

## 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 28, 2018 at 1:00 o'clock P.M. prevailing time, in Court Room "A", Court House, Swede and Airy Streets, in the Borough of Norristown, said County, the following described Real Estate.*

### To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on April 25, 2018 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

### First Publication

09-22499

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, situate in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan entitled 'Robby Horan Farms, Inc.' dated October 30, 1964, made by Donald H. Schurr, Civil Engineer and Surveyor, of Norristown, Pennsylvania, and duly recorded in the Office of the Recorder of Deeds, of Montgomery County, in Plan Book A-9, Page 77, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Independence Road (fifty feet wide) which point is measured the two following courses and distances from a point of curve on the Southeasterly side of Eisenhower Drive (fifty feet wide): (1) leaving Eisenhower Drive on the arc of a curve, curving to the right, in a Northeasterly, Easterly and Southeasterly direction, having a radius of twenty feet the arc distance of thirty-one and forty-two one-hundredths feet to a point of tangent on the said side of Independence Road; and (2) South forty-two degrees, thirty-three minutes, forty seconds East along said side of Independence Road nine hundred forty-three and two one-hundredths feet to the place of beginning; thence still along said side of Independence Road the next 2 courses and distances viz: (1) South forty-two degrees, thirty-three minutes, forty seconds East, forty-nine and twenty one-hundredths feet to a point of curve; and (2) on the arc of a curve curving to the right, having a radius of nine hundred seventy-five feet the arc distance of one hundred and ninety-five one-hundredths feet to a point a corner of Lot No. 54 as shown on said plan; thence South fifty-three degrees, twenty-two minutes, sixteen seconds East along Lot No. 54 and Lot No. 55, one hundred ninety-five and eighty-two one-hundredths feet to a point a corner of Lot No. 57 as shown on said plan; thence North forty-two degrees, thirty-three minutes, forty seconds West along Lot No. 57, one hundred twenty-nine and seventy-three one-hundredths feet to a point a corner of Lot No. 52, as shown on said plan; thence North forty-seven degrees, twenty-six minutes, twenty seconds East along Lot No. 52, two hundred feet to a point on the Southwesterly side of Independence Road, the first mentioned point and place of beginning.

BEING Lot No. 53 as shown on said plan.

BEING the same premises which Norriton Woods, Inc. by Deed dated June 23, 1972, and recorded June 28, 1972, in Book 3764, Page 400, granted and conveyed unto Harold J. Smith and Ann M. Smith, husband and wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Harold J. Smith and Ann M. Smith, his wife, by Deed from Norriton Woods, Inc., a Pennsylvania Corporation, by its Attorney in Fact, William B. Murdoch, TITLE TO SAID PREMISES IS VESTED IN Harold J. Smith and Ann M. Smith, his wife, by Deed from Norriton Woods, Inc., a Pennsylvania Corporation, by its attorney in fact, William D. Murdoch, duly constituted and appointed by letter of attorney recorded in the Office of the Recorder of Deeds, in letter of attorney, dated 06/23/1972, recorded 06/28/1972, in Book 3764, Page 400.

Parcel Number: 33-00-04567-00-8.

Location of property: 903 Independence Road, Norristown, PA 19403.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Harold J. Smith and Ann M. Smith** at the suit of Wells Fargo Bank, N.A. d/b/a Americas Servicing Company. Debt: \$254,277.42.

**Peter Wapner**, Attorney. I.D. #318263

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

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

10-32420

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

BEGINNING at a corner in a public road; thence along the same North 46 degrees, 30 minutes East, 124 feet to a corner of lands about to be conveyed to Walter J. Swoyer and Rose Swoyer, husband and wife; thence along the same South 53 degrees, 30 minutes East, 159 feet to a corner in a line of lands of John K. Dunlap and wife; thence along the same South 15 degrees, 5 minutes West, 128 feet to a corner of lands about to be conveyed to Stanley Gnap; thence along the same North 55 degrees, West 228 feet to the place of beginning.

CONTAINING 86 perches.

TITLE TO SAID PREMISES IS VESTED IN Eugene A. Phillips, Jr. and Barbara J. Phillips by Deed from Mary E. Gnap dated April 23, 2001 and recorded April 30, 2001 in Deed Book 358, Page 0512.

Parcel Number: 37-00-04630-00-4.

Location of property: 66 Smith Road, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Eugene A. Phillips, Jr. and Barbara J. Phillips** at the suit of LSF9 Master Participation Trust. Debt: \$342,074.08.

**Lauren M. Moyer**, 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.

12-31998

ALL THOSE CERTAIN three lots or pieces of land with the improvements erected thereon situated in the 9th Ward of **Pottstown Borough**, County of Montgomery, Commonwealth of Pennsylvania, herein after described in one tract, bounded and described, as follows, to wit:

BEGINNING at a point on the South side of Glasgow Street, a corner of this and land now or late of Clyde W. Ludwig; thence along said Glasgow Street, North 40 degrees 24 minutes East, 148 feet to the West side of a proposed street 50 feet wide; thence along the same in an Eastwardly direction 161 feet, 8 inches to the North side of a proposed alley; thence along said alley in a Southwesterly direction 67 feet to a point, a corner of this land of said Clyde W. Ludwig; thence along said Clyde W. Ludwig land Northwesterly 140 feet to the place of beginning.

CONTAINING in said description Lots #2, 3 and 4 in a plan of lots laid out by the Pottstown Iron Company, as surveyed in 1923 by Ralph E. Shaner, Engineer.

EXCEPT, HOWEVER, ALL THOSE CERTAIN two lots or pieces of land with the improvements erected thereon, situated in the Ninth Ward of **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, hereinafter described in one tract, bounded and described as follows:

BEGINNING at a point on the South side of Glasgow Street, a corner of this and land now or late of Frank John; thence along said Glasgow Street, Northwardly 60 feet to a corner of land now or late of Clyde W. Ludwig; thence Eastwardly 140 feet to an alley; thence Southwardly along said alley 60 feet to a point and corner of the land now or late of Frank Jones; thence Westwardly 140 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Robert A. Bainbridge by Deed from Robert A. Bainbridge and Amanda L. Bainbridge dated December 8, 2014 and recorded December 12, 2014 in Deed Book 5398, Page 00015. Parcel Number: 16-00-11276-00-3.

Location of property: 528 Glasgow Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Robert A. Bainbridge and Amanda L. Bainbridge** at the suit of Carisbrook Asset Holding Trust. Debt: \$393,112.68.

**Jacob M. Ottley**, 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.

13-05117

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Horsham Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan of Subdivision of Estates at Chestnut Lane North made by Charles E. Shoemaker, Inc., Engineers and Surveyors dated 2/5/2001 and last revised 8/1/2003 and recorded in Plan Book 22, Page 462 to 467, as follows to wit:

BEGINNING at a point on the Northwesterly side of Chestnut Lane said point of beginning being a point a corner of Lot 21 as shown on above plan; thence from said point of beginning and along said lot North 50 degrees, 53 minutes, 39 seconds West, and crossing certain, 100 year flood plain, waters of the United States wetlands, wetland buffers, storm water detention basin easement and conservation easement 425.77 feet to a point a corner of lands now or late of Charles W. Kohler, Jr. and Patricia K. Kohler; thence along said lands North 35 degrees, 14 minutes, 29 seconds East and recrossing aforesaid buffers, wetlands, waters of the United States, Conservation Easement 195.44 feet to a point a corner of Lot 23 as shown on above plan; thence along said lot South 50 degrees, 53 minutes, 39 seconds East and recrossing aforesaid easements and also crossing a certain unmarked easement 438.62 feet to a point on the Northwesterly side of Chestnut Lane; thence along same South 39 degrees, 06 minutes, 21 seconds West, 195.00 feet to the first mentioned point and place of beginning.

CONTAINING in area 81,674 square feet.

CONTAINING in area 1,8750 acres.

BEING Lot 22 as shown on above plan.

BEING the same premises which Patricia M. Pasceri by Deed dated 02/02/2007 and recorded 03/07/2007 in Montgomery County in Deed Book 55638, Page 898 granted and conveyed unto Han J. Chong and Cynthia L. Chong, his wife.

Parcel Number: 36-00-03034-11-6.

Location of property: 12 Chestnut Lane, North Wales, PA 19454.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Han J. Chong and Cynthia L. Chong** at the suit of U.S. Bank National Association, as Trustee for the Benefit of the Citigroup Mortgage Loan Trust, Inc., Mortgage Pass-Through Certificates, Series 2007-AR8. Debt: \$820,199.43.

**Rebecca A. Solarz**, Attorney. I.D. #315936

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

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

13-24701

ALL THAT CERTAIN lot or piece of ground, with the dwelling and improvements thereon erected, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a certain survey thereof made by George B. Mebus, Registered Professional Engineer, dated the Twenty-Eighth day of December A.D., 1951, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Stewart Avenue (forty feet wide) said point being at a distance of one and one one-hundredths feet measured North fifty degrees, seven minutes East from the intersection which the said Southeasterly side of Stewart Avenue makes with the Northeasterly side of Kenmore Avenue (formerly Tyson Avenue) (sixty-five feet wide) not open; thence from the first mentioned point and along the said Southeasterly side of Stewart Avenue North fifty degrees, seven minutes East, fifty-nine and twenty-nine one-hundredths feet to a point; thence along land now or late of Clarence A. Nagle South thirty-nine degrees, fifty-three minutes East, one hundred seventy-two and sixty-five one-hundredths feet to a stone; thence through land of Standard Pressed Steel Company South seventy-four degrees, fifty minutes, thirty seconds East, eighty-three and ninety-five one-hundredths feet to a point; thence still through land of Standard Pressed Steel Company and parallel to the Northeast side of said Kenmore Avenue and one foot Northeast therefrom North forty-six degrees, two minutes East, one hundred four and forty-four one-hundredths feet to a point in the aforesaid Southeasterly side of Stewart Avenue the place of beginning.

BEING premises known as 363 Stewart Avenue.

FEE SIMPLE TITLE VESTED IN John J. Flamino, a single man and Joann Pickwell, a single woman, by Deed from Gregory Francis Glemser, dated 6/27/2003, recorded 7/23/2003, in the Montgomery County Recorder of Deeds in Deed Book 5476, Page 2005.

....and the said Joann Pickwell died 7/21/2011 intestate leaving as her only surviving heirs at law and next of kin the following: Vicki Alvaro, daughter. The said Vicki Alvaro was duly granted Letter of Administration on 8/10/2011 by the Surrogated Office of the County of Montgomery under Record and Docket Number 2011-X2824.

Parcel Number: 30-00-63716-00-1.

Location of property: 363 Stewart Avenue, Jenkintown, PA 19046-2231.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **John J. Flamino, Vicki Alvaro, in her Capacity as Administratrix and Heir of the Estate of Joann Pickwell, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or Under Joann Pickwell, Deceased** at the suit of Wilmington Savings Fund Society, FSB Doing Business as Christiana Trust, not in its Individual Capacity, but Solely as Trustee for BCAT 2015-13BTT. Debt: \$187,579.17.

**Jessica N. Manis**, 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.

14-18897

ALL THAT CERTAIN piece or parcel of ground, with the buildings and improvements thereon erected, situate in **Springfield Township**, Montgomery County, Pennsylvania and described according to a certain lot location plan of property of Ernest D. Ballard made by C. Raymond Wier Associates, Inc., Civil Engineers and Surveyors dated October 4, 1968, as follows, to wit:

BEGINNING at a point in the center line of Northwestern (Wissahickon) Avenue (50 feet wide) a corner of lands now or late of Dr. Warren, said center line being the dividing line between Montgomery County and Philadelphia County; thence extending from said point distances (1) North 40 degrees, 42 minutes, 04 seconds West, crossing the Northwestern side of Northwestern Avenue 199.10 feet to a point; (2) North 89 degrees, 13 minutes, 22 seconds West, 28.38 feet to a point of curve; and (3) Westwardly and Southwestwardly on the arc of a circle curving to the left having a radius of 300.00 feet the arc distance of 20.94 feet to a point of tangent in line of Parcel "B" on said plan; thence extending North 50 degrees, 46 minutes, 38 seconds East along parcel "B" 182.28 feet to a point in line of lands now or late of Martin H. Semerjian; thence extending South 40 degrees, 27 minutes, 23 seconds East along the last mentioned lands also along lands now or late of Mary A. McNelis recrossing the Northwestern side of Northwestern avenue aforesaid 209.72 feet to a point a nail in the center line of same; thence extending South 44 degrees, 50 minutes, 30 seconds West along the center line of Northwestern Avenue 141.39 feet to the first mentioned point and place of beginning.

CONTAINING in area 0.7134 acre more or less.

BEING Parcel "A" as shown on the above-mentioned plan.

BEING the same premises which Joan Ziejewski by Deed dated 9/19/1997 recorded 10/9/1997 in Montgomery County in Deed Book 5202, Page 1634 conveyed unto Joan E. Ziejewski and Walter J. Ziejewski, mother and son, in fee.

Parcel Number: 52-00-12499-00-4.

Location of property: 131 West Northwestern Avenue, Philadelphia, PA 19118.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Joan Ziejewski a/k/a Joan E. Ziejewski and Walter Ziejewski a/k/a Walter J. Ziejewski** at the suit of Deutsche Bank National Trust Company, as Trustee, in Trust for Registered Holders of Long Beach Mortgage Loan Trust 2006-5, Asset-Backed Certificates, Series 2006-5. Debt: \$398,659.01.

**Rebecca A. Solarz**, Attorney. I.D. #315936

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

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

14-19542

ALL THAT CERTAIN frame message and lot or piece of land, situate in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, being known as #869 Queen Street, bounded, limited and described, as follows, to wit:

BEGINNING at a point on the North side of Queen Street at a distance of 270 feet Westward from the West line of Montgomery Street, a corner of Lot No. 56; thence by said Northwardly 150 feet more or less, to 20 feet wide alley; thence by the same Westwardly 15 feet more or less, to land of Anna Ellis; thence by the same, Southwardly passing in part of said course through the middle of the partition or division wall of the hereby granted frame message and property of said Anna Ellis 150 feet more or less, to Queen Street aforesaid; thence by the same Eastwardly 15 feet more or less, to the point of beginning.

TITLE TO SAID PREMISES IS VESTED IN Clarence A. Young by Deed from Michael Moran and Karen Moran dated November 22, 2005 and recorded December 16, 2005 in Deed Book 5583, Page 1338 Instrument Number 2005184322.

Parcel Number: 16-00-23784-00-5.

Location of property: 869 Queen Street, Pottstown Borough, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Clarence A. Young** at the suit of Ditech Financial LLC, Successor by Merger to Green Tree Servicing LLC. Debt: \$117,980.33.

**Joseph I. Foley**, 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.

14-22393

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Plan of Covered Bridge Park, made by A.W. Martin Associates, Inc. King of Prussia, PA, November 29, 1965 and last revised July 7, 1966 which Plan is recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, PA in Plan Book A9, Page 5, as follows, to wit.

BEGINNING at a point on the Northwesterly side of Valley Forge Road which point is measured the 2 following courses and distances from a point of curve on the Northeasterly side of Caley Road: (1) on the arc of a circle curving to the left having a radius of 15.0 feet the arc distance of 22.33 feet to a point of tangent; and (2) North 80 degrees, 33 minutes East, 91.49 feet to the point and place of beginning; thence extending along Lot No. 20 on said plan North 09 degrees, 27 minutes West, 136.42 feet to a point; thence extending along Lot No. 21 on said plan North 51 degrees, 39 minutes East, 86.53 feet to a point; thence extending along Lot No. 48 on said plan South 62 degrees, 06 minutes, 51 seconds East, 5.35 feet to a point; thence extending along Lot No. 45 on said plan South 09 degrees, 27 minutes East, 175.00 feet to a point on the Northwesterly side of Valley Forge Road aforementioned; thence extending along the said Northwesterly side of Valley Forge Road South 80 degrees, 53 minutes West, 80.00 feet to the point and place of beginning.

BEING Lot No. 19 Section II on said plan.

TITLE TO SAID PREMISES VESTED IN Paul Madonna by Deed from Paul Madonna and Barbara DeMedio dated November 26, 2005 and recorded on December 2, 2005 in the Montgomery County Recorder of Deeds in Book 5581, Page 1455.

Parcel Number: 58-00-19918-00-4.

Location of property: 394 West Valley Forge Road, King of Prussia, PA 19406.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Paul Madonna** at the suit of Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWALT, Inc., Alternative Loan Trust 2006-OA19, Mortgage Pass-Through Certificates, Series 2006-OA19. Debt: \$341,504.22.

**Roger Fay**, 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.

14-29149

ALL THAT CERTAIN unit, designated as Building Number 12, Unit Number 17 SHA, being a Unit in The Gwynedd Club, a Condominium, situate in **Upper Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of The Gwynedd Club, a Condominium, including Plats and Plans bearing the date the 21st Day of November A.D., 1988 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania on the 2nd day of December A.D. 1988 in Deed Book 4895, Page 955 &c.

TOGETHER with all right, title and interest, being a .1798% undivided interest, of in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

Parcel Number: 56-00-07984-10-5.

Location of property: 17 Shannon Drive, North Wales, PA 19454.

The improvements thereon are: Residential - Condominium Townhouse.

Seized and taken in execution as the property of **Grace L. Dahlquist** at the suit of Gwynedd Club Condominium Association. Debt: \$173,221.92.

**Michelle J. Stranen**, 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.

14-29573

ALL THAT CERTAIN message and lot or piece of ground, with the buildings and improvements thereon erected, situate in **Souderton Borough**, County of Montgomery and Commonwealth of Pennsylvania, known as 644 Central Avenue, and designated as Lot No. 2 on a survey and plan thereof made by Stanley P. Moyer, Registered Professional Engineer, dated February 9, 1951, bounded and described, as follows, to wit:

BEGINNING at a point in the center line of Central Avenue forty feet (40 feet) wide at the distance of four hundred twenty-seven and nine one-hundredths feet (427.09 feet) measured North fifty-one degrees, twenty-three minutes East (North 51 degrees, 23 minutes East), along the said center line from its intersection with the center line of School Lane; thence extending along the said center line of Central Avenue, North fifty-one degrees, twenty-three minutes East, sixty and twenty one-hundredths feet (North 51 degrees, 23 minutes East, 60.20 feet) to a point; thence extending South forty-three degrees, seventeen minutes East (South 43 degrees, 17 minutes East) along Lot No. 3 on said plan, one hundred twenty-two and eighty-eight one-hundredths feet (122.88 feet) to a point; thence extending along line of Lot No. 30 on said plan, South forty-six degrees, forty-three minutes West, sixty feet (South 46 degrees, 43 minutes West, 60 feet) to a point; thence extending along line of Lot No. 1 on said plan; North forty-three degrees, seventeen minutes West, one hundred twenty-seven and seventy-eight one-hundredths feet (North 43 degrees, 17 minutes West, 127.78 feet) to the first mentioned point and place of beginning.

FEE SIMPLE TITLE VESTED IN Albert R. Colon, Jr. and Chun Hui Colon, husband and wife by Deed from Albert R. Colon and Linda J. Colon, husband and wife, dated March 27, 1991, recorded April 9, 1991, in the Montgomery County Recorder of Deeds Office in Deed Book 4973, Page 194.

Parcel Number: 21-00-01276-00-8.

Location of property: 644 Central Avenue, Souderton, PA 18964-1123.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Albert R. Colon, Jr. and Chun Hui Colon a/k/a Chun H. Colon, husband and wife**, by Deed from **Albert R. Colon and Linda J. Colon**, dated **03/27/1991**, recorded **04/09/1991**, in the **Montgomery County Recorder of Deeds in Deed Book 4973, Page 194** at the suit of LSF10 Master Participation Trust. Debt: \$190,649.14.

**Jessica N. Manis**, 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.

14-31464

ALL THAT CERTAIN unit in the property known, named and identified as Wynnewood Plaza, located in **Lower Merion Township**, Montgomery County, Commonwealth of Pennsylvania, which has heretofore been submitted to the Provisions of the Uniform Condominium Act, 68 PA C.S. 3010 et seq. by the recording in the Montgomery County Department of Records of a Declaration dated October 13, 1981 and recorded on October 15, 1981 in Deed Book 4663, Page 637 and an Amendment thereto recorded May 12, 1989 and recorded in Deed Book 4910, Page 2308, being and designated as Unit Number 210, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 1.43%.

BEING the same premises which Wendy Susan Donaldson f/k/a Wendy Kerns, by Deed dated 12/1/1999 and recorded 12/17/1999 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5300, Page 1831, granted and conveyed unto Ernest L. Ulrich, Jr. and Karen Ulrich, husband and wife.

Parcel Number: 40-00-30228-50-3.

Location of property: 346 East Lancaster Avenue, Unit 210, Wynnewood, PA 19096.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ernest L. Ulrich a/k/a Ernest L. Ulrich, Jr. and Karen Ulrich** at the suit of Green Tree Servicing, LLC. Debt: \$160,187.61.

**Gregory Javardian**, Attorney. I.D. #55669

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

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

14-33722

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision prepared for Heritage Real Estate Investment Company, call 'Regents Park' Section II made by Yerkes Associates, Inc., Consulting Engineers and Surveyors, Bryn Mawr, PA dated April 21, 1980 and last revised December 12, 1985 and recorded in the Office of the Recorder of Deeds in Plan Book A-46, Page 69, as follows, to wit:



BEGINNING at a point of curve on the Southwesterly side of Sandalwood Lane measured the three following courses and distances from a point of curve on the Northeasterly side of Hillendale Drive: (1) 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 of tangent; (2) North 40 degrees, 36 minutes, 30 seconds East, 71.55 feet to a point of curve; (3) on the arc of a circle curving to the right having a radius of 125.00 feet the arc distance of 18.02 feet to a point; thence extending from said point and place of beginning along said side of Sandalwood Lane on the arc of a circle curving to the right having a radius of 125.00 feet the arc distance of 20.02 feet to a point, a corner of Lot No. 290; thence extending along said lot passing through a partition wall South 37 degrees, 42 minutes, 30 seconds East, 118.37 feet to a point, a corner of Lot No. 304; thence extending along said lot South 60 degrees, 54 minutes West, 20.22 feet to a point, a corner of Lot No. 288; thence extending along said lot passing through a partition wall North 37 degrees, 32 minutes, 30 seconds West, 115.75 feet to the first mentioned point and place of beginning.

BEING Lot No. 289 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Jeanette C. Malkasian, by Deed from Heritage Real Estate Investment Company, a Pennsylvania Corporation, dated 12/23/1986, recorded 12/24/1986, in Book 4824, Page 111.

MORTGAGOR Jeanette C. Malkasian a/k/a Jeanette Malkasian died on 12/31/2013, leaving a Last Will and Testament dated 04/28/2011. Letters Testamentary were granted to Mary Ann Weglarz and Jeffrey Puskar on 01/24/2014 in No. 46-2014-X2064. The Decedent's surviving devisees are Mary Ann Weglarz, Robert J. Malkasian, Andrew Malkasian, and Barbara Kearney. By executed waiver, Andrew Malkasian waived his right to be named as a defendant in the foreclosure action.

Parcel Number: 63-00-07417-76-4.

Location of property: 708 Sandalwood Lane, Norristown, PA 19403-5110.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mary Ann Weglarz, in Her Capacity as Co-Executor and Devisee of The Estate of Jeanette C. Malkasian a/k/a Jeanette Malkasian, Jeffrey Puskar, in His Capacity as Co-Executor of The Estate of Jeanette C. Malkasian a/k/a Jeanette Malkasian, Robert J. Malkasian, in His Capacity as Devisee of The Estate of Jeanette C. Malkasian a/k/a Jeanette Malkasian and Barbara Kearney, in Her Capacity as Devisee of The Estate of Jeanette C. Malkasian a/k/a Jeanette Malkasian** at the suit of Nationstar Mortgage, LLC d/b/a Champion Mortgage Company. Debt: \$139,305.51.

**Peter Wapner**, Attorney, I.D. #318263

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

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

15-02216

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements to be erected thereon, situate in **East Norriton Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan entitled "Hidden Ridge" drawn by Stout, Tacconelli and Associates, Inc., Civil Engineering and Land Surveying, Kulpville, PA, dated 11/24/1986, last revised 1/30/1995 and recorded in Plan Book A-55, Page 298, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Brambling Lane, said point of beginning being at a point, a corner of Lot No. 10 and also being in the bed of a Storm Sewer Easement, both as shown on said plan; thence extending from said point of beginning and extending along the line of said Lot No. 10, and also extending through the bed of said Storm Sewer Easement, South 49 degrees, 32 minutes, 00 seconds East, 192.37 feet to a point in line of Lot No. 2 as shown on said plan; thence extending along the line of said Lot No. 2 and also extending along the line of Lot No. 1 as shown on said plan also containing through the bed of said Storm Sewer Easement, South 42 degrees, 58 minutes, 00 seconds West, 120.0 feet to a point in line of lands now or late Fredrick and Sally B. Brouse as shown on said plan; thence extending along the line of said lands of Brouse and continuing through the bed of said Storm Sewer Easement, North 49 degrees, 32 minutes, 00 seconds West, 181.28 feet to a point on Southeasterly side of Brambling Lane, aforesaid; thence extending along the said southeasterly side of Brambling Lane and crossing over the said Storm Sewer Easement the two (2) following courses and distances, viz: (1) North 40 degrees, 28 minutes, 00 seconds East, 75.00 feet to a point; and (2) measuring in a Northeasterly direction along the arc of a circle curving to the left having a radius of 175.00 feet, the arc distance of 45.39 feet to a point, a corner of Lot No. 10 and also being in the bed of a Storm Sewer Easement aforesaid, being first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Mark D. Scott and Jacqueline B. Scott, as Tenants by the Entireties by Deed from Nick and Lee, Inc., a Pennsylvania Corporation dated August 29, 1997 and recorded on September 12, 1997 in the Montgomery County Recorder of Deeds in Book 5199, Page 1758 as Instrument No. 015856.

Parcel Number: 33-00-00752-67-3.

Location of property: 2990 Brambling Lane, Norristown, PA 19403.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Mark D. Scott and Jacqueline B. Scott, Deceased** at the suit of HSBC Bank USA, National Association as Trustee for Ellington Loan Acquisition Trust 2007-2, Mortgage Pass-Through Certificates, Series 2007-2. Debt: \$452,617.67.

**Roger Fay**, 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.

15-02471

ALL THOSE TWO CERTAIN lots or pieces of ground, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lots Nos. 458 and 459 on a Plan of Lots known as Plan of Willow Grove Heights, recorded at Norristown, Pennsylvania in Deed Book 380, Page 500 bounded and described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Reservoir Avenue (fifty feet wide) one hundred feet (100') from a point formed by the intersection of the Southeasterly side of Reservoir Avenue with the Southwesterly side of Lamont Avenue (fifty feet wide); thence extending Southwesterly along the said Southeasterly side of Reservoir Avenue fifty and twenty-one one-hundredths feet (50.21'); and extending from that width in parallel lines one hundred ten and fifty-eight one-hundredths feet (110.58').

TITLE TO SAID PREMISES IS VESTED IN Lillian R. Gibson by Deed from Lillian R. Gibson, widow dated 10/17/2012 recorded 10/25/2012 in Deed Book 5852, Page 02181.

Parcel Number: 30-00-55906-00-8.

Location of property: 1607 Reservoir Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Alvianette Gibson Kennedy, Known Heir of Lillian R. Gibson, Charles Gibson, Known Heir of Lillian R. Gibson, David Gibson, Known Heir of Lillian R. Gibson, Jocelyn Gibson, Known Heir of Lillian R. Gibson, Kevin Gibson, Known Heir of Lillian R. Gibson and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Lillian R. Gibson** at the suit of Reverse Mortgage Solutions, Inc. Debt: \$253,958.51.

**Morris A. Scott**, Attorney, I.D. #83587

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

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

15-05722

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Providence Township**, Montgomery County, Pennsylvania bounded and described according to a Plan of Subdivision prepared for The Cutler Group, Inc. made by Urwiler & Walter, Inc. dated 4/16/1990 last revised 4/16/1993 and recorded in Plan Book A-54, Page 258, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Penn View Lane (50 feet wide), said point being measured the two (2) following courses and distances from a point of curve of the Northeasterly side of Clark Hill Drive (50 feet wide): (1) leaving Clark Hill Drive along the arc of a circle curving to the left having a radius of 25 feet the arc distance of 36.32 feet to a point of tangent on the Northwesterly side of Penn View Lane; and (2) North 67 degrees, 46 minutes, 58 seconds East, 136.30 feet to the place of beginning also being a corner of Lot No. 53 as shown on the above mentioned plan; thence extending from said point of beginning along Lot No. 53 North 22 degrees, 15 minutes, 02 seconds West, 145.43 feet to a point a corner of Lot No. 51; thence extending along the same North 45 degrees, 16 minutes, 35 seconds East, 161.94 feet to a point on the Southwesterly side of Penn View Lane; thence extending Southeastwardly and Southwestwardly along the Southwesterly, Westerly and Northwesterly side of Penn View Lane along the arc of a circle curving to the right having a radius of 150.00 feet the arc distance of 294.53 to a point of tangent; thence extending along the Northwesterly side of Penn View Lane South 67 degrees, 46 minutes, 58 seconds West, 11.05 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES VESTED IN Michael C. Stefanik and Maria D. Stefanik by Deed from Juan Espadas and Miriam Espadas a/k/a Miriam R. Espadas acting by and through her agent Juan Espadas dated June 22, 2007 and recorded on June 27, 2007 in the Montgomery County Recorder of Deeds in Book 5652, Page 1827.

Parcel Number: 43-00-10904-00-6.

Location of property: 3004 Penn View Lane, Norristown, PA 19403.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Maria D. Stefanik and Michael C. Stefanik** at the suit of Federal National Mortgage Association. Debt: \$519,713.90.

**Roger Fay**, 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.

15-06900

ALL THAT CERTAIN message and lot of land, situate in **North Wales Borough**, County of Montgomery, and State of Pennsylvania, bounded and described according to a survey thereof made by Francis W. Wack, Registered Surveyor, on the 20th day of October A.D., 1943, as follows, to wit:

BEGINNING at an iron pin in the Northwest side line of Elm Street as now laid out (45 feet in width), said beginning point being a corner of this and land now or late of Asbestos Fibre Spinning Company North 5°, 15' West, 171 feet, 8 inches to an iron pin in line of land of North Wales Park Lane; thence along the same North 39°, 45' East, 28 feet, 5/16 of an inch to an iron pin in other land of the said Lester K. Geyer; thence along the same, and passing thru the middle of the partition wall dividing this and the adjoining dwelling South 53°, 15' East, 170 feet, 3 inches to an iron pin in said Northwest side line of Elm Street; thence along the same South 36°, 45' East, 28 feet to an iron pin, the place of beginning.

