

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 February 26, 2020 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 March 25, 2020 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

Second Publication

09-17734

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **West Norriton Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan, Westover Woods, prepared for R.G. Crecraft, Inc., by Donald H. Schurr, Civil Engineer and Surveyor, dated 02/19/1968 recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pa., in Plan Book B-14, Page 99, as follows to wit:

BEGINNING at a point on the Northwesterly side of Hemlock Road (50 feet wide), said point being measured the 4 following courses and distances from a point of reverse curve on the Southwesterly side of Brandon Road (50 feet wide), as follows viz: (1) leaving the aforesaid Southwesterly side of Brandon Road, on the arc of a curve, curving to the left, having a radius of 20 feet, the arc distance of 31.42 feet to a point of tangent on the Southeasterly side of Hemlock Road; (2) thence extending South 62 degrees, 26 minutes, 30 seconds West, along the aforesaid Southeasterly side of Hemlock Road, the distance of 226.02 feet to a point, a corner in line of land now or late of Jefferson Square, Inc., as shown on said plan; (3) thence extending North 44 degrees, 57 minutes West, along aforesaid lands of Jefferson Square, Inc., along the Southwesterly terminus of Hemlock Road, the distance of 52.41 feet to a point the Northwesterly side of Hemlock Road; (4) thence extending North 62 degrees, 26 minutes, 30 seconds East, along the aforesaid Northwesterly side of Hemlock Road, the distance of 839 feet to the point and place of beginning.

CONTAINING in front or breadth northeastwardly side of Hemlock Road, 125 feet and extending of that width in length or depth northwestwardly between parallel lines at right angles to the said Hemlock Road 179.67 feet.

BEING Lot No. 6.

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

BEING THE SAME PREMISES which Ayeshah L. Lacy by Deed dated 11/24/2003 and recorded 2/12/2004 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5495 at Page 1515, granted and conveyed unto Craig Lacy and Ayeshah L. Lacy, husband and wife.

Parcel Number: 63-00-02707-00-2.

Location of property: 2121 Hemlock Road, West Norriton, PA 19403.

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

Seized and taken in execution as the property of **Craig Lacy and Ayeshah L. Lacy** at the suit of MTGLQ Investors, LP. Debt: \$436,925.76.

KML Law Group, P.C., Attorneys.

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

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

11-35609

ALL THOSE CERTAIN lots or pieces of ground marked and numbered #122 and #123 on a certain plan of lots of The Ogontz Land and Improvement Company, recorded in the Office for the Recording of Deeds in and for the County of Montgomery, at Norristown, in Deed Book 342, Page 500, situate on the South side of Osceola Avenue, in **Abington Township**, Montgomery County, Commonwealth of Pennsylvania aforesaid.

BEGINNING at the distance of 58.83 feet East of Cypress Avenue, containing in front or breadth on the said Osceola Avenue, 60 feet and extending of that width in length or depth 100 feet or more.

TITLE TO SAID PREMISES IS VESTED IN Mercyle Battle, single woman, by Deed from Mercyle Battle, Administratrix of the Estate of Shawn J. Battle, Deceased, dated 08/11/2010, recorded 08/20/2010, Book 5777, Page 625.

Mortgagor Shawn J. Battle died on 10/20/2007, and Mercyle Battle was appointed Administrator/trix of the Estate. Letters of Administration were granted to her on 04/10/2008 by the Register of Wills of, No. 46-2008-1222. Decedent's surviving heir at law and next-of-kin is Josephine Battle. Josephine Battle died on 04/03/2015, and upon information and belief, her heirs or devisees, and personal representative, are unknown.

Parcel Number: 30-00-50964-00-9.

Location of property: 207 Osceola Avenue, Elkins Park, PA 19027-2023.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mercyle Battle, Individually and in Her Capacity as Administratrix of The Estate of Shawn J. Battle, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Josephine Battle, Deceased Heir of The Estate of Shawn J. Battle, Deceased** at the suit of LSF9 Master Participation Trust. Debt: \$173,171.28.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

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

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

12-07312

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

BEGINNING at a point on the Southwest side of Wood Street, at the distance of 179.50 feet Northeasterly from the Westerly corner of Arch and Wood Street; thence extending Southwesterly parallel to Arch Street, passing through the middle of the partition wall dividing this house from that on the adjoining lot now or late of Sarah N. Jones 105.00 feet to the Northeasterly side of a ten foot wide alley; thence along said side of said alley, Southeasterly, 20.00 feet to a corner; thence Northeasterly, parallel to said Arch Street, 105.00 feet to the said Wood Street; and thence along the same, Northeasterly, 20.00 feet to the place of beginning.

BEING THE SAME PREMISES which D and B Property Investors Corporation by Deed dated 5/4/2010 and recorded 5/4/2010 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5765 at Page 2476, granted and conveyed unto Twenty Six Schappert Terrace, LLC.

Parcel Number: 13-00-39284-00-6.

Location of property: 218 E. Wood Street, Norristown, PA 19401.

