a point; thence (2) South 30 degrees, 5 minutes, 7 seconds West the distance of 162.82 feet to a point; thence (3) South 55 degrees, 30 minutes, 54 seconds East the distance of 315.96 feet to a point on the Westerly right-of-way line of Highgate Drive; thence (4) in the line of Highgate Drive on the arc of a circle curving to the left having a radius of 150.00 feet the arc distance of 57.93 feet to a point; thence (5) continuing along Highgate Drive North 2 degrees, 7 minutes, 7 seconds West the distance of 157.61 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES VESTED IN Steve Fitzgerald, L.L.P. by Deed from Tax Claim Bureau, of The County of Montgomery, Pennsylvania, as Trustee dated September 27, 2012 and recorded on November 20, 2015 in the Montgomery County Recorder of Deeds in Book 5979, Page 00816 as Instrument No. 2015088514.

Parcel Number: 36-00-05009-60-7.

Location of property: 406 High Gate Drive, Ambler, PA 19002.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Rufus Ejimonyegwo and Steve Fitzgerald, L.L.P.** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for The Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2004-13. Debt: \$1,265,925.40.

Milstead & Associates, LLC, Attorneys.

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

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

17-03341

ALL THAT CERTAIN lot or piece of land, situate in **Lower Providence Township**, County of Montgomery and State of Pennsylvania, being Lot No. 41 on a Plan of Lots of Audubon Park, surveyed by Hiltner and Hitchcock, Registered Engineers, Norristown, PA in March 1927, and recorded in Deed Book 1028 page 600, bounded and described in accordance therewith as follows, to wit:

BEGINNING at a point at the intersection of the Southwest side of Orchard Lane 50 feet wide with the Southeast side of Park Avenue, as laid out and shown on said plan; thence extending along the Southwest side of Orchard Lane, South 43 degrees 55 minutes East 75 feet to a point, a corner of Lot No. 42 on said plan; thence along lot No. 42, south 46 degrees 5 minutes west 150 feet to a point in line of Lot no. 40; thence along Lot No. 40, North 43 degrees 55 minutes west 75 feet to a point on the Southeast side of Park Avenue aforesaid; thence along said side of Park Avenue, North 46 degrees 5 minutes East 150 feet to the place of beginning.

BEING the same premises which Edward F. Keegan, III and Joan A. Keegan, by Deed dated 9/15/09 and recorded 9/24/09 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5744, Page 2429, granted and conveyed unto Christopher J. Friel and Erica L. Molz.

BEING Map #43060-002.

Parcel Number: 43-00-10330-00-4.

Location of property: 1004 South Park Avenue, Norristown, PA 19403.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Christopher J. Friel and Erica L. Molz** at the suit of JP Morgan Chase Bank, National Association. Debt: \$186,664.66.

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.

17-03858

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Moreland Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a Minor Subdivision made for Jack B. Gorman and Beverly S. Gorman, by Carroll Engineering Corporation, dated 08/11/1981 last revised 12/14/1981 and recorded in Plan Book A-44, Page 133, as follows, to wit:

BEGINNING at a point on the Northeasterly ultimate Right-of-Way line of Byberry Road (56.50 feet wide), a corner of this and Lot No. 3 on said plan; thence extending from said point of beginning and along Lot No. 3 aforesaid, North 41 degrees, 18 minutes, 00 seconds East, 321.87 feet to a point, a corner of Lot No. 6 on said plan; thence extending along the same, South 48 degrees, 46 minutes, 00 seconds East, 124.97 feet to a point to line of lands now or late of Howard O. and Marian W. Pell; thence extending along the same, South 41 degrees, 18 minutes, 00 seconds West, 149.43 feet to a point, a corner of Lot No. 2 on said plan; thence extending along the same the two following courses and distances, viz: (1) North 50 degrees, 00 minutes, 00 seconds West, 112.50 feet to a point, a corner; and (2) South 41 degrees, 18 minutes, 00 seconds West, 169.75 feet to a point on the Northeasterly ultimate Right-of-Way line of Byberry Road, aforesaid; thence extending along the same, North 50 degrees, 00 minutes, 00 seconds West, 12.50 feet to the first mentioned point and place of beginning.

BEING Lot No. 4 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Ilya Vasserman and Elena Atochina, h/w, by Deed from Frederick G. Betz, Jr., Trustee of the "Frederick G. Betz 1992 Family Trust", Richard B. Betz, Trustee of the "Frederick G. Betz 1992 Family Trust" and Theodore Betz, Trustee of the "Frederick G. Betz 1992 Family Trust", dated 09/10/1998, recorded 11/24/1998, in Book 5249, Page 2272.

Parcel Number: 41-00-01479-00-1.

Location of property: 1427 Byberry Road, Huntingdon Valley, PA 19006-3603.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ilya Vasserman and Elena Atochina** at the suit of 21st Mortgage Corporation as Master Servicer for Christiana Trust, a Division of Wilmington Savings Fund Society, FSB, as Trustee for Knoxville 2012 Trust. Debt: \$654,063.91.

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.

17-07907

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lansdale Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a plan thereof made by Berger and Hayes, Consulting Engineers and Surveyors on January 6, 1968, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Cherry Street (52 feet wide) which point is at the distance of six hundred and thirty-seven and eighty-seven one hundredths feet, measured North five degrees thirty-eight minutes West, along the said side of Cherry Street, from a point, the Southeasterly terminus of the Southwesterly side of Cherry Street; thence extending from said beginning point, South eighty-five degrees, twenty-two minutes West, the distance of one hundred twenty-three and fifty-two one hundredths feet to a point; thence extending North eighty-four degrees twenty-two minutes East, the distance of one hundred twenty-three and fifty-two one hundredths feet to a point on the Southwesterly side of Cherry Street, aforesaid; thence extending along side of Cherry Street, South five degrees thirty-eight minutes East, the distance of thirty-seven and fifty-one hundredths feet to the first mentioned point and place of beginning.

THE SOUTHEASTERLY line thereof passing through the party wall of this premises adjoining to the Southeast.

BEING known and designated as Lot No. 41 on said Plan.

BEING the same premises which Leonard S. Harris, by Deed dated January 30, 2004, and recorded February 6, 2004, in Book 494, Page 1072, granted and conveyed unto Jose Trujillo and Maria Trujillo, husband and wife, in fee.

Parcel Number: 11-00-01748-00-5.

Location of property: : 806 Cherry Street, Borough of Lansdale, Montgomery County, PA.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jose R. Ortiz and Alyssa L. Vorhauer** at the suit of Devon Service, LLC. Debt: \$205,849.63.

Saldutti Law Group, Attorneys.

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

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

17-09387

ALL THAT CERTAIN lot or piece of ground situate in **Cheltenham Township**, Montgomery County, Pennsylvania. BEGINNING at a point in the Northwesterly side of Easton Road (as laid out 50 feet wide) at the distance of 465 feet 3 3/4 Inches Northeastwardly from the Northeasterly side of Spring House Lane 40 feet wide); thence North 47 degrees, 37 minutes West 205 feet 6 1/2 inches to a point in the Southeasterly side of a 20 foot creek right of way; thence along the same, North 50 degrees, 48 minutes, 46 seconds East 96 feet 1/2 inch to a point; thence South 47 degrees, 37 minutes East 191 feet 5 1/2 inches to a point in the aforesaid Northwesterly side of Easton Road; thence along the same, South 42 degrees, 23 minutes West 95 feet to the place of beginning.

EXCEPTING THEREOUT AND THEREFROM, a strip of land described, as follows:

BEGINNING at a point in line of land of The Atlantic Refinancing Company and land of Walter D Riley, and wife said point being at the distance of 185 feet 1 1/8 inches measured, North 47 degrees, 37 minutes West from a point on the Northwesterly side of Easton Road (70 feet wide) as widened 10 feet on each side from the former width of 50 feet, said last mentioned point being at the distance of 465 feet 3 3/4 inches measured North 42 degrees, 23 minutes East

along the said Northwesterly Side of Easton Road from the point of intersection which the said side of Easton Road produced makes with the Northeasterly Side of Spring House Lane 940 feet wide) produced; thence from the first mentioned point and place of beginning, North 47 degrees, 37 minutes West 10 feet 5 3/8 inches to a point on the Southeasterly side of a right of way for drainage; thence along said side of right of way for drainage, North 50 degrees, 48 minutes, 46 seconds East 96 feet 0 1/2 inches to a point a corner of land of George W. Coupe, and other; thence along land of George W. Coupe and other, South 47 degrees, 37 minutes East 14 feet 10 inches to a point; thence passing through land of the Atlantic Refining Company by a line extending in a Southwesterly direction and curving to the right with a radius of 260 feet 5 1/2 inches the arc distance of 20 feet 6 3/8 inches to a point of tangent; thence still passing through land of The Atlantic Refining Company, South 53 degrees, 51 minutes, 37 seconds West 76 feet 3 1/4 inches to the place of beginning.

Parcel Number: 31-00-08833-00-1.

Location of property: 246 Easton Road, Cheltenham, PA.

The improvements thereon are: Commercial.

Seized and taken in execution as the property of **GM Burke, L.L.C.** at the suit of Cheltenham School District. Debt: \$20,319.21.

Portnoff Law Associates, Ltd., Attorneys.

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

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

17-10093

ALL THOSE CERTAIN pieces or parcels of land, situate in **Lower Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, being more particularly described, as follows, to wit:

PREMISES: "A"

ALL THAT CERTAIN lot or piece of land described according to a survey and plan thereof made by David Meixner, Registered Engineer, on the 14th day of September, 1965, and last revised the 7th day of February 1966, as follows, to wit:

SITUATE on the Southwestwardly side of Featherbed Lane (ultimate width sixty feet wide) which said point is located the two following courses and distance from the intersection of the Southwesterly side of Featherbed Lane and the Northwesterly side of a certain unnamed Street, now known as Woods Edge Road (fifty feet wide) as shown on said plan, which point of intersection is on the arc of a curve curving to the right having a radius of twenty-five feet the arc distance of thirty-nine and twenty-seven one-hundredths feet to the Northwesterly side of said unnamed Street; THENCE extending from said point of tangent on the Southwesterly side of Featherbed Lane North fifty-two degrees, fourteen minutes, West one hundred two and twenty-three one hundredths feet to a point; THENCE extending on the arc of a curve curving to the left having a radius of three hundred fifty-seven and ninety-eight one-hundredths feet the arc distance of one hundred fifty and twenty-eight one hundredths feet to the first mentioned point and place of beginning; THENCE extending from said point of beginning South eight degrees twenty-nine minutes West (crossing a certain twenty foot wide sewer easement) two hundred thirteen and ninety-two one hundredths feet to a point on the Northeasterly side of a certain unnamed Street now known as Woods Edge Road as shown on said plan, THENCE extending along the Northeasterly side of said Street the three following courses and distances: (1) North eighty-one degrees, thirty-one minutes, West fifty-four and thirty-two one-hundredths feet to a point (2) THENCE on the arc of a curve curving to the left having a radius of two hundred twelve and twenty-eight one-hundredths feet the arc distance of thirteen and forty-one hundredths feet to a point and (3) North eight-five degrees five minutes, West sixteen and ninety-two one-hundredths feet to a point; THENCE extending North six degrees fifty-five minutes East (along line of land now or late of Henry B. Frederick) (recrossing said twenty foot wide sewer easement) two hundred twelve and twenty one-hundredths feet to a point on the Southwesterly side of Featherbed Lane; THENCE extending on the arc of a curve curving to the right having a radius of three hundred fifty-seven and fifty-eight one-hundredths feet the arc distance of ninety and Seventy-two one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot #21C on said Plan.

PREMISES "B"

ALL THAT CERTAIN strip of ground, situate in **Lower Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a subdivision of Apple Valley IV Annex C 2 made by David Meixner, Civil Engineer and Surveyor on the 20th day of April A.D. 1966, which plan is recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book _____ page _____, as follows, to wit:

BEGINNING at an iron pin set on the Southwesterly side of Featherbed Lane (no width given at this point) which point is measured on the arc of a curve curving to the left having a radius of three hundred fifty-seven and fifty-eight one-hundredths feet, the arc distance of two hundred forty-one feet, measured along the said side of Featherbed Lane from a point of curve therein, which last mentioned point of curve is at the distance of one hundred two and twenty-three one-hundredths feet measured North fifty-one degrees fourteen minutes West, along the said side of Featherbed Lane from a point of tangent therein, which last mentioned point of tangent is measured on the arc of a curve curving to the left having a radius of twenty-five feet the arc distance of thirty-nine and twenty-seven one-hundredths feet from a monument set at a point of curve on the Northwesterly side of a proposed Road (fifty feet wide) now known as Woods Edge Road; THENCE from said point of beginning along line of Lot # 21 C as shown on said plan, South six degrees fifty-five minutes West two hundred twelve and twenty one hundredths feet to an iron pin set on the Northeasterly side of said Proposed Road; THENCE along the same North eighty-five minutes West two and forty-one one-hundredths feet to a point; THENCE North four degrees fifty-five minutes East, along Lot #3 C 2 as shown on said plan, two hundred eleven and eight one-hundredths feet to a point on the Southwesterly side of Featherbed Lane; THENCE along the same North eighty-nine degrees nine minutes East, nine and eighty-seven one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot #3C 2 as shown on said plan and containing 1,292 feet of land be the same more or less.

HAVING ERECTED THEREON a Residential Dwelling.

BEING THE SAME PREMISES as Barbara R. Hellier, by Deed dated December 8, 2006, and recorded on December 21, 2006, by the Montgomery County of Recorder of Deeds in Deed Book 5628, at Page 1682, Instrument No. 2006156359, granted and conveyed unto Michael P. Garybush and Paula J. Kiel, as Joint Tenants with Right of Survivorship.

Parcel Number: 43-00-16219-00-1.

Location of property: 7 Woodsedge Road a/k/a 7 Woods Edge Road, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Michael P. Garybush and Paula J. Kiel** at the suit of Statebridge Company, LLC. Debt: \$148,061.26.

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.

17-15089

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, and described according to a plan thereof made by Charles E. Shoemaker, Registered Professional Engineer, dated November 15, 1952, as follows, to wit:

BEGINNING at a point on the Northeastly side of Hillcrest Road (of irregular width) at the distance of one hundred and ten feet measured on a bearing of North 15 degrees 42 minutes 48 seconds West along the said side of Hillcrest Road from a point in the same, said last mentioned point being at the distance of twenty-one and twenty-one hundredths feet measured on a bearing of North 29 degrees 17 minutes 12 seconds East along the widened portion of Hillcrest Road from a point on the Northeastly side of Hillcrest Road (50 feet wide); said last mentioned point being at the distance of one hundred twenty-two and seventy-four hundredths feet Northwestwardly measured along the Northeastly side of Hillcrest Road (50 Feet wide) on the arc of a circle curving to the right having a radius of Two hundred feet from a point of reverse curve in the same, said point of reverse curve being at the distance of one hundred seventy-six and twenty-four hundredth feet Northwestwardly measured along the Northeastly side of Hillcrest Road on the arc of a circle curving to the left having a radius of one hundred sixty-eight and thirty hundredths feet from a point of curve on the Southeastly side of Hillcrest Road, said point of curve being at the distance of six hundred fifty and eighty-one hundredths foot measured on a bearing of North 9 degrees 7 minutes 32 seconds east along the Southeastly side of Hillcrest Road from its point of intersection with the Northeastly side of Cheltenham Road (Forty-six and five tenths wide); thence extending North 60 degrees 42 minutes 48 seconds West along the widened portion of Hillcrest Road twenty-one and twenty-one hundredths feet to a point on the Northeastly side of Hillcrest Road (50 feet wide); thence extending North 15 degrees 42 minutes 48 seconds West along the last mentioned side of Hillcrest Road forty-two and ninety hundredths feet to a point of curve in the same; thence extending Northwestwardly still along the Northeastly side of Hillcrest Road on the arc of a circle curving to the right having a radius of two hundred seventy-one and sixty-two hundredths feet the arc distance of seventy-two and fourteen hundredths feet to a point; thence extending North 89 degrees 25 minutes East three hundred ten and eighty-six hundredths feet to a point on the Westerly right of way of the Pennsylvania Railroad; thence extending Southwardly along said right of way line of the arc of a circle curving to the right having a radius of seven thousand five hundred thirty-nine and forty-nine hundredths feet the arc distance of fifty and seventy-eight hundredths feet to a point; thence extending South 74 degrees 17 minutes 12 seconds West two hundred seventy-eight and twenty-three hundredths feet to the first mentioned point and place of beginning.

Parcel Number: 31-00-14752-00-4.

Location of property: 1646 Hillcrest Road, Cheltenham, PA.

The improvements thereon are: Single-family residential dwelling.

Seized and taken in execution as the property of **Jazmin K. Jones** at the suit of Cheltenham School District. Debt: \$9,764.48.

Portnoff Law Associates, Ltd., Attorneys.

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

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

17-15937

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the Village and **Cheltenham Township**, County of Montgomery and State of Pennsylvania and described according to a survey made by Charles D. Conklin, Jr. for Fred W. Hazelton dated March 24, 1926, as follows, to wit:

SITUATE on the Southwesterly side of Jefferson Avenue (No. 414) at the distance of two hundred twenty five feet Southeastwardly from the Southeastly side of Grove Avenue.

CONTAINING in front or breadth on the said Jefferson Avenue twenty five feet and extending of that width in length or depth Southwestwardly between parallel lines at right lines at right angles with Jefferson Avenue, the Northwestly line passing through the center of a brick party wall between this and the adjoining message, one hundred fifty feet.

Parcel Number: 31-00-15355-00-4.

Location of property: 414 Jefferson Avenue, Cheltenham, PA.

The improvements thereon are: Single-family residential dwelling.

Seized and taken in execution as the property of **Stewart Katuran** at the suit of Cheltenham School District. Debt: \$5,635.66.

Portnoff Law Associates, Ltd., Attorneys.

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

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

17-17873

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

BEGINNING at a point on the Northeasterly legal right of way line of Washington Street (46 feet wide) at the distance of 116.00 measured North 27 degrees 30 minutes West from its point of intersection with the Northwesterly side of Fourth Street; thence extending from said point of beginning North 27 degrees 30 minutes West, along the said legal right of way line of Washington Street 20.00 feet to a point, a corner of Lot No. 7; thence extending along the same North 62 degrees 30 minutes East crossing the Southwesterly side of 20.00 feet wide alley, (known as Silk Alley) 186.00 feet to a point in the bed of same; thence extending through said bed of said alley South 27 degrees 30 minutes East 20.00 feet to a point, a corner of Lot No. 7 thence extending along the same south 62 degrees 30 minutes West re-crossing the Southwesterly side of said alley 186.00 feet to the first mentioned point and place of beginning.

BEING Lot Number 6 on said Plan.

Parcel Number: 15-00-02583-55-2.

Location of property: 342 Washington Street, Pennsburg, PA.

The improvements thereon are: Single-family residential dwelling.

Seized and taken in execution as the property of **Robert L. Corwin, III** at the suit of Upper Perkiomen School District. Debt: \$3,422.68.

Portnoff Law Associates, Ltd., Attorneys.

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

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

17-19186

ALL THAT CERTAIN message and lot or piece of land, situate in **Souderton Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey made by C. Raymond Weir, as follows, to wit:

BEGINNING at a point on the Southwesterly curb line of South Front Street, as laid out 49 feet wide, including an 8 foot sidewalk on each side, said pin being located at a distance of 411.35 feet, Southeasterly from an iron pin at the intersection of the center line of South Front Street and Noble Street, and 16.5 feet Southwesterly from the center line of said South Front Street, thence along the Southwesterly curb line of South Front Street, South 48 degrees 30 minutes East, 40.23 feet to a point, a corner of lands now or late of Clayton F. Anders, thence along the same and passing through the party wall of a double house, South 41 degrees 30 minutes West, 55.50 feet to a point; thence, South 38 degrees 16 minutes West, 19.53 feet to a pump; thence, South 42 degrees 53 minutes West and passing through a party wall of a shed, 67.06 feet to a point in line of the North Penn Railroad Company's land, thence along the same, North 39 degrees 33 minutes West, 40.42 feet to an iron pin, a corner of land of now or late Abraham D. Hagey, thence along the same, North 41 degrees 36 minutes East, 135.80 feet to the place of beginning.

BEING the same premises in which Matthew Bealer and Amy D. Bealer, Husband and Wife, by deed dated 06/22/2010, recorded 06/29/2010 in and for the County of Montgomery, Commonwealth of Pennsylvania, in Deed Book 5771, Page 01870 and at Instrument No. 2010053499, granted and conveyed unto Anthony J. Smith.

Parcel Number: 21-00-03400-00-8.

Location of property: 132 South Front Street, Souderton, PA 18964.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Anthony J. Smith** at the suit of Nationstar Mortgage LLC. Debt: \$194,926.55.

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.

17-19856

ALL THAT CERTAIN building unit in the property known, named and identified in the Declaration Plan referred to below as Towamencin Condominium, section one located on Bustard Road, **Towamencin Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196 by the recording in the Office for the Recording of Deeds of Montgomery County, a Declaration dated February 8, 1974 and recorded March 4, 1974 in Deed Book 3925 page 308 and amendment thereto dated March 21, 1974 and recorded March 24, 1974 in Deed Book 3929 page 387 and further amendment thereto dated May 9, 1974 and recorded May 14, 1974 in Deed Book 3942 page 64 and Declaration Plan dated February 8, 1974 and recorded March 4, 1974 in Condominium Plan Book 2 page 48 and amendment to the declaration plan of Towamencin Condominium dated May 9, 1974 and recorded May 14, 1974 in Deed Book 3942 page 55 and amended Declaration Plan dated February 6, 1974 and recorded May 14, 1974 in Condominium Plan Book 3 page 8 and a Code of Regulations dated February 8, 1974 and recorded March 4, 1974 in Deed Book 3925 page 273 and amendment thereto dated May 9, 1974 and recorded May 14, 1974 in Deed Book 3942 page 83 being designated on Declaration Plan as Building 24 Unit 285, as more fully described in such Declaration Plan and Declaration.

TOGETHER with an undivided interest in the Common Elements (as defined in such Declaration of Condominium) of .51188% which interest may be reduced to not less than an undivided .19797% interest, within ten years from the date of Recordation of the Declaration of Condominium, by the execution of recording by Grantor of one or more amendments to the Declaration of Condominium pursuant to and in accordance with provisions of Section 7 of Declaration of condominium, as amended.

BEING the same premises which Francis E. Regli, by Deed dated 10/18/2002 and recorded 10/28/2002, in Deed Book 5431, page 1992 granted and conveyed unto Patricia F. Schaefer, in fee.

Parcel Number: 53-00-02025-64-9.

Location of property: 104 Continental Drive, Building 24, Condominium 285, Harleysville, PA 19438.

The improvements thereon are: Condominium/Townhouse.

Seized and taken in execution as the property of **Patricia Schaefer a/k/a Patricia F. Schaefer** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$129,757.31 plus interest to sale date.

Martha Von Rosenstiel, P.C., Attorneys.

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

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

17-20314

ALL THAT CERTAIN lot or tract of land with the buildings and improvement thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania bounded and described according to a Plan thereof made September 10, 1954 revised July 8, 1955 by Charles E. Shoemaker, Reg. Prof. Eng. of Abington, Pennsylvania as follows:

BEGINNING at the point of intersection which the Northwesterly side of Edgewood Avenue (fifty feet wide) makes with the Northeasterly side of Patane Avenue (fifty feet wide); thence along the said side of Patane Avenue North forty-six degrees, no minutes West, one hundred feet to a point; thence North forty-four degrees, no minutes East, thirty-seven and fifty one-hundredths feet to a point; thence on a line passing through the party wall of a semi-detached dwelling South forty-six degrees, no minutes East, one hundred feet to a point on the aforementioned Northwesterly side of Edgewood Avenue; thence along the same South forty-four degrees, no minutes West, thirty-seven and fifty one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot #38-A on the aforementioned plan and also being Lot #35 and part of Lot #36, Block "Q" on Plan of Roslyn Heights.