BEING the same premises which Catherine J. Craig, by Deed dated 12/21/2007 and recorded 1/7/2008 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5677, Page 2672, grant and conveyed unto Mark D. Donohue, Sr. and Kimberly H. Donohue.

Parcel Number: 14-00-00532-00-3.

Location of property: 316 Elm Avenue, North Wales, PA 19454.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mark D. Donohue, Sr. and Kimberly H. Donohue** at the suit of Green Tree Servicing, LLC. Debt: \$237,338.96.

**Gregory Javardian**, Attorney, I.D. #55669

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

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

15-20662

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate in **Abington Township**, County of Montgomery, Commonwealth of Pennsylvania, and described according to a survey and plan thereof made by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania on the 15th day of July A.D. 1958, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Zane Avenue (40 feet wide) which point is measured North forty-one degrees, thirty-six minutes East, one hundred nine and fifty-nine one-hundredths feet from the Northeasterly side of Shelmire Street (50 feet wide).

CONTAINING in front or breadth on the Southeasterly side of Zane Avenue fifty feet and extending of that width in length or depth South forty-eight degrees, twenty-four minutes East between parallel lines at right angles to Zane Avenue one hundred fifty feet.

BEING Lots 99 and 100 Plan of Burholme Terrace.

TITLE TO SAID PREMISES IS VESTED IN Timothy J. Clauss and Eileen Joan Clauss, h/w, by Deed from Timothy J. Clauss, dated 09/03/2003, recorded 09/04/2003 in Book 5471, Page 1951.

Parcel Number: 30-00-75020-00-1.

Location of property: 311 Zane Avenue, Jenkintown, PA 19046-4316.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Eileen J. Clauss a/k/a Eileen Joan Clauss and Timothy J. Clauss** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association. Debt: \$242,864.89.

**Peter Wapner**, Attorney, I.D. #318263

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount 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: \$146,305.87.

**Matthew J. McDonnell**, Attorney, I.D. #313549

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

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



15-31507

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate **Upper Gwynedd Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Plan of Subdivision of lands of Edward T. Robinson made by George B. Stanbridge Associates, dated May 26, 1982 and revised December 9, 1982, said plan being recorded in Plan Book A-44 Page 360 as follows, to wit:

BEGINNING at a point on the Southeasterly said of Gwynedd Avenue (50 feet wide) said point of beginning being a corner of Lot 2, as shown on the above mentioned plan; thence extending from said point of beginning along Lot 2, as shown on the above mentioned plan South 44 degrees 45 minutes East 150 feet to a point in line of land now or late of John T. and Clara Swell, as shown on the above mentioned plan; thence extending along the same South 45 degrees, 5 minutes West, 170 feet to a diamond, as shown on the above mentioned plan; thence extending party along the same and partly along land now or late of Robert, Sr. and Margaret Lowe, as shown on the above mentioned plan North 44 degrees, 45 minutes West, 150 feet to a point on the Southeasterly side of Gwynedd Avenue; thence extending along the same, North 45 degrees, 5 minutes East, 170 feet to the first mentioned point and place of beginning.

BEING Lot 1 as shown on the above mentioned plan.

UNDER AND SUBJECT to certain restrictions as now appear of record.

FEE SIMPLE TITLE VESTED IN Ferdinand Boco and Loreda Boco, his wife, as Tenants by the Entireties, by Deed from, Abbie A. Lampe, dated 7/14/1995, recorded 7/20/1995, in the Montgomery County Recorder of Deeds in Deed Book 5119, Page 245.

Parcel Number: 56-00-03583-00-6.

Location of property: 227 Gwynedd Avenue, North Wales, PA 19454.

The improvements thereon are: Residential Real Estate.

Seized and taken in execution as the property of **Ferdinand Boco and Loreda Boco, his wife**, as Tenants by the Entireties, by Deed from Abbie A. Lampe, dated 7/14/1995, recorded 7/20/1995, in the Montgomery County Recorder of Deeds in Deed Book 5119, Page 245 at the suit of WVMF Funding, LLC. Debt: \$263,281.92.

**Jessica N. Manis**, 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.

15-31643

ALL THAT CERTAIN brick dwelling house and lot or piece of land, Numbered 512 King Street, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING on the Southerly side of King Street, 123 feet, more or less, East of Washington Street, a corner of this and land now or late of Salome Reitmeyer; thence by the same, Southerly 153 feet, more or less, to a 20 feet wide alley; thence along said alley Eastwardly 15 feet to a post or corner of this and land now or late of Christian G. Bair; thence Northwardly along the same and parallel with said Washington Street, 153 feet, more or less, to a point on the Southerly line of said King Street; and thence by the same, Westwardly 15 feet to the place of beginning.

Parcel Number: 16-00-17448-00-5.

Location of property: 512 King Street, Pottstown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Michael R. Lauffer and Jessica L. Sampson-Lauffer** at the suit of Pottstown School District. Debt: \$2,656.00.

**Robert P. Daday**, Attorney.

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

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

16-01802

ALL THAT CERTAIN parcel or piece of ground, hereditaments and appurtenances, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, and described according to a certain plan thereof known as "Plan of Part of Lots 185 to 187" on a Certain Plan of Huntingdon Terrace, made by George B. Mebus, Inc., Engineers, dated November 25, 1957, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Arthur Avenue (formerly Glendale Avenue) (40 feet wide), said point being the 2 following courses and distances from a point of curve on the Northeasterly side of Morris Avenue (40 feet wide): (1) leaving Morris Avenue on the arc of a circle curving to the left having a radius of 10 feet arc of a circle curving to the left having a radius of 10 feet the arc distance of 8.61 feet to a point of reverse curve on the Northwesterly side of Arthur Avenue; and (2) Northeasterly along the Northwesterly side of Arthur Avenue on the arc of a circle curving to the right having a radius of 345 feet the arc distance of 10.06 feet to the place of beginning; thence extending from said point of beginning North 34 degrees, 26 minutes, 35 seconds West through Lot No. 185, 107.91 feet to a point; thence extending North 51 degrees, 44 minutes, 27 seconds East through Lots Nos. 185, 186 and 187, 77.27 feet to a point in line of Lot No. 188; thence extending South 33 degrees, 05 minutes, 29 seconds East along the line of Lot No. 188, 106.72 feet to a point on the Northwesterly side of Arthur Avenue aforesaid; thence extending Southwestwardly along the Northwesterly side of Arthur Avenue on the arc of a circle curving to the left having a radius of 345.00 feet the arc distance of 75.00 feet to the first mentioned point and place of beginning.

BEING the same premises which Edward R. Love and Joan P. Love, by Deed dated August 26, 2003 and recorded September 10, 2003 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5472, Page 1249, granted and conveyed unto Edward R. Love.

Parcel Number: 30-00-02572-00-8.

Location of property: 1060 Winding Creek Lane, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Edward R. Love** at the suit of Wells Fargo Bank, N.A.  
Debt: \$238,488.77.

**Matthew J. McDonnell**, Attorney. I.D. #313549

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

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

16-07559

ALL THAT CERTAIN Northern one-half of a double frame message or tenement and lot or piece of land, situate on the West side of Evans Street in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, being bounded and described, as follows, to wit:

BEGINNING at a point, a corner of Lot No. 21 on the West side of Evans Street, at a distance of eighty-four (84) feet South from the Southwest corner of the said Evans Street and Jefferson Avenue; thence, extending Westwardly along the line of said Lot No. 21, a distance of eighty (80) feet to a corner of land now or late of William B. Geyer; thence, extending Southwardly along the line of the same, a distance of twenty-two (22) feet, six (06) inches to a corner of land now or late of Daniel Imbody; thence, extending Eastwardly along the line of the same, a distance of eighty (80) feet to Evans Street, aforesaid; thence, extending along said Evans Street, a distance of twenty-two (22) feet, six (06) inches to the point and place of beginning.

Parcel Number: 16-00-08132-00-6.

Location of property: 325 North Evans Street, Pottstown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Kathleen Travis** at the suit of Pottstown School District.  
Debt: \$2,807.16.

**Robert P. Daday**, Attorney.

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

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

16-08269

ALL THAT CERTAIN lot and building erected thereon, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a plan of lots known as Belmont Terrace, Section No. 2, by Charles U. Harburger, Registered Engineer, dated February 16, 1954, as follows, to wit:

BEGINNING at a point in the center line of Mervine Street, said point being North forty-three degrees, forty-five (45) minutes West, six hundred seven and fifty-three hundredths (607.53) feet from the intersection of the center line of said Mervine Street and the center line of Adams Street; thence along the center line of said Mervine Street South forty-three (43) degrees, forty-five (45) minutes East, sixty (60) feet to a point a corner of Lot No. 38; thence along the same North forty-five (45) degrees, forty-five (45) minutes East, one hundred twenty (120) feet to a point; thence along Lots Nos. 22 and 21 North forty-three (43) degrees, forty-five minutes West, sixty (60) feet to a point, a corner of Lot No. 40; thence along the same South forty-five (45) degrees, forty-five (45) minutes West, one hundred twenty (120) feet to the point or place of beginning.

BEING known and designated as Lot No. 39 on said plan.

Parcel Number: 42-00-03088-00-2.

Location of property: 623 Mervine Street, Lower Pottsgrove, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Stephen R. Swavely and Betty M. Swavely** at the suit of Lower Pottsgrove Township Municipal Authority. Debt: \$1,737.17.

**Robert P. Daday**, Attorney.

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

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

16-10268

ALL THAT CERTAIN house and lot of land, situate and known as No. 8 West Vine Street in the Village of Stowe, **West Pottsgrove Township**, Pennsylvania, limited, bounded, and described according to a survey made thereof by George F. Shaner, as follows, to wit:

BEGINNING at a corner, No. 6 West Vine Street, said point being on the Easterly property line of West Vine Street and distant Southerly 59 feet, 9-3/4 inches from the Southeasterly property line intersection of the aforesaid West Vine Street and another ordained street known as Center Avenue; thence continuing along the Easterly side of West Vine Street South 63 degrees, 30 minutes West, 30 feet, 2-1/4 inches to a corner; thence South 26 degrees, 30 minutes East, 140 feet to a corner on the Westerly side of an given 20 feet wide alley; thence along the same North 63 degrees, 30 minutes East, 30 feet, 2-1/4 inches to a corner No. 6 West Vine Street; thence along the same on a course passing through the middle of a joint partition wall of a double dwelling or North 26 degrees, 30 minutes West, 140 feet to the place of beginning.

Parcel Number: 64-00-05050-00-7.

Location of property: 8 West Vine Street, West Pottsgrove, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Tobiah P. Steinmetz and Yvelisse Steinmetz** at the suit of Pottsgrove School District. Debt: \$4,090.49.

**Robert P. Daday**, Attorney.

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

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

16-12972

ALL THAT CERTAIN lot or piece of ground, situate in **Red Hill Borough**, County of Montgomery, Commonwealth of Pennsylvania, described in accordance with a plan subdivision made for Pro Plat, Inc. made for Urwiler and Walter, Inc., Sumneytown, Pennsylvania, Registered Professional Engineers, dated March 6, 1972 and last revised January 16, 1973, as follows, to wit:

BEGINNING at a point on the Northeast side of Stonehaven Drive (fifty feet wide) said point being measured the three following courses and distances along said Northwest side of Stonehaven Drive from its point of intersection with Northeast side of Moyer Road, both lines produced: (1) North fifty-six degrees, fifty minutes East, two hundred fifty-seven and ninety one-hundredths feet to a point of curve; (2) on the arc of a circle curving to the right having a radius of one hundred seventy-five feet, the arc distance of one hundred sixty-four and ninety-six one-hundredths feet to a point of tangent; and (3) South sixty-nine degrees, nine minutes, thirty-four seconds East, three hundred thirty-seven and forty-one one-hundredths feet to a point; thence extending from said point of beginning, along Lot No. 15 on said plan, North twenty degrees, fifty minutes, twenty-six seconds East, two hundred feet to a point in line of lands now or late of Donald P. Lanis; thence extending along said lands South sixty-nine degrees, nine minutes, thirty-four seconds East, eighty feet to a point, a corner of Lot No. 17 on said plan; thence extending along Lot No. 17 South twenty degrees, fifty minutes, twenty-six seconds West, two hundred seven and extending along the same two following courses and distances: (1) North sixty degrees, five minutes, three seconds West, sixteen and sixty-four one-hundredths feet to a point of curve; and (2) on the arc of a circle curving to the left having a radius of four hundred three and one-hundredths feet, the arc distance of sixty-three and eighty-three one-hundredths feet, the arc distance of sixty-three and eighty-three one-hundredths feet to the first mentioned point and place of beginning.

PREMISES 'B'

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

BEGINNING at a point on the Northeasterly side of Stonehaven Drive, (fifty feet wide) said point being measured the five following courses and distances along Stonehaven Drive from the intersection of the Northwesterly side of Stonehaven Drive with the Northeasterly side of Moyer Road, North lines produced: (1) North fifty-six degrees, fifty minutes East, two hundred fifty seconds and ninety-one feet to the point of curve; (2) extending Northeastwardly, Eastwardly, and Southeastwardly on the arc of a circle curving to the right, having a radius of one hundred seventy-five feet, the arc distance of one hundred sixty-four and ninety-six one-hundredths feet to a point of tangent; (3) South sixty-nine degrees, nine minutes, thirty-four seconds East, three hundred thirty-seven and forty-one one-hundredths feet to a point of curve; (4) extending Southeastwardly on the arc of a circle curving to the right, having a radius of four hundred three and one one-hundredths feet, the arc distance of sixty-eight and eighty-three one-hundredths feet to a point of tangent; and (5) South sixty degrees, five minutes, three minutes, three seconds East, sixteen and sixty-four one-hundredths feet to the first mentioned point of beginning; thence extending along lands now or late of Robert P. Elis, his wife, of which this was part, North twenty degrees, fifty minutes, twenty-six seconds West, two hundred seven and sixty-seven one-hundredths feet to a point in line of lands now or late of Donald P. Lands; thence extending along the same South sixty-nine degrees, one minutes, thirty-four seconds East, ten feet to a point, a corner; thence extending South twenty-three degrees, thirty-five minutes, fifty-one seconds West, two hundred feet extending South twenty-three degrees, thirty-five minutes, fifty-one seconds West, two hundred seven and ninety-one one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Christopher W. Moyer, by Deed from Christopher W. Moyer and Susan M. Moyer, husband and wife, dated 10/18/2010, recorded 03/07/2011, in Book 5794, Page 2906.

Parcel Number: 17-00-00992-14-3.

Location of property: 265 Stonehaven Drive, Red Hill, PA 18076-1411.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christopher W. Moyer** at the suit of Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series ARSI 2006-M3. Debt: \$298,948.94.

**Peter Wapner**, Attorney, I.D. #318263

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

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

16-15630

ALL THAT CERTAIN lot of piece or ground, situate in **Upper Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania described according to a Plan of Subdivision of "Woodbrook" made for Renovations by Design by Chambers Associates, Inc., Consulting Engineers and Surveyors dated 9/21/1999 and last revised 3/4/2003 and recorded in Plan Book 24, Page 2 bounded and described, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Laura Lane (50 feet wide) a corner of this and Lot No. 50 on the above plan; thence extending along Lot No. 50 North 41 degrees, 09 minutes, 45 seconds East, 97.00 feet to a point in line of Lot No. 13 on the above plan; thence extending along Lot No. 13 South 48 degrees, 50 minutes, 15 seconds East, 22.00 feet to a point a corner of Lot No. 48 on the above plan; thence extending along Lot No. 48 South 41 degrees, 09 minutes, 45 seconds West, 97.00 feet to a point on the aforesaid side of Laura Lane; thence extending North 48 degrees, 50 minutes, 15 seconds West, 22.00 feet to a point a corner of Lot No. 50 aforesaid the first mentioned point and place of beginning.

BEING Lot No. 49.

Parcel Number: 60-00-01629-26-4.

Location of property: 1583 Laura Lane, Upper Pottsgrove, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Jamesha K. Edwards** at the suit of Township of Upper Pottsgrove. Debt: \$1,349.01.

**Robert P. Daday**, Attorney.

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

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

16-22307

ALL THAT CERTAIN lot or piece of ground, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, known as Lot No. 1, as shown on a Subdivision Plan titled Maplewood Gardens Subdivision, prepared by Robert H. McKinney, Jr. Associates, Inc. dated September 30, 1982 and revised April 8, 1983, and described, as follows, to wit:

BEGINNING at a point (P K Nail) in the center line of Grace Street (50 feet wide R O W) said point being 128 feet more or less Northwesterly along the centerline of Grace Street from intersection of Grace Street and Foist Avenue; thence North 45 degrees, 16 minutes, 30 seconds West along the centerline of Grace Street, 65.00 feet to a point; thence North 45 degrees, 16 minutes, 30 seconds East, 25.00 feet to a point on the Northeasterly right-of-way line of Grace Street; thence continuing by the same course North 44 degrees, 43 minutes, 30 Seconds East, 121.48 feet to a point said point being a common corner of Lot No. 2 and Lot No. 3; thence South 45 degrees, 16 minutes, 30 seconds East along a common line of Lot No. 3, 65.00 feet to an iron pin; thence South 44 degrees, 43 minutes, 30 seconds West along lands now or late o late of D. A. Rivlin, 121.48 feet to an iron pin on the Northeasterly right-of-way line of Grace Street; thence continuing by the same course South 44 degrees, 43 minutes, 30 West along lands now or late of D. A. Rivlin, 25.00 feet to the place of beginning.

This description includes that portion of Grace Street right-of-way between centerline (Deed line) of Grace Street and the right-of-way line.

BEING the same premises which Lawrence M. Burnette and Michael E. Burnette, by Deed dated 4/28/2006 and recorded 6/1/2006 in Deed Book 5602, Page 1695, granted and conveyed unto Shawn D. O'Dell and Lois A. O'Dell, h/w.

Parcel Number: 16-00-11487-00-8, Map #16064-144.

Location of property: 225 Grace Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Shawn D. O'Dell and Lois A. O'Dell** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$241,175.68 plus interest to sale date.

**Heather Riloff**, Attorney, I.D. #309906

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

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

16-23387

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Gwynedd Township**, Montgomery County, Pennsylvania and described according to a Plan of Subdivision of Gwynedd Knoll prepared for Toll Brothers by Herbert H. Metz, Inc., Civil Engineers and Surveyors, dated September 4, 1984 and last revised August 9, 1985 and recorded in Montgomery County in Plan Book A-46, Page 450, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Uxbridge Way (50 feet wide) which point is measured the two (2) following courses and distances from a point of curve on the Southeasterly side of Windsor Drive, viz: (1) on the arc of a circle curving to the left having a radius of 13.00 feet the arc distance of 20.48 feet to a point; and (2) South 31 degrees, 19 minutes, 24 seconds East, 180.00 feet to the place of beginning; thence extending from said point of beginning along Lot No. 89 North 58 degrees, 40 minutes, 36 seconds East, 230.00 feet to a point in line of Lot No. 85; thence extending along the same South 24 degrees, 11 minutes, 54 seconds East, 201.57 feet to a point, a corner of Lot No. 91; thence extending along the same South 58 degrees, 40 minutes, 36 seconds West, 205.00 feet to a point on the said Northeasterly side of Uxbridge Way; thence extending along the same, North 31 degrees, 19 minutes, 24 seconds West, 200.00 feet to the first mentioned point and place of beginning.

BEING Lot #90 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Thomas Felix Mignone and Kathleen M. Mignone by Deed from Gwynedd Knoll, Inc. dated March 23, 1989 and recorded March 28, 1989 in Deed Book 4905, Page 2203.

Parcel Number: 39-00-04664-45-4.

Location of property: 1405 Uxbridge Way, North Wales, PA 19454.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Thomas Felix Mignone, Kathleen M. Mignone and United States of America c/o United States Attorney for the Eastern District of Pennsylvania** at the suit of The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1. Debt: \$713,868.61.

**Lauren M. Moyer**, Attorney.

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

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

16-25218

ALL THAT CERTAIN parcel of land, with the buildings and improvements thereon erected and the appurtenances thereto, situated in **Worcester Township**, County of Montgomery and Commonwealth of Pennsylvania.

BEING Lot No. 5D, as identified on the Final Subdivision/Land Development Plan for Berwick Place, prepared by Brandywine Valley Engineers, Inc., Consulting Engineers and Land Surveyors, Boothwyn, PA, dated 12/1/1992, last revised 5/11/1993, and recorded in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania, in Plan Book A-54, Page 266.

AS such lot and appurtenances are defined in the Declaration of Easements, Conditions, Covenants and Restrictions for Berwick Place as in Deed Book 5053, Page 2090, et seq.

AND as such lot is shown on the building as built Plan for Berwick Place prepared by Brandywine Valley Engineers, dated 3/8/1994.

BEING the same premises which Richard L. Dellangelo and Marilyn Lake Dellangelo, by Deed date 04/30/2015 and recorded 05/11/2015, in the Recorder's Office of Montgomery County, Pennsylvania, Deed Book Volume 5953, Page 1455, granted and conveyed unto Katina Carter, as Sole Owner.

Parcel Number: 67-00-00777-72-8.

Location of property: 51 Essex Court, Norristown, PA 19403.

The improvements thereon are: A dwelling.

Seized and taken in execution as the property of **Katina Carter** at the suit of Freedom Mortgage Corporation. Debt: \$273,264.11.

**Lois M. Vitti**, Attorney.

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

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

16-29596

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Pottsgrove Township**, County of Montgomery and Commonwealth of PA, described according to a Plan of Subdivision of "Woodbrook" made for Renovations by Design by Chambers Associates, Inc., Consulting Engineers and Surveyors, dated 9/21/1999 and last revised 3/4/2003 and recorded in Plan Book 24, Page 2 bounded and described, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Brynne Lane (50 feet wide) a corner of this and Lot No. 6 on the above plan; thence extending along Lot No. 6 North 48 degrees, 50 minutes, 15 seconds West, 108 feet to a point; thence extending North 41 degrees, 9 minutes, 45 seconds East, 34 feet to a point a corner of Lot No. 4 on the above plan; thence extending along Lot No. 4 South 48 degrees, 50 minutes, 15 seconds East, 108 feet to a point on the aforesaid side of Brynne Lane; thence extending along Brynne Lane South 41 degrees, 9 minutes, 45 seconds West, 34 feet to a point a corner of Lot No. 6 aforesaid the first mentioned point and place of beginning.

BEING the same premises which Patrick A. Hendrick and Roderick A. Hendrick by Deed dated June 13, 2008 and recorded July 14, 2008 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5700, Page 55, granted and conveyed unto Patrick A. Hendrick and Giuliana R. Fardella-Hendrick, husband and wife, as Tenants by the Entirety.

Parcel Number: 60-00-01139-04-3.

Location of property: 1681 Brynne Lane, Pottstown, PA 19464.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Giuliana R. Fardella-Hendrick and Patrick A. Hendrick** at the suit of Ocwen Loan Servicing, LLC. Debt: \$198,056.06.

**Edward J. McKee**, Attorney.

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

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

16-30002

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 Ejimonyeugwo 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.

**Roger Fay**, Attorney.

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

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

17-04077

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

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

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

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

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

The improvements thereon are: A residential dwelling.

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

**Samantha Gable**, Attorney.

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

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

17-04575

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Springfield Township**, Montgomery County and State of Pennsylvania, described according to a certain Plan of Whitemarsh Downs, made by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania, dated March 24, 1948, which plan is recorded in the Office of the Recorder of Deeds in and for the County of Montgomery at Norristown in Deed Book No. 1905, Page 600, as follows, to wit:

BEGINNING at a point of tangent on the Southeastly side of Heather Road (50 feet wide) at the distance of twenty-three and fifty-six one-hundredths feet measured on the arc of a circle curving to the right having a radius of fifteen feet from a point of curve on the Northeastly side of Hunters Lane (fifty feet wide); thence extending

along the Southeasterly side of Heather Road North thirty-nine degrees, thirteen minutes East, one hundred thirty-five feet to a point; thence extending South fifty degrees, forty-seven minutes East, one hundred feet to a point; thence extending South thirty-nine degrees, thirteen minutes West, one hundred fifty feet to a point on the Northeasterly side of Hunters Lane aforesaid; thence extending along the said side of Hunters Lane North fifty degrees, forty-seven minutes West, eighty-five feet to a point of curve; thence extending along the arc of a circle curving to the right having a radius of fifteen feet the arc distance of twenty-three and fifty-six one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 354 on said plan.

BEING the same premises which Nicholas F. Criniti, Jr. and Barbara G. Criniti, by Deed dated 5/15/15 and recorded on 5/18/15 in the Montgomery County Recorder of Deeds Office in Book 5954, Page 899, granted and conveyed unto John Pratt and Michelle L. Pratt.

Parcel Number: 52-00-09286-00-4.

Location of property: 915 Hunters Lane, Oreland, PA 19075.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **John Pratt and Michelle L. Pratt** at the suit of Philadelphia Federal Credit Union. Debt: \$230,657.47.

**Jessica A. Kubisiak**, Attorney, I.D. #315342

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

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

17-05383

ALL THAT CERTAIN lot or pieces of ground with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery and State of Pennsylvania, and described according to a Certain Plan thereof known as "Map of a Portion of Bob White Farm," made by Yerkes Engineering Company under the date of August A.D., 1956, as follows, to wit:

BEGINNING at a point on the Northerly side of Bob White Road (fifty feet wide), said point being the five following courses and distances from the point formed by the intersection of the center line of Bob White Road with the center line of Falcon Road (fifty feet wide): (1) leaving Falcon Road, North eighty-six degrees, forty minutes East along the center line of Bob White Road, one hundred eight and forty one-hundredths feet to a point of curve in the same; (2) Northeastwardly along the center line of Bob White Road on the arc of a circle curving to the right having a radius of one thousand forty-five and fifteen one-hundredths feet to a point; (3) North two degrees, twenty-two minutes East partly crossing the bed of Bob White Road, twenty-five feet to a point on the Northerly side of Bob White Road; (4) Southeastwardly along the Northerly side of Bob White Road on the arc of a circle curving to the right having a radius of one thousand five hundred nineteen and one one-hundredths feet, the arc distance of one hundred fifty-six and forty-two one-hundredths feet to a point of tangent on the Northerly side of Bob White Road; and (5) South eighty-one degrees, forty-four minutes East along the Northerly side of Bob White Road, four hundred seventy-five and fifty one-hundredths feet to the place of beginning; thence extending from said point of beginning, North eight degrees, sixteen minutes East crossing a certain ten feet wide Utility Easement, two hundred seventy and fifty-nine one-hundredths feet to the point on the Northerly side of the aforesaid Utility Easement and on the Southerly side of the Schuylkill Expressway (one hundred twenty feet wide); thence extending South seventy-four degrees, fifteen minutes East along the Northerly side of the aforesaid Utility Easement and along the Southerly side of the Schuylkill Expressway, ninety and seventy-seven one-hundredths feet to a point; thence extending South eight degrees, sixteen minutes West recrossing the aforesaid Utility Easement, two hundred fifty-eight and seventy-seven one-hundredths feet to a point on the Northerly side of Bob White Road, aforesaid; thence extending; thence extending North eighty-one degrees, forty-four minutes West along the Northerly side of Bob white Road ninety feet to the first mentioned point and place of beginning. Being Lot Number 10, Block "E" as shown on a certain map of a portion of Bob White Farm made by Milton R. and John B. Yerkes, Civil Engineers and Surveyors under date of the First day of August A.D., 1955, said plan being recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book A-2, Page 62.

BEING the same property conveyed to Preston Showell and Gloria S. Showell, his wife who acquired title, with rights of survivorship, by virtue of a Deed from Joseph C. Eppel and Elizabeth G. Eppel, his wife, dated October 30, 1977, recorded December 22, 1977, at Document ID 001159, and recorded in Book 4268, Page 451, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 58-00-01618-00-7.

Location of property: 601 Bob White Road, Wayne, PA 19087.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Preston Showell and Gloria S. Showell** at the suit of Wells Fargo Bank, N.A. Debt: \$210,894.59.

**Cristina L. Connor**, Attorney.

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

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

17-07005

ALL THAT CERTAIN brick message or tenement and lot of land, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, on the West side of Spruce Street, described in prior Deeds as the North side and being known as No. 621 Spruce Street, bounded and described, as follows, to wit:

BEGINNING at a point on the West side of Spruce Street at a stake a corner of this and Lot No. 93; thence by the same Westwardly one hundred forty feet more or less to a stake at Union Street; thence by the same Southwardly, thirty feet to Lot No. 95; thence by the same Eastwardly one hundred forty feet to the West side of Spruce Street aforesaid; thence by the same Northwardly thirty feet to the place of beginning.

BEING Lot No. 94 on Olan of Missimors Town Lots.

BEING the same premises which Mathieu Wanamaker and Sara Steinhauer, by Deed dated November 14, 2008 and recorded December 4, 2008 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5715, Page 2879, granted and conveyed unto Erin M. Zerr and Stephen J. Strobel.

Parcel Number: 16-00-28172-00-9.

Location of property: 621 Spruce Street, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Erin M. Zerr and Stephen J. Strobel** at the suit of Wells Fargo Bank, N.A. Debt: \$142,557.73.

**Matthew J. McDonnell**, Attorney. I.D. #313549

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

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

17-07819

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

BEGINNING at a point on the North side of Rambo Street at the distance of seventy-two feet Eastwardly from the Northeast corner of Depot and Rambo Streets, a corner of this and land of James Murphy; thence Northwardly at right angles to said Rambo Street in line passing through the middle of the partition wall of this and said Murphy's other house, ninety-seven feet more or less to the three feet wide alley; thence along the South side of said alley Eastwardly fifteen feet to a point a corner of this and land now or late of Michael F. Lawler; thence along said Lawler's Property South the line passing through the middle of the partition wall between this and other property of said Lawler, ninety-seven feet more or less to the North side of Rambo Street; thence along the said side of said Rambo Street Westwardly fifteen feet more or less to the place of beginning.

BEING the same property conveyed to George J. Zapien, III and Jacqueline Zapien, husband and wife, as Tenants by the Entirety who acquired title, with Rights of Survivorship, by virtue of a Deed from George J. Zapien, III, dated March 26, 2004, recorded April 27, 2004, at Document ID 2004085543, and recorded in Book 05505, Page 0885, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 02-00-05208-00-1.