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

Seized and taken in execution as the property of **Twenty Six Schappert Terrace, LLC, Elliotte B. Brown and Gennaro Rauso** at the suit of U.S. Bank National Association as Trustee for NRZ Inventory Trust. Debt: \$109,539.16.

KML Law Group, P.C., Attorneys.

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

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

12-16521

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

BEGINNING at a point a corner on the North side of Sandy Street (50 feet wide) said point being at a distance of one hundred feet measured North 76 degrees, 20 minutes West, along said side of said Street from the West side of Tremont Avenue (60 feet wide); thence from said beginning point along North side of Sandy Street, 76 degrees, 20 minutes West forty feet to a point a corner; thence along lands of Reginaldo DeLucca, North 13 degrees 40 minutes East one hundred six and seventy six one hundredths feet to a point a corner on the South side of Airy Street (66 feet wide); thence along said side of Airy Street along a curve to the left in an Eastwardly direction with a radius of three thousand five hundred feet, an arc distance of forty five and sixty eight one hundredths feet to a point a corner; thence along lands of James Maniscalco, South 16 degrees, 26 minutes West, one hundred eleven and seventy eight one hundredths feet to the first mentioned point and place of beginning.

Parcel Number: 13-00-33196-00-1.

Location of property: 661 Sandy Street, Norristown, PA 19401.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Eric Madison** at the suit of Municipality of Norristown. Debt: \$1,580.37.

Portnoff Law Associates, Ltd., Attorneys.

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

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

13-28484

ALL THAT CERTAIN lot or piece of land with the buildings and improvements erected or to be erected thereon, situate in **Upper Providence Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan entitled "Cannon Hill" (formerly known as the MacDade Tract/Serling Estates), prepared for Heritage Building Group, Inc., drawn by Bohler Engineering, Inc., Project No. P03 0130, dated 1/27/2004, last revised 7/6/2005 and recorded in Plan Book 25, pages 299-302, as follows, to wit:

BEGINNING at a point on the Easterly side of MacDade Road, said point of beginning is being measured along the arc of a circle, curving to the right, having a radius of 20.00 feet, the arc distance of 29.80 feet from a point on the Northerly side of Egypt Road; thence extending from said point of beginning and extending along the said Easterly side of MacDade Road, North 08 degrees, 59 minutes, 33 seconds West, 192.03 feet to a point of curve; thence leaving the said Easterly side of MacDade Road and measuring in a Northerly direction of which turns to an Easterly direction along 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 of the Southerly side of Meredith Road; thence extending along the said Southerly side of Meredith Road, North 81 degrees, 00 minutes, 27 seconds East, 173.66 feet to a point a corner of Lot No. 10 as shown on said plan; thence extending along the line of said Lot No. 10, South 08 degrees, 59 minutes, 33 seconds East, 240.73 feet to a point on the Northerly side of Egypt Road, aforesaid; thence extending along the said Northerly side of Egypt Road, South 85 degrees, 37 minutes, 39 seconds West, 170.82 feet to a point of curve; thence leaving the said Northerly side of Egypt Road and measuring in a Westerly direction along the arc of a circle, curving to the right, having a radius of 20.00 feet, the arc distance of 29.80 feet to a point of tangent on the Easterly side of MacDade Road, aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 11 on said Plan; Block 51A Unit 11.

BEING THE SAME PREMISES, which Heritage-Cannon Hill, L.P., by Deed dated December 14, 2007 and recorded December 17, 2007 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5675, Page 1313, granted and conveyed unto Carolyn L. Bertino.

Parcel Number: 61-00-03370-07-3.

Location of property: 20 Meredith Road, Phoenixville, PA 19460.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Carolyn L. Bertino** at the suit of MTGLQ Investors, LP. Debt: \$1,422,639.13.

Powers Kirn, LLC, Attorneys.

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

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

15-20342

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

BEGINNING at a point on the Eastern side of highway leading from Boyertown to Pottstown (40 feet wide) known as Farmington Avenue, at a corner of lot of Paul H. Firing; thence along said lot of Paul Firing North 67 degrees, 30 minutes East, 200 feet to a point, a corner of land now of late of Thomas Smola; thence along the same South 1 degree, 30 minutes East, 100 feet to a corner of residue land of Rufus H. Boyer and Mildred Mae Boyer, his wife; thence along the same South 67 degrees, 30 minutes, 200 feet to a point in the Eastern side of said Farmington Avenue; thence along the same North 1 degree, 30 minutes West, 100 feet to the place of beginning.

Parcel Number: 60-00-00646-00-5.

Location of property: Farmington Avenue, Upper Pottsgrove, Pennsylvania.

The improvements thereon are: Residential vacant land; 10001-20000 square feet.

Seized and taken in execution as the property of **Robert W. Kauffman** at the suit of Pottsgrove School District. Debt: \$2,562.76.

Portnoff Law Associates, Ltd., Attorneys.