BEING THE SAME PREMISES WHICH Charles A. Ziccardi and Denise A. Ziccardi, his wife, by Deed dated 9/30/1997 and recorded 10/10/1997, in the Office for the Recorder of Deeds, etc., in and for the County of Montgomery in Record Book Volume 5202 Page 2101, granted and conveyed unto Lorraine B. Stevens and Lynn A. Stevens, in fee.

Parcel Number: 30-00-16936-00-8.

Location of property: 1500 Edgewood Avenue, Abington, PA 19001.

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

Seized and taken in execution as the property of **Lynn A. Stevens** at the suit of Midfirst Bank. Debt: \$86,930.72.

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.

17-23205

ALL THAT CERTAIN lot or piece of ground, situate in **Limerick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of major subdivision "Deer Run" made for Conti Construction Co. by Eustache Engineering & Associates, dated 11/09/1989 and last revised on 3/17/1993 and recorded in Plan Book a-56 Page 241, as follows, to wit:

BEGINNING at a point on the southwesterly side of Doe Court (variable width) at a corner of this and Lot No. 83 as shown on the above mentioned plan; thence extending from said point of beginning and along Lot No. 87 South 58 degrees 01 minutes 25 seconds west and crossing a certain 10 feet wide utility easement and a 10 feet wide drainage easement 100.00 feet to a point, a corner in line of open space; thence extending along the same North 31 degrees 58 minutes 35 seconds west 20 feet to a point, a corner of Lot No. 89 on said plan; thence extending along the same North 58 degrees 01 minutes 25 seconds East and re-crossing the aforesaid 10 feet wide utility easement and a 10 feet wide drainage easement 100.00 feet to a point on the southwesterly side of Doe Court; thence extending along the same South 31 degrees 58 minutes 35 seconds East 20 feet to the first mentioned point and place of beginning.

BEING known as Lot #88 on the above mentioned plan.

BEING THE SAME PREMISES which William B. Culp and Monika Willard k/n/a Monika W. Culp, husband and wife by deed dated 11/20/2001 and recorded 1/7/2002, in the Office for the Recorder of Deeds, etc., in and for the County of Montgomery in Record Book Volume 5390 Page 2192, granted and conveyed unto Richard Dowdall and Douglas Ullery, in fee.

Parcel Number: 37-00-00653-40-8.

Location of property: 880 Doe Court, Royersford, PA 19468.

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

Seized and taken in execution as the property of **Richard Dowdall and Douglas Ullery** at the suit of Midfirst Bank. Debt: \$120,849.71.

KML Law Group, P.C., Attorneys.

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

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

17-29455

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

BEGINNING at a corner of lands of Guy B. Hoffman, said point being in the bed of W. Moyer Road, ultimate width by Lot Plan of 60 feet, leading from Pennsylvania Traffic Route 100 to Gilbertsville Road, thence from said point of beginning leaving said W. Moyer Road and along lands of the aforesaid Guy B. Hoffman and lands of Upper Pottsgrove Recreation Association the following two (2) courses and distances to wit: (1) South 36 degrees 32 minutes West, 433 85 feet; and (2) South 36 degrees 32 minutes West 492 03 feet to a corner; thence continuing along lands of the aforesaid Upper Pottsgrove Recreation Association, North 55 degrees 19 minutes West 148 80 feet and South 37 degrees 08 minutes West, 577 50 feet to a corner on line of lands of late Morgan Ludy, thence along the latter lands, North 55 degrees 19 minutes West, 197 68 feet and South 57 degrees 59 minutes West, 87 17 feet to a corner of lands of George L. Rapp and Judith Jane Rapp, his wife, thence along the latter lands, North 35 degrees 29 minutes East, 746 57 feet to a corner and South 54 degrees 31 minutes East, 15 53 feet to a corner and North 37 degrees 18 minutes East, 188 50 feet to a point and North 34 degrees 48 minutes East, 228 64 feet to a corner other lands of Herbert E. and Florence L. Hildenbrand; thence along the latter lands South 53 degrees East 296 29 feet and North 36 degrees 32 minutes East, 432 10 feet to a corner in the bed of the aforesaid W. Moyer Road, thence along and in said W. Moyer Road, South 55 degrees East, 50 00 feet to a corner and place of beginning.

BEING all of Tract #2.

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

Parcel Number: 60-00-02260-20-9.

Location of property: 140 West Moyer Road, Pottstown, PA 19464.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Bret Hansley a/k/a Bret Hansely a/k/a Bret Hansly and Melissa Hansley a/k/a Melissa Hansely** at the suit of Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates Series 2006-R2 c/o Ocwen Loan Servicing, LLC. Debt: \$334,597.62.

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.

18-00983

ALL THAT CERTAIN lot, parcel or piece of ground having the address of 200 West Mt. Carmel Avenue, Glenside, Pennsylvania 19038-3407, located in **Cheltenham Township**, County of Montgomery, and Commonwealth of Pennsylvania, and

BEGINNING at a point in the intersection of the center line of Tyson Avenue, Twenty eight feet wide and the center line of Lynwood Avenue, Thirty three feet wide; thence extending along said center line of Tyson Avenue North Fifty degrees, forty nine minutes West, Sixty six and sixty six one-hundredths feet to a point; thence by land now or late of John Callow, North Thirty seven degrees, twelve minutes East, Two hundred sixty and sixty five one-hundredths feet to a point in the original center line of Mt. Carmel Avenue, originally Thirty three feet wide but now widened to Fifty feet by the addition of Seventeen feet on the Northeasterly side; thence along said center line South Forty eight degrees, thirty four minutes East Sixty seven and six one-hundredths feet to a point in the center line of aforesaid Lynwood Avenue; thence by the same South, Thirty seven degrees, Twelve minutes West, Two hundred fifty eight feet to the place of beginning.

Parcel Number: 31-00-19678-00-1.

Location of property: 200 W. Mt. Carmel Avenue, Cheltenham, Pennsylvania.

The improvements thereon are: Single-family residential dwelling.

Seized and taken in execution as the property of **Beatrice R. Stocker** at the suit of School District of Cheltenham Township. Debt: \$7,426.43.

Portnoff Law Associates, Ltd., Attorneys.

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

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

18-02278

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in the **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described according to a survey and plan thereof made by Reader, Magarity and Bryant, dated August 10, 1951 an follows, to wit:

BEGINNING at a point on the southwest side of Basin Street (50 feet wide) at the distance of 230.06 feet southeast from the point of intersection of the said side of basin street and the southeast side of Old Green Alley Road (as laid out on said plan 32 feet wide); thence along the said side of Basin Street, south 49 degrees 20 minutes east, 15.98 feet to a point, a corner of Premises No. 430 E. Basin Street; thence along the same, south 40 degrees 40 minutes west,

the line for a portion of the distance passing through the middle of the partition wall which separates the house on these premises from that on the adjacent premises, 90 feet to a point on the northeast side of a 20 foot wide driveway; thence along the said side thereof, north 49 degrees 20 minutes west, 15.98 feet to a point, a corner of Premises No. 426 E. Basin Street; thence along the same, north 40 degrees 40 minutes east, the line for a portion of the distance passing through the middle of the partition wall which separates the house on these premises from that on the adjacent premises, 90 feet to the place of beginning

BEING the same premises conveyed to Mansfield Butler and Leah C. Butler, his wife, from Thomas Butera and Margaret M. Butera, his wife, by Deed dated September 13, 1951, and recorded on September 13, 1951, as Instrument Number: 1951000547 in Book 2212, Page 391.

Parcel Number: 13-00-03944-00-3.

Location of property: 428 East Basin Street, Norristown, Pennsylvania 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Leah Butler a/k/a Leah C. Butler** at the suit of American Advisors Group. Debt: \$123,799.71.

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.

18-02362

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 prepared for Westrum Land Development Corporation by Stout, Tacconelli & Associates, Inc., Civil Engineering and Land Surveying dated 6/9/1989 and last revised 1/24/1990 and recorded in the Office for the Recorder of Deeds of Montgomery County of Plan Book A-52 page 29 as follows, to wit:

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

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

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

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

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

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

The improvements thereon are: Residential dwelling.

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

RAS Citron, LLC, Attorneys.

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

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

18-02468

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania bounded and described in accordance with a survey made by Will D. Hiltner, Registered Engineer, on January 4, 1941, bounded and described as follows, to wit:

BEGINNING at a point on the Northeastly side of East Airy Street at a distance of One Hundred forty three feet Northwesterly from the North corner of Airy and Walnut Streets, thence at right angles to Airy Street, passing through the partition wall of the house on these premises and the adjoining house owned by Francesca and Frank Genova, North thirty-six degrees East Sixty three and four tenths feet to a point in this and other land of Frank Genova formerly of the W.H. Knean Lumber Company thence along this Latter land and parallel to Airy Street North fifty four degrees West Seventeen feet to a point, a corner of this and property of Charles Santangelo, thence parallel to the first line South thirty six degrees West Sixty three and four tenth feet to the Northeastly side of Airy Street, aforesaid; thence along the said side of Airy Street South Fifty four degrees East Seventeen feet to the place of beginning.

BEING the same property conveyed to Vinnie L. Brown and Solomon Brown who acquired title, as tenants by the entirety, by virtue of a deed from Vinnie L. Goudy, dated November 7, 2005, recorded November 25, 2005, at Document ID 2005172205, and recorded in Book 05580, Page 1562, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 13-00-00380-00-3.

Location of property: 361 East Airy Street, Norristown, PA 19401.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Solomon Brown and Vinnie L. Brown** at the suit of LSF10 Master Participation Trust. Debt: \$65,231.84.

Manley Deas Kochalski, LLC, Attorneys.

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

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

18-03721

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, situate in **Hatfield Township**, Montgomery County, Pa., and described according to a Plan of Lots made for Valley Gardens, Inc., by Herbert H. Metz, Inc., Reg. Engineer dated March 25, 1958 as follows, to wit:

BEGINNING at a point on the Northeasterly side of Garden Road (50 feet wide) said point being the three following courses and distances from a point of curve on the Northwesterly side of Walnut Street (41.5 feet wide) (1) leaving Walnut Street on 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 Northeasterly side of Garden Road (2) North 46 degrees 54 minutes 30 seconds West along the Northeasterly side of Garden Road 245 feet to a point of curve on the same and (3) Northwestwardly along the Northeasterly side of Garden Road on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 45 feet to the place of beginning; thence extending from said point of beginning Northwestwardly and Westwardly partly along the Northeasterly and partly along the Northerly sides of Garden Road on the arc of a circle curving to the left having a radius of 175.00 feet crossing a certain 15 feet wide drainage easement the arc distance of 100 feet to a point on the Westerly side of said Easement; thence extending North 04 degrees 23 minutes West along the Westerly side of the aforesaid Easement 332.96 feet to a point an angle in the said Easement; thence extending North 43 degrees 06 minutes East along the Northwesterly side of said Easement 60 feet to a point; thence extending South 46 degrees 54 minutes East re-crossing the aforesaid 15 feet wide Drainage Easement 268.28 feet to a point; thence extending South 28 degrees 21 minutes 30 seconds West 242.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 9 as shown on the above-mentioned plan.

BEING THE SAME PREMISES which Milton Oscar by Deed dated 09/16/1993 and recorded 09/29/1993 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5056 Page 125, granted and conveyed unto Mark A. Oscar.

Parcel Number: 35-00-03967-00-3.

Location of property: 1554 Garden Road, Lansdale, PA 19446.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Milton Oscar** by Deed dated 09/16/1993 and recorded 09/29/1993 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5056 Page 125, granted and conveyed unto **Mark A. Oscar** at the suit of Ocwen Loan Servicing, LLC. Debt: \$248,669.60.

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.

18-06255

ALL THAT CERTAIN stucco house and lot or piece of land situate in **Pottstown Borough**, Montgomery County, Pennsylvania, known as No. 220 North Warren Street, bounded and described as follows, to wit:

BEGINNING at the northeast intersection of Warren Street with a 20 feet wide alley between Beech Street and Lincoln Avenue; thence northwardly or northeastwardly along the east side of Warren Street, 27 feet 4 1/2 inches to land now or late of Stella M. Swinehart; thence eastwardly along the same, 135 feet, passing in part of said course through the middle of the party or partition wall of premises on the northward, to the west side of another 20 feet wide alley; thence southwardly along said alley 24 feet 6 1/2 inches to the northwest intersection of said alley with the first mentioned alley; thence westwardly along the same, 140 feet to the point or place of beginning.

BEING the same premises conveyed to Kristen R. Genova from Oliver M. Corum, Executor of the Estate of Edna E. Corum, Deceased by deed dated January 2, 2013, and recorded on January 3, 2013, as Instrument No. 2013000958 in Book 5860, Page 461.

Parcel Number: 16-00-31496-00-6.

Location of property: 220 North Warren Street, Pottstown, Pennsylvania 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kristen R. Carrone a/k/a Kristen R. Genova** at the suit of Citizens Bank, N.A. Debt: \$37,680.56.

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.

18-06753

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania. BEGINNING at a point in the centerline of Waverly Road (thirty three feet wide) said point being at the distance of five hundred fifty six and twenty three one hundredths feet measured south forty three degrees twenty seven minutes west from the intersection which the centerline of Waverly Road makes with the centerline of Church Road (thirty three feet wide); thence from the place of beginning passing over a stone on the southeasterly side of Waverly Road south sixty degrees fifty five minutes east one hundred forty two and three one hundredths feet to a stone, thence south twenty nine degrees five minutes west two hundred feet to a stone, thence along land of Dennis J. Cardinal Dougherty, Deceased, passing over a stone on the southeasterly side of Waverly Road north sixty degrees fifty five minutes west one hundred ninety three and twenty six one hundredths feet to a point in the centerline of said Waverly Road, thence along centerline of Waverly Road north forty three degrees twenty seven minutes east two hundred six and forty six one hundredths feet to a point; the place of beginning.

BEING the same property conveyed to James E. Bush and Edna M. Bush, Husband and Wife, as Tenants by the Entirety, by Deed dated November 28, 1997, from Albert T. Gilliam, of Record in Book 5210 Page 1387, Office of the Montgomery Court Clerk. The said Edna M. Bush, DOD 11/10/2016, and James E. Bush, DOD 01/04/2013, vesting title in Gary Vaughn and the Unknown Heirs of Edna M. Bush, Deceased.

Parcel Number: 31-00-27985-00-1.

Location of property: 709 West Waverly Road, Glenside a/k/a Cheltenham, PA 19038.

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

Seized and taken in execution as the property of **The Unknown Heirs of Edna M. Bush, Deceased and Gary Vaughn, Solely in His Capacity as Heir of Edna M. Bush, Deceased** at the suit of Ditech Financial LLC. Debt: \$146,179.54.

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.

18-07977

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a survey and plan thereof made by George B. Mebus, Registered Professional Engineer, Glenside, PA on June 4, 1952, known as plan of Sunnycrest Homes, as follows, to wit:

BEGINNING at a point on the northeast side of Sunnycrest Road [50 feet wide], which point is measured South 47 degrees 40 minutes 28 seconds East 509.03 feet from a point of curve, which point is measured on the arc of a circle curving to the right having a radius of 175 feet the arc distance of 274.89 feet from a point of tangent on the Northwest side of Sunnycrest Road, which point is measured North 42 degrees 19 minutes 32 seconds east 97.94 feet from a point of curve, which point is measured on the arc of a circle curving to the left having a radius of 20 feet the arc distance of 24.69 feet from a point on the Northeast side of Goentner Road 50 feet wide containing in front or breadth on the said Northeast side of Sunnycrest Road 62 feet and extending of that width in length or depth Northeastward between parallel lines at right angles to the said Sunnycrest Road 118.59 feet to the Southwesterly side of Moreland Road [56.5 feet wide] [Route 63].

BEING known as Lot #15 on said plan.

BEING the same premises as Robert S. Green and Andrea S. Green, by Deed recorded on May 8, 2002, by the Montgomery County Recorder of Deeds in Book 5406, at Page 2004, granted and conveyed unto Joseph M. Gibbons and Denise D. Gibbons, as Tenants by the Entireties.

Parcel Number: 30-00-64188-00-6.

Location of property: 2939 Sunnycrest Road, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Denise D. Gibbons and Joseph M. Gibbons** at the suit of New Penn Financial, LLC. Debt: \$136,481.59.

Stern & Eisenberg, P.C., Attorneys. Attorney I.D. #318705.

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

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

18-12714

ALL THAT CERTAIN tract or parcel of land, situate in the Fourth (Eighth) ward of **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a Survey as made by George F. Shaner, Registered Engineer, as follows, to wit:

BEGINNING at a corner, lands of Jack F. Eckstrom, said point being on the Northeasterly property line of Diamond Street (50 feet wide) and distant along the same, from the Northeasterly property line intersection of Feist Avenue (40 feet wide) and the aforesaid Diamond Street, South 52 degrees 05 minutes East 160.0 feet; thence from said point of beginning, along the side of the Eckstrom property, North 37 degrees 55 minutes East, 140.0 feet to a corner on the Southwesterly property line of a given 20 feet wide alley, thence along the same, South 52 degrees 05 minutes East 60.0 feet to a corner, lands of Harry R. Nagengast; thence along the same South 37 degrees 55 minutes West 140.0 feet to a corner on the aforesaid Northeasterly property line of Diamond Street; thence along the same North 52 degrees 05 minutes West 60.0 feet to the place of beginning.

BEING the same premises conveyed to Todd Russell Smoyer, by deed from Bambi L. Christman, dated 10/21/2005 and recorded 10/28/2005 in Montgomery County Book 5577, Page 1023.

Parcel Number: 16-00-07064-00-3.

Location of property: 287 Diamond Street, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Todd Russell Smoyer** at the suit of Keybank, NA s/b/m to First Niagara Bank, NA s/b/m to Harleysville National Bank and Trust Company. Debt: \$149,609.04.

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.

18-14221

ALL THAT CERTAIN lot or piece of ground situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a survey made by George F. Shaner, Registered Engineer, as follows, to wit:

BEGINNING at a stake in a public road known as State Rural Route No. 46185 leading from Buchert Road to Bliem Road; thence along lands now or late of Milton Gephart North 65 degrees 6 minutes 26 seconds West 232.82 feet to a point a corner of a private road; thence along the Easterly side thereof South 43 degrees 34 minutes West 259.85 feet to a point a corner of lot #4; thence along the same South 66 degrees 43 minutes East 222.48 feet to a point in the bed of the aforesaid public road; thence along the same North 46 degrees 17 minutes East 257.71 feet to the point and place of beginning.

BEING Lot #7 on said plan.

BEING the same premises which Robert L. Breuninger and Francys Breuninger, h/w, by their Deed dated August 15, 1974, and recorded August 21, 1974, in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania in Deed Book 3970, page 265, granted and conveyed unto Edward W. Gible and Alvera P. Gible, husband and wife. The said Alvera P. Gible died on July 22, 2016.

Parcel Number: 42-00-02812-00-8.

Location of property: 1559 Kepler Road, Pottstown, PA 19464.

The improvements thereon are: A single-family dwelling.

Seized and taken in execution as the property of **Edward W. Gible** at the suit of SRP 2014-17, LLC. Debt: \$228,148.97.

Norris McLaughlin, P.A., Attorneys.

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

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

18-14589

ALL THAT CERTAIN Unit in the property known, name and identified in the Declaration Plan referred to below as Valley Forge Tower West Condominium, in the Upper Ward, **Upper Merion 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 Recording of Deeds in and for Montgomery County, Pennsylvania, the Declaration of Valley Forge Tower West Condominium dated December 6, 1976 and recorded December 6, 1976 in Deed Book 4162, Page 540 and Amendment thereto dated August 21, 1979 and recorded September 6, 1979 in Deed Book 4449, Page 473; and Second Amendment dated April 6, 1981 and recorded in Deed Book 4617, Page 171; and a Third Amendment thereto dated October 13, 1981 and recorded October 22, 1981 in Deed Book 4664, Page 647; and a Fourth Amendment thereto dated January 28, 1982 and recorded February 4, 1982 in Deed Book 4678, Page 877; and the Declaration Plan of Valley Forge Tower West, Condominium dated December 6, 1976 and recorded December 6, 1976 in Condominium Plan Book 4, Page 94; First Amendment to the Declaration Plan dated January 12, 1982 and recorded in Condominium Plan Book 9, Pages 19 and 20 and the Code of Regulations of Valley Forge Tower West condominium dated December 6, 1976 and recorded December 6, 1976 in Deed Book 4162, Page 568 and Amendment thereof dated August 21, 1979 and recorded September 6, 1979 in Deed Book 4449, Page 471; and Second Amendment thereto dated January 9, 1981 and recorded in Deed Book 4596, Page 368 and third Amendment thereto dated April 6, 1981 and recorded in Deed Book 4617, Page 175; and Fourth Amendment thereto dated March 19, 1982 and recorded in Deed Book 4684, Page 1510; and a Fifth Amendment thereto dated October 11, 1995 and recorded in Deed Book 5137, Page 313 being designated on such Declaration Plan as unit 1423; more fully described in such Declaration Plan and Declaration together with an initial proportionate undivided interest in the Common Elements (as defined in such Declaration) of .307%.

BEING the same premises which Stanton Cherry and Joseph Beller, Trustees and Martin Cohen Surviving Settlor, by Deed dated October 12, 2007 and recorded October 17, 2007, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5668, Page 2942, as Instrument No. 2007126311, granted and conveyed unto Martin Cohen.

Parcel Number: 58-00-19305-30-2.

Location of property: 21423 Valley Forge Circle, #1423, King of Prussia, PA 19406.

The improvements thereon are: Condominium High Rise.

Seized and taken in execution as the property of **Jeffrey M. Cohen, Known Heir of the Estate of Martin Cohen, Deceased and Unknown Heirs of the Estate of Martin Cohen, Deceased** at the suit of U.S. Bank National Association, not in its Individual Capacity, but Solely as Trustee for the RMAC Trust, Series 2016-CTT. Debt: \$289,392.95.

Richard M. Squire & Associates, LLC, Attorneys.

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

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

18-14620

ALL THAT CERTAIN dwelling and lot of land, known as 434 Johnson Street, in the 9th Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described according to a survey made thereof by George F. Shaner, R.E., as follows, to wit:

BEGINNING at an iron pin set at southeast property line intersection of Johnson Street (40-foot wide) and a 20-foot wide alley; thence along the south side of said alley, South 54 degrees 26 minutes East, 169 feet 10-1/2 inches to a corner of other lands of Fioni; thence along the same, South 35 degrees 34 minutes West, 17.83 feet to a corner; thence along other lands of Fioni passing through the middle of a joint concrete block wall of a double dwelling, North 54 degrees 23 minutes West, 170 feet 9-1/4 inches to a corner on the east side of Johnson Street thence along same, North 38 degrees 29 minutes East, 17 feet 8-3/4 inches to the place of beginning.

EXCEPTING AND RESERVING unto Pasquale Fioni and Filomena Fioni, their heirs and assigns, the full and free liberty and right at all times hereafter and-forever to have and use a way of ingress and egress for vehicular and passenger travel, but not for parking, said passageway being described as follows:

BEGINNING at a point in the north line of the aforesaid property being the south line of a 20-foot wide alley, said point being South 54 degrees 26 minutes East 100 feet from the iron pin set at the southeast property line intersection of Johnson Street and said 20-foot wide alley; thence along land about to be conveyed to Grantees, South 38 degrees 29 minutes West, 17.69 feet to a point, thence along other land of Pasquale Fioni, South 54 degrees 23 minutes East, 20 feet to a point; thence Northeastwardly 17.69 feet, more or less, to the south side of said alley; thence along the same North 54 degrees 26 minutes East, 20 feet to the plate of beginning.