Location of property: 9 East Rambo Street, Bridgeport, PA 19405.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Jacqueline Zapien, a/k/a Jacqueline R. Zapien and George J. Zapien, III** at the suit of Wells Fargo Bank, N.A. Debt: \$89,393.77.

**Cristina L. Connor**, Attorney.

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

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

17-15306

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situated in **Perkiomen Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Subdivision Plan of Fox Heath, Phase I and Phase II, made by Bursich Associates, Inc., Consulting Engineers, made for David Marsh and Al Emma, dated June 19, 1990 and last revised January 28, 1992, as follows, to wit:

BEGINNING at a point on the Southeastly side of Dartmoor Road (26.00 feet wide) (private road), said point being a point a corner of Lot No. 180 as shown on the above mentioned plan; thence extending along the aforesaid lot, South 79 degrees, 52 minutes, 24 seconds East and crossing a certain 12 feet wide utility and maintenance easement, the distance of 105.00 feet to a point; thence extending from said point, South 12 degrees, 03 minutes, 36 seconds West and crossing two certain 5 feet wide easements, the distance of 60.76 feet to a corner of Lot No. 182 as shown on the above mentioned plan; thence extending along the aforesaid lot, North 73 degrees, 59 minutes, 03 seconds West and re-crossing the aforementioned utility and maintenance easement, the distance of 105.00 feet to a point of curve on the Southeastly side of Dartmoor Road; thence extending along the same, the two following courses and distances: (1) on the arc of a circle to the left having a radius of 283.41 feet and re-crossing the second 5 feet wide easement, the distance of 29.13 feet to a point of tangent on the same; and (2) North 10 degrees, 07 minutes, 36 seconds West and re-crossing the first aforementioned 5 feet wide easement, the distance of 20.87 feet to the first mentioned point and place of beginning.

CONTAINING in area 5,782 square feet.

BEING Lot No. 181 as shown on the above mentioned plan.

BEING the same premises which Scott Aguirre and Karyn Aguirre, by Deed dated November 26, 2003 and recorded December 22, 2003 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5486, Page 2213, granted and conveyed unto Scott B. Rosler.

Parcel Number: 48-00-00579-19-5.

Location of property: 415 Dartmoor Road, Schwenksville, PA 19473.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Scott B. Rosler** at the suit of Wells Fargo Bank, N.A. Debt: \$209,833.77.

**Matthew J. McDonnell**, Attorney, I.D. #313549

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

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

17-15464

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 by George B. Mebus, Registered Professional Engineer, Glenside, PA on 9/06/1951 and last revised 10/16/1953, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Salisbury Road 40 feet wide, which point is measured on the arc of a circle curving to the right having a radius of 307.62 feet, the arc distance of 154.20 feet from a point which is measured on the arc of a circle curving to the left having a radius of 476.75 feet the arc distance of 201.43 feet from a point which point is measured South 47 degrees, 40 minutes East, 17.47 feet from a point is measured on the arc of a circle curving to the left having a radius of 10 feet the arc distance of 15.71 feet from a point on the Southeasterly side of Ricks Mill Road, 41.5 feet wide; thence extending North 46 degrees, 50 minutes, 51 seconds East, 98.92 feet to a point; thence extending South 46 degrees, 03 minutes, 45 seconds East, 89.16 feet to a point; thence extending South 58 degrees, 57 minutes, 14 seconds West, 115.97 feet to a point on the Northeasterly side of Salisbury Road; thence extending along the Northeasterly side of Salisbury Road along the arc of a circle curving to the left having a radius of 307.62 feet the arc distance of 63 feet to the first mentioned point and place of beginning.

CONTAINING .1906 AC.

TITLE TO SAID PREMISES IS VESTED IN Aisha Murphy, unmarried, by Deed from Craig K. Littlepage and Margaret M. Littlepage, husband and wife, dated August 31, 1998, recorded October 27, 1998 in the Montgomery County Clerk's/Register's Office in Deed Book 5246, Page 0982.

Parcel Number: 31-00-24196-00-1.

Location of property: 405 Salisbury Road, Wyncote, PA 19095.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Aisha Murphy a/k/a Aisha Arrella Murphy** at the suit of VFS Arctos. Debt: \$131,503.88.

**Emmanuel J. Argentieri**, Attorney, I.D. #59264

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

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

17-16763

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, situate in **Towamencin Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision made for Joe-De Corporation, by Yerkes Engineering Company, on April 17, 1970, last revised June 15, 1970, which plan has been duly recorded in the Office of the Recorder of Deeds of Montgomery County, at Norristown, Pennsylvania, in Plan Book A-17, Page 5, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Archer Lane (fifty feet wide) which point is the 6 following courses and distances from a point of curve on the Northeasterly side of Hunter Hill Drive (fifty feet wide): (1) leaving Hunter Hill Drive, 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 a point of tangent on the Southeasterly side of Archer Lane; (2) North sixty-nine degrees, forty-seven minutes East along said side of Archer Lane two hundred sixty feet to a point of curve; (3) on the arc of a curve, curving to the right, having a radius of one hundred seventy-five feet the arc distance of two hundred seventy-four and eighty-nine one-hundredths feet to a point of tangent on the Southwesterly side of Archer Lane; (4) South twenty degrees, thirteen minutes East along the Southwesterly side of Archer Lane, four hundred fifty-five feet to a point of curve; (5) thence on the arc of a curve, curving to the left, having a radius of three hundred eighty-five and sixteen one-hundredths feet the arc distance of one hundred seventy-eight and fifty-three one-hundredths feet to a point of tangent; (6) still along the Southwesterly side of Archer Lane, South forty-six degrees, forty-six minutes, thirty seconds East, twelve feet to the place of beginning.

CONTAINING in front or breadth along said side of Archer Lane, South forty-six degrees, forty-six minutes, thirty seconds East, one hundred twenty-eight feet and extending of that width in length or depth between parallel lines at right angles to Archer Lane, Southwesterly two hundred seventeen and seventy-two one-hundredths feet.

TITLE TO SAID PREMISES VESTED IN Joseph T. Waninger a/k/a Joseph Waninger and Mary F. Waninger by Deed from William Patrick Quinn and Maureen S. Quinn dated December 23, 1986 and recorded on December 30, 1986 in the Montgomery County Recorder of Deeds in Book 4824, Page 916.

Parcel Number: 53-00-00592-00-3.

Location of property: 1100 Archer Lane, Lansdale, PA 19446.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Joseph T. Waninger a/k/a Joseph Waninger, Mary F. Waninger and The United States of America c/o the U.S. Attorney for the Eastern District of Pennsylvania** at the suit of Wells Fargo Bank, N.A. Debt: \$212,697.85.

**Roger Fay**, Attorney.

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

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

17-17654

ALL THAT CERTAIN building unit in the property known, named and identified in the Declaration Plan referred to below as Towamencin Condominium, Section 1 and 2, 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 of the Recording of Deeds of Montgomery County, a Declaration dated February 8, 1984 and recorded March 4, 1984 in Deed Book 3925, Page 308 and an Amendment thereto dated March 21, 1974 and recorded March 25, 1974 in Deed Book 3929, Page 387 and further Amendment thereto dated May 9, 1974 and recorded May 15, 1974 in Deed Book 3942, Page 64 and further Amendment thereto dated October 11, 1974 and recorded October 17, 1974 in Deed Book 3983, Page 412 and further Amendment thereto dated February 28, 1975 and recorded March 3, 1975 in Deed Book 4009, Page 192 and further Amendment thereto dated July 1, 1975 and recorded August 5, 1975 in Deed Book 4045, Page 215 and further Amendment thereto dated November 2, 1977 and recorded March 10, 1983 in Deed Book 4703, Page 883 and further Amendment thereto dated March 17, 1987 and recorded April 1, 1987 in Deed Book 4833, Page 823 and the Declaration Plan of Towamencin Condominium dated February 8, 1974 and recorded March 4, 1974 in Condominium Plan Book 2, Page 48 and Amendment thereto dated February 6, 1974 and recorded May 14, 1974 in Condominium Plan Book 3, Page 8 and as Amended by Amendment to Declaration Plan thereto dated May 9, 1974 and recorded May 14, 1974 in Deed Book 3942, Page 55 and Declaration Site Plan "Towamencin Condominium Section 1 and 2" dated October 11, 1974 and recorded October 17, 1974 in Condominium Plan Book 3, Page 72 and an Amended Declaration Site Plan of "Towamencin Condominium Section 1 and 2" dated June 9, 1980 and recorded June 21, 1981 in Condominium Plan Book 8, Page 65 and Corrective Amendment to Declaration Plan dated September 9, 1982 and recorded January 7, 1983 in Deed Book 4699, Page 204 and the Code of Regulations of Towamencin Condominium 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 and further Amendment thereto dated March 3, 1975, recorded March 3, 1975 in Deed Book 4009, Page 197. Being designated in such Declaration Plan as Building 35, Unit 358 as described in such Declaration Plan and Declaration.

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

BEING the same premises which Mitchell H. Seigle, by Deed dated June 25, 2004 and recorded July 15, 2004 in Montgomery County in Deed Book 5617, Page 928 granted and conveyed unto Bryan S. Bender, in fee.

Parcel Number: 53-00-03574-21-6.

Location of property: 407 Heritage Drive, Condominium Unit 358, Harleysville, Towamencin Township, Montgomery County, PA 19438.

The improvements thereon are: A condominium unit with all rights, title and interest, being an undivided interest of, in, and to the common elements as set forth in the Declaration of Condominium and any subsequent amendments thereto.

Seized and taken in execution as the property of **Bryan S. Bender** at the suit of KeyBank, N.A., s/b/m to First Niagara Bank, a National Banking Association, s/b/m to Harleysville National Bank and Trust Company. Debt: \$123,966.55.

**Kelly L. Eberle**, Attorney. I.D. #306591

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

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

17-17889

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as the Ahrens-Tague Partnership Townhouses at 550 North York Road, **Hatboro Borough**, Montgomery County, PA, which has heretofore been submitted to the provisions of the Unit Property Act of PA Act of 7/3/1963 P.L. 196, by the recording in the Office of the Recording of Deeds of Montgomery County, a Declaration dated 2/7/1963 and recorded on 2/8/1973 in Deed Book 3826, Page 353 and Declaration Plan dated 8/15/1972 and recorded on 2/8/1973 in Condominium Plan Book 1, Page 48, and a Code of Regulations dated 2/7/1973 and recorded on 2/8/1973 in Deed Book 3826, Page 378, being and designated on Declaration Plan as Unit No. 6A as more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 5.00%.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey D. Clauss and Amy M. Clauss, h/w, by Deed from Jeffrey D. Clauss and Amy M. Clauss, formerly, Amy M. Pokywka, dated 11/19/2012, recorded 12/05/2012, in Book 5856, Page 02046.

Parcel Number: 08-00-06268-05-1.

Location of property: 550 North York Road, Condominium 6-A, a/k/a 6 Hunters Way, Hatboro, PA 19040-2100.



The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Amy M. Clauss a/k/a Amy Marie Clauss and Jeffrey D. Clauss a/k/a Jeffrey David Clauss** at the suit of Wells Fargo Bank, N.A. Debt: \$156,684.36.

**Elizabeth M. Bennett**, Attorney, I.D. #316681

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

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

17-19209

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Rockledge Borough**, County of Montgomery, Commonwealth of Pennsylvania.

BEGINNING at a point in the Southwesterly side of Burke Street (50 feet wide), the distance of 155.45 feet Southwesterly from the intersection which the said side of Burke Street makes with the Southeasterly side of Daly Street (50 feet wide); thence along the said Southwesterly side of Burke Street South 38 degrees, 47 minutes East, 50 feet to a point; thence along Lot #15 South 51 degrees, 19 minutes West, 104 feet to a point; thence through Lot #14 North 38 degrees, 43 minutes, 57 seconds West, 50 feet to a point; thence along Lot #13 North 51 degrees, 19 minutes East, 100 feet to the place of beginning.

ALSO ALL THAT CERTAIN lot or piece of ground, situate on the Southwest side of Burke Street (50 feet wide) at the distance of 124 feet Northwest from the Northwest side of Penn Avenue (50 feet wide) in **Rockledge Borough**, Montgomery County, Pennsylvania.

CONTAINING in front or breadth on the said Burke Street 25 feet and extending Southwestwardly of that width in length or depth between parallel lines at right angles to the said Burke Street 100 feet.

UNDER AND SUBJECT, nevertheless, to certain agreements recorded in Deed Book 953, Page 385 and Deed Book 957, Page 340. FEE SIMPLE TITLE VESTED IN Joyce Reily and Keith R. Jackson, as Joint Tenants With Right of Survivorship by Deed from, Elsie Bertha Maxheimer a/k/a Elsie Maxheimer by her Agents Roseann Hirth and Erwin C. Hirth, dated 10/29/2001, recorded 11/8/2001, in the Montgomery County Recorder of Deeds in Deed Book 5384, Page 1807.

Parcel Number: 18-00-00448-00-2.

Location of property: 806 Burke Street, Jenkintown, PA 19046.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Keith R. Jackson a/k/a Keith Jackson and Joyce Jackson a/k/a Joyce Reily** at the suit of Arvest Central Mortgage Company. Debt: \$272,380.00.

**M. Troy Freedman**, Attorney.

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

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

17-19647

ALL THAT CERTAIN message and four contiguous lots of land, situate in **Upper Gwynedd Township**, County of Montgomery and State of Pennsylvania, bounded and described as, follows, to wit:

BEGINNING at a point on the Northeasterly side of a 40 feet wide street, called Jones Street, being the North corner of this and Second Street; thence by the Northwest side of Second Street 150 feet to a corner on the Southwest side of a 20 feet wide alley or street, called Cherry Street; thence along the same Northwesterly 162-2/3 feet to a corner; thence by Lot No. 162 Southwesterly 150 feet to a corner on the said side of Jones Street; thence along the said side of said street, Southeasterly 162-2/3 feet to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Thomas P. Ryan and Helen M. Ryan by Deed from Charles L. Sluzenski, Jr. and Claire R. Sluzenski dated June 8, 2001 and recorded on July 2, 2001 in the Montgomery County Recorder of Deeds in Book 5365, Page 1520 as Instrument No. 012105.

Parcel Number: 56-00-04468-00-3.

Location of property: 645 Jones Avenue, Lansdale, PA 19446.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Helen M. Ryan and Thomas P. Ryan** at the suit of Federal National Mortgage Association. Debt: \$230,404.02.

**Roger Fay**, Attorney.

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

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

17-20123

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements about to be thereon erected, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, described according to a survey and plan thereof made by Barton and Martin, Engineers on July 23, 1946, as follows, to wit:

BEGINNING at a point on the Southwest side of Acorn Lane (40 feet wide) which point is measured on the arc of a circle curving to the left having a radius of one hundred ninety feet the arc distance of two hundred nine and 65/100 feet from a point, which point is measured South twenty degrees, forty-five minutes, forty-five seconds East, eighty-nine and 35/100 feet from a point, which point is measured on the arc of a circle curving to the right having a radius of

ten feet the arc distance of fifteen and 08/100 feet from a point on the Southeast side of Edge Hill Road; thence extending along the Southwest side of Acorn Lane along the arc of a circle curving to the left having a radius of one hundred ninety feet the arc distance of fifty-six and 90/100 feet to a point; thence extending along Acorn Lane North seventy-eight degrees, fifty-one minutes, thirty seconds East, thirty-three and 27/100 feet to a point; thence extending South eleven degrees, eight minutes, thirty seconds East, one hundred seventy-nine and 09/100 feet to a point; thence extending South seventy-two degrees, thirty-six minutes West, one hundred twenty-seven and 11/100 feet to a point; thence extending South fifty-six degrees, ten minutes West, thirty-one and 46/100 feet to a point; thence extending North six degrees, one minute East, two hundred twenty-three and 52/100 feet to a point on the Southwest side of Acorn Lane the first mentioned point and place of beginning.

BEING Lot No. 5 Acorn Lane on the said plan.

TITLE TO SAID PREMISES IS VESTED IN Richard A. Moll, by Deed from Steven J. Gigliotti and Deborah Gigliotti, dated 08/27/1984, recorded 09/13/1984, in Book 4747, Page 1809.

Parcel Number: 30-00-00312-00-9.

Location of property: 1829 Acorn Lane, Abington, PA 19001-1301.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Richard A. Moll** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association. Debt: \$187,610.37.

**Jennie C. Tsai**, Attorney, I.D. #315213

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

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

17-20281

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitpain Township**, Montgomery County, Pennsylvania, and described according to a Certain Plan thereof known as "Map of Section C" Center Square Green, Inc., made by M.R. and J.B. Yerkes, Civil Engineers, dated August 22, 1955, and last revised October 23, 1957, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Muhlenberg Drive (fifty feet wide) said point being the four following courses and distances from a point of compound curve on the Southeasterly side of Knox Road (fifty feet wide): (1) leaving Knox Road on the arc of a circle curving to the right having a radius of thirteen feet the arc distance of twenty-two and fifty-six one-hundredths feet to a point of tangent on the Southwesterly side of Muhlenberg Drive; (2) South thirty-three degrees, thirty-nine minutes East along the Southwesterly side of Muhlenberg Drive sixty-three and fifty-five one-hundredths feet to a point of curve on the same; (3) Southeastwardly along the Southwesterly side of Muhlenberg Drive on the arc of a circle curving to the left having a radius of four hundred eighty-one and fifty-five one-hundredths feet the arc distance of one hundred five and six one-hundredths feet to a point of tangent on the same; and (4) South forty-nine degrees, nine minutes East along the Southwesterly side of Muhlenberg Drive eight hundred eighty-seven and fifty-nine one-hundredths feet to the place of beginning; thence extending from said point of beginning South forty-nine degrees, nine minutes East along the Southwesterly side of Muhlenberg Drive one hundred feet to a point; thence extending South forty degrees, fifty-one minutes West, one hundred thirty-one and twenty-six one-hundredths feet to a point; thence extending North forty-nine degrees, seventeen minutes, thirty seconds West, one hundred feet to a point; thence extending North forty degrees, fifty-one minutes East, one hundred thirty-one and fifty one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 89 as shown on the above mentioned plan.

BEING the same premises which Julian Fernandez and Christine N. Fernandez by Deed dated 2/7/2007 and recorded 2/22/2007 in Montgomery County in Deed Book Volume 5636, Page 1213 granted and conveyed to Julian Fernandez.

Parcel Number: 66-00-04537-00-5.

Location of property: 1618 Muhlenberg Drive, Blue Bell, PA 19422.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Julian Fernandez** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$353,785.96 plus interest to sale date.

**Heather Riloff**, Attorney, I.D. #309906

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

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

17-21136

ALL THAT CERTAIN lot or piece of land, together with the message and improvements thereon erected, situate in **Pottstown Borough**, Montgomery County Pennsylvania, bounded and described according to plan of lots of Maplewood Terrace as prepared by George F. Shaner, dated August 9, 1951 and recorded in the Recorder of Deeds Office in and for Montgomery County at Norristown, Pennsylvania in Deed Book 2211, Page 601, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Spruce Street (fifty feet wide) at the distance of 183.25 feet Northeastwardly from the point of intersection of the said side of Spruce Street with the Northeastly side of Mineral Street (fifty feet wide) (both lines produced); thence along Lot No. 4 North 43 degrees, 30 minutes West, 110 feet to a point in line of Lot No. 9; thence partly along Lots 9 and 8 North 46 degrees, 30 minutes East, 91.62 feet to a point a corner of Lot No. 2; thence along said Lot No. 2 South 43 degrees, 30 minutes East, 110 feet to a point on the Northwesterly side of Spruce Street, aforesaid; thence along the said side thereof South 46 degrees, 30 minutes West, 91.62 feet to the point or place of beginning.

BEING Lot No. 3 on the aforesaid plan.

BEING the same premises which Henry T. Crocker, by Deed dated 2/15/2005 and recorded 3/10/2005 in the Office for the Recorder of Deeds in and for the County of Montgomery, and Commonwealth of Pennsylvania in Deed Book 5546, Page 770, granted and conveyed unto Kenneth A. Mock and Margaret I. Mock, husband and wife.

Parcel Number: 16-00-28352-00-9.

Location of property: 1023 Spruce Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Kenneth A. Mock and Margaret I. Mock** at the suit of Ditech Financial, LLC f/k/a Green Tree Servicing, LLC. Debt: \$114,535.42.

**Matthew K. Fissel**, Attorney. I.D. #314567

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

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

17-21546

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

BEGINNING at a point for a corner on the Northerly side of King Street; thence in a Northerly direction and along land now or late of Warren Missimer, 140 feet to a 20 feet wide alley; thence on a Westerly course and parallel with King Street 17 feet to land now or late of Nathaniel Miles; thence South and along the same, 140 feet to King Street aforesaid; thence East and parallel with King Street 17 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Tyler Bui, by Deed from Green Light Properties, LLC, a Pennsylvania Limited Liability Company, dated 01/27/2005, recorded 03/11/2005, in Book 5546, Page 1168.

Parcel Number: 16-00-17876-00-9.

Location of property: 431 King Street, Pottstown, PA 19464-5609.

The improvements thereon are: Commercial-Residential, Commercial-mixed use not Residential.

Seized and taken in execution as the property of **Tyler Bui** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association. Debt: \$110,851.41.

**Peter Wapner**, Attorney. I.D. #318263

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

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

17-21819

ALL THAT CERTAIN piece or parcel of ground, with the buildings and improvements to be erected thereon, situate in **Abington Township**, Montgomery County, Pennsylvania and described according to a certain Plan of Property made for Alfred O. Breinig by Charles E. Shoemaker, Registered Professional Engineer dated February 15, 1960 and revised June 9, 1960, as follows, to wit:

BEGINNING at a point on the Northwesterly side of St. James Place (fifty feet wide), said point being the two following courses and distances from a point of curve on the Northeasterly aide of Patane Avenue (fifty feet wide): (1) leaving Patane Avenue on the arc of a circle curving to the left having a radius of ten feet the arc distance of fifteen and seventy-one one-hundredths feet to a point of tangent on the Northwesterly side of St. James Place; and (2) North forty-four degrees, no minutes East along the Northwesterly side of St. James Place ninety feet to the point of beginning.

CONTAINING in front or breadth Northeastwardly along the Northwesterly side of St. James Place fifty feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to St. James Place one hundred ten feet.

BEING part of Lot Numbers 3 and 4 Block "J" and part of Lot Number 36 Block "G", also part of the bed of St. James Place on a Plan of "Roslyn Heights" recorded in Deed Book 1033, Page 600 as shown on the above mentioned plan.

BEING the same premises which Reynard G. Smith and Mavis B. Smith, his wife, by Deed dated November 16, 1978 and recorded December 6, 1978, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 4367, Page 510, granted and conveyed unto Tyrone W. Brown, in fee.

Parcel Number: 30-00-63304-00-8.

Location of property: 1510 Saint James Place, Abington, PA 19001.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Tyrone W. Brown** at the suit of CIT Bank, N.A. Debt: \$210,372.96.

**Samantha Gable**, Attorney.

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

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

17-21820

ALL THAT CERTAIN real property known as 200 Chain Street, **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, more particularly described, as follows:

BEGINNING at a point being the Easterly corner of Chain Street and Norristown Borough, Lafayette Street; thence along the Northerly side of Lafayette Street South 61 degrees, 4 minutes East, 95 feet to the Northwesterly side of a five feet wide alley laid out for the use of this and the properties abutting thereon; thence along the said side of said alley North 28 degrees, 56 minutes East, 16 feet, 4 inches to a point a corner of this and other land late of E.M. Daniels Estate; thence by and along said land and passing through the middle of the partition wall between this and the house on said adjoining lot North 61 degrees, 4 minutes West, 95 feet to the Southeasterly side of Chain Street, South 28 degrees, 56 minutes West, 16 feet, 4 inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Percina D. White, by Deed from Rose Turner and William D. Calloway and Ida Calloway, dated 04/27/2000, recorded 05/08/2000, in Book 5315, Page 2061.

Parcel Number: 13-00-06816-00-2.

Location of property: 200 Chain Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Percina D. White** at the suit of Ditech Financial, LLC. Debt: \$98,333.83.

**Peter Wapner**, Attorney, I.D. #318263

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

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

17-21860

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Plymouth Hill Condominium, Germantown Pike, in **Plymouth 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 7/3/1963, P.L. 196 by the recording in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania, of a Declaration dated 3/6/1974 and recorded on 3/8/1974 in Deed Book 3926, Page 571, Declaration Plan dated 2/22/1974 and recorded on 3/8/1974 in Condominium Plan Book #2, Page 74 and a Code of Regulations dated 3/8/1974 and recorded on 3/8/1974 in Deed Book 3926, Page 589 and amendments thereto recorded in Deed Books 4192, Page 43, 4355, Page 392 and 4475 Page 151, being and designated on such Declaration Plan as Unit #613S, as more fully described in such Declaration Plan and Declaration together with an mutual proportionate undivided interest in the Common Elements ( as defined in such Declaration) of .314%.

BEING the same premises in which Alison Mortgage Investment Trust, by Deed dated 11/19/1976, recorded 12/27/1976, in and for Montgomery County, Commonwealth of Pennsylvania, in Deed Book 4168, Page 88, granted and conveyed unto Edward W. Constable and Annabelle M. Constable, his wife.

AND THE SAID Edward W. Constable hereby departed this life on or about March 3, 1998.

AND THE SAID Annabelle M. Constable hereby departed this life on or about April 11, 2017.

Parcel Number: 49-00-04109-20-7.

Location of property: 666 West Germantown Pike, Unit #2613, Plymouth Meeting, PA 19462.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Mara Fisher, Known Heir of Annabelle M. Constable, Deceased and Unknown Heirs, Successors, Assigns and all Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Annabelle M. Constable, Deceased** at the suit of CIT Bank, N.A. Debt: \$179,934.28.

**Samantha Gable**, Attorney.

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

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

17-21948

ALL THAT CERTAIN tract or piece of ground, shown as Lot No. 8 on a subdivision plan by A.G. Newbold, P.E., situate in **Douglass Township**, Montgomery County, Commonwealth of PA, and recorded in Plan Book B27, Page 58 in Montgomery County records bounded and described, as follows:

BEGINNING at a point on the Southeasterly boundary line of Pine Lane, said point being 140.32 feet distant from the intersection of the Southeasterly boundary line of Pine Lane, and the Northeasterly boundary line of Onyx Lane, measured North 49 degrees, 05 minutes, 40 seconds East; thence by the Southeasterly boundary line of Pine Lane, North 49 degrees, 05 minutes, 40 seconds East, 140.00 feet to a point; thence by Lot No. 7 South 40 degrees, 54 minutes, 20 seconds East, 173.94 feet to a point; thence by lands now or late of John G. Keebler the three following courses and distances: (1) South 49 degrees, 39 minutes West, 91.54 feet to a point; (2) North 39 degrees, 15 minutes West, 33.00 feet to a point; (3) South 50 degrees, West 49.46 feet to a point; thence by Lot No. 9 North 40 degrees, 54 minutes, 20 seconds West, 139.30 feet to the place of beginning.

SUBJECT to a 20 feet wide drainage easement the centerline thereof extending from a point in the Northeasterly boundary line of Lot No. 8 said point being 74 feet distant from the Southeasterly boundary line of Pine Lane, measured South 40 degrees, 54 minutes, 20 seconds East; thence extending through Lot No. 8 the two following courses and distances: (1) South 14 degrees, 58 minutes East, 86.7 feet to a point; (2) South 49 degrees, 39 minutes West, 52.9 feet to the terminus thereof.

TITLE TO SAID PREMISES IS VESTED IN William H. Hainsey and Denise L. Hainsey, by Deed from Ronald E. Moyer and Mary Lou Moyer, Dated 04/30/2007, Recorded 05/09/2007, in Book 5646, Page 01227.

Parcel Number: 32-00-05776-00-6.

Location of property: 76 Pine Lane, Gilbertsville, PA 19525-9117.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William H. Hainsey and Denise L. Hainsey** at the suit of Ocwen Loan Servicing, LLC. Debt: \$222,841.49.

**Elizabeth M. Bennett**, Attorney, I.D. #316681

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

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

17-22195

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

BEGINNING at a point in the center line of Centre Avenue (thirty-two feet wide) at the distance of three hundred twenty-five feet Northwestwardly from the intersection of the center line of Centre Avenue with the center line of Pennsylvania Avenue fifty feet wide; thence extending along the center line of Centre Avenue, North forty degrees, thirty-five minutes West, one hundred feet more or less to land now or late of Walter C. Yerger and Mary Helen, his wife; thence along said land, North forty-nine degrees, twenty-five minutes East, one hundred fifty-six feet to a point in the center line of a twenty feet wide alley (said alley to be forever kept open); thence along the center line of said twenty feet wide alley, South forty degrees, thirty-five minutes East, one hundred feet to a point; thence by other land of John Herbert Francis and Eleanore Cook, his wife, of which this was part, South forty-nine degrees, twenty-five minutes West, one hundred fifty-six feet to the place of beginning.

BEING the same premises which C. Charles King and Mary L. King, Revocable Living Trust dated 8/4/2005 by Deed dated 8/11/2006 and recorded 8/21/2006 in the County of Montgomery in Deed Book 5613, Page 622 conveyed unto Steven Wellington and Tina Wellington, h/w.

Parcel Number: 61-00-00850-00-7.

Location of property: 215 Center Avenue, Phoenixville, PA 19460.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Tina M. Wellington a/k/a Tina Wellington and Steven C. Wellington, a/k/a Steven Wellington** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$206,922.26 plus interest to sale date.

**Heather Riloff**, Attorney.

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

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

17-22198

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be erected thereon, situate in the Third Ward of **Ambler Borough**, County of Montgomery and Commonwealth of Pennsylvania, being known and designated as Lot No. 130 on a Certain Plan of Lots of "Ambler Park" as laid out by Thomas S. Millin, Civil Engineer which plan is recorded at Norristown, PA, in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 571, Page 500, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Highland Avenue at the distance of two hundred feet Northwestward along said Southwesterly side of Highland Avenue from its intersection with the Northwestly side of Park Avenue being a corner of this and Lot No. 119 on said plan; thence extending by the same South nine degrees, fifteen minutes West, one hundred fifty-eight feet to a point, a corner of land now or late of Ambler Improvement Association; thence extending by the same North eighty-degrees, forty-five minutes West, fifty feet to a point, a corner of this and Lot #121 on said plan; thence extending by the same North nine degrees, fifteen minutes East, one hundred fifty-eight feet to a point on said Southwesterly side of Highland Avenue aforesaid; thence extending by said side thereof South eighty degrees, forty-five minutes East, fifty feet to the first mentioned point and place of beginning.