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

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

16-10643

ALL THAT CERTAIN lot or piece of land, with the buildings thereon erected, situate in the Second Ward of **Ambler Borough**, Montgomery County, Pennsylvania, bounded and described according to a survey made thereof by Herbert H. Metz, C.E., November 3, 1922, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Greenwood Avenue, at the distance of one hundred and forty feet and fifty one-hundredths of a foot Southwesterly from the Southwesterly curb line of Lindenwold Avenue, a corner of this and other land of the Grantors herein, thence by the said other land of Grantors, the line passing through the partition wall between the house erected on this Lot and the house erected on the adjoining Lot, South forty-five degrees twenty five minutes East one hundred and sixty one feet and twenty two one-hundredths of a foot to a line of land now or formerly of Mary Dager; thence by said land South thirty nine degrees, fifteen minutes West, twenty eight feet and sixty one-hundredths of a foot to line of land North forty five degrees, twenty five minutes West one hundred and sixty three feet and eighty one-hundredths of a foot to the Southeasterly side of Lindenwold Avenue, thence by said side of said Avenue, North forty four degrees, thirty five minutes East, twenty eight feet and fifty one-hundredths of a foot to the place of beginning.

Parcel Number: 01-00-01813-00-4.

Location of property: 160 Greenwood Avenue, Ambler, PA 19002.

The improvements thereon are: Single-family, residential dwelling.

Seized and taken in execution as the property of **Jacquelin Gailey** at the suit of MTGLQ Investors, L.P. Debt: \$214,177.07.

Hladik, Onorato & Federman, LLP, Attorneys.

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

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

16-24254

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania described according to a Survey and Plan made by Charles E. Shoemaker, Registered Professional Engineer, dated the 20th day of August 1954 and recorded in the Office for the Recording of Deed at Norristown, Pennsylvania, on January 14, 1955 in Plan Book A2, as follows, to wit:

BEGINNING at a point on the Southwest side of Willow Avenue (50 feet wide) which point is measured on the arc of a circle curving to the left having a radius of 20 feet the arc distance of 31.42 feet from a point on the Northwest side of Old Welsh Road (46.5 feet wide); thence extending along the Southwest side of Willow Avenue North 80 degrees 30 minutes West 12.28 feet to a point of curve; thence extending along the arc of circle curving to the left having a radius of 125 feet the arc distance of 123.43 feet to a point of tangent on the Southeast side of Willow Avenue; thence extending along the Southeast side of Willow Avenue South 42 degrees 46 minutes 30 seconds West 45.93 feet to a point; thence extending South 47 degrees 13 minutes 30 seconds East 114.08 feet to a point; thence extending North 42 degrees 27 minutes 30 seconds East 122.15 feet to a point on the Northwest side of Old Welsh Road; thence extending along the Northwest side of Old Welsh Road 9 degrees 21 minutes East 35 feet to a point of curve; thence extending along the arc of a circle curving to the left having a radius of 20 feet the arc distance of 31.42 feet to a point on the Southwest side of Willow Avenue, the first mentioned point and place of beginning.

BEING Lot 37.

BEING THE SAME PREMISES which Richard Fielder by Deed dated 6/15/2000 and recorded 9/1/2000 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5329, Page 2074, granted and conveyed unto Bringkop Ariyamitr and Saniva Ariyamitr.

Parcel Number: 54-00-17011-00-8.

Location of property: 1869 Willow Avenue, Willow Grove, PA 19090

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

Seized and taken in execution as the property of **Bringkop Ariyamitr, Saniva Ariyamitr a/k/a Saniya Ariyamitr and Luz Mery Inoa** at the suit of Specialized Loan Servicing LLC. Debt: \$142,554.09.

KML Law Group, P.C., Attorneys.

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

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

16-29492

ALL THAT CERTAIN unit in the property known, named and identified as Middleton Place Townhomes, located in **West Norriton Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 PA. C.S. 3101, seq. by the Recording in the Montgomery County Recorder of Deeds Office, of a Declaration dated 1/6/1982 and recorded 1/7/1982 in Deed Book 4674, Page 1029, being and designated as Unit No. 714 together with a proportionate undivided interest in the Common Elements (as defined in such Declaration of 0.8697575).

BEING the same premise which Michael J. Nawrocki by Deed dated 8/27/04 and recorded 9/3/04 in the Office for the Recorder of Deeds in and for the County of Montgomery, and Commonwealth of Pennsylvania in Deed Book Volume 5524, Page 1055, granted and conveyed unto Yolanda S. Williams, in fee.

Parcel Number: 63-00-05210-73-9.

Location of property: 714 Middleton Place, Eagleville a/k/a Norristown, PA 19403.

The improvements thereon are: A condominium townhouse..

Seized and taken in execution as the property of **Yolanda S. Williams** at the suit of U.S. Bank National Association (Trustee for The Pennsylvania Housing Finance Agency). Debt: \$68,489.05.

KML Law Group, P.C., Attorneys.