IT IS DISTINCTLY AGREED that the cost of maintenance of said passageway shall be borne equally by Pasquale Fioni and Filomena Fioni, his wife, their heirs and assignee, and the Grantees, their heirs and assigns. Failure on the part of Pasquale Fioni and Filomena Fioni, their heirs and assigns, to pay for such maintenance shall entitle Richard Henry Conrath and Shirley Mae Conrath, their heirs and assigns, to declare this easement or right-of-way terminated or at an end.

BEING the same premises in which Robert R. Conrath, Executor of the estate of Richard Henry Conrath, a/k/a Richard H. Conrath, a/k/a Richard Conrath, Deceased, by deed dated 07/29/2002 and recorded 08/23/2002 in the Office of the Recorder of Deeds in and for the County of Montgomery, Commonwealth of Pennsylvania, in Deed Book 5421, Page 0475, granted and conveyed to Barbara A. Walker and William H. Buckingham, Sr., as Joint Tenants with the right of Survivorship and not as Tenants in Common.

AND THE SAID William H. Buckingham, Sr. passed away on or about June 22, 2018, thereby vesting title solely unto Barbara A. Walker by right of survivorship.

Parcel Number: 16-00-16556-00-6.

Location of property: 434 Johnson Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Barbara A. Walker** at the suit of New Residential Mortgage Loan Trust 2014-3. Debt: \$45,321.08.

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.

18-15269

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Abington Township**, County of Montgomery, Commonwealth of Pennsylvania, being Lot No. 3, as laid out on Plan of Lots known as Roslyn Valley Tract No. 2 dated 6/5/1941 and revised 8/14/1941 and 12/1/1946 by C. Raymond Weis, Registered Professional Engineer, Ambler, PA, and recorded in Deed Book Volume 1828, Page 600, Montgomery County Recorder more particularly bounded and described as follows, to wit:

BEGINNING at a point on the Southwesterly side of Fernwood Avenue (50 feet wide) said point being South 66 degrees, 40 minutes, 30 seconds East, 110 feet from a point at the intersection of the said side of Fernwood Avenue with the Southeasterly side of Johnston Avenue (40 feet wide) (both lines produced); thence from the point of beginning along the Southwesterly side of Fernwood Avenue, the 2 following courses and distances, to wit: (1) South 66 degrees, 40 minutes, 30 seconds East, 6.12 feet to a point, a point of curvature and (2) by a curved line bearing to the left in an Easterly direction with a radius of 625 feet, the arc distance of 50 feet to a point, a corner of Lot No. 30; thence along the same, South 18 degrees, 44 minutes, 29 seconds West, 196.74 feet to a point in the middle of a 20 feet right of way reserved for township sewers; thence along the same, the 2 following courses and distances, to wit: (1) North 89 degrees, 21 minutes, 03 seconds West, 15.77 feet to a point and (2) South 84 degrees, 53 minutes, 22 seconds West, 65.09 feet to a point, a corner of Roslyn Valley Tract No. 3; thence along the same and along the middle of 20 feet right of way reserved for township sewers and along the middle of a proposed new creek channel, North 23 degrees, 19 minutes, 30 seconds East, 231.21 feet to the first mentioned point and place of beginning.

BEING known as 2596 Fernwood Avenue, Abington, PA 19001.

BEING the same premises which David F. Mascione and Theresa M. Mascione, husband and wife, by Deed dated July 25, 2016 and recorded July 29, 2016, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 6009, Page 1150, as Instrument No. 201656435, granted and conveyed unto Brett T. Medlin, in fee.

Parcel Number: 30-00-20212-00-8.

Location of property: 2596 Fernwood Avenue, Abington, PA 19001.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Brett T. Medlin** at the suit of Quicken Loans Inc. Debt: \$168,932.10.

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.

18-15559

ALL THAT CERTAIN unit in the property known, named and identified as The Village at Sawmill Valley Condominium and whereby First Amendment to Declaration, Condominium is now known as Sawmill Village Condominium, located in **Horsham Township**, County of Montgomery, Commonwealth of Pennsylvania, which has, heretofore been submitted to the provisions of the Uniform Condominium Act, 68 Pa C.S. 3101 et seq., by the recording in the Montgomery County Department of Records of a Declaration dated November 22, 1982 and recorded on December 8, 1982 in Deed Book 4697 Page 495, and an Amendment thereto dated September 6, 1983 and recorded September 7, 1983 in Deed Book 4717 Page 814; and a Second Amendment thereto dated January 6, 1984 and recorded January 13, 1984 in Deed Book 4727 Page 2092; and a Third Amendment thereto dated April 30, 1984 and recorded May 9, 1984 in Deed Book 4735 Page 1935; and a Fourth Amendment thereto dated August 10, 1984 and recorded August 22, 1984 in Deed Book 4745 Page 1657; and a Fifth Amendment thereto dated September 11, 1984 and recorded September 19, 1984 in Deed Book 4748 Page 602; and a Sixth Amendment thereto dated October 24, 1984 and recorded November 7, 1984 in Deed Book 4752 Page 120; and Declaration Plan dated November 8, 1982 and recorded on December 8, 1982 in Condominium Plan Book 9 Pages 49 To 53; being and designated as Unit B-1 together with a Proportionate Undivided Interest in the Common Elements (as defined in such Declaration) of 0.8929%.

BEING the same premises conveyed which Deed, dated 04/05/12, conveying from Charles P. McClintock to Nicholas Rivelli, recorded 04/24/12, in Book 5833, Page 01324, Instrument # 2012039829.

Parcel Number: 36-00-11669-68-8.

Location of property: 20 Hickory Drive, #B1, Horsham, PA 19044-1935.

The improvements thereon are: Residential Condo-Garden Style.

Seized and taken in execution as the property of **Nicholas Rivelli** at the suit of Ditech Financial LLC. Debt: \$173,239.81.

KML Law Group, PC, Attorneys.

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

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

18-15696

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

BEGINNING at the Northernmost terminus of a radial corner connecting the Southeasterly side of Manchester Road (40 feet wide) with the Northeasterly side of Melrose Avenue (formerly Kenwood Road) (40 feet wide), thence extending North 41 degrees, 22 minutes, 20 seconds East along the Southeasterly side of Manchester Road 156395 feet to a point, thence extending South 48 degrees, 37 minutes, 20 seconds East 74 feet to a point, thence extending North 41 degrees, 22 minutes, 20 seconds East to a stone, thence extending South 48 degrees, 37 minutes, 20 seconds East 46.62 feet to a point, thence extending South 41 degrees, 22 minutes, 40 seconds West 68.08 feet to an iron pipe, thence extending South 16 degrees, 9 minutes, 40 seconds West crossing a driveway 91.07 feet to an iron pipe in the Northeasterly side of Melrose Avenue, thence along the Northeasterly side of Melrose Avenue the three following courses and distances (1) North 71 degrees 46, minutes, 55 seconds West 78.50 feet to a point of curve, (2) in a Northwestwardly direction on the arc of a circle on a line curving to the right having a radius of 194.73 feet the arc distance of 78.71 feet to a point of tangent; (3) North 48 degrees, 37 minutes, 20 seconds West 69 feet to the Southernmost terminus of above radial corner, thence in a Northwardly direction on the arc of a circle on a line curving to the right having a radius of 10 feet the arc distance 15.71 feet to the Southeasterly side of Manchester Road the first mentioned point and place of beginning.

BEING the same premises conveyed to Tashnyka Tran and Alec Tran. By deed from Tashnyka Tran, dated 10/04/2005 and recorded 10/31/2005 in Book #5577, Page # 1611.

Parcel Number: 31-00-18148-00-1.

Location of property: 7501 Manchester Road, Elkins Park, PA 19027.

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

Seized and taken in execution as the property of **Alec Tran and Tashnyka Tran** at the suit of Nationstar Mortgage LLC d/b/a Mr. Cooper. Debt: \$370,436.43.

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.

18-16196

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Springfield Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot No. 22 on Plan of Development made for Joel D Schwartz., which plan is recorded at Norristown, in the Office for the Recording of Deeds in Deed Book 2132, Page 601 & C and described as follows, to wit:

BEGINNING at a point on the Southerly side of the cul-de-sac of Brookside Road, which point is at the distance of 71 39 feet measured on a line curving to the right having a radius of 60 feet from a point of 133 9 feet, measured on a line curving to the left having a radius of 165 feet from a point of curve on the Southwesterly side of Brookside Road (50 feet wide), which point of curve is at the distance of 366 91 feet measured, North 74 degrees 51 minutes West along said side of Brookside Road from a point of tangent, which point of tangent is at the distance of 19 99 feet measured on a line curving to the left having a radius of 18 93 feet from a point of reverse curve is at the distance of

105 62 feet, measured on a line curving to the right having a radius of 50 feet from another point of reverse curve, which last mentioned point of reverse curve is at the distance of 19 99 feet measured on a line curving to the left having a radius of 18 93 feet from a point of curve on the Southwesterly side of Brookside Road, which point of curve is at the distance of 440 feet, measured North 74 feet 51 minutes West along said side of Brookside Road to a point, which point is at the distance of 5 feet measured, South 15 degrees 09 minutes West to a point on the Southwesterly side of Brookside Road (40 feet wide), which last mentioned point is at the distance of 150 feet measured, North 74 degrees 51 minutes West along said side of Brookside Road from its point of intersection with the Northwesterly side of Bethlehem Pike (60 feet wide), thence extending from point of beginning along Lot No 23 on said plan and through the center of a 10 feet wide drainage easement and crossing a small stream of water, South 36 degrees 52 minutes 06 seconds West 237 24 feet to a point, thence North 46 degrees 09 minutes 30 seconds West crossing the aforesaid stream of way, 190 92 feet to a point, thence North 41 degrees 40 minutes 50 seconds East 75 feet to a point, thence along Lot No 21 on said plan, North 78 degrees 37 minutes 56 seconds East 216 11 feet to a point on the Westerly side of the cul-de-sac of Brookside Road, thence along said cul-de-sac on a line curving to the left having a radius of 60 feet, the arc distance of 43 74 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Calvin R. Snowden, Jr. and Mei Ling Dan, as Tenants with Rights of Survivorship by Deed from David Haasz and Stephanie A. Haasz recorded 01/10/2005 in Book 6539, Page 2385 Parcel Number: 52-00-02461-00-7.

Location of property: 46 Brookside Road, Glenside (Township of Springfield), PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Calvin R. Snowden a/k/a Calvin R. Snowden, Jr. and Mei Ling Dan** 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: \$275,435.13.

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

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

18-17139

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

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

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

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

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

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Michelle R. Wheeler-Farmer, a/k/a Michele Wheeler, a/k/a Michelle R. Wheeler Farmer, a single person and Robert Farmer** at the suit of LSF9 Master Participation Trust. Debt: \$202,809.71.

Manley Deas Kochalski LLC, Attorneys.

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

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

18-18318

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Salford Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of Subdivision prepared for David MacFarland by Urwiler & Walter, Inc., Registered Surveyor, dated July 13, 1984, being more particularly bounded and described as follows, to-wit:

BEGINNING at a point on the Southeasterly side ultimate right-of-way line of Cressman Road (33 feet wide legal right-of-way), a corner of this and Lot No. 3 as shown on above mentioned plan, said point being measured the (3) following courses and distances from a point of intersection of the center line of Cressman Road and the center line of Shady Nook Road (no width given); thence (1) extending along the center line of Cressman Road in a Southwestwardly direction 1,350.00 feet (more or less) to a point; thence (2) through the bed of Cressman Road South 37 degrees 14 minutes 46 seconds East 40.17 feet to a point, a corner on the southeasterly side ultimate right-of-way line of Cressman Road; thence (3) extending along the southeasterly side ultimate right-of-way of

Cressman Road South 47 degrees 20 minutes West 200.00 feet to the point and place of beginning; thence extending from said point of beginning and along Lot No. 3 as shown on the above mentioned Plan, South 37 degrees 14 minutes 46 seconds East 366.32 feet to a point a corner in line of Lot No. 2 as shown on the above mentioned Plan; thence extending along the same South 47 degrees 30 minutes West 26.84 feet to a point, a corner in line of Lot No. 5 as shown on above mentioned plan; thence extending along the same, the (2) following courses and distances, as follows, to wit: thence (1) South 52 degrees 26 minutes 56 seconds West 328.86 feet to a point, a corner; thence (2) North 6 degrees 46 minutes 4 seconds West 413.96 feet to a point, a corner in the southeasterly side ultimate right-of-way line of Cressman Road; thence extending along the same North 47 degrees 20 minutes East 119.42 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 1 on the above-mentioned Plan.

BEING the same premises as Paul M. Grater, Grace Y. Grater, Jeanne A. Grater and Paul D. Grater, by Deed dated June 24, 2002, and recorded on October 9, 2002, by the Montgomery County Recorder of Deeds in Book 5429, at Page 142, granted and conveyed unto Paul D. Grater and Jeanne A. Grater, as Tenants by the Entireties.

Parcel Number: 50-00-00501-10-6.

Location of property: 778 Cressman Road, Harleysville, PA 19438.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jeanne A. Grater and Paul D. Grater** at the suit of Wilmington Savings Fund Society, FSB. Debt: \$223,546.04.

Stern & Eisenberg, P.C., Attorneys. I.D. #318705

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

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

18-18431

ALL THAT CERTAIN house and tract or parcel of land and premises, situate, lying and being in **Pottstown Borough**, County of Montgomery, Commonwealth of Pennsylvania, more particularly described as follows:

BEGINNING at a point on the north side of Second Street, 20 feet West of the dividing line between Lots Nos. 15 and 16; thence northwardly along the dividing line of this and land now or late of William D. Hertzog, 140 feet to a 20 feet wide alley; thence westwardly along said alley 20 feet to the dividing line of this and land now or late of William D. Hertzog; thence southwardly along said dividing line, through the dividing wall of a double brick house, 140 feet to Second Street aforesaid; thence eastwardly along said Second Street, 20 feet to the place of beginning.

BEING the same premises which William J. Platt and Roberta A. Platt by Deed dated December 21, 2012, and recorded on January 23, 2013, in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5862, Page 0054 granted and conveyed unto Merri Swedenburg.

Parcel Number: 16-00-25380-00-2.

Location of property: 27 West Second Street, Pottstown, Pennsylvania 19464.

The improvements thereon are: A single-family dwelling.

Seized and taken in execution as the property of **Merri Swedenburg** at the suit of ARC NPLLC. Debt: \$100,481.30.

Norris McLaughlin, P.A., Attorneys.

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

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

18-18444

ALL THAT CERTAIN lot or piece of ground with dwelling thereon erected, known as No. 1330 West Main Street, situated in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point the Southwesterly side of Main Street at the distance of 132.75 feet Southeasterly corner of Main Street and Forrest Avenue, thence along the Southwesterly side of Main Street South 49 degrees 32 minutes East 22 feet 6 inches to a point in land now or late of Leon Kohl; thence by and along said Kohl's land and through the middle of the partition wall of the house erected on these premises and the one on the adjoining premises South 40 degrees 28 minutes West 197 feet to the Northeasterly side of a 20 feet wide alley laid out for the use of this and the adjoining properties; thence along the said side of said alley North 49 degrees 32 minutes West 22 feet 6 inches to a point in land now or late of Benjamin Quilman, thence by and along said Quilman's land North 40 degrees 28 minutes East 197 feet to the place of beginning.

BEING the same premises conveyed to Patrick McGettigan, by Deed from Helene S. Crawley, dated 6/17/1997 and recorded 7/9/1997 in Book #5191, Page #2072.

Parcel Number: 13-00-22868-00-6.

Location of property: 1330 West Main Street, Norristown, PA 19401.

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

Seized and taken in execution as the property of **Patrick McGettigan** at the suit of Keybank, N.A. s/b/m First Niagara Bank, N.A. s/b/m Harleysville National Bank and Trust Company. Debt: \$114,193.48.

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.

18-19011

ALL THAT CERTAIN frame message or tenement and lot of land situate on the road leading from Pottstown to Ringing Rocks Park, being the Northward extension of Keim Street in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the middle of said Keim Street Road at the distance of 1215.4 feet Northwardly from the intersection of Mervine Road and Keim Street Road, a corner of this and Lot #12 thence by the same, North 52 degrees 14 minutes West 200 feet to other land of Stanley Swinechart; thence by the same North 37 degrees 46 minutes East 100 feet to Lot #14; thence by the same South 52 degrees 14 minutes East 200 feet to the middle of Keim Street Road aforesaid; thence by the same South 37 degrees 46 minutes West 100 feet to the place of beginning.

BEING Lot No. 13, Section B, in Plan of Lots known as Green Acres.

TITLE TO SAID PREMISES IS VESTED IN Paul D. Young, as Sole Owner, by Deed from C.K. Builders, Inc., dated 08/27/2009, recorded 09/15/2009, in Book 5743, Page 2517.

Parcel Number: 42-00-02392-00-5.

Location of property: 1441 North Keim Street, Pottstown, PA 19464-2537.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Paul D. Young** at the suit of PNC Bank, National Association, Successor by Merger to National City Bank. Debt: \$141,674.50.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

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

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

18-19156

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

BEGINNING at a point on the Southeast side of Ryers Avenue at the distance of 100 feet, measured Northeastwardly from the Northeast side of Beecher Avenue; thence extending Northeastwardly along the Southeasterly side of said Ryers Avenue 25 feet to a point; thence extending Southeastwardly on a line parallel with said Beecher Avenue 176 feet, 1 1/8 inches to a point; thence extending Southwestwardly on a line parallel with Hasbrook Avenue (formerly "G" Street) 24 feet; 11.31 inches to a point; thence extending Northwestwardly on a line parallel with said Beecher Avenue 176 feet 3 7/8 inches to the Southeasterly side of Ryers Avenue and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN James K. Mercer, by Deed from Augustine J. Lodise, Jr., dated 05/29/2009, recorded 06/03/2009, in Book 5732, Page 699.

Parcel Number: 31-00-23896-00-4.

Location of property: 115 Ryers Avenue, Cheltenham, PA 19012-2214.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James K. Mercer** at the suit of Wells Fargo Bank, NA. Debt: \$130,678.53.

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.

18-19328

ALL THAT CERTAIN message and Lot of land, by House No. known as 344 West Fifth Street, situate in the East Ward of **Lansdale Borough**, County of Montgomery and State of Pennsylvania, bounded and described as per a survey and plan made thereof by Herbert M. Metz, C. E. August 21, 1919 as follows to wit:

BEGINNING at a stake set for a corner at the intersection of the Southwest side line of Fifth Street, 43 feet wide with the Southeast side line of an alley, 20 feet wide from thence by the side of Fifth Street aforementioned, South 45 degrees East 24.66 feet to a stake a corner of other land now or late of the same Edith C. Sharp; thence by the said same South 45 degrees West passing through the middle of the party walls of the adjoining house, 120.33 feet to a stake a corner at the Easterly side of said alley; thence by the same North 5-1/2 degrees West 31.96 feet to a stake set for a corner; and thence still by said alley North 45 degrees East, 100 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Raymond A. McKnight III, an adult individual, by Deed from Michael T. Alderfer, an adult individual, dated 06/19/2008, recorded 07/11/2008, in Book 5699, Page 2522.

Parcel Number: 11-00-05460-00-1.

Location of property: 344 West 5th Street a/k/a 344 West Fifth Street, Lansdale, PA 19446-2208.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Raymond A. McKnight, III** at the suit of Suntrust Mortgage, Inc. Debt: \$169,994.36.

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.

18-19708

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, and described according to a plan thereof known as "Whitemarsh Downs, Inc., Section No. 2", made by George E. Mebus, Registered Professional Engineer, dated June 20, 1955, as follows, to wit:

BEGINNING at a point on the southwesterly side of Wistar Drive (fifty feet wide) at the distance of two hundred and sixty-five and one one-hundredths feet measured on a bearing of north forty-eight degrees, fifty minutes, ten seconds west along the said side of Wistar Drive from a point of tangent in the same, said point of tangent being at the distance of one hundred and seven and twenty-one one-hundredths feet measured still along the said side of Wistar Drive on the arc of a circle curving to the right having a radius of five hundred and twenty-five feet from a point of curve in the same said point of curve being at the distance of eighty-one and twenty-eight one-hundredths feet measured on a bearing of north sixty degrees thirty-two minutes, ten seconds west still along the said side of Wistar Drive from a point of tangent in the same, said point of tangent being at the distance of one hundred and twenty-four and eleven one-hundredths feet northwestwardly measured still along the said side of Wistar Drive on the arc of a circle curving to the left having a radius of five hundred and seventy-five feet from a point of curve in the same, said point of curve being at the distance of three hundred and nine and ninety-nine one-hundredths feet measured on a bearing of north forty-eight degrees ten minutes, ten seconds west still along the said side of Wistar Drive from a point of tangent in the same, said point of tangent being at the distance of thirty-nine and twenty-seven one-hundredths feet measured on the arc of a circle curving to the left having a radius of twenty-five feet from a point of curve on the northwesterly side of Washington Lane (ninety feet wide): thence extending from said point of beginning south forty-one degrees, nine minutes, fifty seconds west one hundred and sixty-eight and seventy-eight one-hundredths feet to a point, thence extending north forty-eight degrees, forty nine minutes, fifty-three seconds west seventy-six feet to a point, thence extending north forty-one degrees, nine minutes, fifty seconds west one hundred and sixty-eight and seventy-eight one-hundredths feet to a point on the southwesterly side of Wistar Drive aforesaid, thence extending south forty-eight degrees, fifty minutes, ten seconds east along the said side of Wistar Drive seventy-six feet to the first mentioned point and place of beginning.

BEING the same premises as Anthony H. Schwartz and Ruth L. Schwartz, by Deed dated December 5, 1980, and recorded on December 9, 1980, by the Montgomery County Recorder of Deeds in Book 4587, at Page 379, granted and conveyed unto David Johnson and Betty A. Johnson, as Tenants by the Entireties.

AND THE SAID David Johnson departed this life on June 7, 2013, whereby title to the aforementioned premises vested with Betty A. Johnson, an Individual.

Parcel Number: 31-00-29452-00-1.

Location of property: 1468 Wistar Drive, Wyncote, PA 19095.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Betty A. Johnson** at the suit of HSBC Bank USA, NA. Debt: \$335,793.46.

Stern & Eisenberg PC, Attorneys. I.D. #321876

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

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

18-19946

ALL THAT CERTAIN piece or parcel of land with the brick message thereon erected, situate in **Lansdale Borough**, County of Montgomery and Commonwealth of Pennsylvania, known as part of Lot No. 32 in a Plan of 65 town lots, bounded and described according to a Survey made by Herbert H. Metz, Civil Engineers, on March 22, 1923, as follows, to wit:

BEGINNING at a stake in the Northeasterly side line of 3rd Street (44 feet wide) at the distance of 425 feet Southeasterly from the Southeast side line of Broad Street (60 feet wide) or 426 feet Southeasterly from the Southeast side line of Broad Street (64 feet wide); thence extending along Lot No. 30 in said Plan North 46 degrees East 145.25 feet to a stake in the Southwest side line of any alley 20 feet wide; thence along said side line of said alley South 43 degrees East 19.86 feet to a stake, a corner of this and land now or late of Sarah M. Scholl; thence along the same and passing through the middle of the partition wall dividing this and the adjoining premises, South 47 degrees West 145.25 feet to a stake in the side line of 3rd Street; thence along the same North 43 degrees West 18.18 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Nicholas M. Woods, by Deed from Thomas M. Domenic, Jr. and Roseanne K. Domenic, Dated 11/30/2009, Recorded 12/01/2009, in Book 5751, Page 2874.

Parcel Number: 11-00-16808-00-2.