BEING the same premises in which Anna A. Brost, by Deed dated March 20, 1957 and recorded on March 22, 1957 in the Office of Recorder of Deeds in and for Montgomery County at Book 2771, Page 00347 and Instrument #1957002551, conveyed unto John H. Woodlin and Sara A. Woodlin.

Parcel Number: 01-00-02245-00-4.

Location of property: 242 Highland Avenue, Ambler, PA 19002.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Dorothy E. Thomas, Solely as Executrix of the Estate of Sara A. Woodlin, 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: \$272,954.43.

**Bradley J. Osborne**, Attorney.

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

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

17-22594

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Hill House at Meadowbrook, 1510 Huntingdon Pike, Huntingdon Valley, located in **Abington 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. 186, by the Recording in the Office of the Recorder of Deeds of Montgomery County, of a Declaration Dated May 15, 1972 and recorded on May 26, 1972 in Deed Book 3754, Page 409 and Declaration Plan dated May 22, 1972 and recorded on May 26, 1972 in Condominium Plan Book 1, Page 1, as amended by First Amendment to the Declaration Plan, recorded July 17, 1972, in Condominium Plan Book 1, Page 14, and a Code of Regulations dated May 15, 1972 and recorded on May 26, 1972 in Deed Book 3754, Page 417, being and designated on Declaration Plan as Building Number 2, Unit Number 224, as more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of .909%.



BEING the same property conveyed to Carl Miller and Phyllis Miller, husband and wife who acquired title by virtue of a Deed from Jerry Brodsky, Executor of the Estate of Tillie Shenkman, Deceased, dated May 5, 2003, recorded June 25, 2003, at Document ID 300031240005, and recorded in Book 5461, Page 1202, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 30-00-31240-00-5.

Location of property: 1680 Huntingdon Pike, Apartment 224, a/k/a 1680 Huntingdon Pike, Unit 224, Huntingdon Valley, PA 19006.

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

Seized and taken in execution as the property of **Phyllis Miller, a/k/a Phyllis J. Miller and Carl Miller** at the suit of Wells Fargo Bank, N.A. s/b/m Wachovia Bank, National Association. Debt: \$266,016.50.

**Meredith H. Wooters**, Attorney.

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

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

17-22790

ALL THAT CERTAIN unit designated as Unit No. B-6, in the "Oak" Building, being a unit in "Spring Mountain Summit", a Condominium, located on Walnut Street and Centennial Street in **Schwenksville Borough**, County of Montgomery, and Commonwealth of Pennsylvania, as being designated in the Declaration of Condominium of "Spring Mountain Summit" under the Unit Property Act, dated 2/22/1980 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania in Deed Book 4503, Page 443, and First Amendment thereto, dated 2/26/1981 and recorded in Deed Book 4612, Page 99, and also designated on the Declaration Plan of "Spring Mountain Summit" recorded in the aforesaid Recorder of Deeds Office in Condominium Plan Book 7, Page 80, and a Code of Regulations of "Spring Mountain Summit", recorded in the aforesaid Recorder of Deeds Office in Deed Book 4503, Page 480.

TOGETHER with a .94% undivided interest in and to the Common Elements as fully set forth in the aforesaid Declaration of Condominium of "Spring Mountain Summit".

TITLE TO SAID PREMISES IS VESTED IN William and Theresa Antosh, by Deed from Jennifer A. Isett, dated 04/16/2001, recorded 05/02/2001, in Book 5358, Page 1402.

Parcel Number: 20-00-00059-15-5.

Location of property: 1322 Forest Lane, Unit B-6, a/k/a 1322 Forest Lane, Block 1, Unit 71, Schwenksville, PA 19473-1067.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William Antosh and Theresa Antosh** at the suit of Pennymac Loan Services, LLC. Debt: \$46,146.78.

**Peter Wapner**, Attorney. I.D. #318263

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

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

17-22836

ALL THAT CERTAIN lot or piece of ground, situate in **Hatboro Borough**, County of Montgomery and State of Pennsylvania known and designated as Lot No. Two Hundred Sixty-Four (264) on Plan of Hatboro Farms, said plan recorded at Norristown, PA in Deed Book No. 843, Page 600.

BEGINNING at a point on the Southeasterly side of Moreboro Road seventy-four feet wide at the distance of three hundred thirty-five feet Northeast of the intersection of the said side of Moreboro Road and the Northeasterly side of Crooked Billet Road fifty feet wide, both sides produced; thence from said point of beginning, along the Southeast side of Moreboro Road, North fifty-three degrees, thirty-four minutes East, fifty feet; thence along Lot #265, South thirty-six degrees, twenty-six minutes East, one hundred fifty feet to a point; thence along Lot #296, South fifty-three degrees, thirty-four minute West, fifty feet to a point; thence along Lot #263, North thirty-six degrees, twenty-six minutes West, one hundred fifty feet to the Southeasterly side of Moreboro Road and point of beginning, together with the buildings and improvements thereon erected.

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

BEING the same premises which Jared Fullmer and Jessica Fullmer, husband and wife, as Tenants by the Entireties, by Deed dated 12/27/2011 and recorded 1/5/2012 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5824, Page 636, granted and conveyed unto Charles McElroy, Jr. and Theresa M. McElroy.

Parcel Number: 08-00-04246-00-3.

Location of property: 527 Moreboro Road, Hatboro, PA 19040.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Theresa M. McElroy** at the suit of New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing. Debt: \$190,961.68.

**Rebecca A. Solarz**, Attorney. I.D. #315936

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

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

17-22938

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected situate in **Springfield Township**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a Plan of Lots made for J.P. Henric by Barton and Martin Engineers on the 22nd day of July 1946, as follows, to wit:

BEGINNING at a point on the Northeast side of Oreland Mill Road (40 feet wide) at the distance of 240.04 feet from the intersection of the Southeasterly side of Plymouth Avenue (50 feet wide) and the said Northeast side of Oreland Mill Road; thence extending North 64 degrees, 6 minutes East, 175 feet to a point; thence South 25 degrees, 54 minutes East, 65 feet to a point; thence South 64 degrees, 6 minutes West, 175 feet to a point on the aforesaid side of Oreland Mill Road; thence along said side of Oreland Mill Road North 25 degrees, 54 minutes, 65 feet to the first mentioned point and place of beginning.

BEING Lot No. 27 on said plan.

FEE SIMPLE TITLE VESTED IN Michael Guicheteau and Jennifer Guicheteau a/k/a Jennifer A. Guicheteau, as Tenants by the Entirety, by Deed from, Michael Guicheteau and Jennifer A. Lynch, husband and wife dated 7/13/2005, recorded 7/28/2005, in the Montgomery County Recorder of deeds in Deed Book 5564, Page 619, as Instrument No. 2005105037.

Parcel Number: 52-00-12670-00-4.

Location of property: 414 Oreland Mill Road, Oreland, PA 19075.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Michael Guicheteau and Jennifer Guicheteau a/k/a Jennifer A. Guicheteau** at the suit of M&T Bank. Debt: \$287,831.14.

**M. Troy Freedman**, Attorney.

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

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

17-23030

ALL THAT CERTAIN message and lot of land known as Number 635 Chain Street, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwest side of Chain Street at the distance of 300 feet Northeasterly from Marshall Street being set for a corner of this lot and Lot Number 343 in a plan of lots laid out by Kohn and Corson on the Chain Farm and formerly belonging to Charles T. Miller, Esquire and from thence extending along said Millers Lot Northeasterly parallel to said Marshall Street 100 feet to a stake set for a corner on the Southeasterly side of a 20 feet wide alley; thence along the same side of said alley Northeasterly 15 feet to house and lot formerly of A. D. Yerger; thence by the same passing through the middle of the partition wall of this and adjoining house Southeasterly 100 foot to Chain Street aforesaid and by the same Southwesterly 15 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Danielle O'Connor and Shawn O'Connor, by Deed from Elmer Kingkiner, dated 03/14/2006, recorded 04/17/2006, in Book 5597, Page 1006.

Parcel Number: 13-00-07360-00-7.

Location of property: 635 Chain Street, Norristown, PA 19401-3746.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Danielle M. O'Connor a/k/a Danielle O'Connor and Shawn O'Connor** at the suit of The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A. as Successor to JP Morgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-RS5. Debt: \$88,630.23.

**Jennie C. Tsai**, Attorney, I.D. #315213

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

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

17-23561

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania known and designated by the Number 119, on a certain Survey and Plan of Lots made by Hunter and Evans, Surveyor, and recorded in the Office for the Recording of Deeds in and for said County of Montgomery at Norristown, in Deed Book 330, Page 111 and being on the Northeastwardly side of a certain 50 feet wide street or avenue, designated on said plan as Beecher Avenue at the distance of 200 feet Northwesterly from the Northwesterly side of Grove Avenue.

CONTAINING in front or breadth on the said Northeastwardly side of Beecher Avenue 50 feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles with said Beecher Avenue 150 feet. Bounded Northwesterly by Lot No 120 and Northeastwardly by Lot No 146 Southeastwardly by Lot 118 Southwestwardly by Beecher Avenue aforesaid.

TITLE TO SAID PREMISES IS VESTED IN Myung S. Hong, by Deed from Golf View Properties, L.P., dated 03/18/2004, recorded 03/22/2004, in Book 5500, Page 1691.

Parcel Number: 31-00-01972-00-4.

Location of property: 519 Beecher Avenue, Cheltenham, PA 19012.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Myung S. Hong** at the suit of Ditech Financial, LLC. Debt: \$229,862.66.

**Abigail Brunner**, Attorney. I.D. #319034

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

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

17-24179

ALL THAT CERTAIN lot or piece of ground, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania, and being described, as follows:

BEGINNING at a point, said point being located South 55°, 16', 11" East a distance of 25.00 feet from the Easterly side line of Dresher Road (width varies) at its intersection with the Southerly side line of New Road (width varies) if projected, and running; thence (1) along the Southerly side line of New Road (width varies) South 55°, 16', 11" East a distance of 1071.22 feet to a rebar found; thence (2) along a common line between Lot 2 and Lot 3 South 34°, 43', 49" West a distance of 700.00 feet to a rebar found; thence (3) along the Northerly side of Gibraltar Road (60 feet wide) North 55°, 16', 11" West a distance of 1080.93 feet to a point; thence (4) still along the same on a curve to the right having a radius of 25.00 feet, a length of 39.64 feet and whose chord bears North 9°, 50', 29" West a distance of 35.62 feet to a point; thence (5) along the Easterly side line of Dresher Road (width varies) North 35°, 35', 12" East a distance of 650.07 feet to a point; thence (6) along the Southerly side line of New Road (width varies) on a curve to the right having a radius of 25.00 feet, a length of 38.90 feet and whose chord bears North 80°, 09', 31" East a distance of 35.09 feet to the point and place of beginning.

Parcel Number: 36-00-046749-00-1.

Location of property: 250 Gibraltar Road, Horsham, Montgomery County, PA 19044.

The improvements thereon are: Commercial - Office, Multi-Story 100000+ S.F.

Seized and taken in execution as the property of **Buckhead Gibraltar, LLC** at the suit of U.S. Bank National Association, as Trustee for The Registered Holders of Wachovia Bank Commercial Mortgage Trust, Commercial Mortgage Pass-Through Certificates, Series 2007-C31. Debt: \$35,792,162.68 (as of 10/11/17) plus accruing interest, fees and costs.

**Drew S. McGehrin**, Attorney. I.D. #322568

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

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

17-25859

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

BEGINNING at a point on the Northwesterly side of Astor Street (66.00 feet wide), at the distance of 71.38 feet measured Southwestwardly from the Southwestwardly side of Poplar Street (50.00 feet wide) (unopened); thence extending along the Northwesterly side of Astor Street South 40 degrees, West 15.42 feet to a point; thence extending North 50 degrees, West the line for a part of the distance extending through the center line of the partition wall dividing the house hereon erected and the house on the adjoining premises, 87.90 feet to a point on the Southwestwardly side of a ten feet wide alley; thence extending along the Southeasterly side of said alley North 40 degrees, East 15.42 feet to a point; thence extending South 50 degrees, East the line for a portion of the distance extending through the center line of the partition wall dividing the house hereon erected and the house on the adjoining premises, 87.90 feet to the first mentioned point and place of the beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael Tuturice, by Deed from Francis J. Tuturice, Jr. and Michael Tuturice, dated 11/05/2011, recorded 12/29/2011, in Book 5823, Page 01355.

Parcel Number: 13-00-03536-00-6.

Location of property: 1321 Astor Street, Norristown, PA 19401-3220.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael Tuturice** at the suit of Aurora Financial Group, Inc. Debt: \$123,184.05.

**Peter Wapner**, Attorney. I.D. #318263

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount 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 25, 2018 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

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## ACTION TO QUIET TITLE

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
No. 2018-00476

**KRISTIE A. CORTAZZO**  
**JASON J. CORTAZZO**  
704 Rosemount Avenue  
Lansdale, PA 19446,  
Plaintiff

vs.

**ALL UNKOWN HEIRS, DEVISEES, PERSONAL  
REPRESENTATIVES, BENEFICIARIES  
SUCCESSORS OF MARVIN W. SCRIMSHAW**  
324 4th Street 212  
Emporium, PA 15834,  
Defendant(s)

**To:** All Unknown Heirs, Devisees, Personal Representatives,  
Beneficiaries, and Successors of Marvin W. Scrimshaw  
324 4th Street 212, Emporium, PA 15834

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

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

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

**Michael K. Martin, Esquire**  
**Attorney for Plaintiff**  
104 S. Sixth Street, P.O. Box 215  
Perkasie, PA 18944  
215-257-6811

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## ARTICLES OF INCORPORATION

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

**Staffbee Solutions, 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.

**Won International, 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.

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Notice is hereby given that Articles of Incorporation were filed with the Department of State for **Zeitgeist, Inc.**, a corporation organized under the Pennsylvania Business Corporation Law of 1988.  
**LENTZ, CANTOR & MASSEY, LTD., Solicitors**  
460 E. King Road  
Malvern, PA 19355-3049

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## ARTICLES OF INCORPORATION NONPROFIT

**Elite Music Academy Foundation** has been incorporated under the provisions of the PA Nonprofit Corporation Law of 1988.  
**Baratta, Russell & Baratta**  
The Loft at Woodmont  
3500 Reading Way  
Huntingdon Valley, PA 19006

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Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on February 8, 2018, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Indian Valley Public Library Foundation of Friends**

The purposes for which it was organized are: exclusively for charitable support of Indian Valley Public Library. The corporation does not contemplate pecuniary gain or profit, incidental or otherwise.

**Brian D. Gourley, Esquire**  
114 E. Broad Street  
Souderton, PA 18964

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NOTICE IS HEREBY GIVEN THAT, Articles of Incorporation were filed with the Department of State for **SORAE International, Inc.**, a nonprofit corporation organized under the Pennsylvania Nonprofit Corporation Law of 1988, exclusively for charitable purposes.

**SEMISCH and SEMISCH, Solicitors**  
408 N. Easton Rd.  
Willow Grove, PA 19090

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**AUDIT LIST**

NOTICE  
ORPHANS' COURT DIVISION  
COURT OF COMMON PLEAS  
OF MONTGOMERY COUNTY, PA.  
ONE MONTGOMERY PLAZA

**Notice of Filing and Audit of Accounts**

Notice is hereby given to heirs, legatees, creditors and all parties in interest that accounts in the following estates have been filed in the office of the Register of Wills or Clerk of the Orphans' Court, as the case may be on the date below stated and that the same will be presented to the Orphans' Court Division of said County on March 5, 2018, 10 o'clock a.m. in Court Room "14" for confirmation at which time the Honorable Louis E. Murphy and Cheryl L. Austin, Judges will sit to audit accounts, hear exceptions to the same, and make distribution of the balances ascertained to be in the hands of accountants.

**Second and Final Publication**

**NO FILINGS RELATED TO ANY MATTER ON THIS LIST WILL BE ACCEPTED IN THE OFFICE OF THE CLERK OF THE ORPHANS' COURT ON THE MORNING OF THE AUDIT AFTER 9:30 a.m.**

- BORDERS, SR., W.R. - New Hanover - January 9 - W.R. Borders, Jr., Extr.
- DiFALCO, DOMENICK - January 22 - Stated by Robert J. DeLaCour and Michael Covolus, Co-Trustees. FBO Ann Brennan, T/W
- DIXON, JOI RUSH - Norristown - January 12 - Ryan M. Bornstein, Admr.
- HOEFER, ANNA. - Lower Salford - January 18 - Barbara Tomkewitz, Extr.
- HOKE, HELEN M. - Plymouth - January 22 - Robert Stump, Admr.
- LAM, MARY ANN - January 19 - Stated by Gerald M. Hatfield and Richard M. Lam, Trustees. FBO Robert M. Lam. T/W
- MARBLE, ROBERT A. - Limerick - January 17 - Jessica Brown, Admr.
- MAXION, EMIL - January 22 - Stated by Mary C. Maxion, Agent.
- PRICE, IRENE D. - January 22 - Stated by Michael O'Hara Peale, Jr., Trustee. FBO Emily Brenneman. T/W
- SCHWARTZ, STANLEY J. - Springfield - January 31 - Mervin J. Hartman, Surviving Extr.
- SCHWARTZ, STANLEY J. - January 31 - Stated by Mervin J. Hartman, Surviving Trustee and as Extr. u/w/o Joan A. Schwartz, Deceased Trustee. T/W

**D. Bruce Hanes, Esquire**  
Register of Wills &  
Clerk of the Orphans' Court

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2018-03570

NOTICE IS HEREBY GIVEN that on February 16, 2018, the Petition of DeAsia Marie Garrett was filed in the above named Court, praying for a Decree to change the name to DEAN GARRETT.

The Court has fixed April 18, 2018, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2018-03432

NOTICE IS HEREBY GIVEN that on February 14, 2018, the Petition of Eric Robert Goodman was filed in the above named Court, praying for a Decree to change his name to ERIC ROBERT GOODLEV.

The Court has fixed April 11, 2018, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2018-03431

NOTICE IS HEREBY GIVEN that on February 14, 2018, the Petition of Lauren Beth Levy was filed in the above named Court, praying for a Decree to change her name to LAUREN BETH GOODLEV.

The Court has fixed April 11, 2018, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2018-01134

NOTICE IS HEREBY GIVEN that on January 5, 2018, the Petition of Margaret Lynne Ellison, on behalf of minor child, Ari Grace Ellison Detweiler, was filed in the above named Court, praying for a Decree to change her name to ARI GRACE ELLISON.

The Court has fixed April 4, 2018, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

**William S. Ravenell, II, Esquire, MA.**  
8033 Old York Road, Suite 210B  
Elkins Park, PA 19027



IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2018-02840

NOTICE IS HEREBY GIVEN that on January 2, 2018, the Petition of Yonggang Zhao, on behalf of minor child, Cheryl Yuqi Zhao, was filed in the above named Court, praying for a Decree to change her name to CHERYL JADE LEIGH.

The Court has fixed April 4, 2018, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

## 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

**ALBRECHT, EMELIE also known as**

**EMELIE S. ALBRECHT, dec'd.**

Late of Whitpain Township.

Executor: DAVID E. ALBRECHT,  
1383 Granary Road,  
Blue Bell, PA 19422.

ATTORNEY: THOMAS J. BARNES,  
EGBERT & BARNES, P.C.,  
1494 Old York Road, Suite 200,  
Abington, PA 19001

**BERGANDINO, ANTHONY, dec'd.**

Late of Norristown, PA.

Executor: ANTHONY J. BERGANDINO,  
1405 Merlin Circle,  
Audubon, PA 19403.

**BIERLY, LOIS R., dec'd.**

Late of Lower Providence Township.

Executor: STEPHEN V. SIANA,  
941 Pottstown Pike, Suite 200,  
Chester Springs, PA 19425.

ATTORNEY: ALLAN B. GREENWOOD,  
941 Pottstown Pike, Suite 200,  
Chester Springs, PA 19425

**BIRNHAK, MARILYN J. also known as**

**MARILYN BIRNHAK, dec'd.**

Late of Lower Merion Township.

Executors: J. ROBERT BIRNHAK A/K/A J. R.  
BIRNHAK AND  
ALVIN J. HARRIS,

c/o Robin B. Matlin, Esquire,  
2000 Market Street, 20th Floor,  
Philadelphia, PA 19103-3222.

ATTORNEY: ROBIN B. MATLIN,  
FOX ROTHSCHILD LLP,  
2000 Market Street, 20th Floor,  
Philadelphia, PA 19103-3222

**BUBER, MARK S., dec'd.**

Late of Horsham Township.

Executrix: LOUISE M. BUBER,  
c/o Richard J. Molish, Esquire,  
103 Montgomery Avenue,  
Oreland, PA 19075.

ATTORNEY: RICHARD J. MOLISH,  
103 Montgomery Avenue,  
Oreland, PA 19075

**BYRD, CLARENCE AURLIEUS, dec'd.**

Late of Borough of North Wales.

Executor: QUERETHA BEATTY,  
1644 Powell Street,  
Norristown, PA 19401.

**CAMPBELL, JOHN F., dec'd.**

Late of Lower Moreland Township.

Executrix: JOAN A. CAMPBELL,  
c/o John R. Jakubowski, Esquire,  
1330 Easton Road,  
Abington, PA 19001-3127.

ATTORNEY: JOHN R. JAKUBOWSKI,  
SMITH & JAKUBOWSKI,  
1330 Easton Road,  
Abington, PA 19001-3127

**CISYK, JERRY, dec'd.**

Late of Horsham Township.

Executrix: JOANNE M. DUBIL,  
c/o Carla Trongone, Esquire,  
333 N. Broad Street,  
Lansdale, PA 19446.

ATTORNEY: CARLA TRONGONE,  
333 N. Broad Street,  
Lansdale, PA 19446

**CLARK, SHIRLEY JANE, dec'd.**

Late of Borough of Ambler.

Co-Executors: WALTER B. CLARK,  
27203 Buckskin Trail,  
Harbeson, DE 19951,  
NANCY J. SIMONS,  
1002 Dickerson Road,  
North Wales, PA 19454.

**COSTELLO, WILLIAM RODGER also known as**

**BILL COSTELLO, dec'd.**

Late of Lower Providence Township.

Executor : WILLIAM R. COSTELLO, JR.,  
1310 Sanatoga Road,  
Pottstown, PA 19464.

**DeSANTIS, COLLEEN M., dec'd.**

Late of Borough of Lansdale.

Administratrix: ANNA MARIE LARE,  
1174 Oak Leaf Lane,  
Warminster, PA 18974.

**DIACHYNSKY, JOHN, dec'd.**

Late of Douglas Township.

Executor: JOHN N. DIACHYNSKY,  
c/o E. Kenneth Nyce Law Office, LLC,  
105 E. Philadelphia Avenue,  
Boyertown, PA 19512.

ATTORNEY: NICOLE C. MANLEY,  
E. KENNETH NYCE LAW OFFICE, LLC,  
105 E. Philadelphia Avenue,  
Boyertown, PA 19512

**EDELSON, MILDRED also known as****MITZI EDELSON, dec'd.**

Late of Borough of North Wales.  
 Executrix: GAIL A. EDELSON,  
 c/o Alan J. Mittelman, Esquire,  
 Seven Penn Center, Seventh Floor,  
 1635 Market Street,  
 Philadelphia, PA 19103.

ATTORNEY: ALAN J. MITTELMAN,  
 SPECTOR GADON & ROSEN, P.C.,  
 Seven Penn Center, Seventh Floor,  
 1635 Market Street,  
 Philadelphia, PA 19103

**FRANKENFIELD, ERIC P. also known as****ERIC FRANKENFIELD, dec'd.**

Late of Abington Township.  
 Administratrix: GAY ELLEN ALBRIGHT,  
 824 Highland Lakes Circle,  
 Decatur, GA 30033.

ATTORNEY: EDWARD A. ZETICK,  
 415 Johnson Street, Suite 101,  
 Jenkintown, PA 19046

**GAUGHAN, MICHAEL F., dec'd.**

Late of Montgomery County, PA.  
 Administrators: MICHAEL P. GAUGHAN AND  
 MICHELE LIZZI,  
 c/o Michael E. Eisenberg, Esquire,  
 2935 Byberry Road, Suite 107,  
 Hatboro, PA 19040.

ATTORNEY: MICHAEL E. EISENBERG,  
 2935 Byberry Road, Suite 107,  
 Hatboro, PA 19040

**GAVIN, FRANCIS M. also known as****FRANCIS GAVIN, dec'd.**

Late of Abington Township.  
 Executrix: CATHERINE M. HOBAN,  
 114 Atwood Road,  
 Erdenheim, PA 19038.

**GRABOWSKI, SOPHIA MARGARET also known as****SOPHIA M. GRABOWSKI, dec'd.**

Late of Borough of West Conshohocken.  
 Administratrix: MARGARET S. JANOSKI-TORCINI,  
 448 Crooked Lane,  
 King of Prussia, PA 19406.

ATTORNEY: ROBERT A. SARACENI, JR.,  
 548 1/2 E. Main Street,  
 Norristown, PA 19401

**GYDOSH, BARBARA C., dec'd.**

Late of East Norriton Township.  
 Executor: GARY R. EGOVILLE,  
 630 W. Main Street,  
 Lansdale, PA 19446-2012.

**HAGLER, JUDY S. also known as****JUDY HAGLER, dec'd.**

Late of Cheltenham Township.  
 Executrix: JULIE H. RIGANATI,  
 c/o Miles B. Rittmaster, Esquire,  
 1495 Alan Wood Road, Suite 104,  
 Conshohocken, PA 19428.

ATTORNEY: MILES B. RITTMASER,  
 1495 Alan Wood Road, Suite 104,  
 Conshohocken, PA 19428

**HALPERT, EVA D. also known as****EVA HALPERT, dec'd.**

Late of Lower Merion Township.  
 Executor: RICHARD DAVID,  
 c/o Richard L. Colden, Jr., Esquire,  
 Stapleton & Colden,  
 5030 State Road, Suite 2-600,  
 P.O. Box 350,  
 Drexel Hill, PA 19026.

ATTORNEY: RICHARD L. COLDEN,  
 STAPLETON & COLDEN,  
 5030 State Road, Suite 2-600,  
 P.O. Box 350,  
 Drexel Hill, PA 19026

**HAYWARD, PATRICIA JOHNSTON, dec'd.**

Late of Lower Merion Township.  
 Executors: ROBERT BENT HAYWARD, JR. AND  
 MARY JOHNSTON,  
 c/o Tracy Blake DeVlieger, Esquire,  
 1275 Drummers Lane, Suite 210,  
 Wayne, PA 19087-1571.

ATTORNEY: TRACY BLAKE DeVLIEGER,  
 GADSDEN SCHNEIDER & WOODWARD LLP,  
 1275 Drummers Lane, Suite 210,  
 Wayne, PA 19087-1571

**HERR, MARIE, dec'd.**

Late of Lower Providence Township.  
 Administratrix: SUSAN DEANE HUNTER,  
 1061 DeKalb Pike, Suite 201,  
 Blue Bell, PA 19422.

ATTORNEY: SUSAN DEANE HUNTER,  
 1061 DeKalb Pike, Suite 201,  
 Blue Bell, PA 19422

**HILBERT JR., VERNON W.A. also known as****VERNON W.A. HILBERT, dec'd.**

Late of Borough of Pottstown.  
 Executor: CHARLES HILBERT,  
 c/o Eric R. Strauss, Esquire,  
 Worth, Magee & Fisher, P.C.,  
 2610 Walbert Avenue,  
 Allentown, PA 18104.

**HOLLERAN, RUTH also known as****ELEANOR RUTH HOLLERAN, dec'd.**

Late of Upper Moreland Township.  
 Executrix: JOANNA McCLINTOCK,  
 c/o Scot W. Semisch, Esquire,  
 408 N. Easton Road, P.O. Box 306,  
 Willow Grove, PA 19090-0306.

ATTORNEY: SCOT W. SEMISCH,  
 SEMISCH and SEMISCH,  
 408 N. Easton Road, P.O. Box 306,  
 Willow Grove, PA 19090-0306

**KONTZ, GRACE E. also known as****GRACE ELEANOR KONTZ, dec'd.**

Late of Worcester Township.  
 Executrix: REBECCA G. CORNACOFF,  
 c/o David R. White, Jr., Esquire,  
 Ten Penn Center, Suite 1100,  
 1801 Market Street,  
 Philadelphia, PA 19103.

ATTORNEY: DAVID R. WHITE, JR.,  
 FINEMAN KREKSTEIN & HARRIS, P.C.,  
 Ten Penn Center, Suite 1100,  
 1801 Market Street,  
 Philadelphia, PA 19103

**LAMISON, THOMAS, dec'd.**

Late of Borough of Schwenksville.  
 Administratrix: JOY M. LAMISON,  
 214 2nd Street,  
 Wernersville, PA 19565.

**LASOTA JR., WALTER J., dec'd.**

Late of Borough of Conshohocken.  
 Administratrix: KATHLEEN A. LASOTA,  
 365 W. 12th Avenue,  
 Conshohocken, PA 19428.

**LITMAN, MARIE AGNES also known as  
MARIE A. FLEMING LITMAN, dec'd.**

Late of Upper Gwynedd Township.  
 Executor: RANDY G. LITMAN,  
 864 Garfield Avenue,  
 Lansdale, PA 19446-5569.

**LONG, RUTHANN, dec'd.**

Late of Borough of Pottstown.  
 Executor: SCOTT LONG,  
 c/o Yergey Daylor,  
 1129 E. High Street,  
 Pottstown, PA 19464.  
 ATTORNEY: JAMIE V. OTTAVIANO,  
 YERGEY DAYLOR ALLEBACH SCHEFFEY,  
 PICARDI.,  
 1129 E. High Street,  
 Pottstown, PA 19464

**MELLOR, ELIZABETH BATON, dec'd.**

Late of Lower Gwynedd Township.  
 Executor: PETER C. WILLIAMS,  
 220 N. Bethlehem Pike,  
 Ambler, PA 19002.

**MOCK, BETTY VIRGINIA also known as  
BETTY V. MOCK, dec'd.**

Late of Borough of Hatboro.  
 Executrix: BARBARA JEAN HAEDEL,  
 166 Panepinto Drive,  
 Schwenksville, PA 19473.