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

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

17-06530

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, described according to a survey and plan made thereof by Milton R. Yerkes, C.E., September 29, 1928.

BEGINNING at a point in the middle line of Barr Avenue (twenty feet wide) at the distance of one hundred sixty feet measured North fifty-nine degrees, two minutes East from a stone set at the junction of a middle line of Barr Avenue with the middle line of Righters Mill Road, thence from said point of beginning along the middle to line of Barr Avenue North fifty-nine degrees two minutes East twenty-five feet; thence South thirty degrees, fifty-eight minutes East one hundred feet and thirty one-hundredths of a foot; thence South sixty-three degrees, forty-two minutes West twenty-five feet and one tenth of a foot; thence North thirty degrees, fifty-eight minutes West ninety-eight feet and twenty-six one hundredths of a foot to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Shari L. Finer, by Deed from Philip R. Nast and Shari L. Finer, dated September 10, 2007 and recorded October 10, 2007 in Deed Book 5668, Page 146, Instrument Number 2007123087.

Parcel Number: 40-00-04164-00-8.

Location of property: 1011 Barr Lane, Gladwyne, PA 19035.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Shari L. Finer** at the suit of PHH Mortgage Corporation. Debt: \$350,080.29.

McCabe, Weisberg & Conway, LLC, Attorneys.

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

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

17-08297

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements to be erected thereon, situate in **Upper Providence Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan entitled "The Woods at Providence Reserve", drawn by Bursich Associates, Inc. Pottstown, Pennsylvania, dated June 24, 1994, last revised December 11, 1995 and recorded in Plan Book A-56, Page 161-162, as follows, to wit:

BEGINNING at a point on the Westerly side of Springwood Lane (50 feet wide), said point beginning being at a point a corner of Lot No. 66 and also being in the bed of a drainage easement, both as shown on said plan; thence extending from said point of beginning and extending along the said Westerly side of Springwood Lane the two following courses and distances viz: (1) measuring in a Southerly direction along the arc of a circle curving to the right having

a radius of 175.00 feet the arc distance of 183.29 feet to a point of tangent; and (2) South 00 degrees, 52 minutes, 00 seconds West, 10.00 feet to a point a corner of Lot No. 68 as shown on said plan; thence extending along the line of said Lot No. 68, North 89 degrees, 07 minutes, 54 seconds West, 140.00 feet to a point in line of Lot No. 65 as shown on said plan; thence extending along the line of said Lot No. 65, North 00 degrees, 52 minutes, 06 seconds East, 70.64 feet to a point a corner of Lot No. 66 aforesaid; thence extending along the line of said Lot No. 66 and also for a portion of the distance extending through the bed of aforementioned drainage easement, North 30 degrees, 51 minutes, 34 seconds East, 104.98 feet to a point on the Westerly side of Springwood Lane, aforesaid, being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Andrew M. Hachadorian and Linda A. Hachadorian, husband and wife, by Deed from The Woods at Providence Reserve, L.P., (a Pennsylvania Limited Partnership), by its sole and managing general partnership, Commonwealth Construction and Development Inc, a Pennsylvania Corporation, dated 06/26/97, recorded 07/02/97 in Book 5190, Page 2238.

Parcel Number: 61-00-04473-43-4.

Location of property: 1115 Springwood Lane, Collegetown, PA 19426.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Andrew M. Hachadorian and Linda A. Hachadorian** at the suit of Bank of New York Mellon, et al. Debt: \$571,907.83.

Parker McCay, P.A., Attorneys.

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

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

17-12721

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in **Upper Moreland Township**, Montgomery County, Pennsylvania, according to a Survey and Plan made by Barton and Martin, Engineers, Philadelphia, Pennsylvania on April 28, 1941 as follows, to wit:

BEGINNING at a point on the Southeasterly side of Blair Mill Road (41.5 feet wide), which point is measured North thirty-seven degrees, fifty-five minutes East, three hundred ninety-nine and ninety-six one-hundredths feet from a point, which point is measured on the arc of a circle, curving to the right, having a radius of thirty feet, the arc distance of forty-seven and seventeen one-hundredths feet from a point on the Northeasterly side of Norwyn Road (40 feet wide); thence extending along the said side of Blair Mill Road, North thirty-seven degrees, fifty-five minutes East, sixty feet to a point; thence extending South fifty-two degrees, ten minutes East, one hundred twenty feet to a point; thence extending South thirty-seven degrees, fifty-five minutes West, sixty feet to a point; thence extending North fifty two degrees, ten minutes West, one hundred twenty feet to a point on the Southeasterly side of Blair Mill Road, the first mentioned point and place of beginning.

Parcel Number: 59-00-01156-00-9.

Location of property: 4329 Blair Mill Road, Upper Moreland, PA 19040.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Jeffrey P. Mulherin and Heather R. Mulherin** at the suit of School District of Upper Moreland Township. Debt: \$3,191.55.

Portnoff Law Associates, Ltd., Attorneys.