Location of property: 37 East 3rd Street, a/k/a 37 East Third Street, Lansdale, PA 19446-2648.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Nicholas M. Woods** at the suit of Home Point Financial Corporation. Debt: \$143,959.38.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

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

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

18-20191

ALL THAT CERTAIN lot or piece of ground, situate in **Worcester Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan Section E, Final Plan Phase 1 Sunny Brook Estates made by Woodrow & Associates, Inc, Municipal/Civil Consulting Engineers dated 5/31/1996 and last revised 12/9/1998 and recorded in Plan Book A-58 page 174-179, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Hillside Circle (50.00 feet Wide) said point being the Northernmost terminus of a round corner connecting the Southeasterly side of Hillside Circle With the Northeasterly side of Crestline 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 side of Hillside Circle. North 54 degrees 46 minutes 18 seconds East 115.00 feet to a point, a corner of Lot No 43; thence extending along Lot No 43, South 35 degrees 13 minutes 42 seconds West 130.00 feet to a point, a corner of Lot No 41, thence extending Lot No. 41 South 54 degrees 46 minutes 18 seconds West 130.00 feet to a point on the Northeasterly side of Crestline Drive, thence extending along the Northeasterly side of Crestline Drive the two (2) following courses and distances, viz: (1) North 35 degrees 13 minutes 42 seconds West 85.00 feet to a point of curve, thence (2) on the arc of a circle curving to the right having a radius of 15.00 feet the arc distance of 23.56 feet to a point on the Southeasterly side Hillside Circle, aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 42 as shown on the above-mentioned Plan.

BEING the same premises which NVR Inc. (VA. Corporation) T/A Ryan Homes by deed dated 2/7/03 and recorded 2/26/03 in Montgomery County, in Deed Book 5447, page 1800, Granted and conveyed unto Thomas Poulson and Colleen Poulson, in fee.

Parcel Number: 67-00-01902-00-2.

Location of property: 2002 Hillside Circle, Lansdale, PA 19446.

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

Seized and taken in execution as the property of **Colleen Poulson and Thomas W. Poulson a/k/a Thomas Poulson** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee (CWMSB 2006-16). Debt: \$520,856.67.

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.

18-20410

ALL THAT CERTAIN lot or piece of ground situate in **Lower Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Revised Subdivision Plan showing relocated property line prepared for Ryan P. Rex dated September 12, 2011 and recorded April 25, 2014 in Plan Book 40 page 330 as follows, to wit:

BEGINNING at a point on the Northeasterly side of North Avenue/East Avenue (of irregular width at this point) said point being a common corner of Lot No. 1 and No. 2; thence extending from said point of beginning along the Northeasterly and Northerly side of North Avenue/East Avenue on the arc of a circle curving to the left having a radius of 60 feet the arc distance of 44.01 feet to a point, a corner of Lot No. 50; thence extending along same North 25 degrees 14 minutes 0 seconds West 107.63 feet to a point in line of lands now or late of Walter P. and Maria L. Moore; thence extending along same and also along lands now or late of Edward T. and Juanita Wilson and land now or late of Marvin Watkins North 54 degrees 36 minutes 30 seconds East 155.76 feet to a point in line of lands of SEPTA; thence extending along same South 28 degrees 45 minutes 5 seconds East 30.00 feet to a point, a corner of Lot No. 2; thence extending along same the two following courses and distances: 1) South 15 degrees 24 minutes 51 seconds West 136.96 feet to a point; and 2) South 31 degrees 52 minutes 6 seconds West 30.70 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 on said plan.

BEING the same premises conveyed to Joseph Carfi and Kelly Malloy, by deed from Ryan P. Rex, dated 6/25/2015 and recorded 6/26/2015 in Montgomery County Book 5959, Page 1008.

Parcel Number: 39-00-03061-00-5.

Location of property: 409 North Avenue, Penllyn, PA 19422.

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

Seized and taken in execution as the property of **Joseph Carfi and Kelly Malloy** at the suit of Ditech Financial LLC. Debt: \$213,190.67.

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.

18-20441

ALL THAT CERTAIN lot or piece of land and East end of a double brick house, situate upon the Northwesterly side of Washington St., in **Royersford Borough**, County of Montgomery and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake in the center line of said street, a corner of lands now or late of David H. Root and being one hundred and thirty-one and one-half feet Northeasterly from the center line of Third Avenue, formerly Winter Street, thence by other lands of now or late David. H. Root, North forty-one degrees West two hundred feet to a stake; thence by lands now or late of J.M. Shade, North forty-nine degrees East thirty feet to a stake; thence by lands of the Estate of Daniel Latshaw, deceased, South forty-one degrees East two hundred feet to a stake in the center line of the aforesaid Washington Street; thence on said center line South forty-nine degrees West thirty feet to the place of beginning.

BEING the same premises in which Wright Properties II, LLC, by deed dated 09/25/2012 and recorded 10/03/2012 in the office of the Recorder of Deeds in and for the County of Montgomery, Commonwealth of Pennsylvania, in Deed Book 5850, Page 1035 and at Instrument No. 2012098883, granted and conveyed unto Jorge Nieves.

Parcel Number: 19-00-05280-00-2.

Location of property: 311 Washington Street, Royersford, PA 19468.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Jorge L. Nieves** at the suit of JPMorgan Chase Bank, National Association. Debt: \$239,116.18.

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.

18-20575

ALLTHOSETWOCERTAIN lots of land situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point the northwest corner of Evans and Wilson, formerly Orange Street, thence northwardly along the east side of Evans Street forty four feet three quarter inch to Lot No. 31, thence by the same eastwardly one hundred forty feet to a twenty feet wide alley thence by the same southwardly one hundred feet, ten and one quarter inches to the north side of Wilson Street aforesaid, thence by the same eastwardly or northeastwardly one hundred forty two feet more or less to the place of beginning.

COMMONLY known as 333 Wilson Street, Pottstown, PA 19464 However, by showing this address no additional coverage is provided.

BEING the same premises conveyed to Ramon Quintero and Micaela Quintero, by deed from Verna M. Lessig, dated 11/18/2004 and recorded 12/03/2004 in Montgomery County Book 5535, Page 2402.

Parcel Number: 16-00-33380-00-3.

Location of property: 333 Wilson Street, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Micaela Quintero and Ramon Quintero** at the suit of Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, as Owner Trustee of the Residential Credit Opportunities Trust V. Debt: \$179,676.94.

KML Law Group, P.C., Attorneys.

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

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

18-20785

Premises 1: 33-00-00963-21-9 - 76 Brownstone Dr., East Norriton, PA 19401

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **East Norriton Township**, Montgomery County, Pennsylvania, bounded and described according to a Record Plan of Subdivision for The Reserve at Penn Crossing prepared for the Cutler Group, Inc. made by Urwiler & Walter, Inc. dated 09/02/2003, last revised 04/13/2004 and recorded in Plan Book 23 page 326 to 329.

BEING Lot 67 on the above-mentioned Plan.

BEING part of the same premises which The Cutler Group, Inc., Trustee under Declaration of Trust dated May 2, 2003, by Deed dated 03/17/2004 and recorded on 06/18/2004 in Montgomery County at Deed Book 5512 Page 1150, granted and conveyed unto The Cutler Group, Inc., a Pennsylvania corporation, in fee.

AND THE SAID The Cutler Group, Inc., is now purportedly known as Hudson Palmer Homes, Inc., a Pennsylvania corporation.

Premises 2: 39-00-00433-33-7; 1240 Johnson Lane, Ambler, PA 19002

ALL THAT CERTAIN lot or tract of land situate in **Lower Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, being known as Lot No. 120, as shown on a certain plan entitled Overall Plan of Subdivision for the Villages at Trevellyn, prepared for The Cutler Group, Inc. by Horizon Engineering Associates, LLC, as recorded in the Recorder's Office of Montgomery County, Pennsylvania in Plan Book 25, at Page 422.

BEING part of the same premises which Lonna Ettelson and Joan Goodman, surviving Trustees under Deed of Trust of George Goodman dated 5/8/1698, surviving partner of General Automobile Outlet; Shirley Pearlstine formerly Shirley Goodman; Mindy G. Wexler and Bruce A. Goodman, Executors of the Estate of Louis Goodman; Shirley Pearlstine formerly Shirley Goodman, Executrix of the Estate of Samuel Goodman and Shirley Pearlstine, individually, by Deed dated 08/10/2005 and recorded on 08/16/2005 in Montgomery County at Deed Book 5566 page 2358, granted and conveyed unto The Cutler Group, Inc., a Pennsylvania Corporation, in fee.

AND THE SAID The Cutler Group, Inc., is now purportedly known as Hudson Palmer Homes, Inc., a Pennsylvania Corporation.

Premises 3: 33-00-21282-10-5 - 2403 Vincent Way, East Norriton, PA 19401

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **East Norriton Township**, Montgomery County, Pennsylvania, bounded and described according to a Record Plan of Subdivision for The Reserve at Penn Crossing prepared for the Cutler Group, Inc. made by Urwiler & Walter, Inc. dated 09/02/2003, last revised 04/13/2004 and recorded in Plan Book 23 page 326 to 329.

BEING Lot 50 on the above-mentioned Plan.

BEING part of the same premises which The Cutler Group, Inc., Trustee under Declaration of Trust dated May 2, 2003, by Deed dated 03/17/2004 and recorded 06/18/2004 in Montgomery County at Deed Book 5512 Page 1150, granted and conveyed unto The Cutler Group, Inc., a Pennsylvania corporation, in fee.

AND THE SAID The Cutler Group, Inc., is now purportedly known as Hudson Palmer Homes, Inc., a Pennsylvania corporation.

Premises 4: 49-00-00109-50-8 - 5 Apollo Road, Plymouth Meeting, PA 19462

ALL THAT CERTAIN lot or tract of ground, situate in **Plymouth Township**, County of Montgomery and Commonwealth of Pennsylvania, being Parcel No. 3 on a Subdivision Plan of Industrial Park prepared for Barclay White Company of Pennsylvania by C. Raymond Weir Associates, Inc., Civil Engineers and Surveyors, Ambler, Pennsylvania, dated 6/30/1969 and several revisions, the last being December 11, 1970, bounded and described as follows, to wit:

BEGINNING at a point in the middle of Walton road as originally laid out forty feet wide the Northwest side of the same being established forty feet from the center line of the same as to this property a corner of land of Earl Donley, said point being at a distance of one thousand two hundred ninety four and forty two one-hundredths feet Southwest from a point at the intersection of the said center line of Walton Road with the center line of Township Line Road, thirty three feet wide, the line between the Township of Plymouth and the Township of Whitpain; thence from the point of beginning along the center line of Walton Road South forty five degrees, thirty three minutes West, forty nine and ninety four one-hundredths feet to a point a corner of Michael Kovach; thence along the same and crossing the Northwest side of Walton Road North forty one degrees, forty eight minutes West, two hundred sixteen and fifty one-hundredths feet to an iron in a corner; thence still along land of Michael Kovach South forty five degrees, thirty three minutes West, one hundred seven and fifty five one-hundredths feet to an iron pin a corner in line of land of Emory Harris; thence along the same the three following courses and distances, to wit: (1) North forty one degrees, forty eight minutes West, fifty eight and fifty one-hundredths feet to an iron pin a corner; (2) South forty five degrees, thirty three minutes West, one hundred fifty seven and forty nine one-hundredths feet to an iron pin; (3) South forty one degrees, forty eight minutes East, two hundred thirty four and ninety six one-hundredths feet to a point on the Northwest side of Walton Road, as established forty feet from the center of the same; thence along the same South forty five degrees, thirty three minutes West, fourteen and fifty one-hundredths feet to a point of curvature; thence partly along the same and partly along the Northeasterly side of Apollo Road by a curved line bearing to the right in a Southwest to Northwest direction with a radius of ten feet, the arc distance of sixteen and seventeen one-hundredths feet to a point of tangency on the Northeast side of Apollo Road established fifty feet wide; thence along the same North forty one degrees, forty eight minutes West, three hundred ninety six and seventy six one-hundredths feet to a point of curvature of a turning circle at the Northwesterly end of Apollo Road; thence by a curved line bearing to the right in a Northwest direction with a radius of twenty six feet the arc distance of twenty one and seventy one one-hundredths feet to a point of reverse curve; thence still along the Northeasterly side of said turning circle by a curved line bearing to the left in a Northwesterly direction with a radius of fifty feet, the arc distance of ninety four and twelve one-hundredths feet to a point a corner of Parcel No. 1 of said land; thence along the same the two following courses and distances, to wit: (1) North forty one degrees, forty eight minutes West, one hundred sixty one and ninety two one-hundredths feet to a point a corner; (2) North forty eight degrees, twelve minutes East, three hundred thirty nine and fifty nine one-hundredths feet to an iron pin a corner in line of land of the aforesaid Earl Donley; thence along the same South forty one degrees, forty eight minutes East and passing over the Northwest side of Walton Road aforesaid six hundred ninety three and thirteen one-hundredths feet to a point in the middle of Walton Road to a point and place of beginning.

LESS AND EXCEPTING ALL THAT CERTAIN tract, piece or parcel of land conveyed from the Cutler Group, Inc. to GM5, LLC, in that certain Deed dated December 8, 2016, recorded December 23, 2016 in Montgomery County at Deed Book 6028 Page 960.

BEING part of the same premises which Apollo Partners, L.P., by Deed dated 08/05/2003 and recorded 09/08/2003 in Montgomery County at Deed Book 5472 Page 44, granted and conveyed unto the Cutler Group, Inc., a Pennsylvania corporation, in fee.

AND THE SAID The Cutler Group, Inc., is now purportedly known as Hudson Palmer Homes, Inc., a Pennsylvania corporation.

Parcel Number: 33-00-00963-21-9 (Premises 1); 39-00-00433-33-7 (Premises 2); 33-00-21282-10-5 (Premises 3); 49-00-00109-50-8 (Premises 4).

Location of property: 76 Brownstone Drive, East Norriton, PA 19401 (Premises 1); 1240 Johnson Lane, Ambler, PA 19002 (Premises 2); 2403 Vincent Way, East Norriton, PA 19401 (Premises 3); 5 Apollo Road, Plymouth Meeting, PA 19462 (Premises 4).

The improvements thereon are: R-Single family (Premises 1); R-Single family (Premises 2); R-Single family (Premises 3); C-Office: 1 story 15000-50000 S.F.

Seized and taken in execution as the property of **The Cutler Group, Inc., n/k/a Hudson Palmer Homes, Inc., Samon Inc., 550 Parsonage Lane, LLC and David Cutler** at the suit of Wells Fargo Bank, N.A. Debt: \$32,603,429.39.

Duane Morris LLP, Attorneys.

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

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

18-21368

ALL THAT CERTAIN unit, lot or piece of ground, with the buildings and improvements thereon erected, situate in **Franconia Township**, County of Montgomery and Commonwealth of Pennsylvania, being designated as Unit "D" Building No. 29, as shown on a Plan of Indian Valley Meadows, County Houses for Regent Valley Builders, Inc., prepared by Herbert H. Metz, Inc., Civil Engineers and Surveyors, dated October 29, 1973 and last revised June 22, 1974 recorded in the Office for the recording of Deed, in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-23 page 8.

AND TOGETHER with and subject to right, privileges, duties responsibilities, etc., as set forth in Declaration of Covenants, Restrictions, easements, charges, liens and assessments, dated December 2, 1974 and recorded in Deed Book 4025 page 388 and as amended by Amended Declaration of Covenants, Restrictions, easement, charges, Liens and Assessments, dated July 28, 1975 and recorded in Deed Book 4043 page 465.

BEING the same premises which Elizabeth A. Miller, Executrix of the Estate of Norman and H. Miller, deceased, by Deed dated September 19, 1990 and recorded September 27, 1990 in Montgomery County in Deed Book 4959 page 207 granted and conveyed unto Lynne Miller, in fee.

Parcel Number: 34-00-02564-00-3.

Location of property: 45 Harvey Lane, Franconia Township, Pennsylvania 18969.

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

Seized and taken in execution as the property of **Richard S. Hendricks, in His Capacity as Executor for the Estate of Lynne E. Miller** at the suit of Merck, Sharp and Dohme Federal Credit Union. Debt: \$61,448.16.

Grim, Biehn & Thatcher, Attorneys.

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

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

18-21443

ALL THAT CERTAIN Unit in the property known, named and identified as Chelbourne Plaza Condominium, located in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania, Which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 PA C.S. 3101 et seq. by the recording in the Montgomery County Recorder of Deeds office, Department of records of a Declaration dated July 18, 1988 and recorded July 29, 1988 in Deed Book 4881, Page 817 and the By-Laws for said Condominium dated 7/18/1988 and recorded 7/29/1988 in Deed Book 4881, Page 888; First Amendment to Declaration of Condominium dated 2/25/1993 and recorded 3/9/1993 in Deed Book 5035, Page 1634 and the Declaration Plan dated 7/18/1988 and recorded as part of the Declaration, being and designated as Unit 130.

TOGETHER with the proportionate undivided interest in the Common Elements (as defined in such Declaration).

BEING the same premises conveyed to Faith Doroshow-Romero, by deed from Joseph Sykes and Susan M. Sykes, dated 2/14/2008 and recorded 3/12/2008 in Montgomery County Book 5685, page 1218.

Parcel Number: 31-00-26563-68-5.

Location of property: 46 Township Line Road, Unit 130, Elkins Park, PA 19027.

The improvements thereon are: Residential Condo-Garden Style.

Seized and taken in execution as the property of **Faith Doroshow Romero** at the suit of Ditech Financial LLC. Debt: \$124,466.28.

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.

18-21953

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

BEGINNING at a stake, the corner of land of Frederick Stong, on the South side of Walnut Street; thence Southwardly along the land of said Stong 140 feet to a twenty feet wide alley; thence Westwardly by said alley 30 feet to land of J. Sutton Steele; thence Northwardly 140 feet to said Walnut Street; thence Eastwardly along said street 30 feet to the place of beginning.

EMBRACING and including in said description Lot No. 25 in a Plot of Lots as laid out by J. Sutton Steele.

BEING the same premises as Ernesto P. Pineda a/k/a Ernesto P. Perez, an Individual, by Deed dated July 26, 2006, and recorded on September 5, 2006, by the Montgomery County Recorder of Deeds in Book 5614, at Page 2427, granted and conveyed unto Ernesto P. Pineda and Robbin Pineda, as Tenants by the Entireties, with the common law rights of survivorship.

AND THE SAID Ernesto P. Pineda a/k/a Ernesto P. Perez is also known as Ernesto Pineda.

Parcel Number: 16-00-29988-00-2.

Location of property: 370 Walnut Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Robbin Pineda and Ernesto P. Pineda a/k/a Ernesto Pineda a/k/a Ernesto P. Perez** at the suit of U.S. Bank National Association, as Trustee. Debt: \$140,813.23.

Stern & Eisenberg, P.C., Attorneys. I.D. #318705

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

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

18-22871

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 and described according to a plan of property of "Whitemarsh Downs, Inc." Section 3, made by George B. Mebus, Inc., Engineers, dated November 16, 1955, as follows, to wit:

BEGINNING at a point on the northeasterly side of Thornberry Road (fifty feet wide) at a distance of ninety-five feet and eighty-one one hundredths of a foot measured on a bearing of south forty-eight degrees fifty minutes ten seconds east along the said side of Thornberry Road from a point of tangent in the same, said point of tangent being at the distance of thirty-one feet and forty-two one-hundredths of a foot measured on the arc of a circle curving to the left having a radius of twenty feet from a point of curve on the southeasterly side of Clements Road (fifty feet wide).

CONTAINING in front or breath on the said side of Thornberry Road seventy-six feet and extending of that width in length or depth northeasterly between parallel lines at right angles to the said Thornberry Road one hundred fifty feet. BEING known as Lot No. 67 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Carey G. Barnes and Brenda V. Barnes, his wife, by Deed from Saul Axelrod, dated 09/27/1985, recorded 10/17/1985, in Book 4781, Page 1861.

CAREY G. BARNES was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Carey G. Barnes's death on or about 10/20/2012, her ownership interest was automatically vested in the surviving tenant by the entirety.

Parcel Number: 31-00-26086-00-1.

Location of property: 1481 Thornberry Road, Wyncote, PA 19095-2308.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Brenda V. Barnes** at the suit of JPMorgan Chase Bank, National Association. Debt: \$74,950.49.

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.

18-23522

ALL THAT CERTAIN lot or piece of ground, situate in **West Norriton Township**, Montgomery County, Pennsylvania, described according to a survey and plan made of Halford Hills, Subdivision No. 3, made by Donald H. Schurr, Civil Engineer and Surveyor, Norristown, Pennsylvania on July 20, 1965 and revised December 10, 1965, as follows, to wit:

BEGINNING at a point on the northwest side of Rittenhouse Boulevard (60 feet wide) which point is measured, north, fifty degrees, twenty-one minutes, east, one hundred twenty two and forty eight one hundredths feet from a point, which point is measured on the arc of a circle curving to the right having a radius of three hundred thirty feet the arc distance of eighty eight and forty one hundredths feet from a point, which point is measured, north, thirty five degrees, east, one hundred seven and eighty nine one hundredths feet from a point, which point is measured on the arc of a circle curving to the left having a radius of one hundred twenty feet the arc distance of seventy and twenty eight one hundredths feet from a point, which point is measured of the arc of a circle curving to the right having a radius of sixty foot the arc distance of one hundred thirty nine and eighty six one hundredths feet from a point on the southwest side of Beaver Hollow Drive (60 feet wide); thence extending north thirty nine degrees thirty-nine minutes west, two hundred feet, to a point; thence extending, north fifty degrees, twenty one minutes, east, partly crossing the bed of a seventy five feet wide Transco, right of way, one hundred ninety eight and fifty six one hundredths feet to a point on the southwest side of a twenty feet wide storm sewer easement, thence extending along the same, south, thirty nine degrees, thirty nine minutes, east, two hundred feet to a point on the northwest side of Rittenhouse Boulevard, thence extending along the northwest side of Rittenhouse Boulevard, south, fifty degrees, twenty one minutes, west, partly crossing the bed of aforesaid seventy five feet wide right of way one hundred ninety eight and fifty-six one hundredths feet to the first mentioned point and place of beginning.

BEING the same premises which Sandra Spicer Sharp, Surviving Tenant by Deed dated October 29, 2008 and recorded November 7, 2008 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5713 Page 01147, granted and conveyed unto Sandra Spicer Sharp And Benjamin Sharp, Husband And Wife sole owner, his/her personal representatives and assigns his heirs and assigns.

Parcel Number: 63-00-07252-00-2.

Location of property: 531 Rittenhouse Boulevard, West Norriton Township, PA 19403.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Sandra Spicer Sharp, Surviving Tenant by Deed dated October 29, 2008 and recorded November 7, 2008 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5713 Page 01147, granted and conveyed unto Sandra Spicer Sharp and Benjamin Sharp, Husband and Wife, Sole Owner, His/Her Personal Representatives and Assigns, His Heirs and Assigns** at the suit of Ocwen Loan Servicing, LLC. Debt: \$378,250.49.

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.

18-23930

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

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

BEING Lot No. 1 on said plan.

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

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

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

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Thomas R. Grau and Tamara D. Grau** at the suit of Wells Fargo Bank, NA. Debt: \$309,542.64.

Manley Deas Kochalski LLC, Attorneys.

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

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

18-24606

ALL THAT CERTAIN unit designated as Unit Number B-308, being a Unit in 1600 Church Road Condominium, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of 1600 Church Road Condominium bearing date the 14th of January, A.D., 1982 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania on the 19th day of January, A.D., 1982 in Deed Book 4676 page 443, etc. and Plats and Plans for 1600 Church Road Condominium bearing date the 14th day of January A.D., 1982 and recorded as Exhibit "B" of the Declaration of Condominium of 1600 Church Road Condominium in Deed Book 4676 Page 433.

TOGETHER with all rights, title and interest, being a .5601 percent undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

TITLE TO SAID PREMISES IS VESTED IN Leonard Small, by Deed from G.E. Capital Mortgage Services Inc., dated 05/18/1999, recorded 06/02/1999, in Book 5273, Page 2456.

MORTGAGOR Leonard Small died on 10/23/2016, and Leonard J. Small a/k/a L. Jason Small a/k/a Leonard Jason Small was appointed Administrator/trix of his estate. Letters of Administration were granted to him on 05/12/2017 by the Register of Wills of, No. 46-2016-X3972. Decedent's surviving heir at law and next-of-kin is Leonard J. Small.