**MUNNELLY, MARY, dec'd.**

Late of Abington Township.  
 Executor: JOHN EDWARD MUNNELLY,  
 c/o Law Offices of Stephen C. Nudel, PC,  
 219 Pine Street,  
 Harrisburg, PA 17101.  
 ATTORNEY: STEPHEN C. NUDEL,  
 LAW OFFICES OF STEPHEN C. NUDEL, PC,  
 219 Pine Street,  
 Harrisburg, PA 17101

**PAUL, JACQUELINE also known as  
JACKIE PAUL, dec'd.**

Late of Abington Township.  
 Executrix: ANNA MARIA BOLAND,  
 c/o McLafferty & Kroberger, P.C.,  
 807 Bethlehem Pike,  
 Erdenheim, PA 19038.  
 ATTORNEY: BERNARD J. McLAFFERTY, JR.,  
 McLAFFERTY & KROBERGER, P.C.,  
 807 Bethlehem Pike,  
 Erdenheim, PA 19038

**PIETRUCZYNIK, KRZYSZTOF B. also known as**

**KRZYSZTOF BRONISLAW  
 PIETRUCZYNIK, dec'd.**  
 Late of West Norriton Township.  
 Administratrix: DOROTA BARBARA BOWYCZ,  
 c/o Renata T. Pabisz, Esquire,  
 2410 Bristol Road,  
 Bensalem, PA 19020.  
 ATTORNEY: RENATA T. PABISZ,  
 DORIAN, GOLDSTEIN, WISNIEWSKI &  
 ORCHINIK, P.C.,  
 2410 Bristol Road,  
 Bensalem, PA 19020

**POLACEK, MARIE L., dec'd.**

Late of Borough of North Wales.  
 Executrix: MARIANNE BROWNBAC,  
 1125 Vilsmeier Road,  
 Lansdale, PA 19446.  
 ATTORNEY: B. JOHN BEDROSSIAN,  
 900 Maple Street, Office Suite A,  
 Conshohocken, PA 19428

**PROPERT, PHYLLIS also known as**

**PHYLLIS J. PROPERT, dec'd.**  
 Late of Upper Moreland Township.  
 Executrix: DEBORAH L. KLOCK,  
 34 E. Germantown Pike, No. 287,  
 Norristown, PA 19401.  
 ATTORNEY: MARY PODLOGAR,  
 MONTCO ELDER LAW,  
 608 W. Main Street,  
 Lansdale, PA 19446

**RAGONESI, ANTHONY MICHAEL also known as**

**RAY RAGONESI, dec'd.**  
 Late of Lower Merion Township.  
 Administratrix: CHRISTINA FRYMAN,  
 746 Beacom Lane,  
 Merion Station, PA 19066.

**RANSOME, RICHARD ARNOLD also known as**

**RICHARD A. RANSOME, dec'd.**  
 Late of West Norriton Township.  
 Administratrix: REBECCA GARTLAND,  
 100 Campbell Blvd., Suite 106,  
 Exton, PA 19341.  
 ATTORNEY: WILLIAM J. THOMAS,  
 GIANNASCOLI & KENT, P.C.,  
 460 Creamery Way, Suite 109,  
 Exton, PA 19341

**RICCARDI, HELEN L., dec'd.**

Late of Lower Salford Township.  
 Executor: ANTHONY F. RICCARDI,  
 340 Yoder Road,  
 Harleysville, PA 19438.  
 ATTORNEY: ADAM T. KATZMAN,  
 KATZMAN LAW OFFICE, P.C.,  
 1117 Bridge Road, Suite A,  
 P.O. Box 268,  
 Creamery, PA 19430,  
 610-409-2909

**RICHARDS, NANCY ANN also known as**

**NANCY ANN ZIVIELLO, dec'd.**  
 Late of Borough of Lansdale.  
 Executrix: LINDA COLARUSSO,  
 1122 Thunder Hill Road,  
 Lincoln University, PA 19352.

**RIZZARDI, JOHN OTTO, dec'd.**

Late of Borough of Pottstown.  
 Executor: THOMAS RIZZARDI,  
 41 Chestnut Street,  
 Pottstown, PA 19464.

**ROHR, LORRAINE J., dec'd.**

Late of Abington Township.  
 Executrix: JANET KOSYLO,  
 765 Limekiln Pike, Unit 21,  
 Glenside, PA 19038-3930.  
 ATTORNEY: ROBERT FREEDENBERG,  
 SKARLATOS ZONARICH LLC,  
 17 S. Second Street, 6th Floor,  
 Harrisburg, PA 17101

**SCHMIDENBERG, JAMES C., dec'd.**

Late of Upper Frederick Township.  
 Executor: HENRY SCHMIDENBERG,  
 112 S. Dietz Mill Road,  
 Telford, PA 18969.  
 ATTORNEY: DOROTHY K. WEIK-HANGE,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**SCHWEON, JACK, dec'd.**

Late of Upper Moreland Township.  
 Executor: DAVID SCHWEON,  
 c/o Alan J. Mittelman, Esquire,  
 Seven Penn Center, Seventh Floor,  
 1635 Market Street,  
 Philadelphia, PA 19103.  
 ATTORNEY: ALAN J. MITTELMAN,  
 SPECTOR GADON & ROSEN, P.C.,  
 Seven Penn Center, Seventh Floor,  
 1635 Market Street,  
 Philadelphia, PA 19103

**SHAFFER, FRED W. also known as  
FRED WHITTAKER SHAFFER, dec'd.**

Late of Abington Township.  
 Executrix: PAULINE M. SHAFFER,  
 c/o Gilbert P. High, Jr., Esquire,  
 40 E. Airy Street, P.O. Box 671,  
 Norristown, PA 19404-0671.  
 ATTORNEY: GILBERT P. HIGH, JR.,  
 HIGH SWARTZ LLP,  
 40 E. Airy Street, P.O. Box 671,  
 Norristown, PA 19404-0671

**STAHL, JOHN ROYCE also known as  
JACK STAHL, dec'd.**

Late of Lower Gwynedd Township.  
 Co-Executors: ROBERT CORDELL,  
 1857 Acorn Lane,  
 Abington, PA 19001,  
 HELEN S. MOSKOVITZ,  
 15 E. Rhodes Avenue,  
 West Chester, PA 19382.

**STILES SR., RICHARD LADD also known as  
RICHARD L. STILES and  
RICHARD STILES, dec'd.**

Late of Upper Merion Township.  
 Executor: WILLIAM M. STILES,  
 c/o Patrick J. Broderick, Esquire,  
 One E. Airy Street,  
 Norristown, PA 19401.  
 ATTORNEY: PATRICK J. BRODERICK,  
 WILSON, BRODERICK & ASSOCIATES,  
 One E. Airy Street,  
 Norristown, PA 19401

**TALESE, FRANCIS A. also known as  
FRANCIS ANTHONY TALESE, dec'd.**

Late of Borough of Ambler.  
 Executrix: JEANETTE TALESE,  
 51 N. Hendricks Street,  
 Ambler, PA 19002.  
 ATTORNEY: BRENDEN E. BRET,  
 68 E. Court Street, P.O. Box 659,  
 Doylestown, PA 18901-0659

**TANNENBAUM, DONALD S., dec'd.**

Late of Abington Township.  
 Co-Executors: LYNN BENTLEY AND  
 CAROL AUGENBLICK,  
 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

**TOOHEY, MARY E. also known as  
MARY ELIZABETH TOOHEY, dec'd.**

Late of Upper Moreland Township.  
 Administratrix: SHARON DUNN,  
 1006 Pennypack Circle,  
 Hatboro, PA 19040.

**TRAVITZKY, JAMES JOHN also known as  
JAMES TRAVITZKY, dec'd.**

Late of Borough of Norristown.  
 Administratrix: NICOLE DIGMAN,  
 2748 N. Charlotte Street,  
 Gilbertsville, PA 19525.

**WACHS, JUDITH B. also known as  
JUDITH WACHS, dec'd.**

Late of Lower Merion Township.  
 Executor: DAVID V. WACHS,  
 c/o Helen S. Jaron, Esquire,  
 1650 Market Street, Suite 2800,  
 Philadelphia, PA 19103.  
 ATTORNEY: HELEN S. JARON,  
 COZEN O'CONNOR,  
 1650 Market Street, Suite 2800,  
 Philadelphia, PA 19103

**WARD, MICHAEL J. also known as  
MICHAEL J. WARD, SR., dec'd.**

Late of Borough of Lansdale.  
 Executor: MICHAEL J. WARD, JR.,  
 1146 Bridge Road,  
 Creamery, PA 19430.  
 ATTORNEY: DAVID P. GRAU,  
 911 N. Easton Road, P.O. Box 209,  
 Willow Grove, PA 19090

**WARNER, JOHN R. also known as  
JACK WARNER and  
JOHN RICHARD WARNER, SR., dec'd.**

Late of Whitpain Township.  
 Executor: DIRK M. SIMPSON,  
 910 Harvest Drive, P.O. Box 3037,  
 Blue Bell, PA 19422-0765.  
 ATTORNEY: TAYLOR A. SMITH,  
 KAPLAN, STEWART, MELOFF, REITER &  
 STEIN, P.C.,  
 910 Harvest Drive, P.O. Box 3037,  
 Blue Bell, PA 19422-0765

**WEIKEL, KATHRYN F. also known as****KATHRYN WEIKEL, dec'd.**

Late of Borough of Pottstown.  
 Executrix: JANE W. MANTHORNE,  
 1129 E. High Street, P.O. Box 776,  
 Pottstown, PA 19464-0776.  
 ATTORNEY: DAVID L. ALLEBACH, JR.,  
 YERGEY, DAYLOR, ALLEBACH, SCHEFFEY,  
 PICARDI.,  
 1129 E. High Street, P.O. Box 776,  
 Pottstown, PA 19464-0776

**ZAVODNY, BETTE, dec'd.**

Late of Abington Township.  
 Executor: GEORGE P. O'CONNELL,  
 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

**Second Publication****ANGLE, GAIL A., dec'd.**

Late of Lower Providence Township.  
 Executor: GREGG ANGLE,  
 2544 N. Parkview Drive,  
 Norristown, PA 19403.  
 ATTORNEY: JOSEPH J. BALDASSARI,  
 1043 S. Park Avenue,  
 Norristown, PA 19403

**BAUMANN, CAROLE N., dec'd.**

Late of Lower Providence Township.  
 Executors: G. JEFFREY BAUMANN AND  
 JOHN R. BAUMANN,  
 c/o Smith, Aker, Grossman & Hollinger,  
 60 E. Penn Street, P.O. Box 150,  
 Norristown, PA 19404-0150.  
 ATTORNEY: JAMES L. HOLLINGER,  
 SMITH, AKER, GROSSMAN & HOLLINGER,  
 60 E. Penn St., P.O. Box 150,  
 Norristown, PA 19404-0150

**BOYD, ADELE P., dec'd.**

Late of Montgomery County, Philadelphia, PA.  
 Executor: DELLA J. MICAH,  
 c/o Allen M. Mandelbaum, Esquire,  
 Plymouth Greene Office Campus, Suite D-3,  
 1000 Germantown Pike,  
 Plymouth Meeting, PA 19462-2484.

**BRADLEY, MARGARET K., dec'd.**

Late of Borough of Ambler.  
 Executors: KAREN B. RUSSELL AND  
 JAMES G. BRADLEY, JR.,  
 c/o Jeremy Z. Mittman, Esquire,  
 593 Bethlehem Pike, Suite 10,  
 Montgomeryville, PA 18936.  
 ATTORNEY: JEREMY Z. MITTMAN,  
 593 Bethlehem Pike, Suite 10,  
 Montgomeryville, PA 18936

**BROWN, RONALD W., dec'd.**

Late of Lower Salford Township.  
 Administratrix: JENNIFER R. BROWN,  
 c/o 301 N. Main Street,  
 Telford, PA 18969.  
 ATTORNEY: RONALD R. BOLIG,  
 301 N. Main Street,  
 Telford, PA 18969

**COLANGELO, ANNAMARIE, dec'd.**

Late of Whitmarsh Township.  
 Executor: ALBERT R. RIVIEZZO,  
 P.O. Box 673,  
 Exton, PA 19341.  
 ATTORNEY: ALBERT R. RIVIEZZO,  
 FOX ROTHSCHILD LLP,  
 P.O. Box 673,  
 Exton, PA 19341

**CRESMER, JOAN M., dec'd.**

Late of West Norriton Township.  
 Executor: JOHN E. CRESMER.  
 ATTORNEY: THOMAS M. KEENAN,  
 KEENAN, CICCITTO & ASSOCIATES, LLP,  
 376 E. Main Street,  
 Collegeville, PA 19426

**DELO, AARON W. also known as  
AARON WESLEY DELO, dec'd.**

Late of Worcester Township.  
 Executrix: TINA R. LOUX,  
 c/o David T. Scott, Esquire,  
 1528 McDaniel Drive,  
 West Chester, PA 19380.  
 ATTORNEY: DAVID T. SCOTT,  
 DELANEY & SCOTT, P.C.,  
 1528 McDaniel Drive,  
 West Chester, PA 19380

**DESMOND, JOHN DANIEL, dec'd.**

Late of Borough of Lansdale.  
 Executor: ROBERT DESMOND,  
 309 North Wales Road,  
 North Wales, PA 19454.

**DIEGEL, FREDRIC A. also known as****FREDERIC ANDREW DIEGEL, dec'd.**

Late of Abington Township.  
 Executors: JOAN DIEGEL CARCILLO,  
 FREDRIC A. DIEGEL, JR. AND  
 RALPH DEIGEL,  
 c/o Mary L. Buckman, Esquire,  
 585 Skippack Pike, Suite 100,  
 Blue Bell, PA 19422.  
 ATTORNEY: MARY L. BUCKMAN,  
 FORD & BUCKMAN, P.C.,  
 Office Court at Blue Bell, Suite 100,  
 585 Skippack Pike,  
 Blue Bell, PA 19422

**DONAHUE, HELEN B., dec'd.**

Late of Abington Township.  
 Executor: JAMES A. DONAHUE, III,  
 801 Conodoguinet Drive,  
 Camp Hill, PA 17011.  
 ATTORNEY: JACQUELINE J. SHAFER,  
 SHAFER ELDER LAW,  
 21 E. Lincoln Avenue, Suite 120,  
 Hatfield, PA 19440

**DUTTON, ALLEN E., dec'd.**

Late of Lower Merion Township.  
 Administratrix: LISA M. DUTTON,  
 5 Rolling Road,  
 Wynnewood, PA 19096.  
 ATTORNEY: JEFF L. LEWIN,  
 25 W. Second Street,  
 Media, PA 19063

**ERTELT, H. ROBINSON, dec'd.**

Late of Upper Gwynedd Township.  
 Executor: RUSSELL M. ERTELT,  
 c/o Kathleen A. Farrell, Esquire,  
 216 S. Orange Street,  
 Media, PA 19063.  
 ATTORNEY: KATHLEEN A. FARRELL,  
 216 S. Orange Street,  
 Media, PA 19063



**FARRELL, DAVID P., dec'd.**

Late of Lower Frederick Township.  
 Executrix: CHRISTINA FARRELL,  
 c/o Michael C. McBratnie, Esquire,  
 P.O. Box 673,  
 Exton, PA 19341.  
 ATTORNEY: MICHAEL C. McBRATNIE,  
 FOX ROTHSCHILD LLP,  
 P.O. Box 673,  
 Exton, PA 19341

**FINLEY, JAMES C. also known as  
JAMES FINLEY, dec'd.**

Late of Borough of Hatboro.  
 Executrix: JOANNE F. CARROLL,  
 1433 Providence Lane,  
 Hatfield, PA 19440.

**FLOSDORF, LORETTA JEAN also known as  
JEAN L. FLOSDORF, dec'd.**

Late of Towamencin Township.  
 Executor: HERBERT W. FLOSDORF,  
 c/o Stephanie A. Henrick, Esquire,  
 40 E. Airy Street, P.O. Box 671,  
 Norristown, PA 19404-0671.  
 ATTORNEY: STEPHANIE A. HENRICK,  
 HIGH SWARTZ LLP,  
 40 E. Airy Street, P.O. Box 671,  
 Norristown, PA 19404-0671

**FOSTER, JANET G., dec'd.**

Late of Lower Salford Township.  
 Executor: G. JEFFREY FOSTER,  
 c/o Grim, Bihnen & Thatcher,  
 104 S. 6th Street, P.O. Box 215,  
 Perkasio, PA 18944-0215.  
 ATTORNEY: DIANNE C. MAGEE,  
 GRIM, BIEHN & THATCHER,  
 104 S. 6th Street, P.O. Box 215,  
 Perkasio, PA 18944-0215

**GROSSMAN, JUDITH, dec'd.**

Late of Lower Merion Township.  
 Executor: PAUL S. GROSSMAN,  
 235 Pennswood Road,  
 Bryn Mawr, PA 19010.  
 ATTORNEY: STEPHEN M. GERIA,  
 HYLAND LEVIN, LLP,  
 6000 Sagamore Drive, Suite 6301,  
 Marlton, NJ 08053

**GUERIN, WILLIAM A. also known as  
WILLIAM GUERIN, dec'd.**

Late of Springfield Township.  
 Administrator: EDWARD FITZPATRICK,  
 8501 Flourtown Avenue,  
 Wyndmoor, PA 19038.

**HAEBERLE, NORMAN A. also known as  
NORMAN AUGUSTUS HAEBERLE, dec'd.**

Late of Lower Moreland Township.  
 Executrix: NORMA J. STOLLMAN,  
 c/o Michael J. Maransky, Esquire,  
 10 Sentry Parkway, Suite 200,  
 P.O. Box 3001,  
 Blue Bell, PA 19422-3001.  
 ATTORNEY: MICHAEL J. MARANSKY,  
 FOX ROTHSCHILD LLP,  
 10 Sentry Parkway, Suite 200,  
 P.O. Box 3001,  
 Blue Bell, PA 19422-3001

**HAMILTON, LUCINDA M. also known as**

**LUCINDA MARY HAMILTON,  
 LUCINDA P. HAMILTON and  
 LUCINDA HAMILTON, dec'd.**  
 Late of Lower Merion Township.  
 Executor: RICHARD HAMILTON,  
 c/o Larissa Renshaw Whitman, Esquire,  
 One Logan Square, Suite 2000,  
 Philadelphia, PA 19103-6996.  
 ATTORNEY: LARISSA RENSHAW WHITMAN,  
 DRINKER BIDDLE & REATH LLP,  
 One Logan Square, Suite 2000,  
 Philadelphia, PA 19103-6996

**HARNITCHEK, HARRY also known as  
HARRY EDWARD HARNITCHEK, dec'd.**

Late of Abington Township.  
 Executor: CRAIG S. HARNITCHEK,  
 185 Hillcrest Avenue,  
 Philadelphia, PA 19118.

**HARRIS, PACITA N. also known as  
PACITA HARRIS, dec'd.**

Late of East Norriton Township.  
 Executor: PAUL F. TENNESSEE, III,  
 18229 Queen Elizabeth Drive,  
 Olney, MD 20832.  
 ATTORNEY: DENNIS M. TWIGG,  
 24 North Court Street,  
 Westminster, MD 21157

**HICKS, LINDA ANN, dec'd.**

Late of Abington Township.  
 Executor: ROBERT J. HICKS, JR.,  
 c/o Michael J. Maransky, Esquire,  
 10 Sentry Parkway, Suite 200,  
 P.O. Box 3001,  
 Blue Bell, PA 19422-3001.  
 ATTORNEY: MICHAEL J. MARANSKY,  
 FOX ROTHSCHILD LLP,  
 10 Sentry Parkway, Suite 200,  
 P.O. Box 3001,  
 Blue Bell, PA 19422-3001

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

Late of Franconia Township.  
 Co-Executors: DEBORAH L. SHOLLY,  
 50 Penn Avenue,  
 Souderton, PA 18964,  
 CHARLES R. JACOBS,  
 322 Railroad Avenue,  
 Souderton, PA 18964,  
 JENNIFER L. SERGIO,  
 45 W. Walnut Street,  
 Souderton, PA 18964.

**JANDZIO, EVELYN ANGELA, dec'd.**

Late of Hatfield Township.  
 Executor: MATTHEW A. JANDZIO,  
 33 Derstine Road,  
 Hatfield, PA 19440.

**KALESKA, NINA, dec'd.**

Late of Lower Merion Township.  
 Executor: EDWARD H. HARRIS,  
 c/o James M. Orman, Esquire,  
 1600 Market Street, Suite 3305,  
 Philadelphia, PA 19103.  
 ATTORNEY: JAMES M. ORMAN,  
 1600 Market Street, Suite 3305,  
 Philadelphia, PA 19103

**KUTERBACH, LOUIS also known as****LOUIS K. KUTERBACH, dec'd.**

Late of Limerick Township.  
 Administrator: MICHAEL KUTERBACH,  
 301 Washington Street,  
 Royersford, PA 19468.  
 ATTORNEY: DAVID S. KAPLAN,  
 O'DONNELL, WEISS & MATTEI, P.C.,  
 41 E. High Street,  
 Pottstown, PA 19464-5426

**LALLY, ANTHONY J., dec'd.**

Late of Borough of Narberth.  
 Administratrix: ISABEL M. LALLY,  
 c/o C. Suzanne Buechner, Esquire,  
 789 Lancaster Avenue, Suite 220,  
 Villanova, PA 19085.  
 ATTORNEY: C. SUZANNE BUECHNER,  
 789 Lancaster Avenue, Suite 220,  
 Villanova, PA 19085

**McCLOSKEY, DORIS M. also known as****DORIS MARIE McCLOSKEY, dec'd.**

Late of Borough of Hatboro.  
 Executor: FRANK McCLOSKEY,  
 c/o 104 N. York Road,  
 Hatboro, PA 19040.  
 ATTORNEY: LAURA M. MERCURI,  
 104 N. York Road,  
 Hatboro, PA 19040

**McGRORY, MARY P., dec'd.**

Late of Lower Providence Township.  
 Executrices: ELEANOR GODIN AND  
 SUSAN I. McGRORY,  
 c/o Andrew H. Dohan, Esquire,  
 460 E. King Road,  
 Malvern, PA 19355-3049.  
 ATTORNEY: ANDREW H. DOHAN,  
 LENTZ CANTOR & MASSEY, LTD.,  
 460 E. King Road,  
 Malvern, PA 19355-3049

**O'KEEFE, JOHN D. also known as****JOHN DAVID O'KEEFE, dec'd.**

Late of Lower Merion Township.  
 Executor: J. PATRICK O'KEEFE,  
 5883 Buck Run Road,  
 Doylestown, PA 18902.  
 ATTORNEY: ROBERT R. DeLONG, JR.,  
 17 Veterans Square, P.O. Box 604,  
 Media, PA 19063

**PECK, ARTHELLA A., dec'd.**

Late of Borough of Norristown.  
 Administrator: WILLIAM R. HAGNER,  
 211 W. Lancaster Avenue, #100,  
 Paoli, PA 19301.  
 ATTORNEY: WILLIAM R. HAGNER,  
 211 W. Lancaster Avenue,  
 Paoli, PA 19301

**PETROLATI, ALEXANDER J., dec'd.**

Late of Borough of Conshohocken.  
 Executrix: JACQUELINE STERNER,  
 7607 Easton Road,  
 Ottsville, PA 18942.  
 ATTORNEY: GARY P. LEWIS,  
 372 N. Lewis Road, P.O. Box 575,  
 Royersford, PA 19468

**PEYTON, SHIRLEY ANN YOUNG also known as****SHIRLEY Y. PEYTON and****SHIRLEY A. PEYTON, dec'd.**

Late of Lower Merion Township.  
 Executor: ROBERT KEITH PEYTON,  
 712 W. Rolling Road,  
 Springfield, PA 19464-1121.  
 ATTORNEY: W. STEVEN WOODWARD,  
 GADSDEN SCHNEIDER & WOODWARD LLP,  
 1275 Drummers Lane, Suite 210,  
 Wayne, PA 19087-1571

**QUITT, BARBARA H. also known as****BARBARA FAY QUITT, dec'd.**

Late of Whitpain Township.  
 Executor: JOHN E. STAMAN, III,  
 c/o 104 N. York Road,  
 Hatboro, PA 19040.  
 ATTORNEY: DOUGLAS G. THOMAS,  
 104 N. York Road,  
 Hatboro, PA 19040

**ROTHMAN, LOUIS also known as****LOU ROTHMAN, dec'd.**

Late of Lower Merion Township.  
 Executor: ALAN SEEHERMAN,  
 P.O. Box 84,  
 Wynnewood, PA 19096.  
 ATTORNEY: DANIEL BALTUCH,  
 104.5 Forrest Avenue, Suite 10,  
 Narberth, PA 19072

**RUDER, JUNE also known as****JUNE M. RUDER, dec'd.**

Late of Cheltenham Township.  
 Executors: JAY S. RUDER AND  
 BARRY RUDER,  
 1717 Arch Street, Suite 3500,  
 Philadelphia, PA 19103.  
 ATTORNEY: JAY S. RUDER,  
 ARCHER & GREINER, P.C.,  
 1717 Arch Street, Suite 3500,  
 Philadelphia, PA 19103

**SCIARRA, PHILOMENA M., dec'd.**

Late of Upper Dublin Township.  
 Executor: DAVID S. ROCCHINO,  
 c/o Harvey Ballard & Bornstein, LLC.  
 ATTORNEY: RYAN M. BORNSTEIN,  
 HARVEY BALLARD & BORNSTEIN, LLC,  
 800 Lancaster Avenue, Suite T-2,  
 Berwyn, PA 19312

**SPINGARN, JOYCE F., dec'd.**

Late of Gwynedd, PA.  
 Executor: ROBERT W. SPINGARN,  
 76 Oakdale Road,  
 Newton, MA 02459.

**STEINBERGER, ANNE, dec'd.**

Late of Borough of Lansdale.  
 Administrator: GAIL S. RUTH.  
 ATTORNEY: PETER E. MOORE,  
 NARDUCCI, MOORE, FLEISHER, ROEBERG  
 & WOLFE, LLP,  
 589 Skippack Pike, Suite 300,  
 Blue Bell, PA 19422

**TOTH, GEORGE, dec'd.**

Late of Upper Providence Township.  
 Executor: JOSEPH TOTH,  
 c/o Stephen I. Baer, Esquire,  
 1288 Valley Forge Road, Suite 63,  
 P.O. Box 952,  
 Valley Forge, PA 19482-0952.  
 ATTORNEY: STEPHEN I. BAER,  
 1288 Valley Forge Road, Suite 63,  
 P.O. Box 952,  
 Valley Forge, PA 19482-0952

**TOWSON, BARBARA E., dec'd.**

Late of Borough of Pottstown.  
 Executrix: BETTY L. DAYE,  
 727 Summit Chase Drive,  
 Reading, PA 19611.  
 ATTORNEY: DAVID S. KAPLAN,  
 O'DONNELL, WEISS & MATTEI, P.C.,  
 41 E. High Street,  
 Pottstown, PA 19464-5426

**WALTON, DIANE C. also known as  
DIANE WALTON, dec'd.**

Late of Towamencin Township.  
 Executor: TERRENCE L. WALTON,  
 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

**WAMPOLE, RANDALL B., dec'd.**

Late of Upper Frederick Township.  
 Executor: SUSAN G. WAMPOLE.  
 ATTORNEY: ROWAN KEENAN,  
 KEENAN, CICCITTO & ASSOCIATES, LLP,  
 376 E. Main Street,  
 Collegeville, PA 19426

**WILLIAMS, MARY JANE also known as  
M. JANE WILLIAMS, dec'd.**

Late of Borough of Narberth.  
 Executrix: TRACY BLAKE DeVLIIEGER,  
 1275 Drummers Lane, Suite 210,  
 Wayne, PA 19087-1571.  
 ATTORNEY: TRACY BLAKE DeVLIIEGER,  
 GADSDEN SCHNEIDER & WOODWARD LLP,  
 1275 Drummers Lane, Suite 210,  
 Wayne, PA 19087-1571

**YARNALL, THOMAS C., dec'd.**

Late of Douglass Township.  
 Executrix: JOAN B. YARNALL,  
 208 Middle Creek Road,  
 Gilbertsville, PA 19525.  
 ATTORNEY: GARY J. HEIM,  
 METTE, EVANS & WOODSIDE,  
 3401 N. Front Street,  
 Harrisburg, PA 17110-0950,  
 717-232-5000

**Third and Final Publication****ASMANN, JAMES J. also known as  
JAMES JOHN ASMANN, dec'd.**

Late of Montgomery County, PA.  
 Executrix: CHERYL ADAIR,  
 c/o Michael E. Eisenberg, Esquire,  
 2935 Byberry Road, Suite 107,  
 Hatboro, PA 19040.  
 ATTORNEY: MICHAEL E. EISENBERG,  
 2935 Byberry Road, Suite 107,  
 Hatboro, PA 19040

**BARRER BITAN, HILARY GRACE also known as  
HILARY G. BARRER, dec'd.**

Late of Huntingdon Valley, PA.  
 Executor: GADI BITAN,  
 2154 Valley Road,  
 Huntingdon Valley, PA 19006.