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

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

17-16755

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County and Commonwealth of Pennsylvania, and described according to a survey and plan thereof made, dated May 25, 1930, as follows to wit:

BEGINNING at a point on the Northeasterly side of Cheltenham Avenue (to be legally opened and dedicated 61.50 feet wide) at the distance of 47.84 feet Southeastward from the intersection of the produced Northeasterly line of Cheltenham Avenue and the produced Southeasterly line of Penrose Avenue (50 feet wide).

CONTAINING in front or breadth on said Cheltenham Avenue 24 feet and extending of the width in length or depth Northeastward between parallel lines at right angles to said Cheltenham Avenue 102 feet to the center line of Oak Drive 12 feet wide, which extends Southeastward from the said Penrose Avenue to Cedar Lane.

Parcel Number: 31-00-05686-00-7.

Location of property: 1827 Cheltenham Avenue, Cheltenham, PA 19027.

The improvements thereon are: Residential-commercial non-conform.

Seized and taken in execution as the property of **Yvonne O. Miller** at the suit of Township of Cheltenham. Debt: \$17,809.41.

Portnoff Law Associates, Ltd., Attorneys.

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

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

17-17051

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

BEGINNING at a point 298 feet North from the Northwesterly property line intersection of Belmont Street (50 feet wide) and Eight Street (50 feet wide), at a corner of the herein described property; thence extending North 51 degrees, 48 minutes West, 100 feet to a point; thence along property now or late of Gollub; North 38 degrees, 12 minutes East, 47.05 feet to a corner; said point being also what was known as the Northerly side of Ninth Street (vacated by Pottstown Borough Ordinance dated 11/12/1956); thence along the Southerly property line of property now or late of Carl Gerhart; South 54 degrees, 53 minutes East, 100.12 feet to a point on the Westerly side of Belmont Street; thence continuing along the Westerly side of Belmont Street, South 38 degrees, 12 minutes West, 52.44 feet to the place of beginning.

Parcel Number: 16-00-02364-00-5.

Location of property: 501 Belmont Street, Pottstown, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Maya Kulish** at the suit of Borough of Pottstown. Debt: \$1,947.14. **Portnoff Law Associates, Ltd.**, Attorneys.

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

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

17-23643

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Marlborough Township**, Montgomery County, Pennsylvania, bounded and described according to Plan of Re-Subdivision made for John Hasson, by Urwiler & Walter, Inc., Registered Professional Engineers, dated 7/30/1984 and last revised on 9/11/1984 in Plan Book B40 at Page 297, as follows, to wit:

BEGINNING at a point in the bed of the original center line of Campbell Road (33 feet wide, to be widened an additional 30 feet on the Southerly side as shown on the above mentioned plan), said point of beginning being measured 320 feet more or less from the center line of Geryville Pike (width not shown) in a Southwestwardly direction; thence extending from said point of beginning along the lands now or late of Marlborough Township and also along part of lands now or late of Donald C. Thompson and also crossing over a 70 foot wide Columbia Gas Company right of way, Deed Book 1824, at Page 585, as shown on the above mentioned plan, South 15 degrees 24 minutes 39 seconds East, 400.04 feet to a point, a corner of Lot Number 1B as shown on the above mentioned plan; thence extending along the aforesaid lot, South 76 degrees 06 minutes 09 seconds West, 234.43 feet to a point in the aforesaid Columbia Gas Company right of way, Deed Book 1824 at Page 585; thence re-crossing the aforesaid right of way, North 12 degrees 45 minutes 24 seconds West, 405.23 feet to the aforesaid original bed of the center line of Campbell Road; thence extending along the aforesaid original center line of Campbell Road, North 77 degrees 29 minutes 49 seconds East, 215.72 feet to the first mentioned point and place of beginning.

BEING known and designated as Lot Number 1A as shown on the above mentioned Plan.

BEING the same premises which Barbara L. Bessinger, by Deed dated 12/13/2013 and recorded 12/17/2013 in the Office of the Recording of Deeds of Montgomery County, in Deed Book 5899 at Page 00863, granted and conveyed unto Alan DeLong.

Parcel Number: 45-00-00302-00-4.

Location of property: 4521 E. Campbell Road, Pennsburg, PA 18073.

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

Seized and taken in execution as the property of **Alan DeLong** at the suit of Lakeview Loan Servicing, LLC. Debt: \$251,913.26.

KML Law Group, P.C., Attorneys.

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

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

17-28322

ALL THAT CERTAIN message and lot of land, with the buildings and improvements thereon erected, situate on the Northwesterly side of Astor Street in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northwesterly side of Astor Street, at the distance of 103 feet 4 inches Northeastly from Oak Street, a corner of this and house and lot now or late of Henry P. Kenderdine; thence along said Kenderline's lot, Northwesterly 100 feet, 0 inches to a 20 feet wide alley; thence along said alley, Northeastly 25 feet, 0 inches to other land and house now or late of Morgan Wright; thence along said Wright's land and passing through the middle of the partition wall of this and said Wright a house Southeastly 100 feet 0 inches to Astor Street aforesaid; thence along said Astor Street, Southwestly 25 feet 0 inches to the point of beginning.