Parcel Number: 31-00-06894-45-5.

Location of property: 1600 Church Road, Apartment B308, Wyncote, PA 19095-1947.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Leonard J. Small a/k/a L. Jason Small a/k/a Leonard Jason Small, in His Capacity as Administrator and Heir of The Estate of Leonard Small, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Leonard Small, Deceased** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A. f/k/a First Union National Bank. Debt: \$5,878.20.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

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

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

18-26305

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. 1105 on a certain Development Plan of Walnut Ridge Estates recorded in the Office of 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. 1105, prepared by Serdy, Bursich & Huth, Inc., as endorsed hereon, as follows:

BEGINNING at the point on the centerline of the party wall between this lot and Lot No. 1104 as shown on said Plan which point is at the distance of 57.33 feet measured South 43 degrees 14 minutes East from a point a corner which last mentioned point is at the distance of 108.09 feet measured North 46 degrees 46 minutes East from a P.I. a corner and which last mentioned P.I. is at the distance of 78.81 feet measured South 62 degrees 52 minutes 42 seconds East from a concrete monument.

CONTAINING in frontage or breadth on a course measured North 46 degrees 46 minutes East from said point of beginning 17.83 feet and extending of that width Southeastwardly between parallel lines as right angles thereto 38.00 feet.

TITLE TO SAID PREMISES IS VESTED IN Kesha M. Williams, by Deed from Kesha M. Morant, n/k/a Kesha M. Williams, Dated 09/14/2012, Recorded 09/21/2012, in Book 5849, Page 366.

Parcel Number: 42-00-05117-66-4.

Location of property: 1105 Walnut Ridge Estates, Pottstown, PA 19464-3063.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kesha M. Williams** at the suit of Wells Fargo Bank, NA. Debt: \$118,510.01.

Phelan Hallinan Diamond & Jones, LLP, Attorney.

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

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

18-26376

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Hatboro Borough**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a Plan of Minor Development for Impact Thrift Stores, Inc. by Eastern/Chadrow Associates, Inc. Warminster, Pa Dated 11/12/2003 and last revised 6/23/2004, recorded at Norristown, Pa in Plan Book 24, Page 345 as follows to wit:

BEGINNING at a point on the Southwesterly side of Moreland Avenue (40 feet wide) a corner of land now or late of Thomas Lennon; thence from said beginning point along the Southwesterly side of Moreland Avenue, South 70 degrees, 49 minutes, 09 seconds East 98.97 feet to a point a corner of land now or late of Peter and Joyce Keene; thence along land now or late of Keene the three following courses and distances (1) South 17 degrees, 10 minutes, 51 seconds West 92.85 feet to a point, (2) South 70 degrees, 02 minutes, 09 seconds East 47.55 feet to a point and (3) North 19 degrees, 12 minutes, 51 seconds East 93.44 feet to a point on the Southwesterly side of Moreland Avenue, thence along the Southwesterly side of Moreland Avenue, South 70 degrees, 49 minutes, 09 seconds East 48.54 feet to a point, thence South 18 degrees, 57-minutes, 51 seconds West 93.50 feet to a point; thence South 70 degrees, 02 minutes, 09 seconds East, 51.95 feet to an I pin found; thence South 18 degrees, 29 minutes, 35 seconds West 23.87 feet to a I pin found, thence North 69 degrees 54 minutes 45 seconds West 70.93 feet to a point, thence South 12 degrees, 45 minutes, 51 seconds West 107.58 feet to a point a corner of land now or late of Stuart Mills and Kurt Eisenschmid; thence along said last mentioned land the seven following courses and distances (1) North 75 degrees, 11 minutes, 46 seconds West 64.52 feet to a point, (2) North 11 degrees 16 minutes 10 seconds East 53.89 feet to a point (3) North 76 degrees, 00 minutes, 00 seconds West 9.73 feet to a point (4) North 18 degrees, 00 minutes 00 seconds East 3.51 feet to a point (5) North 76 degrees, 28 minutes, 00 seconds West 63.84 feet to a point; (6) North 10 degrees, 54 minutes 44 seconds East 19.40 feet to a point and (7) North 76 degrees, 28 minutes, 00 seconds West 31.55 feet to a point; thence extending along land of various owners the two following courses and distances (1) North 10 degrees, 20 minutes, 38 seconds East 83.38 feet to a point (2) North 19 degrees, 10 minutes, 51 seconds East 80.58 feet to a point on the Southwesterly side of Moreland Avenue, the first mentioned point and place of beginning.

BEING the same premises which Paul D. Baur, by Deed dated February 28, 2006 and recorded March 3, 2006 in Montgomery County in Deed Book 5592 page 756 granted and conveyed unto Impact Thrift Stores, Inc.

BEING the same premises which Impact Thrift Stores, Inc., by Deed dated June 27, 2017 and recorded June 29, 2017 in Montgomery County in Deed Book 6050 page 2105 granted and conveyed unto Heaven's Treasures Thrift and Value Stores LLC, a Delaware Limited Liability Company, in fee.

Parcel Number: 08-00-04321-00-9; 08-00-06499-01-8; 08-00-04324-00-6; 08-00-04330-00-9; 08-00-04333-00-6.

Location of property: 14 E. Moreland Avenue, Hatboro, Montgomery County, Pennsylvania 19040.

The improvements thereon are: A commercial building and related improvements.

Seized and taken in execution as the property of **Heaven's Treasures Thrift and Value Stores, LLC** at the suit of Covenant Bank. Debt: \$948,463.67.

Grim, Biehn & Thatcher, Attorneys.

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

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

To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on April 24, 2019 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

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.

Eighteen Diggies 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.

Guidemark Precision Machine, 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.

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

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed in the Department of State of the Commonwealth of Pennsylvania for **Two One Five Entertainment Inc.** under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

ARTICLES OF INCORPORATION NONPROFIT

Eastern Pennsylvania Preservation Society has been incorporated under the provisions of the PA Nonprofit Corporation Law of 1988.

Wade, Goldstein, Landau & Abruzzo, P.C.
61 Cassatt Avenue
Berwyn, PA 19312

Notice is hereby given that **Enclave at Gwynwood Farm Homeowners Association** has been incorporated under the provisions of the PA Non-Profit Corporation Law of 1988.

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2019-03015

NOTICE IS HEREBY GIVEN that on February 13, 2019, the Petition of Abdullah KSME Bey was filed in the above named Court, praying for a Decree to change his name to ABDULLAH KHALI SHABAZZ MUHAMMAD EL AMIN BEY.

The Court has fixed April 17, 2019, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2019-03226

NOTICE IS HEREBY GIVEN that on February 19, 2019, the Petition of Akimah Amil Gaskins was filed in the above named Court, praying for a Decree to change the name to AKIMAH NICOLE BROOKS.

The Court has fixed April 24, 2019, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2019-03354

NOTICE IS HEREBY GIVEN that on February 21, 2019, the Petition of Anthony Carr was filed in the above named Court, praying for a Decree to change his name to ANTHONY STANTON.

The Court has fixed April 24, 2019, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2019-03088

NOTICE IS HEREBY GIVEN that on February 14, 2019, the Petition of Keysha Natrice Whitaker was filed in the above named Court, praying for a Decree to change her name to NICOLE KEYSHA WHITAKER.

The Court has fixed April 17, 2019, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2019-03545

NOTICE IS HEREBY GIVEN that on February 25, 2019, the Petition of Lawrence Allen Goldberg was filed in the above named Court, praying for a Decree to change his name to LARRY ALLEN GOLDBERG.

The Court has fixed April 24, 2019, at 9:30 AM in Courtroom "TBD" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2019-02487

NOTICE IS HEREBY GIVEN that on February 7, 2019, the Petition of Stacy Callaghan, on behalf of Haley Pizzileo, a minor, was filed in the above named Court, praying for a Decree to change her name to HALEY CALLAGHAN.

The Court has fixed May 15, 2019, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

ESTATE NOTICES

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

First Publication

BALDYGA, STANLEY W., dec'd.

Late of Plymouth Township.
Executrix: PATRICIA SOSNOWY,
c/o Adam L. Fernandez, Esquire,
460 Norristown Road, Suite 110,
Blue Bell, PA 19422.

ATTORNEY: ADAM L. FERNANDEZ,
WISLER PEARLSTINE, LLP,
460 Norristown Road, Suite 110,
Blue Bell, PA 19422

BARBER, CHERYL, dec'd.

Late of Jenkintown, PA.
Administratrix: ANGELA BARBER,
8 Township Line Road,
Jenkintown, PA 19046.

BISSELL, MARTHA D., dec'd.

Late of Borough of North Wales.
Co-Executors: KAREN HAAG AND
PERRY BISSELL.
ATTORNEY: HARRIET R. LITZ,
3881 Skippack Pike,
Skippack, PA 19474

BLAKENEY, ROBERT A. also known as

BOB BLAKENEY, dec'd.

Late of Jeffersonville, PA.
Executrix: SARA BELL,
5 Colonial Avenue,
Norristown, PA 19403.

BOFF, STEPHEN J. also known as

STEVE BOFF, dec'd.

Late of Abington Township.
Executor: LESLIE J. BOFF,
c/o John D. Kessler, Esquire.
ATTORNEY: JOHN D. KESSLER,
Beaver Hill South, Suite 400B,
100 West Avenue,
Jenkintown, PA 19046

BREGLER, JACOB P. also known as
JACOB BREGLER, dec'd.

Late of Hatfield Township.
Executrix: TAMI BREGLER-SARM,
2234 Briar Patch Lane,
Hatfield, PA 19440.

BRODSKY, MARY CLARE also known as
MARY C. BRODSKY, dec'd.

Late of Borough of Ambler.
Executrix: SHARON P. TEMPLETON,
1269 Juniper Street,
Pottstown, PA 19464.
ATTORNEY: ROSEMARY R. FERRINO,
MONTCO ELDER LAW LLP,
608 W. Main Street,
Lansdale, PA 19446

BROOKS, KENDRA LYNNE, dec'd.

Late of Perkiomenville, PA.
Executor: ROBERT BROOKS,
3 Meadow Lane,
Perkiomenville, PA 18074.

DIENER, CHARLES M., dec'd.

Late of Borough of Lansdale.
Executor: ANNE MARIE CHAPMAN.
ATTORNEY: MARTIN MULLANEY,
3881 Skippack Pike,
Skippack, PA 19474

FEGAN, STEPHEN J., dec'd.

Late of Bechtelsville, PA.
Executor: STEPHEN J. FEGAN, JR.,
64 N. Corner Lane,
Boyertown, PA 19512.

ATTORNEY: CHARLES A. RICK,
RICK LINN, LLC,
933 N. Charlotte Street, Suite 3B,
Pottstown, PA 19464

FITZGERALD, KATHLEEN M. also known as
KATHLEEN FITZGERALD, dec'd.

Late of Upper Moreland Township.
Executrix: DENISE SMITH,
c/o Thomas M. Guinan, Esquire,
2444 Huntingdon Pike,
Huntingdon Valley, PA 19006.

ATTORNEY: THOMAS M. GUINAN,
HOWLAND, HESS, GUINAN, TORPEY,
CASSIDY & O'CONNELL, LLP,
2444 Huntingdon Pike,
Huntingdon Valley, PA 19006

GORDON, DAVID B. also known as

DAVID BALLARD GORDON, dec'd.

Late of Towamencin Township.
Executrix: TERESA FENSTERMACHER,
c/o Jay C. Glickman, Esquire,
Rubin, Glickman, Steinberg & Gifford, P.C.,
2605 N. Broad Street, P.O. Box 1277,
Lansdale, PA 19446.

GROHSMAN, MARION LOUISE, dec'd.

Late of Elkins Park, PA.
Executor: JONATHAN GROHSMAN,
160 Meadowbrook Drive,
Huntingdon Valley, PA 19006.

HARKINS, HELEN MARIE, dec'd.

Late of Springfield Township.
Executor: WALTER J. HARKINS, JR.,
1240 Erin Court,
Collegeville, PA 19426.
ATTORNEY: A. VICTOR MEITNER, JR.,
A. VICTOR MEITNER, JR., P.C.,
564 Skippack Pike,
Blue Bell, PA 19422

**HARSCH, ROBERT F. also known as
ROBERT FRANKLIN HARSCH and
ROBERT HARSCH, dec'd.**

Late of Lower Merion Township.
Executrices: LESLIE H. ALTENA,
1218 Stanwood Street,
Philadelphia, PA 19111,
MEREDITH L. HARSCH,
1296 Samuel Road,
West Chester, PA 19380.
ATTORNEY: JOHN A. GAGLIARDI,
WETZEL GAGLIARDI FETTER & LAVIN, LLC,
Walnut Building, Suite A,
101 E. Evans Street,
West Chester, PA 19380-2600

HOVSEPIAN, ARMENA, dec'd.

Late of Lower Merion Township.
Executors: GAYNE YOEL AND
MICHAEL M. HOVSEPIAN,
c/o Carol R. Livingood, Esquire,
130 W. Lancaster Avenue, P.O. Box 191,
Wayne, PA 19087-0191.
ATTORNEY: CAROL R. LIVINGOOD,
DAVIS BENNETT SPIESS & LIVINGOOD LLC,
130 W. Lancaster Avenue, P.O. Box 191,
Wayne, PA 19087-0191

LANDIS, PEGGY, dec'd.

Late of Salford Township.
Executors: DOUGLAS MERRILL LANDIS,
3060 Knuckles Road,
Green Lane, PA 18054,
DIANA JILL BIDDEN,
87 S. Dietz Mill Road,
Telford, PA 18969.
ATTORNEY: FRANCIS X. BUSCHMAN, JR.,
BUSCHMAN & JOHNSON,
228 N. Main Street,
Souderton, PA 18964

**LEPORE, VIRGINIO MICHAEL also known as
VIRGINIO LEPORE, JR. and
VIRGINIO M. LEPORE, JR., dec'd.**

Late of Plymouth Township.
Executrix: LYNN PEAY,
815 Belvoir Road,
Plymouth Meeting, PA 19462.
ATTORNEY: BETTY N. MONTANA,
11 E. Airy Street,
Norristown, PA 19401

LOEFFLER, ANN F., dec'd.

Late of Borough of Lansdale.
Executrix: BARBARA A. KLECKNER,
c/o Nocchi Law PC,
206 S. Broad Street, Rear Office,
Lansdale, PA 19446.
ATTORNEY: MARGUERITE M. NOCCHI,
206 S. Broad Street, Rear Office,
Lansdale, PA 19446

MAYER, PATRICIA C., dec'd.

Late of Abington Township.
Administrator CTA: DAVID GRABER,
c/o George P. O'Connell, Esquire,
2444 Huntingdon Pike,
Huntingdon Valley, PA 19006.
ATTORNEY: GEORGE P. O'CONNELL,
HOWLAND, HESS, GUINAN, TORPEY,
CASSIDY & O'CONNELL, LLP,
2444 Huntingdon Pike,
Huntingdon Valley, PA 19006

McCOOL, PATRICIA D., dec'd.

Late of Whitemarsh Township.
Executor: TIMOTHY C. McCOOL,
707 Custis Road,
Glenside, PA 19038.
ATTORNEY: A. VICTOR MEITNER, JR.,
A. VICTOR MEITNER, JR., P.C.,
564 Skippack Pike,
Blue Bell, PA 19422

McENTEE, FRANK M., dec'd.

Late of Gwynedd, PA.
Co-Executors: DAVID B. McENTEE,
101 Peregrine Lane,
Downingtown, PA 19335,
CAROL M. PISACANO,
7642 Loretto Avenue,
Philadelphia, PA 19111.

**MILLER, CRAIG LEE also known as
CRAIG L. MILLER, dec'd.**

Late of Borough of Hatboro.
Executrix: DEBORAH J. MILLER,
c/o Paul R. Cohen, Esquire,
1040 Stony Hill Road, Suite 150,
P.O. Box 217,
Yardley, PA 19067.
ATTORNEY: PAUL R. COHEN,
CURTIN & HEEFNER LLP,
1040 Stony Hill Road, Suite 150,
P.O. Box 217,
Yardley, PA 19067

MOY, RICHARD F., dec'd.

Late of Lower Providence Township.
Executrix: ELIZABETH A. MOY,
39 Viburnum Court,
Lafayette Hill, PA 19444.
ATTORNEY: JAMES C. KOVALESKI,
OWM LAW,
347 Bridge Street, Suite 200,
Phoenixville, PA 19460

MUELLER, JOHN W., dec'd.

Late of Whitpain Township.
Executors: JOHN W. MUELLER, JR. AND
BERNARD J. McLAFFERTY, SR.,
c/o 807 Bethlehem Pike,
Erdenheim, PA 19038.
ATTORNEY: BERNARD J. McLAFFERTY, JR.,
McLAFFERTY & KROBERGER, P.C.,
807 Bethlehem Pike,
Erdenheim, PA 19038

OERTEL, BEVERLY C., dec'd.

Late of East Norriton Township.
Executor: PETER E. MOORE.
ATTORNEY: PETER E. MOORE,
NARDUCCI, MOORE, FLEISHER, ROEBERG
& WOLFE, LLP,
589 Skippack Pike, Suite 300,
Blue Bell, PA 19422

PETERSON, RITA G., dec'd.

Late of Upper Merion Township.
Administratrix: RITA SIPPEL,
c/o Robert H. Lefevre, Esquire,
58 E. Penn Street, Suite 902,
Norristown, PA 19401.
ATTORNEY: ROBERT H. LEFEVRE,
MORROW, TOMPKINS & LEFEVRE, LLC,
58 E. Penn Street, Suite 902,
Norristown, PA 19401

POLLOCK, LAWRENCE J., dec'd.

Late of Lower Merion Township.
 Executors: BENNETT L. AARON,
 JACQUELINE P. KANE,
 DEBORAH P. LINDENBERG AND
 DAVID POLLOCK,
 3000 Two Logan Square,
 Philadelphia, PA 19103.
 ATTORNEY: JUSTIN C. ESPOSITO,
 PEPPER HAMILTON LLP,
 3000 Two Logan Square,
 Philadelphia, PA 19103

RALPH, SHIRLEY, dec'd.

Late of Lower Merion Township.
 Executor: JOEL RALPH,
 1001 City Line Avenue, #ED-913,
 Wynnewood, PA 19096.
 ATTORNEY: FRANCIS C. ORTNER, JR.,
 4 Mystic Lane,
 Malvern, PA 19355

RANGO, ANTHONY F. also known as ANTHONY RANGO, dec'd.

Late of Upper Pottsgrove Township.
 Executrix: MARIA CECILIA MATALAVAGE,
 764 Gilbertsville Road,
 Pottstown, PA 19464.
 ATTORNEY: MICHELLE L. SANGINITI,
 166 Allendale Road,
 King of Prussia, PA 19406

REPELLA, LUCILLE, dec'd.

Late of Franconia Township.
 Executor: ROBERT REPELLA,
 1410 Parsons Lane,
 Ambler, PA 19002.
 ATTORNEY: JACQUELINE J. SHAFER,
 SHAFER ELDER LAW,
 21 E. Lincoln Avenue, Suite 120,
 Hatfield, PA 19440

STARRANTINO, JACK H., dec'd.

Late of Abington Township.
 Executrix: LAURA A. STARRANTINO,
 1400 Glazar Road,
 Warminster, PA 18974.
 ATTORNEY: BRYAN J. ADLER,
 ROTHKOFF LAW GROUP,
 426 Route 70 West,
 Cherry Hill, NJ 08002

STEWART, SHARON ELAINE also known as SHARON COPPEDGE, dec'd.

Late of West Norriton Township.
 Administratrix: LINDA STEWART,
 6211 Dimrill Court,
 Fort Washington, MD 20744.

STONG, RUTH E., dec'd.

Late of Plymouth Township.
 Executrix: RUTH ANN GARNER,
 790 Halteman Road,
 Souderton, PA 18964.
 ATTORNEY: R. KURTZ HOLLOWAY,
 WELLS, HOFFMAN, HOLLOWAY &
 MEDVESKY, LLP,
 635 E. High Street, P.O. Box 657,
 Pottstown, PA 19464

TISDALL, JOHN EDWARD, dec'd.

Late of Upper Merion Township.
 Executor: THOMAS W. TISDALL,
 c/o Kathryn H. Crary, Esquire,
 1275 Drummers Lane, Suite 210,
 Wayne, PA 19087-1571.
 ATTORNEY: KATHRYN H. CRARY,
 GADSDEN SCHNEIDER & WOODWARD LLP,
 1275 Drummers Lane, Suite 210,
 Wayne, PA 19087-1571

VITABILE, ELIZABETH, dec'd.

Late of Lower Providence Township.
 Executors: MARGARET M. MAGER AND
 NAOMI McCARRON,
 c/o Patricia Leisner Clements,
 516 Falcon Road,
 Audubon, PA 19403.
 ATTORNEY: PATRICIA LEISNER CLEMENTS,
 516 Falcon Road,
 Audubon, PA 19403

WISNIEWSKI, ELEANOR F., dec'd.

Late of Borough of Norristown.
 Executrix: CAROLYN P. McCREARY,
 c/o John T. Dooley, Esquire,
 1800 Pennbrook Parkway, Suite 200,
 Lansdale, PA 19446.
 ATTORNEY: JOHN T. DOOLEY,
 DISCHELL, BARTLE & DOOLEY, PC,
 1800 Pennbrook Parkway, Suite 200,
 Lansdale, PA 19446

WOODWARD, ROSS C., dec'd.

Late of Whitemarsh Township.
 Executor: R. CHRISTOPHER WOODWARD.
 ATTORNEY: HARRIET R. LITZ,
 3881 Skippack Pike,
 Skippack, PA 19474

YODER, ALICE E. also known as ALICE EVELYN YODER, dec'd.

Late of Franconia Township.
 Executrix: VIRGINIA PRUETT,
 c/o Jay C. Glickman, Esquire,
 Rubin, Glickman, Steinberg & Gifford, P.C.,
 2605 N. Broad Street, P.O. Box 1277,
 Lansdale, PA 19446.

Second Publication**ADAMS, MARION R. also known as RUTH ADAMS, dec'd.**

Late of Whitemarsh Township.
 Executor: PATRICIA BATCHLER,
 222 N. Trooper Road,
 Norristown, PA 19403.

BERGER, BETTY, dec'd.

Late of Lower Providence Township.
 Executor: STEVEN BERGER,
 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, P.C.,
 375 Morris Road, P.O. Box 1479,
 Lansdale, PA 19446-0773

BINDER, CHARLOTTE, dec'd.

Late of Towamencin Township.
 Executor: BROOK BINDER,
 c/o John H. Filice, Esquire,
 Rubin, Glickman, Steinberg & Gifford, P.C.,
 2605 N. Broad Street, P.O. Box 1277,
 Lansdale, PA 19446.

**BOUC, EUGENE KARL also known as
EUGENE K. BOUC and
GENE BOUC, dec'd.**

Late of Hatfield Township.
 Executor: ERNEST A. BOUC, JR.,
 140 E. Walnut Street,
 Sellersville, PA 18960.

BROWN, ANNE H., dec'd.

Late of Towamencin Township.
 Executor: JESSE BROWN,
 c/o Bernard F. Siergiej, Esquire,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: BERNARD F. SIERGIEJ,
 TIMONEY KNOX, LLP,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544

BURTCH, CLARE V.D., dec'd.