**BEASLEY, HELEN M. also known as  
HELEN BEASLEY, dec'd.**

Late of Lower Merion Township.  
 Executors: JAMES E. BEASLEY, JR. AND  
 PAMELA J. BEASLEY,  
 c/o Suzanne M. Hecht, Esquire,  
 795 E. Lancaster Avenue, Suite 280,  
 Villanova, PA 19085.  
 ATTORNEY: SUZANNE M. HECHT,  
 HANEY & HECHT,  
 795 E. Lancaster Avenue, Suite 280,  
 Villanova, PA 19085

**BENNETT, LOIS L., dec'd.**

Late of Borough of Lansdale.  
 Executrix: BARBARA GRIMM-  
 VanKOUWENBERG,  
 2049 Kriebel Road,  
 Lansdale, PA 19446.  
 ATTORNEY: CHARLOTTE A. HUNSBERGER,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**BEYER, MARY T. also known as  
MARY BEYER, dec'd.**

Late of Flourtown, PA.  
 Co-Executors: BRUCE J. BEYER,  
 503 Forrest Avenue,  
 Drexel Hill, PA 19026,  
 BARBARA L. BEYER,  
 51 Grove Avenue,  
 Flourtown, PA 19034.  
 ATTORNEY: JANICE W. NEWMAN,  
 106 Jackdaw Alley,  
 Media, PA 19063

**CAREY, RICHARD B. also known as  
RICHARD BRUCE CAREY, dec'd.**

Late of Borough of Lansdale.  
 Executrix: CAROLE CAREY-BRUNING,  
 c/o Borek Law Office,  
 P.O. Box 297,  
 Lansdale, PA 19446-0297.  
 ATTORNEY: HAROLD D. BOREK,  
 P.O. Box 297,  
 Lansdale, PA 19446,  
 610-584-3100

**DANIEL, LAURA ARDETH also known as  
L. ARDETH DANIEL and  
LAURA A. DANIEL, dec'd.**

Late of Cheltenham Township.  
 Executor: KIMBERLY ANN ZORN,  
 8349 Cadawalder Avenue,  
 Elkins Park, PA 19027.  
 ATTORNEY: ROBERT C. GERHARD, III,  
 GERHARD & GERHARD, P.C.,  
 815 Greenwood Avenue, Suite 8,  
 Jenkintown, PA 19046,  
 215-885-6785

**DZURENDA, BEATRICE F., dec'd.**

Late of Franconia Township.  
 Executrix: DIANE LEISTER,  
 c/o Norris McLaughlin & Marcus, PA,  
 414 Main Street, P.O. Box 14,  
 East Greenville, PA 18041.  
 ATTORNEY: MICHELLE M. FORSELL,  
 NORRIS McLAUGHLIN & MARCUS, P.A.,  
 414 Main Street, P.O. Box 14,  
 East Greenville, PA 18041

**ERISMAN, OTIS W. also known as****OTIS WILLIAM ERISMAN, dec'd.**

Late of Lower Merion Township.  
 Executrix: CAROLINE K. ERISMAN,  
 c/o William C. Hussey, II, Esquire,  
 One Liberty Place, Suite 1800,  
 1650 Market Street,  
 Philadelphia, PA 19103-7395.  
 ATTORNEY: WILLIAM C. HUSSEY, II,  
 WHITE and WILLIAMS LLP,  
 One Liberty Place, Suite 1800,  
 1650 Market Street,  
 Philadelphia, PA 19103-7395

**EVANS, J. MORRIS, dec'd.**

Late of Lower Gwynedd Township.  
 Executors: PETER A. EVANS,  
 836 Buck Lane,  
 Haverford, PA 19041,  
 WALTER C. EVANS,  
 8417 Stenton Avenue,  
 Wyndmoor, PA 19038-8414.  
 ATTORNEY: KATHRYN H. CRARY,  
 GADSDEN, SCHNEIDER & WOODWARD LLP,  
 1275 Drummers Lane, Suite 210,  
 Wayne, PA 19087-1571

**FALCONE, MARIO, dec'd.**

Late of Borough of Glenside.  
 Executor: JOSEPH J. DiGIOVANNI,  
 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

**FEINBERG, GLADYS, dec'd.**

Late of Abington Township.  
 Administrators: JULES I. FEINBERG AND  
 LAWRENCE A. FEINBERG,  
 c/o Denis A. Gray, Esquire,  
 Carriage House, Suite 100,  
 115 Bloomingdale Avenue,  
 Wayne, PA 19087.  
 ATTORNEY: DENIS A. GRAY,  
 PALMER & GRAY LLP,  
 Carriage House, Suite 100,  
 115 Bloomingdale Avenue,  
 Wayne, PA 19087

**GARABEDIAN, THOMAS WILLIAM, dec'd.**

Late of Lower Merion Township.  
 Administrator: ROBERT J. STERN,  
 Two Bala Plaza, Ste. 300,  
 Bala Cynwyd, PA 19004.  
 ATTORNEY: ROBERT J. STERN,  
 ROBERT J. STERN LAW, LLC,  
 Two Bala Plaza, Ste. 300,  
 Bala Cynwyd, PA 19004

**GREENBERG, LEONARD, dec'd.**

Late of Cheltenham Township.  
 Executrix: GRACE C. GREENBERG,  
 c/o Roy S. Ross, Esquire,  
 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

**HALE, MARY M. also known as****MARY MARGARET HALE, dec'd.**

Late of Abington Township.  
 Executor: DOLORES J. CONNELL,  
 6124 Reach Street,  
 Philadelphia, PA 19111.  
 ATTORNEY: ROBERT C. GERHARD, III,  
 GERHARD & GERHARD, P.C.,  
 815 Greenwood Avenue, Suite 8,  
 Jenkintown, PA 19046,  
 215-885-6785

**HANNUM, EDNA E. also known as****EDNA ETHELEEN HANNUM, dec'd.**

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

**HARDING, LEE G. also known as****LEE GRANT HARDING, dec'd.**

Late of Borough of Pottstown.  
 Executor: EUGENE M. HARDING,  
 219 Potts Drive,  
 Pottstown, PA 19464.  
 ATTORNEY: COURTNEY A. WIGGINS,  
 MAUGER & METER,  
 240 King Street, P.O. Box 698,  
 Pottstown, PA 19464

**HARE III, THOMAS TRUXTUN also known as****T. TRUXTUN HARE, III and****THOMAS T. HARE, III, dec'd.**

Late of Lower Merion Township.  
 Co-Executrix: BETH C. HARE,  
 860 Mount Moro Road,  
 Villanova, PA 19085.  
 ATTORNEY: ROBERT L. GORMAN,  
 GORMAN & GORMAN, P.C.,  
 901 Spruce Street,  
 Philadelphia, PA 19107

**HAUCK, WALTER RAYMOND, dec'd.**

Late of Abington Township.  
 Co-Executors: P. CHRISTOPHER HAUCK,  
 106 Balsam Drive,  
 Douglassville, PA 19518,  
 ANNE M. HAUCK MAURER,  
 360 Nicholas Lane,  
 Trappe, PA 19426.

**HOPPER, SCOTT, dec'd.**

Late of Borough of Hatboro.  
 Executor: JASON RETTIG,  
 100 W. Monument Avenue,  
 Hatboro, PA 19040.  
 ATTORNEY: JASON RETTIG,  
 100 W. Monument Avenue,  
 Hatboro, PA 19040

**KANE, ALEX also known as****ALEX M. KANE, dec'd.**

Late of Abington Township.  
 Executor: LEON KANE,  
 1007 Valley Glen Road,  
 Elkins Park, PA 19027.

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

Late of Upper Frederick Township.  
Co-Executrices: MARLENE A. HOFFMAN AND  
EILEEN K. DUTCHER,  
c/o Norris McLaughlin & Marcus, PA,  
414 Main Street, P.O. Box 14,  
East Greenville, PA 18041.  
ATTORNEY: MICHELLE M. FORSELL,  
NORRIS McLAUGHLIN & MARCUS, P.A.,  
414 Main Street, P.O. Box 14,  
East Greenville, PA 18041

**KEEN, DOROTHY B., dec'd.**

Late of Upper Moreland Township.  
Executrices: JANET SELBY AND  
BONNIE PANCOAST,  
c/o Steven Cotlar, Esquire,  
23 W. Court Street,  
Doylestown, PA 18901.  
ATTORNEY: STEVEN A. COTLAR,  
LAW OFFICES OF COTLAR & COTLAR,  
23 W. Court Street,  
Doylestown, PA 18901

**KREISLER, JOHN JAMES, dec'd.**

Late of Lower Moreland Township.  
Executrix: CAROL EDNA KREISLER,  
1059 Frederick Road,  
Meadowbrook, PA 19046.

**KRONMILLER, LAURA E., dec'd.**

Late of Whitmarsh Township.  
Executrix: PATRICIA L. SPEAK,  
c/o Robert M. Slutsky, Esquire,  
600 W. Germantown Pike, #400,  
Plymouth Meeting, PA 19462.  
ATTORNEY: ROBERT M. SLUTSKY,  
ROBERT M. SLUTSKY ASSOCIATES,  
600 W. Germantown Pike, #400,  
Plymouth Meeting, PA 19462

**LAHR, GLENNA L. also known as  
GLENNA LORETTA LAHR, dec'd.**

Late of Upper Frederick Township.  
Executrix: CYNTHIA K. HEINTZ,  
c/o Young & Young,  
119 E. Main Street,  
Macungie, PA 18062.  
ATTORNEY: REBECCA M. YOUNG,  
119 E. Main Street,  
Macungie, PA 18062

**LESHER, DORIS S. also known as  
DORIS SUE LESHER, dec'd.**

Late of Upper Hanover Township.  
Executor: RONALD LESHER,  
c/o Norris McLaughlin & Marcus, PA,  
414 Main Street, P.O. Box 14,  
East Greenville, PA 18041.  
ATTORNEY: MICHELLE M. FORSELL,  
NORRIS McLAUGHLIN & MARCUS, P.A.,  
414 Main Street, P.O. Box 14,  
East Greenville, PA 18041

**MARTIN, ELSIE H., dec'd.**

Late of Whippen Township.  
Executrix: LISA A. MALCOLM,  
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

**MAYER, KATHARINA, dec'd.**

Late of Abington Township.  
Executor: STEVEN KRADEL,  
c/o Kolb, Vasiladiis & Florenz, LLC,  
60 W. Broad Street, Suite 303,  
Bethlehem, PA 18018-5721.  
ATTORNEY: PAUL A. FLORENZ,  
KOLB, VASILADIIS & FLORENZ, LLC,  
60 W. Broad Street, Suite 303,  
Bethlehem, PA 18018-5721

**McCANN, ANTHONY D., dec'd.**

Late of Limerick Township.  
Administratrix: JUDY M. McCANN,  
7 Keen Road,  
Limerick, PA 19468.  
ATTORNEY: JEFFREY C. KARVER,  
7 E. Philadelphia Avenue, Suite 1,  
Boyertown, PA 19512

**MOORE, CECILIA M., dec'd.**

Late of Whitmarsh Township.  
Executors: CAROL A. MAILEY AND  
JAMES J. MOORE, III,  
c/o Michael S. Connor, Esquire,  
644 Germantown Pike, Suite 2-C,  
Lafayette Hill, PA 19444.  
ATTORNEY: MICHAEL S. CONNOR,  
THE LAW OFFICE OF MICHAEL S. CONNOR,  
644 Germantown Pike, Suite 2-C,  
Lafayette Hill, PA 19444

**MOROSS, M. AILEEN also known as  
MARY AILEEN MOROSS, dec'd.**

Late of Springfield Township.  
Executor: JOHN F. MOROSS, JR.,  
c/o 807 Bethlehem Pike,  
Erdenheim, PA 19038.  
ATTORNEY: BERNARD J. McLAFFERTY, JR.,  
McLAFFERTY & KROBERGER, P.C.,  
807 Bethlehem Pike,  
Erdenheim, PA 19038

**MULLIGAN, ADELE, dec'd.**

Late of West Norriton Township.  
Executor: LAWRENCE MULLIGAN,  
1562 Osbourne Avenue,  
Roslyn, PA 19001.  
ATTORNEY: KEVIN J. MURPHY,  
2003 Lower State Road,  
Doylestown, PA 18901

**PURNELL, DONALD JACOB also known as  
DONALD J. PURNELL, dec'd.**

Late of Borough of Pottstown.  
Administrator: RANDALL M. PURNELL, JR.,  
925 Queen Street,  
Pottstown, PA 19464.  
ATTORNEY: LATISHA B. SCHUENEMANN,  
LEISAWITZ HELLER ABRAMOWITZ  
PHILLIPS, P.C.,  
2755 Century Boulevard,  
Wyomissing, PA 19610

**REIDER, ALAN H. also known as  
ALAN HERMAN REIDER, dec'd.**

Late of Borough of Norristown.  
Co-Executors: ROGER EICHLIN AND  
SUSAN EICHLIN,  
1012 Hill Top Road,  
Leesport, PA 19533.  
ATTORNEY: SUSAN N. DENARO,  
4 Park Plaza, 2nd Floor,  
Wyomissing, PA 19610



**ROBILLARD, ELAINE A. also known as****ELAINE ALICE ROBILLARD and  
ELAINE ROBILLARD, dec'd.**Late of West Norriton Township.  
Administratrix: VICTORIA CIESLAK,  
39 Seidel Road,  
Reading, PA 19606.  
ATTORNEY: ADAM T. KATZMAN,  
KATZMAN LAW OFFICE, P.C.,  
1117 Bridge Road, Suite A,  
P.O. Box 268,  
Creamery, PA 19430,  
610-409-2909**RUGGIANO, JOHN M., dec'd.**Late of Borough of Norristown.  
Administrator: LORI A. RUGGIANO,  
2208 Carol Lane,  
Norristown, PA 19401.  
ATTORNEY: DANIEL T. McGRORY,  
BELLO, REILLEY, McGRORY & DiPIPPA,  
144 E. DeKalb Pike, Suite 300,  
King of Prussia, PA 19406**WEXLER, MIRIAM W. also known as  
MIRIAM WEXLER, dec'd.**Late of Upper Moreland Township.  
Executor: ELLIOT S. WEXLER,  
c/o Bess M. Collier, Esquire,  
820 Homestead Road,  
Jenkintown, PA 19046.  
ATTORNEY: BESS M. COLLIER,  
FELDMAN & FELDMAN, LLP,  
820 Homestead Road,  
Jenkintown, PA 19046**WILLIAMS, SHIRLEY J. also known as  
SHIRLEY JEAN WILLIAMS, dec'd.**Late of Plymouth Township.  
Administrator: ROBERT SLUTSKY,  
600 W. Germantown Pike, #400,  
Plymouth Meeting, PA 19462.  
ATTORNEY: ROBERT M. SLUTSKY,  
ROBERT M. SLUTSKY ASSOCIATES,  
600 W. Germantown Pike, #400,  
Plymouth Meeting, PA 19462**FOREIGN REGISTRATION STATEMENT**

**New Leaders, Inc.**, a nonprofit corporation organized under the laws of the Commonwealth of Massachusetts, has applied for registration in Pennsylvania under the provisions of Chapter 4 of the Associations Code. The address of its principal office is 30 West 26th Street, 10th Floor, New York, NY 10010 and the address of its proposed registered office in this Commonwealth is 1606 Twining Road, Willow Grove, PA 19090.

**MISCELLANEOUS****NOTICE OF SUSPENSION**

Notice is hereby given that on February 12, 2018, pursuant to Rule 214, Pa.R.D.E., the Supreme Court of Pennsylvania ordered that **Devon E. Sanders (#77771)** whose registered address is Tennis Avenue, Glenside, PA, be placed on Temporary Suspension from the practice of law until further definitive action by the Court, to be effective March 14, 2018.

Marcee D. Sloan  
Board Prothonotary  
The Disciplinary Board of the  
Supreme Court of Pennsylvania

**PROFESSIONAL CORPORATION**

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation have been filed with and approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA, on December 26, 2017, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Professional Corporation Act of the Commonwealth of Pennsylvania.

The name of the corporation is: **Fabes Law, PC**  
**Austin S. Faberman, Esquire**  
20 Ash Street, Suite 200  
Conshohocken, PA 19428

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation have been filed with and approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA, on December 26, 2017, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Professional Corporation Act of the Commonwealth of Pennsylvania.

The name of the corporation is: **MarCar Law, PC**  
**Mark T. Carlidge, Esquire**  
1220 Fairland Drive  
Ambler, PA 19002

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation have been filed with and approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA, on January 31, 2018, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Professional Corporation Act of the Commonwealth of Pennsylvania.

The name of the corporation is: **Scott McIntosh Law PC**  
**Donald J. Weiss, Esquire**  
6 Dickinson Drive, Suite 110  
Chadds Ford, PA 19317

**The Harman Group Engineering, P.C.** has been incorporated under the provisions of Chapter 29 of the Business Corporation Law of 1988 as a Professional Corporation.

**Powell Trachtman Logan Carrle & Lombardo, P.C.**  
475 Allendale Road, (200)  
King of Prussia, PA 19406

**SALE OF REAL ESTATE**

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2014-10470-0

**The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWMSB, Inc., CHL Mortgage Pass-Through Trust 2006-9, Mortgage Pass-Through Certificates, Series 2006-9,**  
Plaintiff

vs.

**Jennifer Coopersmith, Known Surviving Heir of Gary Coopersmith, Deceased Mortgagor and Real Owner, Tammy Coopersmith, Mortgagor and Known Surviving Heir of Gary Coopersmith, Deceased Mortgagor and Real Owner, J. C. (a minor), Known Surviving Heir of Gary Coopersmith, Deceased Mortgagor and Real Owner, C. C. (a minor), Known Surviving Heir of Gary Coopersmith, Deceased Mortgagor and Real Owner, Unknown Surviving Heirs of Tara Coopersmith, Deceased Known Surviving Heir of Gary Coopersmith, Deceased Mortgagor and Real Owner, Unknown Surviving Heirs of Gary Coopersmith, Deceased Mortgagor and Real Owner, and United States of America, c/o United States Attorney for the Eastern District of Pennsylvania, Defendants**

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

**TO:** Unknown Surviving Heirs of Tara Coopersmith, Deceased Known Surviving Heir of Gary Coopersmith, Deceased Mortgagor and Real Owner

Your house (real estate) at 419 North Spring Mill Road, Villanova, Pennsylvania 19085 is scheduled to be sold at Sheriff's Sale on April 25, 2018 at 01:00 p.m. at COURTROOM "A", MONTGOMERY COUNTY COURTHOUSE, NORRISTOWN, Pennsylvania 19404 to enforce the court judgment of \$1,506,994.60 obtained by The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWMBBS, Inc., CHL Mortgage Pass-Through Trust 2006-9, Mortgage Pass-Through Certificates, Series 2006-9 against the above premises.

**NOTICE OF OWNER'S RIGHTS YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWMBBS, Inc., CHL Mortgage Pass-Through Trust 2006-9, Mortgage Pass-Through Certificates, Series 2006-9 the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, LLC, at (215) 790-1010.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.
7. You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

**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 CANNOT 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

**McCABE, WEISBERG & CONWAY, LLC**  
**Attorneys for Plaintiff**  
 123 S. Broad St., Ste. 1400  
 Phila., PA 19109  
 215-790-1010

**TRUST NOTICES**

**Second Publication**

**JANDZIO FAMILY TRUST  
 DATED DECEMBER 4, 1998  
 EVELYN A. JANDZIO, DECEASED,  
 OCTOBER 11, 2017**

**Late of Hatfield Township, Montgomery County, PA**

All persons having claims or demands against said Trust are requested to make known the same and all persons indebted to the decedent to make payment without delay to:

**Trustee:** Matthew Jandzio  
 33 Derstine Rd.  
 Hatfield, PA 19440

**Trustee's Attorney:** David W. Conver  
 Dischell Bartle Dooley Law Offices  
 1800 Pennbrook Pkwy., Suite 200  
 Lansdale, PA 19446  
 215-362-2474

**Third and Final Publication****THE EVELYN WEINER REVOCABLE  
LIVING TRUST****Evelyn Weiner, Deceased****Late of Lower Merion Twp., Montgomery County, PA**

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to:

Maury Jaime Weiner, **Trustee**  
P.O. Box 593  
Adamstown, PA 19501

**Or to his Atty.: Maria A. Darpino  
Levandowski & Darpino, LLC**  
17 Mifflin Ave., Ste. 202  
Havertown, PA 19083

**EXECUTIONS ISSUED****Week Ending February 20, 2018****The Defendant's Name Appears  
First in Capital Letters**

- 7 FIGURE WEALTH CORPORATION:  
KINNEY, CHRISTIAN: BROWN, SUSIE-TREMBLAY;  
JP MORGAN CHASE BANK NA, GRNSH., ET AL. -  
Shelton, James; 201727316; \$259,500.00.
- ALEXANDROV, IVAN: SWOO - Wells Fargo Bank Na;  
201726842; \$254,307.67.
- ALICANDRO, DAWN: AMBLER SAVINGS BANK,  
GRNSH. - Cavalry Spv I, LLC, et al.; 201508565;  
\$1,484.55.
- ALLAN, LIA: CITIZENS BANK, GRNSH. -  
Equable Ascent Financial, LLC Assignee Of  
Chase Bank Usa Na; 201608050; \$3,140.84.
- ANDERSON, RYAN: FIRST FEDERAL SAVINGS  
AND LOAN, GRNSH. - Cavalry Spv I, LLC, et al.;  
201405863; \$2,413.54.
- ARNAWOODIAN, STEPHEN: PNC BANK, GRNSH. -  
Cavalry Spv I, LLC; 201614466.
- BAILEY, ELWOOD: SUSQUEHANNA BANK, GRNSH. -  
Cavalry Spv I, LLC, et al.; 201427820; \$2,635.34.
- BARKLEY, JULIE: WELLS FARGO BANK NA,  
GRNSH. - Connor, Jay; 201803434; \$3,155.00.
- BARNARD, MARK: WELLS FARGO BANK, GRNSH. -  
Cavalry Spv I, LLC; 201423499; \$7,884.40.
- BASS, RONALD: ESTATE OF WILLIAM HOGAN;  
HOGAN, BILL - Wells Fargo Bank Na, et al.;  
201728336; \$83,275.81.
- BEHRIG, KIMBERLY: BANK OF AMERICA, GRNSH. -  
Cavalry Spv I, et al.; 201427992; \$1,214.90.
- BELL, CASEY: WELLS FARGO BANK, GRNSH. -  
Cavalry Investments, LLC, et al.; 201430522;  
\$3,717.78.
- BILLINGS, CHERYL: E TRADE BANK, GRNSH. -  
Cavalry Spv I, LLC, et al.; 201516288; \$1,347.03.
- BOILEAU, WALTER: DIAMOND CREDIT UNION,  
GRNSH. - Cavalry Spv I, LLC; 201627923.
- BRANAGH, SHAWN: FIRST NIAGARA BANK,  
GRNSH. - Capital One Bank Na, et al.; 201612687;  
\$1,842.02.
- BRASCH, KURT: WELLS FARGO BANK, GRNSH. -  
Cavalry Spv I, LLC, et al.; 201428025; \$2,725.63.
- BURLEY, NANCY: TD BANK, GRNSH. -  
Cavalry Spv I, LLC; 201328841; \$12,640.34.
- CAMPBELL, ALANA: WELLS FARGO BANK,  
GRNSH. - Cavalry Spv I, LLC; 201425903; \$2,405.86.
- CAMPBELL, DANIEL - Keybank Na Successor, et al.;  
201726867.
- CHEATHAM, SANDRA: BANK OF AMERICA,  
GRNSH. - Equable Ascent Financial, LLC; 201427991;  
\$9,888.90.
- CHENEY, ROBERT: TD BANK, GRNSH. -  
Cavalry Spv I, LLC, et al.; 201521268.
- CHERY, LISA: CITIZENS BANK, GRNSH. -  
Cavalry Spv I, LLC, et al.; 201509518; \$4,741.84.
- CHOI, BO: TD BANK, GRNSH. - Cavalry Spv I, LLC;  
201615303.
- CHOI, YOUNG: TD BANK, GRNSH. -  
Cavalry Spv I, LLC; 201614465.
- COONAN, JOHN: JOHN: BRYN MAWR  
TRUST COMPANY, GRNSH. - American Express  
Centurion Bank; 201728811; WRIT/EXEC.
- CRUZ, SHARON: FOX CHASE BANK, GRNSH. -  
Cavalry Spv I, LLC, et al.; 201508061; \$3,864.39.
- CUNNINGHAM, KYLE: WELLS FARGO BANK,  
GRNSH. - Cavalry Investments, LLC, et al.;  
201427895; \$2,066.96.
- CZERPAK, BERNITA: PNC BANK, GRNSH. -  
Loves Consumer, et al.; 201420639; \$957.12.
- DAVENPORT, DOMINIQUE: SANTANDER BANK,  
GRNSH. - Cavalry Spv I, LLC, et al.; 201425892;  
\$1,368.15.
- DELMOORE, CYNTHIA: WELLS FARGO BANK,  
GRNSH. - Cavalry Spv I, LLC, et al.; 201427899;  
\$2,003.49.
- DELONE, MICHELE: TD BANK, GRNSH. -  
Cavalry Investments, LLC, et al.; 201434184;  
\$1,434.30.
- DETWILER, JAMES: PNC BANK, GRNSH. -  
Cavalry Spv I, LLC, et al.; 201434181; \$2,151.78.
- DIBENEDETTO, ROBERT: TD BANK, GRNSH. -  
Cavalry Spv I, LLC; 201622271.
- DINENNO, NICOLA: CITIZENS BANK, GRNSH. -  
Cavalry Investments, LLC; 201423184; \$3,888.71.
- DISE D, AVID: AMBLER SAVINGS BANK,  
GRNSH. - Cavalry Spv I, LLC; 201614463.
- DROHAN, MIKE: BANK OF AMERICA, GRNSH. -  
Cavalry Spv Ii, LLC, et al.; 201508573; \$2,938.13.
- DUNCAN, ALICE: WELLS FARGO BANK, GRNSH. -  
Cavalry Spv I, LLC, et al.; 201610603; \$1,258.34.
- ECKERT, JAMES: UNIVEST, GRNSH. -  
Cavalry Spv I, LLC, et al.; 201516291; \$1,854.32.
- ELLIOT, RONALD: CITIZENS BANK, GRNSH. -  
Cavalry Spv I, LLC, et al.; 201428733; \$3,349.14.
- ESPOSITO, SANDRA: BANK OF AMERICA, GRNSH. -  
Cavalry Spv I, LLC, et al.; 201516244; \$1,509.16.
- ESTATE OF LOUISA BUTCHER: DOYLE, JESSICA:  
TRUMARK FINANCIAL CREDIT UNION, GRNSH. -  
Doyle, Danon; 201728944.
- FITTPALDI, TONY: PNC BANK, GRNSH. -  
Cavalry Spv I, LLC, et al.; 201526278; \$1,114.81.
- FORBES, KATHY: TD BANK, GRNSH. -  
Cavalry Spv I, LLC, et al.; 201510806; \$1,471.42.
- FORD, JAMES: WELLS FARGO BANK, GRNSH. -  
Cavalry Investments, LLC; 201434183; \$3,616.95.
- FOYSAL, SAZZAD: BANK OF AMERICA, GRNSH. -  
Cavalry Spv I, LLC, et al.; 201423224; \$1,473.23.
- FREDERICKS, ERIN: CITIZENS BANK, GRNSH. -  
Cavalry Spv I, LLC As Assignee Of Capital One Bank  
Usa Na; 201602795; \$1,824.23.

- GARCIA, OMAIRA: UNIVEST BANK & TRUST COMPANY, GRNSH. - Cavalry Spv I, LLC, et al.; 201510802; \$1,606.79.
- GEERE, RICHARD: FIRST NIAGARA BANK, GRNSH. - Cavalry Spv I, et al.; 201434170; \$2,368.29.
- GENUINE ARTICLE EXTON, LLC: UBS FINANCIAL SERVICES, INC., GRNSH. - Main Street At Exton, L.P., et al.; 201803482; \$35,147.90.
- GODSHALL, ROBERT: PNC BANK, GRNSH. - Discover Bank; 201421913; WRIT/EXEC.
- GREENE, MARTIN: FULTON BANK, GRNSH. - Cavalry Spv I, LLC; 201702330.
- HANNON, CARA - Wells Fargo Bank; 201709074; \$214,814.14.
- HARRELL, ANDREA: CITIZENS BANK, GRNSH. - Cavalry Spv I, LLC As Assignee Of Ge Capital Retail Bank/Wal; 201602805; \$1,156.84.
- HARRIS, NICOLE: SANTANDER BANK, GRNSH. - Cavalry Spv I, LLC; 201529895; \$2,086.09.
- HERON III, EDWARD: SANTANDER BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201525359.
- HICKEY, BRICE: CITIZENS BANK, GRNSH. - Discover Bank; 201620986.
- HOLLAR, MATTHEW: TD BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201614066; \$1,802.26.
- HORN, CHRISTOPHER: CITIZENS BANK, GRNSH. - Cavalry Spv I, et al.; 201509374; \$1,497.15.
- IAMURRI, ANTHONY: WELLS FARGO BANK, GRNSH. - Discover Bank; 201705005; \$6,962.55.
- ISLAM, ASHRAFUL - Bank Of New York Mellon; 201800090; \$365,984.36.
- JEFFERS, RUSSEL: NATIONAL PENN BANK, GRNSH. - Cavalry Investments, LLC, et al.; 201427901; \$984.04.
- JEFFRIES, CHRISTOPHER: CITIZENS BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201612681; \$1,887.39.
- JENKINS, CHRISTOPHER: CITIZENS BANK, GRNSH. - Cavalry Investments, LLC; 201434185; \$1,568.70.
- JENKINS, TYRONE: CITIZENS BANK, GRNSH. - Cavalry Spv I, LLC; 201428011; \$3,827.19.
- JOHNSON, JEROME: PNC BANK, GRNSH. - Arcadia University; 201606052; \$4,039.15.
- JONES, AMY: B B & T BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201515518; \$1,187.92.
- JONES, MATTHEW: TD BANK, GRNSH. - Cavalry Investments, LLC, et al.; 201434174; \$2,712.10.
- KATURAN, STEWART: WELLS FARGO BANK, GRNSH. - Cavalry Investments, LLC; 201417451; \$7,162.56.
- KEEYS, JYSTINE: SANTANDER BANK, GRNSH. - Cavalry Spv I, LLC As Assignee Of Ge Capital Retail Bank/Low; 201602803; \$1,697.85.
- KEYSER, JAMES: HARLEYSVILLE SAVINGS BANK, GRNSH. - Cavalry Spv I, LLC; 201614468.
- KIDD, MICHAEL: PNC BANK, GRNSH. - Equable Ascent Financial, LLC; 201114941; WRIT/EXEC.
- LE, KY: WELLS FARGO BANK, GRNSH. - Cavalry Spv I, LLC; 201405214; \$4,968.94.
- LEE, CHONG - Knechel Group Enterprises, L.P.; 201802792; \$15,470.16.
- LEMON, TANGIER: CITIZENS BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201610604; \$1,209.07.
- LENTO, ANTONIO: ANTHONY: TD BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201425909; \$2,125.22.
- LIGHT, ROBERT - Loandepotcom, LLC; 201716611; ORDER/IN REM/\$194,155.10.
- LIN, FENG: KEY BANK, GRNSH. - Cavalry Spv I, LLC; 201615305.
- MARTIN, THOMAS: WELLS FARGO, GRNSH. - Cavalry Spv Ii, LLC, et al.; 201425929; \$1,722.94.
- MAZIK, YURIY: HUNTINGDON VALLEY FEDERAL SAVINGS BANK, GRNSH. - Cavalry Spv I, LLC; 201423186; \$5,189.45.
- MCDOWELL, AMANDA: LEWIS, AMANDA: BB&T BANK, GRNSH. - Cavalry Spv I, et al.; 201509369; \$3,454.83.
- MELTON, TONY: HARLEYSVILLE SAVINGS BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201434172; \$1,131.01.
- MESSINA, GINA: ANTHONY: WELLS FARGO, GRNSH. - National Collegiate Student Loan Trust 2007-2; 201603676; WRIT / EXEC.
- MILLER, ELAINE: WELLS FARGO BANK, GRNSH. - Trumark Financial Credit Union; 201620828.
- MILLER, LINDA: TD BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201612703; \$1,815.27.
- MORRIS, JOHN: SANTANDER BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201510803; \$2,049.12.
- MURRAY, DEBORAH: TD BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201508325; \$1,222.79.
- MURRAY, GORDAN: VALERIE - Maple Hill Community Association; 201623719; \$2,088.50.
- NEALMAN, BRIAN: CONTINENTAL BANK, GRNSH. - Cavalry Spv I, LLC; 201403869; \$10,679.57.
- NORTON, JILLIAN: TD BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201513074.
- ODONNELL, JAMES: FIRST NIAGARA BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201425898; \$1,398.76.
- ODONNELL, JOSEPH - Allied Mortgage Group, Inc.; 201721585.
- PANTALIONE, BRIAN: PNC BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201423255; \$5,383.42.
- PARK, CHONG: CITIZENS BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201612682; \$1,427.51.
- PATEL, NANUBHAI: TD BANK, GRNSH. - Cavalry Spv I, LLC; 201425924; \$6,343.56.
- PATTERSON, DAVID: BB&T, GRNSH. - Cavalry Spv I, LLC, et al.; 201510897; \$1,154.04.
- PAVELICK, LISA: BB&T BANK, GRNSH. - Cavalry Spv I, LLC; 201614570.
- PEIKIN, SHAWN: CITIZENS BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201521936.
- PETERSON, TYRONE: SUSQUEHANNA BANK, GRNSH. - Cavalry Spv I, et al.; 201434178; \$985.24.
- PHILLIPS, CHRIS: UBS FINANCIAL SERVICES, INC., GRNSH. - Wv Main Street, LLC, et al.; 201803481; \$35,147.90.
- PIZZINO, MICHAEL: CORSANICO, NICOLE - Bank Of America Na; 201728577.
- POWERS, CINDY: SPERANZA, KAREN: JOSEPH, ET AL. - Capital One National Association, et al.; 201512485; \$896,846.57.
- RANAGLIA, LESLIE: TD BANK, GRNSH. - Cavalry Spv I, LLC As Assignee Of Synchrony Bank/ Amazon Com; 201602808; \$1,989.01.
- RECIGNO, CATHERINE: CITIZENS BANK, GRNSH. - Cavalry Spv I, LLC As Assignee Of Capital One N A Best Buy; 201529909; \$2,612.12.