Parcel Number: 13-00-03340-00-4.

Location of property: 715 Astor Street, Norristown, PA 19401.

The improvements thereon are: Triplex.

Seized and taken in execution as the property of **Richard G. Knight, Jr.** at the suit of Municipality of Norristown. Debt: \$2,014.82.

Portnoff Law Associates, Ltd., Attorneys.

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

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

17-28645

ALL THAT CERTAIN lot or parcel of land with dwelling thereon erected, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a Plan of Lots known as "Randy Run" as laid out for Robert L. Gresh, Inc., by Ralph E. Sharier & Son Engineering Co. as of July 03, 1967, and more fully described as follows, to wit:

BEGINNING at the Southeasterly corner of Lot No. 18 said point being on the Westerly property line of Randy Drive (50 feet wide) and distant along the Westerly and Northerly property line of the same from a point marking the Northwesterly property line intersection, as projected, of said Randy Drive and another 50 foot wide Street known as Gresh Drive, the following four (4) courses and distances to wit: (1) North 77 degrees 08 minutes West, 65.65 feet (2) North 81 degrees 55 minutes West, 518.42 feet (3) by a line curving to the left having a radius of 250.00 feet, a central angle of 59 degrees 25 minutes, a tangent distance of 142.65 feet, an arc length of 259.25 feet, and (4) South 38 degrees 40 minutes West, 55.00 feet; thence from said point of beginning continuing along the Westerly side of Randy Drive South 38 degrees 40 minutes West, 110.30 feet to a corner of Lot No. 20; thence along the Northerly side of Lot No. 20 North 51 degrees 20 minutes West, 200.00 feet to a corner on line of lands of Stanley Swinehart; thence along the same North 38 degrees 40 minutes East, 110.30 feet to a corner of Lot No. 18; thence along the Southerly side of Lot No. 18 South 51 degrees 20 minutes East, 200.00 feet to the place of beginning.

BEING all of Lot No. 19 of a Plan of Lots known as Randy Run laid out for Robert L. Gresh, Inc.

Parcel Number: 42-00-03940-00-5.

Location of property: 1239 Randy Drive, Lower Pottsgrove, PA 19464.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Kevin C. Gardenier and Jacquelyn D. Gardenier** at the suit of Lower Pottsgrove Township Municipal Authority. Debt: \$1,720.24.

Portnoff Law Associates, Ltd., Attorneys.

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

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

18-00415

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, and described according to a survey and plan thereof made on date of the 25th day of June, 1921, and recorded at Norristown, in Deed Book 828 at Page 600, etc., as follows, to wit:

BEGINNING at a point in the middle line of Windsor Avenue, now known as Brookdale Avenue, (40 feet wide) at the distance of 255.00 feet North west from the middle line of Easton Road (50 feet wide).

CONTAINING in front or breadth on the said middle line of Windsor Avenue, now known as Brookdale Avenue, fifty feet and extending of that width in length or depth South westward between lines at right angles to the middle line of Windsor Avenue, now known as Brookdale Avenue, 125.00 feet.

BEING THE SAME PREMISES which Elizabeth Kuemmerle, widow, by Deed dated 8/16/1976 and recorded 8/19/1976 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 4134 at Page 60, granted and conveyed unto Raymond W. Kuemmerle, Jr. and Catherine R. Kuemmerle, his wife.

Parcel Number: 30-00-05348-00-4.

Location of property: 2420 Brookdale Avenue, Abington, PA 19001.

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

Seized and taken in execution as the property of **Catherine R. Kuemmerle and Raymond W. Kuemmerle, Jr.** at the suit of MEB Loan Trust. Debt: \$89,635.05.

KML Law Group, P.C., Attorneys.

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

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

18-02283

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, described according to a Plan of Evergreen Manor, made by Charles E. Shoemaker, registered Professional Engineer, Abington, Pennsylvania, on the 29th day of January A.D., 1959 and last revised the Seventh day of February A.D., 1962 as follows, to wit:

BEGINNING at a point formed by the intersection of the southeasterly side of Lukens Avenue (forty feet wide) and the northeasterly side of Galloway Avenue (forty feet wide); thence extending along the said side of Lukens Avenue north 42 degrees 5 minutes east 62.50 feet to a point; thence extending south 47 degrees 55 minutes east 100 feet to a point; thence extending south 42 degrees 5 minutes west 62.5 feet to a point on the northeasterly side of Galloway Avenue thence extending along the same north 47 degrees 55 minutes west 100 feet to the southeasterly side of Lukens Avenue, being the first mentioned point and place of beginning.

BEING the same property conveyed to Lanette Renee Johnson (deceased) who acquired title by virtue of a deed from Rosina M. Montuoro, dated June 16, 1998, recorded July 1, 1998, at Document ID 012073, and recorded in Book 5231, Page 1862, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 30-00-39784-00-2.