Late of Lower Merion Township.
 Executrix: ELIZABETH KUENSELL,
 c/o Frederick LaValley, Esquire,
 1701 Market Street,
 Philadelphia, PA 19103.
 ATTORNEY: FREDERICK LAVALLEY,
 MORGAN LEWIS & BOCKIUS, LLP,
 1701 Market Street,
 Philadelphia, PA 19103

**CAMPBELL, VIRGINIA RUTH also known as
VIRGINIA R. CAMPBELL, dec'd.**

Late of Borough of Hatfield.
 Administratrix CTA: MARY E. PODLOGAR,
 608 W. Main Street,
 Lansdale, PA 19446-2012.
 ATTORNEY: MARY E. PODLOGAR,
 MONTCO ELDER LAW, LP,
 608 W. Main Street,
 Lansdale, PA 19446-2012

**CARRICK, ELIZABETH W. also known as
BETTY CARRICK, dec'd.**

Late of Upper Moreland Township.
 Executrix: BARBARA J. CARRICK,
 c/o Dean A. Walters, Esquire,
 171 W. Lancaster Avenue,
 Paoli, PA 19301-1775.
 ATTORNEY: DEAN A. WALTERS,
 CONNOR, WEBER & OBERLIES,
 171 W. Lancaster Avenue,
 Paoli, PA 19301-1775

DeLOACH JR., EDWARD B., dec'd.

Late of Borough of Red Hill.
 Executrix: RUTH DeLOACH,
 615 Remington Court,
 Chalfont, PA 18914.
 ATTORNEY: MICHELLE A. WINTER,
 WINTER CORR, PC.,
 190 Bethlehem Pike, Suite 1,
 Colmar, PA 18915

**DiCARLO, MARY ANN also known as
MARIANNA DiCARLO, dec'd.**

Late of Borough of Norristown.
 Executor: JOHN DiCARLO,
 27976 Cross Creek Drive,
 Salisbury, MD 21801.

FITZGERALD JR., JOHN JOSEPH, dec'd.

Late of Upper Merion Township.
 Executrix: SUSAN MRUSKO,
 263 Anderson Road,
 King of Prussia, PA 19406.

FLAME, SHELDON, dec'd.

Late of Cheltenham Township.
 Executor: ANDREW J. FLAME,
 c/o Susan L. Fox, Esquire,
 261 Old York Road, Suite 200,
 Jenkintown, PA 19046.
 ATTORNEY: SUSAN L. FOX,
 FLASTER GREENBERG, PC,
 261 Old York Road, Suite 200,
 Jenkintown, PA 19046

FLURER, LOUISE P., dec'd.

Late of Upper Gwynedd Township.
 Executor: BRUCE D. HESS,
 2444 Huntingdon Pike,
 Huntingdon Valley, PA 19006.
 ATTORNEY: KAREN F. ANGELUCCI,
 HOWLAND, HESS, GUINAN, TORPEY,
 CASSIDY & O'CONNELL, LLP,
 2444 Huntingdon Pike,
 Huntingdon Valley, PA 19006

**FURMAN, ELLEN also known as
ELLEN H. FURMAN, dec'd.**

Late of Whitpain Township.
 Executrix: JENNIFER F. MILLER,
 514 Fair View Road,
 Penn Valley, PA 19072.
 ATTORNEY: JENNIFER KOSTEVA,
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
 100 Four Falls, Suite 300,
 West Conshohocken, PA 19428

GIBSON IV, ROBERT DAIZIEL, dec'd.

Late of Borough of Hatboro.
 Administratrix: MARY ELLEN GIBSON,
 c/o Sheri L. Percarsky, Esquire,
 309 Fellowship Road, Suite 200,
 Mt. Laurel, NJ 08054.
 ATTORNEY: SHERI L. PECARSKY,
 SLP LAW LLC,
 309 Fellowship Road, Suite 200,
 Mt. Laurel, NJ 08054

GOLDENBERG, EDWIN R., dec'd.

Late of Lower Merion Township.
 Executors: HARRIETTE M. GOLDENBERG,
 JILL S. DONALDSON AND
 JON M. GOLDENBERG,
 c/o Alexia M. Fishman, Esquire,
 1650 Market Street, Suite 2800,
 Philadelphia, PA 19103.
 ATTORNEY: ALEXIA M. FISHMAN,
 COZEN O'CONNOR,
 1650 Market Street, Suite 2800,
 Philadelphia, PA 19103

GRIFFIN, ROBERT L., dec'd.

Late of Schwenksville, PA.
 Administrator: DEBORAH A. HANSON,
 366 N. Limerick Road,
 Schwenksville, PA 19473.

GUZZI JR., JOSEPH J. also known as**JOSEPH JAMES GUZZI, JR. and
JOSEPH JAMES GUZZI, dec'd.**

Late of Royersford, PA.

Executrix: TIFFANY A. GUZZI,
c/o Gary Tannenbaum, Esquire,
The Tannenbaum Law Group,
600 W. Germantown Pike, Suite 400,
Plymouth Meeting, PA 19462.
ATTORNEY: GARY TANNENBAUM,
THE TANNENBAUM LAW GROUP,
600 W. Germantown Pike, Suite 400,
Plymouth Meeting, PA 19462

HUNT, SALLY D., dec'd.

Late of Montgomery Township.

Executor: PHILLIP N. HUNT,
c/o Janet E. Amacher, Esquire,
311 N. Summeytown Pike, Suite 1A,
North Wales, PA 19454.
ATTORNEY: JANET E. AMACHER,
311 N. Summeytown Pike, Suite 1A,
North Wales, PA 19454

LeBLANC, ANN MARIE, dec'd.

Late of West Norritown Township.

Executor: THEODORE LeBLANC,
c/o Vincent M. Vangrossi, Esquire,
Vangrossi & Recchuiti,
319 Swede Street,
Norristown, PA 19401.
ATTORNEY: VINCENT M. VANGROSSI,
VANGROSSI AND RECCHUITI,
319 Swede Street,
Norristown, PA 19401

**LUTHER, C. JAMES also known as
CRAMER JAMES LUTHER, dec'd.**

Late of Lower Merion Township.

Executor: R. GRAHAM LUTHER,
c/o Michael S. Dinney, Esquire,
Shea Law Offices,
919 Conestoga Road, Suite 3-114,
Bryn Mawr, PA 19010.

**LUTZ, IRENE M. also known as
IRENE MARY LUTZ and
IRENE LUTZ, dec'd.**

Late of Skippack Township.

Executrix: GERALDINE KEANE,
3862 Lilly Lane,
Collegeville, PA 19426.
ATTORNEY: DANIEL M. KEANE,
2003 S. Easton Road, Suite 300,
Doylestown, PA 18901

McGRATH, MILDRED A. also known as**NANCE McGRATH and
ANSELLA McGRATH, dec'd.**

Late of Douglass Township.

Executor: JOHN McGRATH,
47 Glendale Road,
Fiskdale, MA 01518.
ATTORNEY: JEANNA L. LAM,
OFFIT KURMAN, PA,
Ten Penn Center, Suite 2300,
1801 Market Street,
Philadelphia, PA 19103

PLATT, LUCIAN BREWSTER also known as**LUCIAN B. PLATT and
LUCIAN PLATT, dec'd.**

Late of Lower Merion Township.

Executors: MARTIN B. PLATT AND
BRUCE A. ROSENFELD,
1600 Market Street, Suite 3600,
Philadelphia, PA 19103.
ATTORNEY: ROY S. ROSS,
SCHNADER, HARRISON, SEGAL & LEWIS, LLP,
1600 Market Street, Suite 3600,
Philadelphia, PA 19103

**PRICE, ELEANOR LYNNE also known as
LYNNE PRICE, dec'd.**

Late of Willow Grove, PA.

Executrix: DEBORAH MAZZEO,
131 Braddock Avenue,
Hammonton, NJ 08037.
ATTORNEY: SCOT SEMISCH,
408 N. Easton Road, P.O. Box 306,
Willow Grove, PA 19090

SANDS, LORRAINE A., dec'd.

Late of Worcester Township.

Executor: DAVID A. STANECK,
c/o John T. Dooley, Esquire,
1800 Pennbrook Parkway, Suite 200,
Lansdale, PA 19446.
ATTORNEY: JOHN T. DOOLEY,
DISCHELL, BARTLE & DOOLEY, PC,
1800 Pennbrook Parkway, Suite 200,
Lansdale, PA 19446

SCHLEZINGER, LYNN HARRIET, dec'd.

Late of Upper Gwynedd Township.

Executor: RONALD JAY SMOLOW,
3 Three Ponds Lane,
Newtown, PA 18940.
ATTORNEY: RONALD JAY SMOLOW,
3 Three Ponds Lane,
Newtown, PA 18940

SCHWABE, RITA ILSA, dec'd.

Late of Jenkintown, PA.

Executor: MICHAEL K. SCHWABE,
134 Church Road,
Jenkintown, PA 19046.

SILVERSTEIN, HELMA, dec'd.

Late of Lower Merion Township.

Administrator: MITCHELL SILVERSTEIN,
c/o Amy Neifeld Shkedy, Esquire,
One Bala Plaza, Suite 623,
Bala Cynwyd, PA 19004.
ATTORNEY: AMY NEIFELD SHKEDY,
BALA LAW GROUP, LLC,
One Bala Plaza, Suite 623,
Bala Cynwyd, PA 19004

**STEVER, BARBARA HELEN also known as
BARBARA H. STEVER, dec'd.**

Late of New Hanover Township.

Executrix: LINDA H. BATES,
c/o Jessica R. Grater, Esquire,
Wolf, Baldwin & Assoc.,
P.O. Box 444,
Pottstown, PA 19464.

THOMAS, MYRA SPADES also known as

MYRA S. THOMAS, dec'd.
 Late of Upper Gwynedd Township.
 Executrix: MARGUERITE E.H. MORRISON,
 215 W. 91st Street, Apt. 133,
 New York, NY 10024.
 ATTORNEY: PETER S. GORDON,
 1925 Lovering Avenue,
 Wilmington, DE 19806

VICTOREK, LINDA ROSE also known as

**LINDA R. VICTOREK and
 LINDA VICTOREK, dec'd.**
 Late of Whippain Township.
 Administrator C.T.A.: STANLEY D. VICTOREK,
 117 Jefferson Avenue,
 Cheltenham, PA 19012.
 ATTORNEY: BETH B. McGOVERN,
 4624 Street Road,
 Trevoose, PA 19053

WILSON, JANET S., dec'd.

Late of Whippain Township.
 Executor: DAVID R. WILSON, JR.,
 c/o William H. Bradbury, III, Esquire,
 650 Sentry Parkway, Suite One,
 Blue Bell, PA 19422-2318.
 ATTORNEY: WILLIAM H. BRADBURY, III,
 650 Sentry Parkway, Suite One,
 Blue Bell, PA 19422-2318

Third and Final Publication**BAILEY, DANILE T., dec'd.**

Late of East Norriton Township.
 Administratrix: KATHLEEN M. BAILEY,
 c/o Mark Ryan, Esquire,
 618 Swede Street,
 Norristown, PA 19401.

BARRETT, GLEERMENA ANGELA, dec'd.

Late of Norristown, PA.
 Executor: TROY JARDINE,
 8 Surrey Road,
 Voorhees Township, NJ 08403.

BAXTER, RICHARD A., dec'd.

Late of Franconia Township.
 Executrix: CYNTHIA A. KIRCHNER,
 c/o Bruce A. Nicholson, Esquire,
 104 N. York Road,
 Hatboro, PA 19040.
 ATTORNEY: BRUCE A. NICHOLSON,
 104 N. York Road,
 Hatboro, PA 19040

BELL III, WILLIAM T., dec'd.

Late of Whitmarsh Township.
 Executrix: TINA A. BELL,
 c/o Andrew H. Dohan, Esquire,
 460 E. King Road,
 Malvern, PA 18355-3049.
 ATTORNEY: ANDREW H. DOHAN,
 LENTZ, CANTOR & MASSEY, LTD.,
 460 E. King Road,
 Malvern, PA 18355-3049

BRODSKY, SAMUEL, dec'd.

Late of Lower Providence Township.
 Executrix: BARI-SUE BRODSKY,
 c/o Susan L. Fox, Esquire,
 261 Old York Road, Suite 200,
 Jenkintown, PA 19046.
 ATTORNEY: SUSAN L. FOX,
 FLASTER GREENBERG PC,
 261 Old York Road, Suite 200,
 Jenkintown, PA 19046

BROWN, ELAINE, dec'd.

Late of Jenkintown, PA.
 Co-Executrices: BETH ROSENBLUM AND
 ROCHELLE WOLF,
 812 Elkins Avenue,
 Elkins Park, PA 19027.

BURNETT, ANNA MAE also known as

ANNA MARIE BURNETT, dec'd.
 Late of Plymouth Meeting, PA.
 Executor: HENRY J. SCHIRESON,
 c/o Bedford & Schireson,
 333 E. Lancaster Avenue, Suite 200,
 Wynnewood, PA 19096.
 ATTORNEY: HENRY J. SCHIRESON,
 BEDFORD & SCHIRESON,
 333 E. Lancaster Avenue, Suite 200,
 Wynnewood, PA 19096

DALY, MARIAN WELHELMINA also known as

MARIAN DALY, dec'd.
 Late of Upper Dublin Township.
 Executor: DAVID DALY,
 712 Amberley Drive,
 Blue Bell, PA 19422.
 ATTORNEY: BRYAN J. ADLER,
 ROTHKOFF LAW GROUP,
 425 Route 70 West,
 Cherry Hill, NJ 08002

DEMPSKI, MARGARET also known as

MARGARET P. DEMPSKI, dec'd.
 Late of Upper Dublin Township.
 Executrix: ANNE D. MESSNER,
 c/o John J. McAneney, Esquire,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: JOHN J. McANENEY,
 TIMONEY KNOX, LLP,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544

ENRIQUEZ, PABLO QUIROZ, dec'd.

Late of Glenside, PA.
 Executor: MAGDA QUIROZ OCHOA,
 612 N. Tyson Avenue,
 Glenside, PA 19038.

ESKIN, CORINNE J., dec'd.

Late of Upper Gwynedd Township.
 Executor: DAVID J. ESKIN,
 663 Hidden Pond Lane,
 Huntingdon Valley, PA 19006.
 ATTORNEY: MELISSA M. GROSSMAN,
 COZEN O'CONNOR,
 One Liberty Place, Suite 2800,
 1650 Market Street,
 Philadelphia, PA 19103

EVANS, JOAN M. also known as

**JOAN MARIE EVANS and
 JOAN EVANS, dec'd.**
 Late of Borough of Lansdale.
 Executor: JEFFREY DIETTERICH,
 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, P.C.,
 375 Morris Road, P.O. Box 1479,
 Lansdale, PA 19446-0773

FLUCK, KATHLEEN I. also known as**KATHLEEN FLUCK, dec'd.**

Late of Borough of Norristown.
 Administrator: JAMES V. FLUCK,
 3204 DeKalb Pike,
 East Norriton, PA 19401.
 ATTORNEY: VALERIE ROSENBLUTH ANGST,
 878 Main Street,
 Harleysville, PA 19438

FREY, CURTIS H., dec'd.

Late of Upper Pottsgrove Township.
 Executor: RITCHY A. ESTRIGHT,
 243 Steeplechase Drive,
 Elverson, PA 19520.
 ATTORNEY: R. KURTZ HOLLOWAY,
 635 E. High Street, P.O. Box 657,
 Pottstown, PA 19464

GERSTMAN, HARRY H., dec'd.

Late of Borough of Ambler.
 Executors: RONNIE G. LOESHELLE,
 30 Waterside Plaza, Apt. 25K,
 New York, NY 10010,
 IRA Z. GERSTMAN,
 1528 Issacs Court,
 Ambler, PA 19002.
 ATTORNEY: HARRY C. J. HIMES,
 1532 Stockton Road,
 Meadowbrook, PA 19046

HAAZ SR., ROBERT M., dec'd.

Late of Abington Township.
 Executor: ROBERT M. HAAS, JR.,
 c/o Alissa B. Gorman, Esquire,
 2617 Huntingdon Pike,
 Huntingdon Valley, PA 19006.
 ATTORNEY: ALISSA B. GORMAN,
 SEMANOFF ORMSBY GREENBERG &
 TORCHIA, LLC,
 2617 Huntingdon Pike,
 Huntingdon Valley, PA 19006

HENRY, FRANCIS E., dec'd.

Late of Borough of Red Hill.
 Executor: CHRISTOPHER M. HENRY,
 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

KOPACZ, SOPHIA, dec'd.

Late of Upper Moreland Township.
 Executrix: FRANCES A. HOROFF,
 c/o Bruce A. Nicholson, Esquire,
 104 N. York Road,
 Hatboro, PA 19040.
 ATTORNEY: BRUCE A. NICHOLSON,
 104 N. York Road,
 Hatboro, PA 19040

KREPPS, MABEL FLORENCE also known as**MABEL F. KREPPS and****MABEL KREPPS, dec'd.**

Late of Upper Pottsgrove Township.
 Executrix: SERENA L. MOLINARO,
 1100 Gresh Drive,
 Pottstown, PA 19464.
 ATTORNEY: WILLIAM R. BLUMER,
 LEISAWITZ HELLER ABRAMOWITZ
 PHILLIPS, P.C.,
 2755 Century Boulevard,
 Wyomissing, PA 19610

MANLEY, DONELSON REEVE also known as**DONELSON R. MANLEY, dec'd.**

Late of Upper Merion Township.
 Executor: GERALD GLEESON Van RIET,
 2727 Kirby Drive, Apt. 15E,
 Houston, TX 77098.
 ATTORNEY: CHRISTOPHER H. GADSDEN,
 GADSDEN SCHNEIDER & WOODWARD LLP,
 1275 Drummers Lane, Suite 210,
 Wayne, PA 19087-1571

MARTINO, ALBERT FRANCIS also known as**ALBERT F. MARTINO, SR., dec'd.**

Late of Montgomery Township.
 Executrix: LISA BRUCKNER,
 1874 Viola Lane,
 Hellertown, PA 18055.

MAXION, MARY M., dec'd.

Late of Borough of Ambler.
 Administrator C.T.A.: JAMES E. EGBERT,
 349 York Road, Suite 100,
 Willow Grove, PA 19090.
 ATTORNEY: JAMES E. EGBERT,
 EGBERT & BARNES, P.C.,
 349 York Road, Suite 100,
 Willow Grove, PA 19090

McGUIRE, MARY LOU, dec'd.

Late of Lansdale, PA.
 Executor: THOMAS P. McGUIRE,
 456 Eagle Lane,
 Lansdale, PA 19446.
 ATTORNEY: JOHN P. McGUIRE,
 552 Ridge Road,
 Telford, PA 18969

McNUTT, CAROLYN B., dec'd.

Late of Montgomery County, PA.
 Co-Executors: MARK T. McNUTT,
 1560 White School Road,
 Honey Brook, PA 19344,
 D. R. JOHNSON-McNUTT,
 1017 Bunting Road,
 Norristown, PA 19403.

MOYER, STANLEY A., dec'd.

Late of Franconia Township.
 Co-Executors: DAVID K. MOYER AND
 BRIAN K. MOYER,
 c/o Janet E. Amacher, Esquire,
 311 N. Summeytown Pike, Suite 1A,
 North Wales, PA 19454.
 ATTORNEY: JANET E. AMACHER,
 311 N. Summeytown Pike, Suite 1A,
 North Wales, PA 19454

MUCKLE, KATHERINE J., dec'd.

Late of Lower Merion Township.
 Executors: JOHN W. SCHEETZ AND
 ALICE S. LONGMAN,
 c/o Frederick LaValley, Esquire,
 1701 Market Street,
 Philadelphia, PA 19103.
 ATTORNEY: FREDERICK LaVALLEY,
 MORGAN, LEWIS & BOCKIUS, LLP,
 1701 Market Street,
 Philadelphia, PA 19103

NASE, JANE NYCE also known as

**JANE N. NASE and
JANE NASE, dec'd.**
Late of Souderton, PA.
Co-Executors: ROBERT S. NASE,
19 Estates Drive,
Reading, PA 19606,
KATHLEEN J. MOYER,
1274 Deep Run Road,
Ottsville, PA 18942,
NANCY J. Van DERBEEK,
79 Central Avenue,
Telford, PA 18969.

OLSON, JOSEPH SAMUEL, dec'd.

Late of Cheltenham Township.
Administrator: MITCHELL L. HARRIS,
1117 Coventry Road,
Cheltenham, PA 19012.

PETERSEN, DANIELLE C., dec'd.

Late of Abington Township.
Executrix: OLGA D. AIGNER,
24315 Old Hundred Road,
Dickerson, MD 20842.
ATTORNEY: DAVID R. BANE,
301 Oxford Valley Road, Suite 603B,
Yardley, PA 19067

POLLICK, MARY ANN, dec'd.

Late of Borough of Pottstown.
Exec./Admin.: JOSEPH K. POLLICK,
205 S. Manor Drive,
Media, PA 19063.
ATTORNEY: SCOTT F. BREIDENBACH,
BREIDENBACH ASSOCIATES LAW OFFICES,
2158 Sunnyside Avenue,
Pottstown, PA 19464

PREVOST, VIRGINIA M., dec'd.

Late of Lower Salford Township.
Executor: ROGER L. 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

**RING, DANIEL W. also known as
DANIEL RING, dec'd.**

Late of Marlborough Township.
Executrix: CHARLOTTE CICALÉ,
1271 Payne Road,
Green Lane, PA 18054.
ATTORNEY: FRANCIS X. BUSCHMAN, JR.,
BUSCHMAN & JOHNSON,
228 N. Main Street,
Souderton, PA 18964

**ROBINSON, JEAN O. also known as
JEAN OTTILIE ROBINSON, dec'd.**

Late of Lower Gwynedd Township.
Executrix: CAROL E. WOLF,
c/o Bernard F. SiergieJ, Jr., Esquire,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544.
ATTORNEY: BERNARD F. SIERGIEJ, JR.,
TIMONEY KNOX, LLP,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544

RUBIN, SEYMORE, dec'd.

Late of Lower Merion Township.
Executor: MARK RUBIN,
144 Knightsbridge Road,
Wynnewood, PA 19096.
ATTORNEY: DANIEL I. WARD,
118 White Horse Road W.,
Voorhees, NJ 08043

SELLERS, HENRY A., dec'd.

Late of Limerick Township.
Executrix: ROBYN M. ELSING,
c/o Kathleen M. Thomas, Esquire,
116 E. Court Street,
Doylestown, PA 18901.
ATTORNEY: KATHLEEN M. THOMAS,
HIGH SWARTZ, LLP,
116 E. Court Street,
Doylestown, PA 18901

SPAID, ELDON S., dec'd.

Late of Plymouth Township.
Executor: LARRY K. SPAID,
c/o Thomas J. Speers, Esquire,
651 W. Germantown Pike,
Plymouth Meeting, PA 19462.
ATTORNEY: THOMAS J. SPEERS,
651 W. Germantown Pike,
Plymouth Meeting, PA 19462,
610-941-2636

STEINBERG, PAUL, dec'd.

Late of Lower Merion Township.
Executrix: KATHLEEN A. STEINBERG,
c/o Robert A. Bacine, Esquire,
Friedman, Schuman, PC,
101 Greenwood Avenue, Fifth Floor,
Jenkintown, PA 19046.
ATTORNEY: ROBERT A. BACINE,
FRIEDMAN, SCHUMAN, PC,
101 Greenwood Avenue, Fifth Floor,
Jenkintown, PA 19046

TOLAND JR., HENRY T., dec'd.

Late of Lower Merion Township.
Executor: ANDREW B. TOLAND,
c/o Beeghley and Beeghley,
314 S. Henderson Road, Ste. G #339,
King of Prussia, PA 19406.

van ADELSBERG, ERICA PAULETTE HERZ, dec'd.

Late of Lower Merion Township.
Executor: DAVID van ADELSBERG,
c/o Jill R. Fowler, Esquire,
100 Four Falls, Suite 300,
West Conshohocken, PA 19428.
ATTORNEY: JILL R. FOWLER,
HECKSCHER, TEILLON, TERRILL & SAGER, PC.,
100 Four Falls, Suite 300,
West Conshohocken, PA 19428

VASAS, JUANITA B., dec'd.