REDDICK, BRITTANI: FIRST NIAGARA BANK, GRNSH. - Cavalry Spv I, LLC; 201407866; \$1,931.33.  
 RICKERT, SANDRA: CITIZENS BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201427995; \$2,869.18.  
 RUPP, ERI: UNIVEST, GRNSH. - Maple Hill Community Association; 201729358; \$2,434.35.  
 RUSSO, SAL: PNC BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201507944; \$2,042.88.  
 SANG, SANG: LESANG, THANH: DIAMOND CREDIT UNION, GRNSH. - Cavalry Spv I, LLC; 201420572; \$10,952.01.  
 SANTIAGO, ED: BANK OF AMERICA, GRNSH. - Cavalry Spv I, LLC, et al.; 201610599; \$1,344.89.  
 SCHLEPPY, DENNIS: MERCK SHARP AND DOHME FEDERAL CREDIT UNION, GRNSH. - Cavalry Spv Ii, LLC, et al.; 201423217; \$1,738.73.  
 SCHOELLKOPF, DEAN: KEY BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201513073; \$24,619.33.  
 SCOTT, LARRY: CITIZENS BANK, GRNSH. - Cavalry Spvi, LLC; 201404620; \$9,052.21.  
 SEARA, ANTONIO: PNC BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201434188; \$2,314.01.  
 SHERTZ, JENNIFER: BANK OF AMERICA, GRNSH. - Cavalry Spv I, LLC, et al.; 201529948; \$1,408.51.  
 SHORE, GARY: CITIZENS BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201428019; \$1,809.86.  
 SMITH, DALE: TD BANK, GRNSH. - Cavalry Spv I, LLC; 201623013.  
 SMITH, JORDAN: WELLS FARGO BANK, GRNSH. - Arcadia University; 201610523; \$10,629.64.  
 SMITH, KATHLEEN: WELLS FARGO BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201610606; \$1,475.63.  
 SMITH, ROBERT: SANTANDER BANK, GRNSH. - Cavalry Spv I, LLC As Assignee Of Ge Capital Retail Bank/Wal; 201602806; \$1,810.56.  
 SPHABMIXAY, TOMMY: SANTANDER BANK, GRNSH. - Hsbc Bank Nevada Na, et al.; 201508323; \$1,798.66.  
 STEIN, MARIA: HARLEYSVILLE SAVINGS BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201425446; \$2,133.18.  
 STILLLEY, JAMES: CITIZENS BANK, GRNSH. - Cavalry Spv I, LLC; 201624419.  
 STURGES, BRIAN: CITIZENS BANK, GRNSH. - Cavalry Spv I, LLC; 201702747.  
 SZILAGYI, TUNDE: WELLS FARGO BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201612706; \$1,254.50.  
 TAPHORN, CHRISTOPHER - Wilmington Savings Fund Society Fsb, et al.; 201724554.  
 TEHEMAQUE, JEFFREY: CITIZENS BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201428010; \$1,649.79.  
 TOPHAM, BARRY: PATRICIA - Ditech Financial, LLC; 201725693; \$18,291.88.  
 TOWERS, MICHAEL: BANK OF AMERICA, GRNSH. - Cavalry Spv I; 201434175; \$3,678.24.  
 TOWNSEND, THERESA: M&T BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201615129; \$1,423.99.  
 TYLER, TRACEY: SANTANDER BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201433909; \$1,235.91.  
 VEASEY, SUSAN: BANK OF AMERICA, GRNSH. - Cavalry Spv I, LLC; 201614574.  
 WALKER, KEVIN: CITADEL FEDERAL CREDIT UNION, GRNSH. - Cavalry Spv I, LLC; 201434180; \$2,042.72.

WARD, DAWN: CITIZENS BANK, GRNSH. - Equable Ascent Financial, LLC; 201428065; \$1,394.03.  
 WATSON, ROY: PNC BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201423166; \$11,201.50.  
 WELSH, IAN: PNC BANK, GRNSH. - Cavalry Spv 1, LLC; 201407322; \$6,097.62.  
 WELSH, THOMAS: BANK OF AMERICA, GRNSH. - Arcadia University; 201529945; \$3,732.15.  
 WHITE, KIANA: FRANKLIN MINT FEDERAL CREDIT UNION, GRNSH. - Cavalry Spv I, LLC; 201614467.  
 WHITMAN, JILL: M. - Embrace Home Loans, Inc.; 201726521.  
 WILLIAMS, KELLY: WELLS FARGO BANK, GRNSH. - Capital One Bank Usa Na, et al.; 201602810; \$1,198.54.  
 WILLIAMSON, KEITH: SANTANDER BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201507875; \$3,399.04.  
 WILSON, MARY: UNIVEST BANK AND TRUST, GRNSH. - Cavalry Spv I, LLC; 201427999; \$4,424.64.  
 WOLFE, ELVIN: PENN LIBERTY BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201428023; \$1,447.90.  
 WOLFLE, GREGORY: DONNA - Wells Fargo Bank Na; 201610348; ORDER/IN REM/274,713.25.  
 YOUSE, MICHELE: PNC BANK, GRNSH. - Cavalry Spv I, LLC; 201425919; \$4,630.81.

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## JUDGMENTS AND LIENS ENTERED

**Week Ending February 20, 2018**

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

BOYD, BRANDON - Capital One Bank Usa; 201803109; Certification of Judgment; \$5,509.95.  
 DIGUILIO, MARIA - Eisenberg, Michael; 201803255; Judgment fr. District Justice; \$6062.89.  
 DORSETT, RONALD - Capital One Bank Usa Na; 201803353; Judgment fr. District Justice; \$6696.52.  
 ERB, DANIEL: DAPHNE - Boyertown Area School District; 201800956; Certification of Judgment; \$WRIT/EXEC.  
 FARRÉLL, CHRISTOPHER - Cavalry Spv I Llc; 201803318; Judgment fr. District Justice; \$1,454.78.  
 FELDER, FERMAN: TAMEEKA - Arrow Pool Service; 201803371; Judgment fr. District Justice; \$895.10.  
 GATEWAY PROJECT MANAGEMENT LLC - Univest Bank And Trust Co; 201802998; Complaint In Confession of Judgment; \$445638.71.  
 GEISSEL, GEORGE - Fenningham Dempster And Coval Llp; 201802886; Judgment fr. District Justice; \$4,177.87.  
 GIANGIULIO, KRISTEN: LAWRENCE, ROBERT - Class A Realty Corp; 201803214; Judgment fr. District Justice; \$281.47.  
 GREEN, JOANN - Jumpstart Fund I Lp; 201801067; Judgment fr. District Justice; \$3125.79.  
 HARVEY, CAROL - Ardspring Plaza Condo; 201803357; Judgment fr. District Justice; \$7964.20.  
 HEYDT, JAMIE - Centurion Capital Corporation; 201803310; Certification of Judgment; \$4278.98.  
 KANG, JESSY - Bank, Noah; 201802996; Complaint In Confession of Judgment; \$120666.64.  
 KOLB, STACY - Enclave At Belle-Aire Condominium Association; 201803202; Judgment fr. District Justice; \$10,343.18.



KOREAN PHILA TIMES INC: KANG, JESSY - Origen Capital Investments Vi Llc; 201802144; Certification of Judgment; \$136331.03.

LIPTAK, JAMES - Great Seneca Financial Corporation; 201802991; Certification of Judgment; \$3,796.84.

LORD, BARBARA: THOMAS - Boyertown Area School District; 201802987; Certification of Judgment; \$1839.29.

MCCANDLESS, SHARON - Palisades Acquisition Xvi Llc; 201803297; Certification of Judgment; \$4253.46.

MCIVOR, KATHY - Calvary Spv I Llc; 201803213; Judgment fr. District Justice; \$1311.57.

MILLIGAN, BERNARD - Discover Bank; 201802110; Certification of Judgment; \$9877.81.

NAPIER, RICK - Yeslender Llc; 201729074; Complaint In Confession of Judgment; \$22921.33.

ODONNELL, FRANCES: KEVIN - Boyertown Area School District; 201803206; Certification of Judgment; \$3004.46.

ODONNELL, KEVIN: FRANCES - Boyertown Area School District; 201803220; Certification of Judgment; \$3040.18.

OLINGER, JUSTIN - Capital One Bank Usa Na; 201803368; Judgment fr. District Justice; \$2158.15.

PARYS, SARA - Capital One Bank Usa Na; 201802997; Judgment fr. District Justice; \$5443.36.

RAPP, JAMES - Centurion Capital Corporation; 201803113; Certification of Judgment; \$2,559.25.

RODRIGUEZ, FLOR: WILLIAM - Gwynedd Club Condominium Association; 201802978; Judgment fr. District Justice; \$5,603.79.

ROSS, LINDA: LINDA - American Express Centurion Bank; 201803372; Judgment fr. District Justice; \$4,481.52.

SCHRECK, BETH - Capital One Bank Usa Na; 201803315; Certification of Judgment; \$4116.92.

SIMMONDS, STEVEN - Capital One Bank Usa Na; 201802999; Judgment fr. District Justice; \$3481.68.

SLATER, ERWIN - Centurion Capital Corporation; 201803110; Certification of Judgment; \$10,646.10.

SPEERS, CLINTON - Helm Fencing Inc; 201803232; Certification of Judgment; \$2563.00.

STIMMLER, AMANDA - Cavalry Spv I Llc; 201803199; Judgment fr. District Justice; \$1,331.85.

TRIPLE D CATTLE RANCH INC: JOHNSON, DAVID - Yeslender Llc; 201729027; Complaint In Confession of Judgment; \$67,517.61.

TURNER, MELONIA - Cavalry Spv I Llc; 201803194; Judgment fr. District Justice; \$1,481.94.

VALENTI, JASON - Capital One Bank Usa Na; 201803203; Certification of Judgment; \$5,927.79.

WEYGAND, BONNIE - Capital One Bank Usa Na; 201803350; Judgment fr. District Justice; \$2886.20.

WHITE, SHERYL - American Express Centurion Bank; 201803193; Judgment fr. District Justice; \$4,319.71.

WM INDUSTRIES INC - Janitorial Management Incorporated; 201803238; Judgment fr. District Justice; \$11,446.10.

**CHELTENHAM TWP. -  
entered municipal claims against:**

Reeves-Baptiste, Jaynee; 201803160; \$1,254.61.

**CHELTENHAM TWP. SCHOOL DIST. -  
entered municipal claims against:**

Hamilton, Thomas: Carol; 201803198; \$3022.26.

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

Carey, Sanae; 201802994; \$718.86.  
Dilucia, Margaret; 201803161; \$1,011.46.  
Rhodes, Jean: Bellinger, Cynthia; 201802266; \$7183.86.  
Vandergrift, Herbert: Shara; 201802980; \$1,011.46.

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

Carville Cleaners One Inc; 201860989; \$1016.75.  
Daves Appliance Repair Inc; 201860984; \$1109.73.  
Dcs Janitorial Llc; 201860983; \$3082.21.  
Gamestop Inc; 201860987; \$1527.15.  
Klj Group Llc; 201860985; \$1000.00.  
Medicalistics Llc; 201860986; \$1152.64.  
Nms Health Group: Blue Bell Physical Therapy; 201860988; \$1948.66.  
Samson Controls Inc; 201860981; \$4249.43.  
Topacourt Llc; 201860982; \$1808.05.

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

Stetler, Janet; 201803293; \$610.20.

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

Ward, Myrtle: Hargrove, Jerry; 201802977; \$786.06.

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

Mcs Holdings Llc; 201803166; \$349.70.  
Mihalnye, Moga; 201803151; \$3734.57.

**SOUDERTON AREA SCHOOL DIST. -  
entered municipal claims against:**

Franz, Derry: Betty; 201803210; \$1800.02.  
Franz, Derry: Betty; 201803196; \$1498.85.

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

Aezen, Jack; 2018070113; \$41,896.44.  
Bensoussan, Albert; 2018070106; \$12,837.25.  
Burgos, Alexander; 2018070114; \$72,209.34.  
Carbone, Allison; 2018070096; \$29,433.55.  
Cohen, Ernest: Mann, Julie; 2018070058; \$28824.79.  
Coles, Scott; 2018070110; \$10,598.42.  
Collisson, Louis: Christine; 2018070104; \$34,434.79.  
Creedon, Edward: Frances; 2018070108; \$29,100.37.  
Dymszo, Stephen: Linda; 2018070098; \$9,740.23.  
Forman, Harvey: Arlene; 2018070103; \$33,092.47.  
Gallop Solutions Inc; 2018070107; \$381,631.16.  
Gigliotti, John; 2018070101; \$41,787.99.  
Henshaw, Joseph: Barbara; 2018070100; \$135,054.61.  
Johnson, William; 2018070062; \$22857.35.  
Kim, Suk; 2018070097; \$21,666.95.  
Kist, Kolin: Justine; 2018070060; \$93526.69.  
Lint, Robert; 2018070102; \$97,961.67.  
Metro Glass And Metal Company: Marrero, Jaime; 2018070115; \$52,339.59.  
National Care Human Services Llc; 2018070111; \$104,917.49.

Riggs, Glenn; 201870094; \$24,347.99.  
 Riggs, Glenn; Katrina; 201870093; \$39,198.28.  
 Rimar, Nonna; 201870105; \$3,054.87.  
 Sacks, Linda; 201870112; \$564,147.16.  
 Schwartz, Lea; 201870059; \$26410.80.  
 Silt Inc; 201870089; \$4,907.60.  
 Sokoloff, Robert; 201870090; \$15,691.23.  
 Watercontrol Services Inc; 201870109; \$2,925.00.  
 Westley Inc; 201870091; \$6,435.00.  
 Woodson, Christopher; 201870092; \$105,857.39.  
 Wyremski, Steve; Gibson, Aileen; 201870099; \$52,761.93.  
 Yoo, Han; Yae; 201870095; \$3,633.46.

**UPPER MORELAND TWP./HATBORO BORO.  
 JOINT SEWER AUTH. -  
 entered municipal claims against:**

Butler, John; 201803099; \$1,093.58.  
 Byrd, Kyle; Sharkey, Lorraine; 201803100; \$2,123.20.  
 Izzo, Anthony; 201803102; \$740.03.

**UPPER POTTS GROVE TWP. -  
 entered municipal claims against:**

Hendrick, Patrick; Giuliana; 201803002; \$862.76.

**LETTERS OF ADMINISTRATION**

**Granted Week Ending February 20, 2018**

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

ANGLE, GAIL A. - West Norriton Township;  
 Angle, Gregg R., 2544 N Parkview Dr  
 Norristown, PA 19403.  
 BAXTER, ALFRED P. - Whippain Township;  
 Reddy, Sabrina, 3108 Aspen Circle  
 Blue Bell, PA 19422.  
 CALLAHAN, DANIEL J. - Abington Township;  
 Matthews, Anne C., 7115 Hilltop Road  
 Upper Darby, PA 19082.  
 DRABICK, MICHAEL C. - West Norriton Township;  
 Blattner, Sally A., 45 Penfield Avenue  
 Jeffersonville, PA 19403.  
 GARMAN, ELIZABETH M. - Plymouth Township;  
 Garman, Stephen J., 22 Malvern Street  
 Plymouth Meeting, PA 19462.  
 GAUGHAN, MICHAEL F. - Lower Moreland Township;  
 Gaughan, Michael P., 125 West Welling Avenue  
 Pennington, NJ 08534; Lizzi, Michele,  
 566 Meadowbrook Drive  
 Huntingdon Valley, PA 19006.  
 GILINGER, KEVIN J. - Norristown Borough;  
 Gilinger, Laura M., 333 West Logan Street  
 Norristown, Pa, PA 19401.  
 HAUK, PATRICIA G. - East Norriton Township;  
 Hauk, Maureen E., 3203 Sharon Lane  
 East Norriton, PA 19403.  
 LASOTA, WALTER J., JR. - Conshohocken Borough;  
 Lasota, Kathleen A., 365 West 12Th Avenue  
 Conshohocken, PA 19428.  
 LOGAN, MICHAEL P. - Ambler Borough;  
 Didomenico, M. S, 161 Christopher Road  
 Flinton, PA 16640-1208.  
 MUDRY, JAMES M. - Towamencin Township;  
 Mudry, Deborah W., 743 Conestoga Lane  
 Lansdale, PA 19446.

PIETRUCZYNIK, KRZYSZTOF B. - West Norriton  
 Township; Bowycz, Dorota B., Ul.Wegierska 48,  
 ZIELONA GORA.  
 RANSOME, RICHARD A. - West Norriton Township;  
 Gartland, Rebecca, 100 Campbell Blvd  
 Exton, PA 19341.  
 STEINBERGER, ANNE - Montgomery Township;  
 Ruth, Gail S., 230 Broad Acres Road  
 Lansdale, PA 19446.  
 SUBRANNI, UMBERTO - Plymouth Township;  
 Pileggi, Donatella R., 407 Park Drive  
 Plymouth Meeting, PA 19462.

**SUITS BROUGHT**

**Week Ending February 20, 2018**

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

ACKER, CAL - Rittenhouse Property Management Inc;  
 201803221; Defendants Appeal from District Justice.  
 AMERICAN EXPRESS COMPANY - Wendelken, Ginette;  
 201801928; Civil Action; Rosenwald, Lawrence S.  
 ARCHAWSKI, ALEXANDRE - Scranton Quincly  
 Hospital Company Llc; 201803359; Civil Action;  
 Sarker, Neil.  
 ARYANI, RANTI: ORCHID DENTAL PLLC -  
 American Express Bank Fsb; 201803231;  
 Civil Action; Felzer, Jordan W.  
 BAELZ, JEAN - Discover Bank; 201802970;  
 Civil Action; Cawley, Jonathan Paul.  
 BELLO, MICHAEL - Bello, Christina; 201803312;  
 Complaint Divorce; Trayer, Jill E.  
 BENALES, SUZANNE; FRANCIS - Wells Fargo Bank Na;  
 201803137; Complaint In Mortgage Foreclosure;  
 Brunner, Abigail.  
 BENNETT, JOHN: DEVON MANAGEMENT  
 SERVICES - Foti, Gerald; 201803174; Petition;  
 Thomas, Leno P.  
 BINGEL-LOESSY, AMANDA; MAUGER, CORY -  
 Cappiello, Tina; 201803140; Complaint for  
 Custody/Visitation.  
 BISHOP, DONNA - Bishop, James; 201803339;  
 Complaint Divorce; Bolig, Ronald R.  
 BORLAND, STEPHEN - Sofi Lending Corp;  
 201802985; Civil Action; Cawley, Jonathan Paul.  
 BOYCHUCK, JASON; AIMEE: J - Bank Of  
 New York Mellon Trust Company National Association;  
 201800869; Complaint In Mortgage Foreclosure;  
 Brunner, Abigail.  
 BREGENZER, DONNA: DONNA: OCCUPANTS,  
 ET.AL. - Wells Fargo Bank Na; 201802975;  
 Complaint in Ejectment; Bennett, Elizabeth M.  
 BROWN, MATTHEW - American Express  
 Centurion Bank; 201802974; Civil Action;  
 Cawley, Jonathan Paul.  
 BRYANT-HIRSIG, PETER - Pfendner, Lauren;  
 201803291; Complaint Divorce.  
 BUENA VISTA GROCERY: AVILA, EVELIA:  
 AVILA-ZAMORA, EVELIA, ET.AL. - Martin, Lori;  
 201803254; Civil Action; Wassel, Joseph B.  
 CASAGRANDE, BRAD; BRADLEY: SUE, ET.AL. -  
 Ditech Financial Llc; 201800837; Complaint In  
 Mortgage Foreclosure; Wapner, Peter.  
 CASTANON, MARCO - Pottstown Hospital Company Llc;  
 201803346; Civil Action; Hannum, Kellie.

- COOK, JASON - Wood, Marlene; 201802937; Civil Action; Birch, Robert J.
- DEARDORFF, CURTIS: SUSAN - Dj Orthodontics Llc; 201802966; Civil Action; Chwastyk, Devin.
- DIETRICH, APRIL - Buckingham, William; 201800294; Petition to Appeal Nunc Pro Tunc.
- DIVERSIFIED CONSULTANTS INC - Bermudez, Isabel; 201803271; Civil Action; Piontek, Vicki.
- DIVERSIFIED CONSULTANTS INC - Mendoza, Greays; 201803352; Civil Action; Piontek, Vicki.
- DIXON, TREVOR - Dixon, Issa; 201803141; Complaint Divorce.
- EDWARDS, JAMESHA - Phh Mortgage Corporation; 201802271; Complaint In Mortgage Foreclosure; Bennett, Elizabeth M.
- ERH-NNN-1 LLC: BURTON, MARK: COSCIA, JOHN, ET.AL. - Pennsylvania Department Of Transportation; 201800761; Declaration of Taking Eminent Domain Gov; Pike, Justin J.
- ERICKSON, ROBERT - Iglesias, Stacy; 201803142; Complaint for Custody/Visitation.
- ESTATE OF RICHARD L WEBER DECEASED: BREIDENBACH, SCOTT - Sovereign Bank; 201803243; Complaint In Mortgage Foreclosure; Shoemaker, James T.
- ESTATE OF RICHARD L WEBER: BREIDENBACH, SCOTT - Sovereign Bank; 201803229; Complaint In Mortgage Foreclosure; Shoemaker, James T.
- FAZIO, CHRISTOPHER - Frederick, Kiara; 201803152; Complaint for Custody/Visitation; Seth, Anita M.
- FITZGERALD, PENNY - Nationstar Mortgage Llc; 201800903; Complaint In Mortgage Foreclosure; Lutz, Daniel T.
- FRITCHMAN, KEVIN: CHIEF OF POLICE NORRISTOWN: DISTRICT ATTORNEY OFFICES, ET.AL. - Allen, Daquan; 201803354; Civil Action.
- FUNK, DAWN - Funk, James; 201803281; Complaint Divorce; Birch, Robert J.
- FUNK, LAWRENCE - Funk, Theresa; 201803376; Complaint Divorce; Furia, Joanna M.
- GALE, STEPHEN: KOROS, DIANA - Phh Mortgage Corporation; 201802976; Complaint In Mortgage Foreclosure; Tsai, Jennie.
- GARVIN, MARTHA - Pottstown Hospital Company Llc; 201803361; Civil Action; Weinstein, Yale D.
- GEORGE, WILLIAM: WILLIAM - American Express Centurion Bank; 201803211; Civil Action; Cawley, Jonathan Paul.
- HALL, CLIFFORD: CLIFF - American Express Centurion Bank; 201803227; Civil Action; Felzer, Jordan W.
- HAMILTON, SALLY - Mariner Finance Llc; 201803233; Civil Action; Tsarouhis, Demetrios H.
- HERRING, MARLA - Mariner Finance Llc; 201803224; Civil Action; Tsarouhis, Demetrios H.
- HESSLER, BETTY - Diakon Lutheran Ministries; 201803279; Civil Action; Zellner, Brian K.
- HEYNE, SAMANTHA: OCCUPANTS - Nationstar Mortgage Llc; 201803170; Complaint in Ejectment; Denardo, Christopher A.
- HOBSON, BRADFORD: JONI - Wells Fargo Bank Na; 201803313; Complaint In Mortgage Foreclosure; Wapner, Peter.
- JOHNSON, DANE - Mariner Finance Llc; 201803154; Civil Action; Tsarouhis, Demetrios H.
- KENTNER, BRENT - Tarditi, Elizabeth; 201802205; Complaint Divorce; Rodriguez, Gabriela.
- KIM, JIN - Kim, Cha; 201803189; Civil Action; Lally, Douglas R.
- LESKA, JOSEPH: JOSEPH: MELISSA, ET.AL. - Wells Fargo Bank Na; 201802204; Complaint In Mortgage Foreclosure; Tsai, Jennie.
- LINDBERG, VIRGINIA: FAULKNER, RUSSELL - Tiziana, Catherine; 201803175; Complaint for Custody/Visitation.
- MACON, CHRIS: CHRISTOPHER: WIGHTMAN, CHERYL, ET.AL. - Smith, Rebecca; 201803391; Civil Action; Deluca, Anne.
- MADDEN, PATRICK - Thomas Wynne Inc; 201803334; Petition to Appeal Nunc Pro Tunc.
- MAHMOOD, SHAHID - Obrien, John; 201803241; Plaintiffs Appeal from District Justice; Obrien, John J. Iii.
- MAN ROAD ASSOCIATES - Desilva, David; 201802940; Civil Action; Margiotti, Vincent D.
- MANCINI, NANCY: NANCY: TRINLEY HILL CONTRACTING INC - American Express Bank Fsb; 201803136; Civil Action; Felzer, Jordan W.
- MARKIN, DZMITRY - Markin, Olga; 201803176; Complaint Divorce.
- MARTINEZ, EDWIN - American Heritage Credit Union; 201803177; Civil Action; Watson, J. Scott.
- MASON, MICHAEL: DORIS - Nationstar Mortgage Llc; 201803223; Complaint In Mortgage Foreclosure; Lutz, Daniel T.
- MCCLOSKEY, ANDREW - McCloskey, Jenny; 201803228; Complaint Divorce; Gray, Denis A.
- MERMELSTEIN, DAVID - Keppler, Keith; 201803253; Defendants Appeal from District Justice.
- MOLITOR, JESSICA - Henning, William; 201803112; Complaint for Custody/Visitation.
- MOONEY, VINCENT - Johnson, Elwood; 201803303; Petition.
- MORROW, RICHARD: SUSANNE - Branch Banking And Trust Company; 201803168; Complaint In Mortgage Foreclosure; Wapner, Peter.
- MUSIAL, FREDERICK - Musial, Nicole; 201803370; Complaint for Custody/Visitation.
- NATIONAL CONSUMER TELECOM AND UTILITIES EXCHANGE INC - Koenig, Jennifer; 201803043; Civil Action; Piontek, Vicki.
- NATIONAL CONSUMER TELECOM AND UTILITIES EXCHANGE INC - Johnson, Christina; 201803115; Civil Action; Piontek, Vicki.
- NATIONAL CONSUMER TELECOM AND UTILITIES EXCHANGE INC - Crook, Josephine; 201803103; Civil Action; Piontek, Vicki.
- NATIONAL CONSUMER TELECOM AND UTILITIES EXCHANGE INC - McLaughlin, Hugh; 201803024; Civil Action; Piontek, Vicki.
- NATIONAL CONSUMER TELECOM AND UTILITIES EXCHANGE INC - Miles, Shirlee; 201803008; Civil Action; Piontek, Vicki.
- NATIONAL CONSUMER TELECOM AND UTILITIES EXCHANGE INC - Ung, Somaly; 201803009; Civil Action; Piontek, Vicki.
- NATIONAL CONSUMER TELECOM AND UTILITIES EXCHANGE INC - Keonig, Zachary; 201803011; Civil Action; Piontek, Vicki.