Location of property: 1555 Lukens Avenue, Roslyn, PA 19001

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Unknown Heirs and/or Administrators of the Estate of Lanette Renee Johnson, a/k/a Lanette R. Johnson** at the suit of U.S. Bank Trust National Association, Not In Its Individual Capacity, but Solely as Delaware Trustee and U.S. Bank National Association, Not In Its Individual Capacity, but Solely as Co-Trustee for Government Loan Securitization Trust 2011-FV1. Debt: \$129,770.27.

Manley Deas Kochalski, LLC, Attorneys.

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

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

18-02841

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Providence Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of "Perkiomen Woods", made by F.X. Ball Associates, Inc., Consulting Engineers and Surveyors, Schwenksville, Pennsylvania, dated 4/14/1976, last revised 1/30/1979, as follows:

BEGINNING at a point on the Southeasterly side of Larchwood Court (of variable width), which point is measured the (4) following courses and distances from a point formed by the intersection of the extended center line of Larchwood Court with the center line of Perkiomen Boulevard (as shown on said Plan): (1) from said point of intersection South 57 degrees, 26 seconds East, 59 feet to a point; (2) North 85 degrees, 49 minutes, 09 seconds East, 60 feet to a point; (3) South 4 degrees, 10 minutes, 51 seconds East, 31 feet to a point on the Southeasterly side of Larchwood Court, and (4) along same South 85 degrees, 49 minutes, 09 seconds West, 40 feet to the point and place of beginning, a corner of Lot No. 206; thence extending from said beginning point along Lot No. 206, South _ degrees, 10 minutes, 51 seconds East, passing partly through the party wall between these premises and the premises adjoining to the East, 90 feet to a point; thence extending South 85 degrees, 49 minutes, 09 seconds West, 18 feet to a point, a corner of Lot No. 208; thence extending along Lot No. 208, North 4 degrees, 10 minutes, 61 seconds West, passing partly through the party wall between these premises and the premises adjoining to the West, 90 feet to a point on the Southeasterly side of Larchwood Court, aforesaid; thence extending along the Southeasterly side of Larchwood Court, North 8 degrees, 49 minutes, 09 seconds East, 18 feet to the first mentioned point and place to beginning.

BEING Lot No. 207, as shown on said Plan.

BEING THE SAME PREMISES which Perkiomen Woods Properties Corp., by Deed dated December 17, 1979 and recorded December 17, 1979 in Deed Book 4482, Page 564, granted and conveyed unto Anne E. Diehl, in fee.

Parcel Number: 61-00-02834-01-2.

Location of property: 102 Larchwood Court, Collegeville, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Anne E. Diehl** at the suit of COBA, Inc., Assignee of TD Bank, N.A., Successor by Merger to Commerce Bank, N.A. Debt: \$112,419.23.

Duane Morris LLP, Attorneys.

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

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

18-07279

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in the Ninth Ward, in **Pottstown Borough**, Montgomery County, Pennsylvania and bounded and described according to a Plan Made George F. Shener, Registered Engineer, of Pottstown, Pennsylvania on December 24, 1951; and developed by Pottsgrove Manor, Inc., and known and designated as Lot No. 168 as indicated on the Plan of Pottsgrove Manor, said plan being recorded in the Office for the Recording of Deeds etc., in and for the County of Montgomery, State of Pennsylvania, on November 19, 1952, in Deed Book No. 2315, Page 601.

BEING the same premises conveyed from Richard P. Hughes and Maria D. Hughes, husband and wife, by Deed dated 10/20/2006 and recorded 10/31/2006, in the Office of the Recording of Deeds of Montgomery County, in Deed Book 5622 at Page 1075, granted and conveyed unto Douglas A. Bristol and Melissa Borzick, as Joint Tenants with the Right of Survivorship and not as Tenants in Common.

Parcel Number: 16-00-22428-00-2.

Location of property: 65 Potts Drive, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Melissa Borzick and Douglas Bristol a/k/a Douglas A. Bristol** at the suit of Nationstar Mortgage LLC d/b/a Mr. Cooper, as Successor by Merger to Pacific Union Financial, LLC. Debt: \$108,542.12.

KML Law Group, P.C., Attorneys.

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

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

18-08721

ALL THAT CERTAIN tract of land, situate in **Whitpain Township**, Montgomery County, Pennsylvania, bounded and described in accordance with Plan dated September 26, 1966, as prepared by Donald H. Schurr, Civil Engineer and Surveyor, Norristown, Pennsylvania, and recorded in the Office for the Recording of Deeds in and for the County of Montgomery in Plan Book C-6, Page 12 as follows, to wit:

BEGINNING at a spike set for an angle in the center line of Cathcart Road, (thirty-three feet wide) said point being at the distance of eight hundred sixteen and forty-five one-hundredths feet measured North forty-four degrees eleven minutes East along the center line of Skippack Pike (forty feet wide); thence from said beginning point extending along Parcel "A" on said plan North forty-three degrees fifty-eight minutes West two hundred fifty-five feet to a point a corner; thence continuing along said Parcel "A" North Forty-six degrees two minutes East one hundred sixty-nine feet to a point a corner in line of lands of Howard Fox; thence extending along lands of Howard Fox South forty-three degrees fifty-eight minutes East two hundred fifty-five feet to a spike a corner in the center line of Cathcart Road; thence extending along the center line of Cathcart Road South forty-six degrees twenty minutes West one hundred sixty-nine feet to the first mentioned point and place of beginning.