Late of Collegeville, PA.
Co-Administrators: MICHAEL E. VASAS AND
STEVEN G. VASAS,
c/o William H. Bradbury, III, Esquire,
650 Sentry Parkway, Suite One,
Blue Bell, PA 19422-2318.
ATTORNEY: WILLIAM H. BRADBURY, III,
650 Sentry Parkway, Suite One,
Blue Bell, PA 19422-2318

WISE, DEBORAH also known as

**DEBORA L. WISE,
DEBORAH L. MacDONALD and
DEBORAH MacDONALD, dec'd.**
Late of Limerick Township.

Executrix: ROCHELLE ROSE,
7630 Tobago Ct.,
Sparks, NV 89436.

ATTORNEY: JANNA M. PELLETIER,
535 N. Church Street, #316,
West Chester, PA 19380

**WITMAN, ROSS EUGENE also known as
ROSS WITMAN, dec'd.**

Late of Montgomery Township.
Executor: BENJAMIN C. BRUTON,
521 E. Lancaster Avenue,
Downington, PA 19335.

**WYATT, SHIRLEY PATRICIA also known as
SHIRLEY P. WYATT, dec'd.**

Late of Whitpain Township.
Executor: EUGENE A. BONNER,
111 North Olive Street,
Media, PA 19063.

ATTORNEY: CHRISTOPHER M. MURPHY,
PAPPANO & BRESLIN,
3305 Edgmont Avenue,
Brookhaven, PA 19015

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

Brennan Beauty with its principal place of business at 147 Byberry Road, Hatboro, PA 19040.

The name and address of the person owning or interested in said business is: Rebecca Brennan, 147 Byberry Road, Hatboro, PA 19040.

The application was filed on February 8, 2019.

NOTICE IS HEREBY GIVEN, pursuant to the provisions of 54 Pa. C.S., that an Application for Registration of Fictitious Name for the conduct of a business in Montgomery County, PA, under the assumed or fictitious name, style or designation of **Don's Prepared Foods** was filed in the office of the Secy. of the Commonwealth of Pennsylvania (PA), Dept. of State, on 1/18/2019. Purpose: manufacture and distribution of prepared foods. Principal place of business: 4461 Township Line Rd., Schwenksville, PA 19473. The name and address of the person/entity owning or interested in said business is Aldon Food Corporation, (a corporation organized in Pennsylvania), with an address of 4461 Township Line Rd., Schwenksville, PA 19473.

O'Neal Animal Hospital with its principal place of business at 113 Archbishop Drive, Conshohocken, PA 19428.

The name and address of the entity owning or interested in said business is: Littlejohn Veterinary Services, LLC, 113 Archbishop Drive, Conshohocken, PA 19426.

The application was filed on February 15, 2019.

James F. Carney, Esquire

610 W. Germantown Pike, Suite 400
Plymouth Meeting, PA 19462

OBO Bettermann of North America, Inc. with its principal place of business at 50 Pearl Road, Suite 212, Brunswick, OH 44212.

The name and address of the entity owning or interested in said business is: Chalfant Manufacturing Company, 50 Pearl Road, Suite 212, Brunswick, OH 44212.

The application was filed on February 25, 2019.

Brigitte R. Koreny, Esquire

Dinsmore & Shohl LLP
Six PPG Place, Suite 1300
Pittsburgh, PA 15222

The Key To Make Believe with its principal place of business at 2608 Lillian Avenue, Willow Grove, PA 19090.

The name and address of the person owning or interested in said business is: Daniela Carina Quiles, 2608 Lillian Avenue, Willow Grove, PA 19090.

The application was filed on February 15, 2019.

MISCELLANEOUS**ACTION FOR VIOLATIONS OF
INTERNATIONAL PROPERTY
MAINTENANCE CODE**

NOTICE TO: The heirs of Claude Harrison, deceased March 6, 1991, and any persons claiming any right, title, claim or interest in the property located at 603 Lincoln Avenue, Pottstown, Pennsylvania 19464 (Parcel ID 16-00-19228-00-7) on behalf of the Estate of Claude Harrison.

TAKE NOTICE THAT the Borough of Pottstown filed an action in the Court of Common Pleas of Montgomery County docketed at 2017-22810, averring that the condition of the Property constitutes numerous, serious, and clear violations of the International Property Maintenance Code and that the property presents the risk of serious, immediate, and irreparable harm to any occupants of the property; occupants of the neighboring dwellings; and the public at large, including but not limited to emergency response personnel who may be called upon to evacuate, or provide medical and other assistance in the event of an emergency within the property. Plaintiff requests an order declaring that the property is uninhabitable; authorizing the Sheriff of Montgomery County and/or the Pottstown Police Department, upon application by Pottstown directly to the either, to remove any persons occupying the property; directing the defendants to demolish the property, and if they fail to do so, declaring that the Borough of Pottstown may demolish the property and lien the Property for all costs, fees and expenses incurred associated with any demolition and remediation which it deems necessary to remedy any and all violations of the International Property Maintenance Code; and requiring that the defendants pay to the Borough of Pottstown any reasonable expenses incurred, including legal fees, for the preparation of the complaint and the prosecution of the action. You are hereby notified to file an Answer within twenty (20) days following the date of this publication. If you fail to do so then final judgment may be entered against you, as prayed for in the complaint.

NOTICE

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

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

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

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

BY: Matthew T. Hovey, Esquire
Wolf Baldwin and Associates, P.C.
800 E. High Street, P.O. Box 444
Pottstown, PA 19464
610-323-7436
Attorney for Borough of Pottstown

IN THE COURT OF COMMON PLEAS
MONTGOMERY COUNTY, PENNSYLVANIA
NO. 19-02176
TERM, 2019
EMINENT DOMAIN PROCEEDING
IN REM

IN RE: CONDEMNATION BY THE COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF TRANSPORTATION, OF THE RIGHT-OF-WAY FOR STATE ROUTE 0202, SECTION 61S IN THE TOWNSHIP OF EAST NORRITON

NOTICE OF CONDEMNATION AND DEPOSIT OF ESTIMATED JUST COMPENSATION

Notice is hereby given that the Commonwealth of Pennsylvania, by the Secretary of Transportation, whose address is the Commonwealth of Pennsylvania, Department of Transportation, Office of Chief Counsel, Real Property Division, Commonwealth Keystone Building, Harrisburg, Pennsylvania 17120, pursuant to the provisions of Section 2003(e) of the Administrative Code of 1929, P.L. 177, 71 P.S. 513(e), as amended, has filed on February 1, 2019 a Declaration of Taking to the above term and number, condemning the property shown on the plans of the parcels listed on the Schedule of Property Condemned which have been recorded in the Recorder's Office of the above county at the places indicated on the said schedule. The name(s) of the owner(s) of the property interest(s) condemned is (are) also shown on the aforesaid Schedule. The Secretary of Transportation, on behalf of himself/herself and the Governor has approved the within condemnation by signing on April 8, 2009 a plan entitled Drawings and Authorizing Acquisition of Right-of-Way for State Route 0202 Section 61S R/W

in Montgomery County, also State Route 3017, State Route 3001, a copy of which plan was recorded in the Recorder's Office of the aforesaid county on April 16, 2009, in Plan Book 33, Page 220.

The purpose of the condemnation is to acquire property for transportation purposes.

Plans showing the property condemned from the parcels listed on the Schedule of Property Condemned have been recorded in the aforesaid Recorder's Office at the places indicated on the Schedule, where they are available for inspection. The Property Interest thereby condemned is designated on the Declaration of Taking heretofore filed. The Commonwealth of Pennsylvania is not required to post security, inasmuch as it has the power of taxation.

Because the identity or the whereabouts of the condemnee(s) listed below is (are) unknown or for the other reasons he (they) cannot be served, this notice is hereby published in accordance with Section 305(b) of the Eminent Domain Code (26 Pa. C.S. Sec. 305(b)).

Claim No. - 4600961000, Parcel No. 106
Name - Unknown Owner, Address - Station 509+77 to Station 509+97 Right

The power or right of the Secretary of Transportation of the Commonwealth of Pennsylvania to appropriate the property condemned, the procedure followed by the Secretary of Transportation or the Declaration of Taking may be challenged by filing preliminary objections within thirty (30) days of the date of this notice.

FURTHERMORE, NOTICE IS GIVEN THAT the Commonwealth of Pennsylvania, Department of Transportation, pursuant to Section 522 of the Eminent Domain Code (26 Pa. C.S. Sec. 522), will, at the end of the above-referenced thirty (30) day time period within which to file preliminary objections to the Declaration of Taking, present a petition to the Court of Common Pleas of the above county to deposit into court the just compensation estimated by the Commonwealth to be due all parties in interest for damages sustained as the result of the condemnation of the property herein involved.

The petition to deposit estimated just compensation may not be presented to the court if the owner(s) of the property herein involved inform the District Right-of-Way Administration of the District noted below of their existence and/or whereabouts prior to the expiration of the noted period. After estimated just compensation has been deposited into court, the said monies may be withdrawn by the persons entitled thereto only upon petition to the court. If no petition is presented within a period of six years of the date of payment into court, the court shall order the fund or any balance remaining to be paid to the Commonwealth without escheat.

/s/Roger Joseph
District Right-of-Way Administrator
Engineering District 6-0
Pennsylvania Department of Transportation

EXECUTIONS ISSUED
Week Ending February 26, 2019
**The Defendant's Name Appears
First in Capital Letters**

ARMSTRONG, DOLORES: CITIZENS BANK NA, GRNSH. - Saw Mill Run Condominiums; 201900644; \$5,792.38.

BAIN, KATHLEEN: MERCK SHARP DOHME FCU, GRNSH. - Discover Bank; 201829260; \$10,244.40.

CARLIN, JAY: THE UNITED STATES OF AMERICA - Pennsylvania Housing Finance Agency; 201808538.

CHAMBERS, WILLIAM: PNC BANK, GRNSH. - Discover Bank; 201728004.

COOPER, DEBRA: BRANCH BANKING & TRUST CO, GRNSH. - Discover Bank; 201829266; \$8,001.55.

DISANTO, PHILAMENA: ESTATE OF YVONNE DISANTO - M&T Bank; 201727207; \$45,679.45.

FIELD, CHARLES: M&T BANK, GRNSH. - Capital One Bank Usa Na; 201830098; WRIT/EXEC.

GALLUZZO, WILLIAM: PRZEGON, CHANA: STEPHEN - Ditech Financial, LLC; 201826403.

GAUGHRAN, DEBORAH: MICHEAL - First Guaranty Mortgage Corporation; 201823503.

GRGURAS, CHRISTINA: FIRST NIAGARA BANK, GRNSH. - Lvnv Funding, LLC; 201901188; WRIT/EXEC.

HARRISON, LARRY - Bortz, Rebecca; 201902357; \$12,199.09.

HUNG, JOHN - Dj Mortgage Capital, Inc.; 201900275.

JENNIFER FERRIER AS EXECUTRIX OF THE ESTATE OF JOSEPH E MAU - Key Bank; 201824377.

JS A MINOR SOLELY IN HIS CAPACITY AS HEIR OF ADAM M STINLEY: THE UNKNOWN HEIRS OF ADAM M STINLEY DECEASED: ASHLEIGH STINLEY SOLELY IN HER CAPACITY AS HEIR OF ADAM M S - Quicken Loans, Inc.; 201818852.

KATURAN, STEWART - Ditech Financial, LLC; 201824382.

KO, KYUNG: YOUNG - The Bank Of New York Mellon; 201530555.

KOZLOSKI, BRYAN: UNIVEST BANK AND TRUST CO, GRNSH. - Discover Bank; 201829263; \$4,979.69.

KWAKO, FRANK: WELLS FARGO BANK NA, GRNSH. - Drexel University; 201404330; WRIT / EXEC.

LESZCZYNSKI, RAFAL: TD BANK, GRNSH. - Discover Bank; 201823071.

LRX KING OF PRUSSIA, LLC: LIGHT RX: BODY COUNTOUR VENTURES, LLC: BANK OF AMERICA, GRNSH., ET AL. - Cpw Grat Trust U/A 4/14/1999, et al.; 201826671.

MOYER, MICHAEL: CONNIE - Wells Fargo Bank Na; 201822496; \$207,711.69.

OBRIEN, PATRICIA - Ditech Financial, LLC; 201823500; \$108,265.95.

OLSON, PATRICK: TD BANK, GRNSH. - Valley Forge Convention Center Partners, L.P., et al.; 201813846.

OROURKE, SHAWN: MARYANN - Us Bank National Association, et al.; 201624904; IN REM ORDER/692,115.27.

OZ, ASAF BEN: E*TRADE, GRNSH. - Rutta, Richard; 201903268; \$424,321.00.

PASTOR, DAN: CITIZENS BANK, GRNSH. - Bob Moore Jr Auto, et al.; 201210822; \$2,479.81.

PEAL, MARY - Bayview Loan Servicing, LLC; 201823271.

PERRY, ROBERT - Freedom Credit Union; 201725471; WRIT/EXEC.

QUARRY HILL FARM ENTERPRISES, LLC - Republic First Bank, et al.; 201719239; ORDER/372,578.07.

RISEN, JONATHAN - Ditech Financial, LLC; 201824519; \$181,188.43.

SAYLOR, KEITH: NICOLE - Wells Fargo Bank Na; 201823717; \$116,405.30.

SCARAFONE, ERICA: PNC BANK, GRNSH. - Asset Acceptance, LLC; 201222641; \$3,879.10.

SERRATORE, VINCENT: PNC BANK, GRNSH. - Sterling Jewelers, Inc.; 201829364; WRIT/EXEC.

SKOVRON, STEVE - Wilmington Trust National Association; 201704011; \$435,380.79.

SLOANE R SIX 2008 PERSONAL RESIDENCE TRUST: SIX, SLOANE - Republic First Bank, et al.; 201719238; IN REM ORDER/375,476.20.

STOUDT, KRISTY: CITADEL FEDERAL CREDIT UNION, GRNSH. - Asset Acceptance, LLC; 201211998; \$2,780.83.

TRZNADEL, SUZANNE: UNITED STATES OF AMERICA - Jpmorgan Chase Bank National Association; 201531408; \$371,707.04.

TWO MEN AND A TRUCK - Ricci, Shawn, et al.; 201902629; \$1,641.51.

TYSON, VELERIA: AKA VELERIA - Wells Fargo Bank, et al.; 201814264.

WATSON, ERICA: PNC BANK, GRNSH. - Saw Mill Run Condominiums; 201900643; \$5,907.71.

JUDGMENTS AND LIENS ENTERED
Week Ending February 26, 2019
**The Defendant's Name Appears
First in Capital Letters**

BAILEY, ANNETTE - Midland Funding Llc; 201903295; Judgment fr. District Justice; \$2,904.92.

BURG, KATHLEEN - Midland Funding Llc; 201903296; Judgment fr. District Justice; \$2,295.42.

DEMETRIUS, JULIUS - Gallelli, Delilah; 201903425; Judgment fr. District Justice; \$2252.82.

HORSHAM SW INC: YOO, HAN: JAMES, ET.AL. - Maharaj Inc; 201903300; Complaint In Confession of Judgment; \$120,000.00.

HOUGH, NICOLAS - Ally Financial Inc; 201903230; Judgment fr. District Justice; \$8,165.18.

HOWELL, LATISHA - Capital One Bank Usa Na; 201903133; Judgment fr. District Justice; \$2,956.87.

MONAGHAN, ANGELA: MATTHEW - Greenwald, Joe; 201903529; Judgment fr. District Justice; \$3983.10.

OBERT-THORN, JEFFREY - Midland Funding Llc; 201903292; Judgment fr. District Justice; \$9,377.05.

PYPES PERFORMANCE EXHAUST - Striker Property Group Llc; 201903481; Foreign Judgment; \$8,000.00.

SIT MEDITATION SPACE LLC: SIT MEDITATION SPACE LLC - Td Bank Na; 201903563; Complaint In Confession of Judgment; \$104594.03.

ABINGTON TWP. -**entered municipal claims against:**

Dowling, Stacey: Michele; 201903308; \$1455.22.
 Ross, Jerry: Jacqueline; 201903304; \$2061.18.

CHELTENHAM TWP. -**entered municipal claims against:**

Easy, Melvin: Charles; 201903142; \$1,601.84.
 Greenage, Maria; 201903236; \$2875.26.
 Veterans Affairs Administration; 201903237; \$1579.58.

LOWER POTTS GROVE TWP. -**entered municipal claims against:**

Bell, Tecora: Joseph; 201903430; \$672.65.
 Cintron, Felix: Louisa; 201903273; \$651.49.
 Wilder, Calvin: Jacquelyn; 201903288; \$684.16.

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

Hookfin, Orlando: Delmore-Hookfin, Aurora; 201903370;
 \$727.82.

PENNA. DEPT. OF REV. -**entered claims against:**

Black Diamond Construction Services; 201960399;
 \$523.57.
 Bryn And Danes Plymouth Meeting Llc; 201960383;
 \$11805.89.
 Carty, Eric; 201960400; \$9255.27.
 Harley Luca Llc; 201960395; \$4657.05.
 Jo Dan Madalisse Ltd Llc; 201960394; \$4165.66.
 Judge Group Inc; 201960381; \$15833.01.
 Laxmi Krupa Sub Inc; 201960396; \$13745.24.
 Limerick Dining Corp; 201960377; \$21,808.91.
 Longevity Inc; 201960378; \$5990.77.
 Mc Janitorial Services Inc; 201960379; \$373.23.
 Merlino Design Partnership Inc; 201960380; \$967.33.
 Nunez Enterprise Incorporated; 201960382; \$390.51.
 Pho And More 2 Llc; 201960384; \$76960.18.
 Rosemont Care And Rehabilitation Llc; 201960397;
 \$73227.65.
 Three Scoops Walk Inc; 201960398; \$7802.27.

PERKIOMEN VALLEY SCHOOL DIST. -**entered municipal claims against:**

Lutz, Catherine; 201903380; \$3803.73.

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

Delone, Sandy; 201903265; \$957.68.
 Lawhorne, Jesse; 201903262; \$695.22.
 Midland Ira Inc Fbo Neal Simpkins; 201903257; \$1130.99.
 Partners For Payment Relief De Llc; 201903378; \$645.30.
 Sdc Smkco Llc; 201903225; \$625.46.
 Travis, Kathleen; 201903371; \$1320.08.
 Trump, Daniel: Pamela; 201903266; \$627.96.
 Yednock, David: Lori; 201903289; \$250.86.
 Yednock, David: Lori; 201903232; \$250.86.

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

Beasley, Catherine: Barber, Ann: David, Et.Al.; 201903377;
 \$793.04.
 Community Homes Philadelphia Llc
 C/O The Delta Alliance; 201903258; \$615.75.
 Mullen, James: Andrea; 201903229; \$731.14.
 Velez, Daniel; 201903094; \$986.19.

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

Labelle, Marla; 201903301; \$5133.25.
 Lors, Luke: Mireille; 201903250; \$2272.48.
 Williams, Vincent; 201903384; \$4991.65.

UPPER POTTS GROVE TWP. -**entered municipal claims against:**

Luppino, Anthony; 201903254; \$869.23.

WEST NORRITON TWP. -**entered municipal claims against:**

Siddiqui, Abu; 201903264; \$1441.89.

LETTERS OF ADMINISTRATION**Granted Week Ending February 26, 2019**

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

HENDERSON, LESLIE E. - Pottstown Borough;
 Harris, Chaz S., 619 Beech Street
 Pottstown, PA 19464.
 MCENTEE, MARY J. - Rockledge Borough;
 Mcentee, Joseph F., Jr., 23 Windsor Pass
 Horsham, PA 19044.
 MITURA, REGINA F. - Lower Moreland Township;
 Mitura, Joseph, 1230 Mill Creek Drive
 Sellersville, PA 18960.
 REISS, MARTIN E. - Hatboro Borough;
 Sakelson, Christian J., 995 Camp Trail Road
 Quakertown, PA 18951.
 STAFFANO, NICHOLAS, JR. - Lansdale Borough;
 Bergstrasser, Marjorie S., 55 Crawford Drive
 Norristown, PA 19403.
 WELDON, FREDERICK A. - Upper Dublin Township;
 Sanders, Elsie M., 551 Highland Avenue
 Ambler, PA 19002; Weldon, John, 77 N Hills Ave
 Glenside, PA 19038.
 WELDON, GERTRUDE C. - Ambler Borough;
 Sanders, Elsie M., 551 Highland Avenue
 Ambler, PA 19002; Weldon, John, 77 N Hills Ave
 Glenside, PA 19038.

SUITS BROUGHT**Week Ending February 26, 2019**

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

ALQTAISHAT, MAHER - Td Bank Na; 201903239;
 Defendants Appeal from District Justice.
 AMAYA PORTILLO, MAXIMILIANO:
 DIAZ DELCID, MIRTALA - Amaya Portillo, Manuel;
 201903206; Complaint for Custody/Visitation;
 Mixon, Justin.
 AMAYA, TEODORA - Reyes, Leris; 201903205;
 Complaint for Custody/Visitation; Mixon, Justin.
 ANEMA, BRYCE - Anema, Lauren; 201903503;
 Complaint Divorce.
 BALTHASER, CHRISTOPHER - Austin, Joseph;
 201903406; Civil Action; Leeds, Abigail Silverman.