- NATIONAL CONSUMER TELECOM AND UTILITIES EXCHANGE INC - Mendoza, Roberto; 201803042; Civil Action; Piontek, Vicki.
- NATIONAL CONSUMER TELECOM AND UTILITIES EXCHANGE INC - Serrano, Joaquin; 201803155; Civil Action; Piontek, Vicki.
- NATIONAL CONSUMER TELECOM AND UTILITIES EXCHANGE INC - Michel, Katouchca; 201803153; Civil Action; Piontek, Vicki.
- NATIONAL CONSUMER TELECOM AND UTILITIES EXCHANGE INC - Kramer, Adam; 201803272; Civil Action; Piontek, Vicki.
- O NEILL, MEGAN: DR ROBERT SANSONE & ASSOCIATES: SANSONE, ROBERT - Meginley, Allison; 201803256; Civil Action; Curran, Francis J.
- PAGEGOODING, GLORIA - American Express Centurion Bank; 201803192; Civil Action; Felzer, Jordan W.
- PAYNE, DANA: DANA - American Express Centurion Bank; 201803225; Civil Action; Felzer, Jordan W.
- PENNA, LISA: FRANK: UNITED STATES OF AMERICA - Jpmorgan Chase Bank National Association; 201803163; Complaint In Mortgage Foreclosure; Bennett, Elizabeth M.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Parmar, Amandeep; 201803191; Appeal from Suspension/Registration/Insp; Cooper, Zachary B.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Tankersly, Jose; 201803234; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Cannon, Erin; 201803259; Appeal from Suspension/Registration/Insp; Mullaney, Martin P.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Taylor, Zackary; 201803237; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Martin, Stacey; 201803286; Appeal from Suspension/Registration/Insp.
- POWELL, AMBROSE: FREDLAW, VALERIE - Wells Fargo Bank Na; 201800368; Complaint In Mortgage Foreclosure; Wapner, Peter.
- PREMO, JAY - Chamra, Iris; 201803212; Foreign Subpoena.
- PRIEST, LINDA: CUSAMANO, JOHN: JOSEPH, ET.AL. - Cit Bank Na; 201803167; Complaint In Mortgage Foreclosure; Lutz, Daniel T.
- RAINEY, JEANETTE - Rainey, Rosalie; 201803235; Complaint for Custody/Visitation.
- ROMERO, JOSE - Torres, Rosa; 201801050; Complaint for Custody/Visitation.
- SANCHEZ PALMAS, LEOPOLDO - Perez Villeda, Natividad; 201803041; Complaint for Custody/Visitation.
- SCHEMBRI, MICHAEL - Hatch, Edward; 201803184; Civil Action.
- SCI PENNSYLVANIA FUNERAL SERVICES INC: LIMERICK GARDEN OF MEMORIES - Augustine, Samuel; 201800197; Civil Action; Degennaro, Albert A.
- SOMACH, THEODORE: TWS HOLDINGS LLC - American Express Bank Fsb; 201803230; Civil Action; Felzer, Jordan W.
- SPADT, REBECCA - Miller, Sharon; 201803173; Civil Action; Musi, Thomas A.
- SPINELLI, MARIA: CHAPLINSKY, MICHAEL - Brackett Holding Corp Litigation; 201801086; Foreign Subpoena.
- STAYTON, SANDRA - Pottstown Hospital Company Llc; 201803347; Civil Action; Sarker, Neil.
- STICKLES, XIAOMANG: DUNTON, CHARLES: MAIN LINE GYNECOLOGIC ONCOLOGY, ET.AL. - George, Tina; 201803222; Civil Action; Aussprung, Leon.
- TAYLOR, SEQUOYA - Gilliam, Kahyree; 201803296; Complaint for Custody/Visitation.
- TERRY, KIMBERLY - Pottstown Hospital Company Llc; 201803319; Civil Action; Sarker, Neil.
- TRANSUNION RENTAL SCREENING SOLUTIONS INC - Johnson, Christina; 201803273; Civil Action; Piontek, Vicki.
- TRANSUNION RENTAL SCREENING SOLUTIONS INC - Serrano, Joaquin; 201803358; Civil Action; Piontek, Vicki.
- WESLEY, KRISTIN - Wesley, Daniel; 201803178; Complaint Divorce.
- WILLIAMS, KEVIN - Williams, Meagan; 201803204; Complaint Divorce; Howard, Elizabeth R.
- WOOD, EMILY - Tercier, Duckenson; 201802822; Complaint for Custody/Visitation.

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## WILLS PROBATED

### Granted Week Ending February 20, 2018

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

- BARROW, PAUL - Franconia Township; Barrow, Douglas G., 2914 Denbeigh Drive Hatfield, PA 19440.
- BEYER, MARY T. - Springfield Township; Beyer, Barbara L., 51 Grove Avenue Flourtown, PA 19031; Beyer, Bruce J., 503 Forrest Avenue Drexel Hill, PA 19026.
- BIERLY, LOIS R. - Lower Providence Township; Siana, Stephen V., 1109 Bartlett Lane Chester Springs, PA 19425.
- BINH, VU N. - Pottstown Borough; Vu, Khanh T., 719 S. Bryn Mawr Avenue Bryn Mawr, PA 19010.
- BIRNHAK, MARILYN J. - Lower Merion Township; Birnhak, J. R., 191 Presidential Boulevard Bala Cynwyd, PA 19004; Harris, Alvin J., 705 Abbeydale Court Ambler, PA 19002.
- BOYD, ADELE P. - Whitmarsh Township; Micah, Della J., 113 E. Germantown Pike Plymouth Meeting, PA 19462.
- BROWN, THEA M. - Montgomery Township; Joerger, Linda A., 107 Billingsley Drive Chalfont, PA 18914.
- COLANGELO, ANNAMARIE - Whitmarsh Township; Riviezzo, Albert R., 747 Constitution Drive Exton, PA 19341.
- CONWAY, JANET E. - Plymouth Township; Conway, C. M, Jr., 314 Jocelyn Drive Plymouth Meeting, PA 19462.
- CRANE, ANNE M. - Montgomery Township; Crane, Joseph P., 1515 Dublin Road Maple Glen, PA 19002; Delucca, Catherine L., 224 Regency Drive North Wales, PA 19454.



- DANIEL, LAURA A. - Cheltenham Township;  
Zorn, Kimberly A., 8349 Cadwalader Avenue  
Elkins Park, PA 19027-2035.
- DAVID, CHRISTINE S. - Worcester Township;  
David, R. K., 1704 Berks Road Eagleville, PA 19403.
- DAYWALT, JOYCE - West Norriton Township;  
Daywalt, Timothy K., 2427 Jim Owens Lane  
Kennesaw, GA 30152.
- DEMSKI, ANNA M. - Schwenksville Borough;  
Smith, Anna, 816 Lexington Avenue  
Turnersville, NJ 08012.
- DIMARIA, CHARLES - Whitpain Township;  
Dimaria, Karen, 572 Hidden Lair Drive  
Blue Bell, PA 19422.
- ERTELT, H. R. - Upper Gwynedd Township;  
Ertelt, Russell M., 142 Cambridge Place  
Chalfont, PA 18914.
- FAIRSHTER, FLORENCE - Abington Township;  
Goldman, Marci, 90 Woodbridge Ct. S  
Langhorne, PA 19053; Levy, Merle,  
1018 Washington Lane Rydal, PA 19046.
- FREY, HOWARD H. - Abington Township; Frey, Ann S.,  
236 Holmecrest Road Jenkintown, PA 19046.
- FROCK, JOAN E. - Pottstown Borough; Brown, Kerry F.,  
2225 Herb Road Temple, PA 19560.
- FRY, JEANNE V. - Horsham Township; Fry, Daly Amy,  
616 Brumar Drive Hatboro, PA 19040.
- GAROFALO, JOSEPH A. - Abington Township;  
Haviland, Angela C., 942 Irvin Road  
Huntingdon Valley, PA 19006.
- GIBSON, ANNE R. - Upper Dublin Township;  
Robinson, Kimberly A., 8 Winston Cir  
Horsham, PA 19044.
- HILBERT, VERNON W., JR. - Pottstown Borough;  
Hilbert, Charles, 4936 South 5Th Street  
Emmaus, PA 18049.
- HUDSON, PAUL - Pottstown Borough;  
Weyandt, Katherine, 517 Lincoln Avenue  
Pottstown, PA 19464.
- LOUNSBURY, LONNIE A. - Pottstown Borough;  
Pollick, Joseph K., 205 S. Manor Drive  
Media, PA 19063.
- LOWENSTEIN, JEAN R. - Upper Moreland Township;  
Auerbach, Sharon R., 305 Edgehill Drive  
Havertown, PA 19083.
- LYNCH, ANNE C. - Abington Township;  
Lynch, Michael J., 733 Harrison Ave  
Glenside, PA 19038.
- MAHER, WILLIAM F., JR. - Horsham Township;  
Maher, Denise M., 1113 Ashridge Court  
Ambler, PA 19002.
- MCKEOGH, JOHN J. - Springfield Township;  
Reidy, Mary P., 29 East Ridge Pike  
Conshohocken, PA 19428.
- MORGAN, JEFFREY L. - Horsham Township;  
Emig, Leanne M., 1116 Limekiln Pike  
Ambler, PA 19002.
- MUNNELLY, MARY - Abington Township;  
Munnely, John E., 130 W. Water Street  
Middletown, PA 17057-1231.
- PENROSE, PETER M. - Marlborough Township;  
Penrose, Patricia J., 1038 Reihman Road  
Green Lane, PA 18054.
- PETERSON, MARY ANN - Pottstown Borough;  
Bannon, James M., 209 Stephens Way  
Douglassville, PA 19518.
- PROPERT, PHYLLIS - Upper Moreland Township;  
Klock, Deborah L., 34 E Germantown Pike  
Norristown, PA 19401.
- RADATTI, ANTHONY J. - Pottstown Borough;  
Radatti, Joseph A., 3868 Germantown Pike  
Collegeville, PA 19426.
- RADEL, RICHARD J. - Upper Frederick Township;  
Medermott, Jan, 931 Clyde Drive  
Philadelphia, PA 19128; Woodley, Linda J.,  
209 Evergreen Road Pottstown, PA 19464.
- SHUSTERMAN, LOEB E. - Upper Dublin Township;  
Campbell, Marlene J., 1608 Hopegate Drive  
Maple Glen, PA 19002.
- SILVERMAN, NILES M. - Abington Township;  
Silverman, Francine, 1881 Lippincott Road  
Huntingdon Valley, PA 19006.
- STONE, PAUL L. - Abington Township;  
Kaufmann, Katherine S., 8 Commonwealth Park  
Wellesley Hills, MA 02481.
- TALESE, FRANCIS A. - Ambler Borough;  
Talese, Jeanette, 51 Hendricks Street  
Ambler, PA 19002.
- TESTA, ANGELINE B. - West Pottsgrove Township;  
Lanciano, Mary L., 772 Inverness Drive  
West Chester, PA 19380; Testa, Albert J.,  
207 Elm Street Stowe, PA 19464.
- WALKER, JOEL B. - Lower Gwynedd Township;  
Walker, Linda R., 3 Hedgerow Drive  
Spring House, PA 19477.
- WALTON, DIANE C. - Towamencin Township;  
Walton, Terrence L., 631 Conestoga Lane  
Lansdale, PA 19446.
- WARD, MICHAEL J., SR. - Lansdale Borough;  
Ward, Michael J., Jr., 1146 Bridge Street  
Creamery, PA 19430.
- WILSON, DANIEL - Lower Merion Township;  
Chmara, Mona W., 533 General Lafayette Road  
Merion Station, PA 19066.

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## RETURN DAY LIST

**March 12, 2018**  
**COURT ADMINISTRATOR**

**All motions “respecting discovery” in civil cases are subject to the provisions of Local Rule 4019\* - Discovery Master. If such a motion is answered in opposition on or before the rule return date, the matter is automatically listed for argument before the Discovery Master at 9:00 a.m. on the Friday of the week in which the rule was made returnable. Check the MCCH electronic directory for assigned courtroom.**

1. Adamson v. U Haul - Plaintiff’s Petition to Reinstate Case (Seq. 91) - **M. Shindell**.
2. Aime v. Bradley - Defendant’s Motion to Compel Attendance at Oral Deposition to Plaintiff (Seq. 13 D) - **J. DiPaul - B. Hoffer**.
3. Allstate Insurance Company v. Long Lane Home Services - Defendant’s Motion to Compel Discovery Responses (Seq. 6 D) - **P. Sandler - J. Branca**.
4. Asplundh v. Smith - Defendants, Krause and Smith’s Motion to Compel Arbitration (Seq. 1-7) - **A. Frank - C. Strauss**.



5. *Bald v. Wolverton* - Defendant's Motion to Compel Plaintiff's Availability for an IME (Seq. 36 D) - **V. Wilson - A. Damiano.**
6. *Bank of America, N.A. v. Chochla* - Plaintiff's Petition to Divest Interest of Junior Lienholder (Seq. 26) - **R. Squire.**
7. *Bank of New York Mellon v. Davis, Jr.* - Defendant's Motion for Leave to File Supplemental Motion to Set Aside Sheriff Sale Nunc Pro Tunc (Seq. 51) - **D. Michelson.**
8. *Barajas v. Mignona* - Defendant's Motion to Compel Plaintiff's Answers to Interrogatories (Seq. 10 D) - **A. Herman - A. Kramer.**
9. *Barnes v. Barnes* - Plaintiff's Petition for Leave to Withdraw as Counsel (Seq. 1-1) - **L. Cappolella.**
10. *Batman-Lewis v. Schaffer* - Defendant's Motion to Compel Plaintiff's Responses to Interrogatories and Responses to Request for Production of Documents (Seq. 6 D) - **K. Kofsky - B. McGuigan.**
11. *Bayview Loan Servicing, LLC v. Bucci* - Defendant's Motion to Amend Motion to Dismiss (Seq. 15) - **A. Sandoval.**
12. *Bennett v. Rozes* - Defendant's Motion to Compel Answers to Interrogatories and Request for Production of Documents (Seq. 15 D) - **M. Rosenberg - A. Bunke.**
13. *Bollard & Associates, Inc. v. H&R Industries, Inc.* - Plaintiff's Motion Against Harry and Gary Schmidt for Contempt and Sanctions for Failure to Comply With Subpoena (Seq. 12-0D) - **K. Sommar - R. Rosin.**
14. *Brier v. Tinsley* - Defendant's Petition to Withdraw as Counsel (Seq. 33) - **A. Sciolia - A. Zabicki.**
15. *Brooks v. Herrmann* - Plaintiff's Motion to Compel Defendant to Answer Interrogatories and Request for Production of Documents (Seq. 18 D) - **C. Trobman - A. Zabicki.**
16. *Bullock v. Bullock* - Plaintiff's Petition to Withdraw as Counsel (Seq. 104) - **A. Taylor.**
17. *Chan v. Bourque* - Defendant's Petition to Withdraw as Counsel (Seq. 24) - **L. Margolies - K. McGrath.**
18. *Coleman v. Mahmoud* - Defendant's Motion to Compel Answers to Interrogatories and Requests for Production of Documents (Seq. 10 D) - **M. Simon - C. Horn.**
19. *Collins v. Kitler* - Defendant's Motion for Leave to File a Joinder Complaint Against Additional Defendant, Charles T. Wilde & Sons, Inc. (Seq. 19) - **M. Greenfield - W. Thrall.**
20. *Cottee v. Slater* - Petition for Leave to Withdraw as Counsel (Seq. 37) - **A. Weems.**
21. *Cvmnext Construction, Inc. v. System Design & Analysis, Inc.* - Defendant's Motion to Compel Production of Documents (Seq. 20-D) - **W. Oleckna - S. Bardsley.**
22. *Deutsche Bank National Trust Company v. Pressman* - Plaintiff's Motion to Amend, Nunc Pro Tunc (Seq. 40) - **C. DeNardo.**
23. *Deutsche Bank Trust Company Americas v. Delp* - Plaintiff's Motion for Reformation of Mortgage to Correct Legal Description (Seq. 8) - **C. Connor.**
24. *Dewalt v. Maguire Hayden Real Estate Company* - Defendant's Motion for Leave to Join an Additional Party (Seq. 8) - **J. Fine - A. Riemenschneider.**
25. *Doran v. Schiowitz* - Plaintiff's Motion to Compel Deposition of Ronit Sugar, M.D., Facs (Seq. 39 D) - **W. Roark - G. Samms.**
26. *Doran v. Vann Lynch* - Motion to Strike Petitioners Second Amended Removal Petition (Seq. 69) - **A. Wolk - A. Hickok.**
27. *Duran-Vengoeche v. Black* - Defendant's Motion to Compel More Specific Answers to Interrogatories and Requests for Production of Documents (Seq. 43 D) - **I. Schafer - W. Remphrey.**
28. *Egan v. Hustrulid* - Defendant's Motion to Compel Deposition of Plaintiff (Seq. 49-D) - **J. Hoyle - J. Adler.**
29. *Egan v. Hustrulid* - Plaintiff's Motion for a Protective Order (Seq. 53 D) - **J. Hoyle - J. Adler.**
30. *Employer Services Online, LLC d/b/a Employeemax and Employer Services Online, LLC v. Innovant Investment Group, LLC* - Plaintiff's Motion to Compel Videotape Deposition of Christopher Hogg and Nicole Souadda (Seq. 52 D) - **A. Frank - P. Campbell.**
31. *Estate of Frank P. McGinty v. Creative Health Services, Inc.* - Defendant's Motion to Dismiss Moving Defendant, Robert B. Chambliss, Jr., M.D. Pursuant to an Agreed Upon Stipulation (Seq. 63) - **J. Bigatel - A. Benedict - S. Utke.**
32. *Federated Insurance Company v. Leekin-Riedel* - Defendant's Motion to Compel Plaintiff's Answers to Requests for Production of Documents (Seq. 5 D) - **P. Schofield - K. Harbison.**
33. *Forde v. WG Park, L.P.* - Defendant, WG Park, L.P. and Additional Defendant, Preit Services, LLC's Motion to Compel Dilemno Construction Company's Responses (Seq. 60 D) - **J. Kale - W. Payne.**
34. *Freedom Credit Union v. Bianco* - Plaintiff's Motion to Compel Answers to Interrogatories and Production of Documents (Seq. 9 D) - **R. Morris.**
35. *Gelb v. Sky Zone Francise Group, LLC* - Defendant, Sky Oaks, LLC's Motion to Compel Plaintiff's Answers to Interrogatories and Request for Production of Documents (Seq. 13 D) - **N. Perlberger - T. Carroll.**
36. *Golden v. Pillsbury* - Defendant's Motion to Compel Plaintiff and Her Husband to Appear for Deposition and Provide Documents (Seq. 16 D) - **A. Barth - D. Jaskowiak.**
37. *Gonzalez-Velazquez v. Sosnowicz* - Defendant's Motion to Compel Answers to Interrogatories and Responses to Request for Production of Documents (Seq. 6 D) - **M. Simon - J. Pollock.**
38. *Grande at Riverview Condominium Association v. D. R. Horton, Inc., New Jersey* - Motion of D. R. Horton, Inc., New Jersey and D. R. Horton, Inc.'s Motion to Compel Responses to 3rd Set of Interrogatories (Seq. 1897 D) - **M. Collins - S. Reidenbach.**
39. *Grande at Riverview Condominium Association v. D. R. Horton, Inc., New Jersey* - Motion of D. R. Horton, Inc., New Jersey to Compel Plaintiff's Responses to 2nd Set of Requests for Documents and Interrogatories (Seq. 1895 D) - **M. Collins - S. Reidenbach.**
40. *Groff v. Wood* - Plaintiff's Petition to Reinstate Case (Seq. 20) - **R. Ruthrauff.**
41. *Handy v. Manheim New Jersey* - Defendant's Motion to Dismiss Defendant, Manheim New Jersey t/a Manheim Auto Auction (Seq. 27) - **P. Gazan - M. Boomsma.**
42. *Hanson & Beck, LLC v. Montgomery County Board of Assessment Appeals* - Motion of Montgomery County Board of Assessment Appeals to Quash/Strike Plaintiff's Petition for Appeal (Seq. 7) - **J. O'Brien - S. Fagnan.**
43. *Hanson & Beck LLC v. Montgomery County Board of Assessment Appeals* - Motion of Montgomery County Board of Assessment Appeals to Quash/Strike Plaintiff's Petition for Appeal (Seq. 8) - **J. O'Brien - S. Fagnan.**
44. *Haye v. Haye* - Plaintiff's Petition to Withdraw as Counsel (Seq. 12) - **C. Consolo - A. Weems.**

45. Heuer v. Colon - Plaintiff's Petition for Withdraw of Appearance (Seq. 4) - **A. Sager**.
46. Howard v. Wasillis - Defendant's Motion to Compel Plaintiff's Responses to Discovery (Seq. 21 D) - **S. Gallant - D. Sereda**.
47. Indelicato v. Brown - Defendant, Maria Brown's Motion to Compel Plaintiff's Answers to Interrogatories and Request for Production of Documents (Seq. 9 D) - **É. Fabick - M. Boyle**.
48. JMMMP Company v. Barcus - Plaintiff's Motion to Compel Defendant's Answers to Interrogatories in Aid of Execution (Seq. 6 D) - **J. Colavecchi**.
49. JMMMP Company v. Clayton - Plaintiff's Motion to Compel Defendant's Answers to Interrogatories in Aid of Execution (Seq. 7 D).
50. JMMPC Company v. Barry - Plaintiff's Motion to Compel Defendant's Answers to Interrogatories in Aid of Execution (Seq. 16 D).
51. Justice v. Hubbard - Defendant's Motion to Compel Plaintiff's Answers to Interrogatories and Responses to Document Requests (Seq. 18 D) - **A. Krantz - M. Bosniak**.
52. Kaplan v. De Aguilar - Defendant's Petition for Leave to Withdraw as Counsel (Seq. 3-8) - **M. Zaid - C. Campbell**.
53. Kaplin Stewart Meloff Reiter & Stein, P.C. v. Bolis - Plaintiff's Motion to Compel the Deposition of Defendant (Seq. 20 D) - **J. Kubisiak**.
54. Kelly v. Kelly - Defendant's Petition to Withdraw as Counsel (Seq. 101) - **G. DiPippo - C. Consolo**.
55. Klein v. Orff - Plaintiff's Motion to Amend Caption (Seq. 21) - **A. Shpigel**.
56. Kreidie v. Loss Management Consultants, Inc. - Plaintiff's Motion for Attorney's Fees, Costs and Pre-Judgment Interest (Seq. 83) - **M. Shaffer - J. Bobber**.
57. Mahoney v. State Farm Mutual Insurance Company - Defendant's Motion to Compel (Seq. 25 D) - **E. Bailey - J. Rubin**.
58. Major v. Erie Insurance Group - Defendant's Motion to Compel Responses to Interrogatories and Request for Production of Documents (Seq. 14 D) - **T. Gibbons - S. Tredwell**.
59. Markey v. Simon - Defendant's Motion to Enforce the Subpoena (Seq. 19) - **K. McNulty**.
60. Massarapetit v. Federal Realty Investment Trust - Defendant, Budget Services' Motion to Compel Deposition of Justine Massarapetit (Seq. 88 D) - **R. Datner - M. Krengel - R. Cosgrove**.
61. Maurer v. Shumas - Defendant's Motion to Compel Plaintiff's Records From Abington Memorial Hospital (Seq. 13 D) - **M. Greenfield - R. Pugh**.
62. Mazer v. Cornbluth - Defendant, Brooke Glen Behavioral Hospital's Motion to Compel the Deposition of Toby and Ira Mazer (Seq. 150 D) - **J. Currie - C. Froba - J. Orsini-Ford**.
63. McCafferty v. Huff - Defendant's Motion to Compel Discovery (Seq. 10 D) - **N. Carter - G. Mondjack**.
64. McCash v. Brogan - Defendant's Motion to Overrule Plaintiff's Objections to Subpoenas (Seq. 24 D) - **J. Orchinik - J. Bayer**.
65. McClellan v. Ahn - Defendant's Motion to Compel Answers to Interrogatories and Request for Production of Documents (Seq. 33 D) - **H. Levin - G. Knoell, III - K. Powell**.
66. McNeil v. Montgomery County Board of Assessment Appeals - Petition to Reinstate Case and Vacate Terminated Order (Seq.-11) - **P. Rosenweig - S. Fagnan**.
67. Mooney v. Weber - Defendant, Robert Weber, DPM's Motion to Compel Plaintiff's Responses to Discovery (Seq. 37 D) - **T. Sacchetta - R. Dillon**.
68. Mooney v. Weber - Defendant, Robert Weber, DPM's Motion to Compel Defendant, Einstein Medical Center's Responses to Discovery (Seq. 36 D) - **T. Sacchetta - R. Dillon**.
69. Mortgage Electronic Registration Systems v. Barr - Plaintiff's Motion for Reassessment of Damages (Seq. 34) - **J. Goldbeck - A. Oflazian**.
70. Nazario Lopez v. Browning - Defendant's Motion to Compel Discovery (Seq. 10 D) - **S. Eckel**.
71. Neville v. Brightview Landscapes, LLC - Plaintiff's Motion for Consolidation (Seq. 2) - **D. Schreiber**.
72. Neville v. Graeff Landscape Company - Plaintiff's Motion for Consolidation (Seq. 3) - **D. Schreiber - J. Pulcini**.
73. Neville v. West Pottstown Shopping Center - Plaintiff's Motion for Consolidation (Seq. 17) - **D. Schreiber**.
74. Olshansky v. Fragale - Motion of Third Party, Swede Square Associates, LLC to Quash a Subpoena for Documents (Seq. 25 D) - **M. Troncelliti - A. Gelb**.
75. O'Rourke v. Sichel - Defendant's Motion to Compel Discovery (Seq. 9 D) - **L. Rosenfeld - G. Mondjack**.
76. O'Shea v. AGI Abstract Company, LLC - Plaintiff's Motion for Leave to File Attached Amended Complaint (Seq. 87) - **R. O'Shea - D. Pittinsky**.
77. Packard v. Corenswet - Plaintiff's Petition to Withdraw as Counsel (Seq. 38) - **J. Corenswet**.
78. Peco Energy Company v. Didio - Plaintiff's Motion to Remove Case from Deferred Status (Seq. 9) - **L. Zack**.
79. Perkins v. Wack - Defendant's Motion to Compel Answers to Interrogatories and Request for Production of Documents (Seq. 21 D) - **R. Margolis - G. Knoell, III**.
80. PHH US Mortgage Corporation v. Mayer - Plaintiff's Motion to Reassess Damages (Seq. 14) - **E. Bennett**.
81. Pike v. Lenzi - Defendant's Motion to Deem Request for Admissions Propounded Upon Plaintiff on September 30, 2017 as Admitted (Seq. 15 D) - **C. Levin - M. Bissell**.
82. Pincus v. Halpern - Plaintiff's Motion to Compel Discovery from Defendants (Seq. 20 D) - **G. Lightman - M. Halpern**.
83. Pingora Loan Services, LLC v. Ben - Plaintiff's Motion to Reassess Damages (Seq. 31) - **P. Wapner**.
84. Plyter v. Friedenheim - Plaintiff's Motion to Compel Depositions, Discovery Answers, and Production of Documents (Seq. 50 D) - **R. Ross - J. Kilcoyne - D. Camhi**.
85. Richman v. Patel - Plaintiff's Motion to Compel Discovery (Seq. 13 D) - **J. Schwartz - J. Gilman**.
86. Rochestie Law Offices, LLC v. Shelly - Defendant's Motion to Compel Plaintiff to Answer Interrogatories and Request for Production of Documents (Seq. 50 D) - **M. Steinberg - C. Shelly**.
87. Rothstein-Rubin v. Marshall - Defendant's Motion to Compel Discovery (Seq. 13 D) - **D. Sherman - G. Slocum**.

88. *Sephakis v. Pennsylvania State Police Bureau - Plaintiff's Petition for Leave to Amend (Seq. 21) - S. Breidenbach - A. Lovette.*
89. *Shafagh v. M&M Contractors, Inc. - Defendant, M&M Contractors, Inc.'s Motion to Compel Answers to Discovery (Seq. 20 D) - P. Leary - J. Stringham.*
90. *Shelton v. Endeavor Metals Group, LLC - Defendant's Motion to Mark Judgment Satisfied (Seq. 45) - D. Bifulco.*
91. *Sherbert v. Ario Enterprises, LLC - Defendant's Motion to Strike Improperly Confessed Judgment and in Opposition (Seq. 19 D) - B. Garber.*
92. *Siti Dance Studio, LLC v. Brilliant Dancesport Studio, LLC - Plaintiff's Motion to Compel from September 26th (Seq. 93 D) - V. Tinovsky - M. Divinsky.*
93. *Soltis v. Capone - Plaintiff's Motion to Compel Responses to Plaintiff's Discovery Requests (Seq. 33 D) - M. Danek.*
94. *Stewart v. Saccone - Defendant's Motion to Compel Responses to Interrogatories, Supplemental Interrogatories and Request for Production of Documents (Seq. 31 D) - M. Quinn - V. Tasich.*
95. *Stuter v. Nikomed USA, Inc. - Plaintiff's Motion to Compel Document Responses and Answers to Interrogatories (Seq. 12 D) - J. Dorsey - M. Weinberg.*
96. *Syncoset, LLC v. Medicigroup, Inc. - Defendant's Motion for Leave to Amend Answers to First Amended Complaint (Seq. 26) - D. Henkin - J. Walsh.*
97. *Tatum v. Lankenau Medical Center - Defendant's Motion to Strike Nonresponsive Answers to Contention Interrogatories and to Provide More Responses (Seq. 33 D) - T. Sacchetta - K. Powell.*
98. *Tellovaldez v. Armenta - Defendant's Petition for Withdraw of Appearance (Seq. 20) - A. Sager.*
99. *Termine v. Fairlie - Plaintiff's Motion for Leave to Amend (Seq. 41) - M. Marrone.*
100. *The Bank of New York Mellon v. Smith - Plaintiff's Motion to Reassess Damages (Seq. 10) - E. Bennett.*
101. *Thomas v. Spring Ridge General, LLC - Defendant, Spring Ridge, L.P. and Desouza Brown, Inc.'s Motion to Compel Plaintiff's Responses to Interrogatories and Production of Documents (Seq. 47-D) - C. Schleifer - N. Schurko.*
102. *Trident Land Transfer Company v. Brown - Plaintiff's Motion for Discontinuance as to Defendant, Parker McCay, P.A. Only With Prejudice and to Amend Complaint (Seq. 9) - I. Gallo - M. Berenato.*
103. *Weidman v. Young - Defendant, Rebecca A. Young's Motion to Compel Answers to Interrogatories (Seq. 63 D) - J. Matteo - C. Fiore.*
104. *Wells Fargo Bank, N.A. v. Chiarello - Plaintiff's Motion to Reassess Damages (Seq. 30) - P. Wapner - A. Tuttle.*
105. *Wells Fargo Bank, N.A. v. Dickerson - Defendant's Motion to Withdraw as Counsel (Seq. 31) - J. Tsai - S. Semisch.*
106. *Wells Fargo Bank National Association v. Tulio - Plaintiff's Motion to Release Defendant's United States of America Department of The Treasury Internal Revenue Service (Seq. 7) - S. Braunstein.*
107. *Williams v. Avart - Plaintiff's Motion to Compel Answers to Interrogatories Directed to Defendant (Seq. 20 D) - R. Madden - K. Wright.*
108. *World Business Lenders, LLC v. Lindsayore, LLC - Plaintiff's Motion to Compel Answers to Interrogatories (Seq. 14 D) - J. Scheinfeld - W. Wolf.*
109. *Wynn v. Lyft, Inc. - Defendant, Zemelak Wolde's Motion for Leave of Court to File an Amended Answer to the Complaint (Seq. 17) - M. Simon - R. Michaleski.*
110. *Zeitz v. Williams - Defendant's Motion to Compel Authorization (Seq. 18 D) - E. Brauer - J. Tenthoff.*
111. *Zomick v. Claytons Hunting and Fishing, Inc. - Motion for Admission Pro Hac Vice of Christopher M. Busch, Esquire (Seq. 36) - E. Pearce - J. Hatzell.*