- BURGESS, ALONZO - Missimer, Alyssa; 201903210;
Complaint for Custody/Visitation.
- CALAMIA, JARED - Calamia, Beth; 201903478;
Complaint Divorce; Friedland, Harvey.
- CERVERA, JOSE - Cervera, Cristal; 201903123;
Complaint for Custody/Visitation.
- CIRIGLIANO, CHRISTINE - Discover Bank
C/O Discover Products Inc; 201903496;
Civil Action; Cawley, Jonathan Paul.
- DEANE, ASHLEY - Pheasant Run Apartments;
201903445; Defendants Appeal from District Justice.
- DERSTINE, ANDREW - Derstine, Ruth; 201903525;
Complaint Divorce.
- DEVINE, JOE: AQM INC - O'Brien, John; 201903482;
Civil Action; O'Brien, John J. Iii.
- DIPIERO, VINCENT - Portfolio Recovery Associates;
201903479; Civil Action; Titus, Christopher.
- GABLE, DENISE - Discover Bank
C/O Discover Products Inc; 201903527;
Civil Action; Cawley, Jonathan Paul.
- HORTER, GARY - Singleton, Syidah; 201903201;
Complaint for Custody/Visitation.
- JAGGERS, MEREDITH - Jagers, Michael; 201903495;
Complaint Divorce.
- JENKINS, RICHARD - Viriva Community Credit Union;
201903233; Civil Action; Allard, Gregory J.
- JONES, DIANE - Midland Funding Llc; 201903533;
Civil Action; Santucci, Daniel.
- KELLY, CHRISTINE: CHRISTINE - Parrish, Everett;
201903211; Complaint for Custody/Visitation.
- KRESS, JAMES - Midland Funding Llc; 201903490;
Civil Action; Santucci, Daniel.
- KRIVULKA, SCOTT - Viriva Community Credit Union;
201903246; Civil Action; Allard, Gregory J.
- LAW, GREGORY - Bey, Kenya; 201903552;
Civil Action; Bey, Kenya Cher.
- LYTLE, CHRISTOPHER - Lytle, Lisa; 201903580;
Complaint Divorce; Friedland, Harvey.
- MANSARAY, SIEH: HERTZ CORPORATION -
Brogan, Megan; 201903448; Civil Action;
Dessen, David S.
- MCFARLANE, ANDREW - Outside Unlimited
Snow Removal Llc; 201903518; Civil Action;
Land, Neil E.
- MCRECH INC - Norton, Johnny; 201903353;
Foreign Subpoena.
- MICHAEL, RUSSO: RUSSO, MICHAEL -
Rodgers, Stephanie; 201903170; Complaint for
Custody/Visitation; Vladimer, Randi J.
- MILLER, ERIC - Miller, Carole; 201903588;
Complaint Divorce; Casale, Helen E.
- MORROW, RICHARD: SUSANNE - Branch Banking And
Trust Company; 201903204; Complaint In
Mortgage Foreclosure; Bates, Kenya.
- NATIONWIDE PROPERTY AND CASUALTY
INSURANCE COMPANY - Chestnut, Elmer;
201903334; Civil Action.
- OCONNOR, PAUL - Oconnor, Pamela; 201903470;
Complaint Divorce.
- ORR, ANGELA - Orr, Sean; 201903221; Complaint
Divorce.
- OTTEY, DESIREE - Custer, Jamie; 201903352;
Complaint for Custody/Visitation.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Reimer, James; 201903325;
Appeal from Suspension/Registration/Insp;
Bass, Thomas J.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Thompson, Alex; 201903240;
Appeal from Suspension/Registration/Insp;
Beck, Basil D. Iii.
- QUEZADA PIZARRO, DOMINGO - Wigman, Sarah;
201903485; Complaint Divorce.
- RICHEY, BARBARA: UNITED STATES OF AMERICA
C/O THE UNITED STATES ATTORNEY FOR -
Wells Fargo Bank Na; 201903272; Complaint In
Mortgage Foreclosure; Bates, Kenya.
- RISELL, CAROLYN: DOUGHERTY, MARY -
Macauley, John; 201903215; Complaint In Partition.
- RIVAS MOREIRA, ROSA - Rivas Gonzalez, Velsis;
201903216; Complaint for Custody/Visitation;
Mixon, Justin.
- RIVERA SANTIAGO, JACINTA - Perez Rivera, Maria;
201903207; Complaint for Custody/Visitation;
Mixon, Justin.
- ROBINSON, ROBERT: COVCO INC - Nelson, Tracey;
201903223; Civil Action; Yaw, Scott E.
- RUBENSTEIN, MARY: MITCHEL -
Wells Fargo Bank Na; 201903411; Complaint In
Mortgage Foreclosure; Wapner, Peter.
- RUBIN, MARCIA - Wells Fargo Bank Na; 201903347;
Complaint In Mortgage Foreclosure; Bates, Kenya.
- RUPP, WILLIAM - Rupp, Laura; 201903356;
Complaint Divorce; Jones, William E.
- SAVIDGE, MEGAN - Savidge, Paul; 201903355;
Complaint Divorce; Michener, Ian J.
- SCHAFFER, TIMOTHY: OCCUPANTS -
Deutsche Bank National Trust Company
As Trustee For Morang; 201903374; Complaint in
Ejectment; Wapner, Peter.
- SCHGIER, LINDA - Schgier, George; 201903348;
Complaint Divorce.
- SCHNEIDER ELECTRIC BUILDINGS
AMERICAS INC - Medford Township
School District; 201903443; Foreign Subpoena.
- SHUSTER, RYAN - Mullen, Lauren; 201903222;
Complaint for Custody/Visitation.
- SOOS, RICHARD - Soos, Melinda; 201903392;
Complaint Divorce.
- SWEET, TANISHA - Dupree, Marcel; 201903472;
Complaint for Custody/Visitation.
- TERMINE, CHARLES - Mcgonigle, Stephen;
201903349; Civil Action.
- VALUCCI, DENISE - Discover Products Inc;
201903438; Civil Action; Cawley, Jonathan Paul.
- WATSON, CRYSTAL - Midland Funding Llc;
201903493; Civil Action; Santucci, Daniel.
- WELLS, SARA - Us Bank Nat Assn As Ttee For
Residential Asset Sec Corp Hom; 201903393;
Complaint In Mortgage Foreclosure; Brunner, Abigail.
- WILLIAMS, BRIAN - Williams, Sharon; 201903235;
Complaint for Custody/Visitation; Ehrlich, Ilana.
- WILLIAMSON, JAIME: ERIC - Wells Fargo Bank Na;
201903451; Complaint In Mortgage Foreclosure;
Wapner, Peter.
- WOLFE, PATRICIA: PAUL - Wells Fargo Usa
Holding Inc C/O Wells Fargo Bank Na; 201903298;
Complaint In Mortgage Foreclosure; Brunner, Abigail.

WILLS PROBATED
Granted Week Ending February 26, 2019**Decedent's Name Appears First,
Then Residence at Death, and
Name and Address of Executors**

BEEKLEY, EVA - West Pottsgrove Township;
Beekley, Herbert F., Jr., 218 E Howard Street
Stowe, PA 19464.

BERKHIMER, GEORGE A., JR. - West Norriton
Township; Berkhimer, Gloria J., 1506 Reagan Court
Norristown, PA 19403.

BLAKENEY, ROBERT A. - West Norriton Township;
Bell, Sara L., 5 Colonial Avenue Norristown, PA 19403.

BURNS, EDWARD F. - Lower Providence Township;
Burns, Joseph F., 143 Squirrel Tree Lane
Mt Laurel, NJ 08054-2114.

COOPER, MARILYN M. - Lower Merion Township;
Cooper, Lawrence B., 191 Presidential Blvd
Bala Cynwyd, PA 19004; Cooper, Neil A.,
100 N 18Th Street Philadelphia, PA 19103.

CULP, ANNA M. - Worcester Township; Culp, Ann M.,
3125 Methacton Avenue Norristown, PA 19403.

DICARLO, MARY ANN - Norristown Borough;
Dicarlo, John J., Jr., 27976 Cross Creek Drive
Salisbury, MD 21801.

FABIANO, CARMELA - Skippack Township;
Schmoyer, Daniel T., 1384 Queen Street
Pottstown, PA 19464.

FOLEY, TIMOTHY J. - Horsham Township;
Foley, Margaret F., 349 Franklin Court
Ambler, PA 19002.

GOREN, STANLEY E. - Abington Township;
Braun, Todd I., 1516 Aidenn Lair Road
Maple Glen, PA 19002; Goren, Robert A.,
722 Sussex Road Wynnewood, PA 19096.

HINSKI, CHARLES J., SR. - Horsham Township;
Valentine, Denise, 19 Holly Drive Hatboro, PA 19040.

HOBENSACK, WILLIAM - Horsham Township;
De, Gideo Jeryl, 1270 Jacksonville Road
Ivyland, PA 18974.

JENT, KATHERINE M. - Springfield Township;
Ohara, Brian P., 221 Lorraine Avenue
Oreland, PA 19075.

KORNBLATT, EDWARD S. - Lower Merion Township;
Kornblatt, M. David, 1214 Round Hill Road
Bryn Mawr, PA 19010.

KOSOW, SOPHIE - ; Schnabel, Richard V.,
2748 Kreibel Road Harleysville, PA 19438.

KUSEK, MONICA M. - Plymouth Township;
James, Wanda, 666 W Germantown Pike
Plymouth Meeting, PA 19462.

LANDIS, PEGGY - Salford Township; Bidden, Diana J.,
87 S Dietz Mill Road Telford, PA 18969;
Landis, Douglas M., 3060 Knuckles Road
Green Lane, PA 18054.

LONGELLO, RALPH S. - Upper Moreland Township;
Longello, Stephen J., 4013 Nicole Drive
Hatboro, PA 19040.

MCCOOL, PATRICIA D. - Whitmarsh Township;
Mccool, Timothy C., 707 Custis Road
Glenside, PA 19038.

MCCORMICK, MARGARET W. - Lower Frederick
Township; McCormick, William, 29 Kratz Road
Perkiomenville, PA 18074.

MONDROS, BETTY E. - Lower Merion Township;
Mondros, Robert, 100 Lodges Lane
Bala Cynwyd, PA 19004.

MOY, RICHARD F. - Lower Providence Township;
Moy, Elizabeth A., 39 Viburnum Court
Lafayette Hill, PA 19444.

OERTEL, BEVERLY C. - East Norriton Township;
Moore, Peter E., 589 Skippack Pike
Blue Bell, PA 19422.

PARASARAN, THYAGARAJA - Horsham Township;
Sarada, Thyagaraja, 7 Beaver Hill Road
Horsham, PA 19044.

PEARSON, CAROL A. - Whitmarsh Township;
Pearson, Christopher, 47 Scarlet Oak Drive
Lafayette Hill, PA 19444; Pearson, Richard,
926 Mesa Lane Collegeville, PA 19426.

SOFFA, HARRIET - Whitmarsh Township;
Baldrige, Carol S., 501 E Mill Road
Flourtown, PA 19031; Soffa, Mark B.,
190 W Spring Lane Philadelphia, PA 19128.

RETURN DAY LIST
**March 18, 2019
COURT ADMINISTRATOR**

All motions "respecting discovery" in civil cases are subject to the provisions of Local Rule 4019* - Discovery Master. If such a motion is answered in opposition on or before the rule return date, the matter is automatically listed for argument before the Discovery Master at 9:00 a.m. on the Friday of the week in which the rule was made returnable. Check the MCCH electronic directory for assigned courtroom.

1. Albert Einstein Medical Center Montgomery v. Nace - Plaintiff's Motion to Compel Answers to Discovery (Seq. 10 D) - **L. Trauffer.**
2. American Express National Bank v. Finisdore - Defendant's Petition for Relief from Judgment (Seq. 10) - **D. Apothaker - J. Pierce.**
3. Baker v. Buerger - Defendant, Krista Bureger's Motion to Compel Discovery (Seq. 19 D) - **D. Ginsburg - J. Oprysko.**
4. Bass v. Vellucci - Plaintiff's Motion to Compel Discovery Responses (Seq. 24D) - **T. Bass - K. Quinn.**
5. Blumwntal v. Paul - Defendant's Motion to Compel Plaintiff's Answers to Discovery (Seq. 7 D) - **B. Yaches - K. Peck.**
6. Boykin v. Montgomeryville Nissan - Defendant's Motion to Strike Scandalous or Impertinent Matter from Fourth Amended Complaint and Bar Such Matter (Seq. 16) - **W. Bensley - K. Ladd.**
7. Branch Banking and Trust Company v. Longo - Plaintiff's Motion to Reassess Damages (Seq. 13) - **R. Crawley.**
8. Brogan v. Brandywine Senior Living, LLC - Plaintiff's Motion to Extend Time for Filing Certificate of Merit and for Leave of Court (Seq. 8) - **A. Levin - E. Schnall.**
9. Brown v. Zauderer - Motion to Compel Plaintiff to Answers to Discovery (Seq. 14 D) - **C. Campbell - K. Sykes.**
10. Cavalry SPV I, LLC v. Ponce - Defendant's Motion to Strike Arbitration Praecipe (Seq. 31) - **D. Apothaker - T. Reimel.**

11. Chichester v. Ladavac - Defendant's Motion to Compel a Date Certain to Submit to an IME (Seq. 28 D) - **R. Cohen - D. Alex.**
12. Cirillo v. Sullivan - Plaintiff's Motion to Compel Discovery (Seq. 20 D) - **R. Gelinas - J. Oprysko.**
13. Crooked Lane Crossing Condominium Association v. Volkova - Defendant's Motion to Strike, Deny and Dismiss Plaintiff's Motion of February 6th, 2019 (Seq. 576) - **G. Ross.**
14. Crooked Lane Crossing Condominium Association v. Volkova - Plaintiff's Motion to Quash the Notice to Attend and Subpoena (Seq. 534) - **G. Ross.**
15. Cunningham v. Colwell Park, LLC - Defendant, Colwell Park, LLC's Motion to Compel Responses to Request for Production of Documents (Seq. 17 D) - **M. Simon - J. Mayers.**
16. Cyd Construction, LLC v. Croy - Defendant/Counterclaim Plaintiff's Motion to Compel Compliance With Integrated Discovery Requests (Seq. 39 D) - **S. Berger - R. Balter.**
17. Donahue v. Allstate Property & Casualty Insurance Company - Defendant's Motion to Compel Plaintiff's Oral Deposition (Seq. 15 D) - **M. Simon - K. Frascella.**
18. Durham v. Geico Casualty Company - Defendant's Motion to Compel Discovery (Seq. 1 D) - **A. Fein - J. Oprysko.**
19. Eckels v. Fahmy - Defendant's Motion to Compel Plaintiff's IME (Seq. 12 D) - **M. Simon - K. Sykes.**
20. Exantus v. Fairley - Plaintiff's Motion to Withdraw as Counsel (Seq. 58) - **S. McIntosh.**
21. Farley v. Main Line Hospitals, Inc. - Plaintiff's Motion to Compel Depositions (Seq. 46 D) - **T. Bass - J. Ryan.**
22. Fiergang v. Sutch - Defendant's Petition to Withdraw as Counsel (Seq. 67) - **K. Roeberg - D. Bonebrake.**
23. Fordbey v. Professional Anesthesia Service - Defendant, Thomas Maddaloni, CRNA's Motion to Compel Plaintiff's Investigation Documents (Seq. 178 D) - **C. Shelly - J. Kilcoyne - O. Troy.**
24. Ford-Bey v. Professional Anesthesia Services of North America, LLC - Defendant, Thomas Maddaloni, CRNA's Motion to Compel Plaintiff's Federal Tax Returns (Seq. 175 D) - **C. Shelly - J. Kilcoyne - O. Troy.**
25. Ford-Bey v. Professional Anesthesia Services of North America, LLC - Defendant, Thomas Maddaloni, CRNA's Motion to Overrule Plaintiff's Objections to Subpoenas (Seq. 177 D) - **C. Shelly - J. Kilcoyne - O. Troy.**
26. Ford-Bey v. Professional Anesthesia Services of North America, LLC - Petition for Issuance for Out of State Commission on Behalf of Plaintiff (Seq. 174) - **C. Shelly - J. Kilcoyne - O. Troy.**
27. Fortson v. Leona - Plaintiff's Motion to Strike Off Untimely Jury Trial Demand (Seq. 42) - **E. McCandless - M. Bosniak.**
28. Freedom Mortgage Corporation v. DiValento - Plaintiff's Motion to Reassess Damages (Seq. 7) - **O. Wapner.**
29. Gallimore v. Metzler - Defendant's Motion to Deem Requests for Admissions Directed to Plaintiff (Seq. 14 D) - **M. Simon - A. Cassidy.**
30. Giddings v. Jefferson - Defendant's Motion to Compel Plaintiff's IME (Seq. 17 D) - **M. Greenfield - J. Gilman.**
31. Greenfish Fund II, P. v. International Portfolio, Inc. - Defendant's Motion to Deem Plaintiff's Objections as Waived (Seq. 3-70) - **M. Haltzman - A. Moore - O. Smith - J. Goldberg - M. Kichline.**
32. Hayman v. Hayman - Plaintiff's Petition to Withdraw Appearance (Seq. 306) - **E. Goldberg - S. Orloff.**
33. Hettrick v. Camperson - Plaintiff's Motion to Compel Discovery Responses of Defendant (Seq. 7 D) - **G. Mullaney - L. Glynn.**
34. Hibu, Inc. v. Merow & Jacoby, P.C. - Defendant's Motion to Vacate Default Judgment (Seq. 7) - **M. Lessa - R. Jacoby.**
35. Jackson v. Skyline Healthcare, LLC - Plaintiff's Motion to Compel More Specific Responses to Discovery Against Defendant, Mainline Hospitals, Inc. (Seq. 65 D) - **W. Murray - E. Koschning - C. Mauro.**
36. Jenkins v. Snoey - Plaintiff's Motion to Withdraw as Counsel (Seq. 74) - **A. Jenkins - J. Pereira.**
37. Jimenez v. Jimenez - Plaintiff's Petition to Confirm Arbitration Award and Enter Judgment (Seq. 40) - **L. Thomas - S. Bello.**
38. Jones v. Howard - Defendant's Motion to Compel Plaintiff's Deposition (Seq. 6 D) - **C. Froba - J. DeMarco.**
39. K I Lipton, Inc. v. Primavera Systems, Inc. - Defendant, Oracle Systems Corporation's Motion for Protective Order (Seq. 168 D) - **T. Reilly - S. Kantrowitz.**
40. Kadyshva v. May - Defendant, Francis May's Motion to Compel Discovery Against Co-Defendant (Seq. 22 D) - **S. Fishman - F. Miller.**
41. Kaufman v. Samane - Plaintiff's Motion to Compel Responses to Discovery (Seq. 14-D) - **M. Glazer - M. Donohue.**
42. Keenan v. Braccia - Plaintiff's Motion to Compel Discovery (Seq. 8 D) - **B. McVan - A. Zabicki.**
43. Law Offices of Alan R. Mege v. Pettigrew - Plaintiff's Motion to Compel Defendant's Answers to Discovery (Seq.-2 D) - **M. Gough.**
44. Massarapetit v. Federal Realty Investment Trust - Additional Defendant, Budget Services, Inc.'s Motion to Strike Plaintiff's Complaint, Award Sanctions and to Compel (Seq. 107 D) - **R. Datner - M. Krenigel - R. Cosgrove.**
45. Matthews v. Radhakrushnan - Defendant, T. Radhakrishnan's Motion to Consolidate (Seq. 24) - **M. Weinberg - V. King.**
46. Mc Kay v. Home Properties, Inc. - Defendant's Motion to Compel Responses to Supplemental Interrogatories and Production of Documents (Seq. 66 D) - **K. Steinberg - S. Schwartz.**
47. McBride v. Carestat Urgent Care Centers - Plaintiff's Motion for Leave to File an Amended Complaint (Seq. 72) - **J. James - J. Orsini-Ford.**
48. Milstein v. Hayes - Defendant, Hayes and 62 Barbacoa, LLC's Motion to Compel Responses to Interrogatories and Request for Production of Documents (Seq. 16 D) - **R. Morris - C. Curley.**
49. MJ Binder Company, LLC v. The LaSalle Group, Inc. - Plaintiff's Petition to Withdraw as Counsel (Seq. 29) - **R. Krandel - M. Gioffre.**
50. MTGLQ Investors, L.P. v. Rice-Hackett - Plaintiff's Motion to Discontinue Defendants, Ozzie Hackett and the United States of America Only (Seq. 49) - **S. Hladik.**
51. Nagele v. Lansdale Area Family YMCA - Plaintiff's Motion to Compel Defendant's Responses to Requests for Production of Documents (Seq. 12 D) - **S. Barrett - B. Corcoran.**

52. Nationstar Mortgage, LLC v. Burrowes - Plaintiff's Motion to Reassess Damages (Seq. 16) - **K. Bates.**
53. Nationstar Mortgage, LLC v. Moore - Plaintiff's Motion to Reassess Damages (Seq. 13) - **O. Wapner.**
54. Nemeth v. RV OP 1, .P. - Defendant, CSI International, Inc.'s Motion to Compel Plaintiff's Discovery Answers (Seq. 20 D) - **M. Greenfield - B. Picker.**
55. Oh v. Scheffey - Defendant's Motion to Compel Discovery (Seq. 6 D) - **E. Levine - M. Hazel.**
56. Ortega v. MLSCSD Associates, L.P. - Defendant's Motion to Compel Additional Defendant's Answers to Interrogatories and Responses for Request for Production of Documents (Seq. 43 D) - **A. Lopresti - K. Connors.**
57. Paganafanador v. Delciotto - Plaintiff's Motion to Compel Answers to Interrogatories and Request for Production of Documents Addressed to Defendant (Seq. 10 D) - **B. Pincus - A. Webb.**
58. Peckman v. Bozzacco - Plaintiff's Petition to Open Judgment of Non Pros (Seq. 18) - **D. Peckman - N. Klyashtomy.**
59. Penecale v. Osborne Associates, Inc. d/b/a Generations Salon Services - Plaintiff's Petition for Leave to File an Amended Complaint (Seq. 24) - **A. Cotlar.**
60. Pennymac Loan Services, LLC v. Epps - Plaintiff's Motion to Reassess Damages (Seq. 14) - **O. Wapner.**
61. Petry v. Rose - Plaintiff's Motion for Protective Order and Stay of Discovery (Seq. 42 D) - **K. Petry - C. Cosgrove - V. Komarnicki.**
62. Petry v. Rose - Plaintiff's Motion to Strike Defendant, Franklin Rose's Objections to Third Party Subpoena Upon Pennsylvania Department of Transport (Seq. 45 D) - **K. Petry - C. Cosgrove - V. Komarnicki.**
63. PHH Mortgage Corporation v. Humphreys - Plaintiff's Motion to Reassess Damages (Seq. 41) - **E. Bennett.**
64. Pietrafitta v. Jackson - Plaintiff's Motion to Compel Discovery (Seq. 53 D) - **L. Scheetz - G. Knoell, III.**
65. Plaza Home Mortgage, Inc. v. Catherine S. Vizuete Known Surviving Heir of Teresa Mirabelli - Plaintiff's Motion to Amend Complaint (Seq. 20) - **C. Nixon.**
66. Plyter v. Friedenheim - Plaintiff's Motion to Compel the Deposition of Dr. Friedenheim (Seq. 85 D) - **R. Ross - D. Camhi.**
67. Richart v. 938 Old York Road - Defendant's Motion to Compel Plaintiff's Answers to Interrogatories and Document Requests (Seq. 19 D) - **D. Sherman.**
68. Rodriguez-Pagan v. Taylor - Plaintiff's Motion to Compel Defendant, Angel Taylor's Responses to Discovery (Seq. 12 D) - **J. Fine.**
69. Rodriguez-Pagan v. Taylor - Plaintiff's Motion to Compel Defendant, USAA Property and Casualty's Responses to Discovery (Seq. 10 D) - **J. Fine.**
70. Shade v. Armato - Plaintiff's Motion to Compel Responses to Request for Production of Documents (Seq. 14 D) - **C. Fiore - R. Angst.**
71. Springfield v. Abington Memorial Hospital - Plaintiff's Motion for Leave to Amend Complaint (Seq. 81) - **R. Ross - D. Martz.**
72. Taylor v. Sternthal - Defendant's Petition to Compel Deposition (Seq. 51 D) - **D. Burkholder - C. Knapp.**
73. The Bank of New York Mellon v. Landau - Plaintiff's Petition to Divest Junior Leinholder (Seq. 27) - **E. McKee.**
74. Thenor v. Takach - Plaintiff's Motion to Compel Defendant's Discovery Responses (Seq. 78 D) - **M. Van Der Veen - E. Tuite.**
75. Towamencin Township v. Bell - Plaintiff's Motion to Consolidate Actions (Seq. 1) - **J. Dooley.**
76. U.S. Bank National Association v. Hopkins - Plaintiff's Motion to Confirm Sheriff's Sale and Correct Sheriff's Deed (Seq. 39) - **M. Gairo.**
77. Waller v. Germain - Defendant's Motion to Compel Plaintiff's Deposition (Seq. 16 D) - **O. Rodden - J. Cantor.**
78. Ware Malcomb, Inc. v. 201 Main Street, LLC - Defendant's Motion for Leave to Amend Pleading to File Joinder Complaint (Seq. 41) - **M. Skaroff - E. Sando.**
79. Wilson v. Rodriguez - Defendant, Judith Johnson's Motion to Compel Defendant, Alvin Antonio Rodriguez's Deposition (Seq. 59 D) - **M. Simon - J. Branca - L. Glynn.**

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BACK ROW, LEFT TO RIGHT – Kate MacArdle, KMS Law Offices LLC; Heather Godley, Stradley Ronon; Karen Laughman, Timoney Knox LLP; Trudy Callison, Timoney Knox LLP; Diane Scholl, Law Offices of William L. Goldman PC; Laura DeNardo, Hamburg Rubin Mullin Maxwell & Lupin; Joan Wean, Hamburg Rubin Mullin Maxwell & Lupin; Barbara Foley, RatnerPrestia; Joseph Samarco, Drinker Biddle & Reath LLP; Janet Molloy, Sweet Stevens Katz & Williams LLP; Carmela Ginsberg, Berger & Montague PC; Linda Andrews, Lentz Cantor & Massey Ltd; Amy Coral, Pepper Hamilton LLP; Anne Paisley, Heckscher Teillon Terrill & Sager; Marlys Hickman, Fox Rothschild LLP; Michele Scarpone, Wisler Pearlstine LLP; Marian Law Burns.

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