CONTAINING 0.989 acres of land.

BEING Parcel "B" on said Plan.

FEE SIMPLE TITLE VESTED IN Eugene P. Kenworthy and Jane M. Kenworthy, his wife, as Tenants by the Entireties by deed from Katharine Sexton Tetlow, Unmarried, dated 12/19/1966, recorded 12/21/1966, in the Montgomery County Clerk's Office in Deed Book 3454, Page 283

.....and the said Eugene P. Kenworthy, died 11/14/2003, whereupon title to premises in question became vested in Jane M. Kenworthy, by right of survivorship.

.....and the said Jane M. Kenworthy died 1/11/2018 intestate leaving as her only surviving heirs at law and next of kin the following: Kelley Kenworthy-Ward Executrix of the Estate of Jane M. Kenworthy, Deceased. The said Kelley Kenworthy-Ward was duly granted Letter of Administration on 10/26/2018 by the Surrogated Office of the County of Montgomery under Record and Docket Number 46-2018-X3905.

Parcel Number: 66-00-00763-00-8.

Location of property: 751 Cathcart Road, Blue Bell, PA 19422.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Kelley Kenworthy-Ward, Executrix of the Estate of Jane M. Kenworthy, Deceased, by Deed from Katharine Sexton Tetlow, dated December 19, 1966, recorded December 21, 1966, in the Montgomery County Recorder of Deeds in Deed Book 3454, Page 283** at the suit of Reverse Mortgage Funding LLC. Debt: \$377,947.39.

Stern & Eisenberg, Attorneys.

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

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

18-12843

ALL THAT CERTAIN building lot with message thereon erected, situate in **Red Hill Borough**, Montgomery County, Pennsylvania, being more particularly bounded and described according to a plan of lots dated February 6, 1957 and prepared for Jacob Hoffman by Stanley F. Moyer, Registered Professional Engineer and Land Surveyor, Souderton, Pennsylvania, as follows to wit:

BEGINNING at a point, said point being on the course South 72 degrees 54 minutes West the distance of one hundred eighty-eight feet from the intersection of the center lines of Second Street and proposed Avenue A; said point being also on the center line of aforesaid Second Street; thence South 17 degrees six minutes East two hundred forty-eight and nine one-hundredths feet to a point; thence South seventy-two degrees fifty-four minutes West the distance of sixty-two feet to a point, a corner of Lots 16 and 19; thence in and along Lot 16 North 21 degrees 42 minutes West two hundred forty-eight and eighty-eight one-hundredths feet to an iron pin in the center line of the aforesaid Second Street; thence in and along the center line of the aforesaid Second Street, North 72 degrees 54 minutes East eighty-two feet to the point and place of beginning.

EXCEPTING and reserving thereout and therefrom all that certain tract of land situate in **Upper Hanover Township**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the common property line of lands of Felix Coyle and lands of Paul J. Emery, said point being the following 2 courses and dimensions from the intersection of the center line of Red Hill Road with the center line of Main Street; (1) 785 feet measured Southwesterly along the center line of Red Hill Road; (2) extending along lands of Felix Coyle South 21 degrees 42 minutes 30 seconds East 142.75 feet to the place of beginning; thence extending through other lands of Felix Coyle of which this tract was a part South 50 degrees 47 minutes 18 seconds East 127.15 feet to an iron pin; thence extending along lands of James Gantry South 72 degrees 54 minutes West 62 feet to an iron pin; thence along other lands of Paul J. Emery, North 21 degrees 42 minutes 30 seconds West 106.14 feet to the point and place of beginning.

CONTAINING three thousand two hundred eighty one square feet of land, more or less.

AND also all that certain tract of land, situate in **Upper Hanover Township**, Montgomery, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center line of Red Hill Road (as widened to 50 feet from its center line), said point being located 785 feet measured Southwesterly from the intersection of said center line with the center line of Main Street; thence leaving said center line and extending along other lands of Felix Coyle, South 21 degrees 42 minutes 30 seconds East 142.75 feet to a point; thence extending through lands of Paul J. Emery, of which this tract was a part, North 50 degrees 47 minutes 18 seconds West 165 feet to a point in the center line of Red Hill Road; thence extending along the same North 20 degrees 3 minutes East 73.45 feet to the point and place of beginning.

CONTAINING three thousand four hundred ninety two square feet of land, more or less.

BEING the same property conveyed to John D. McMullen and John M. McMullen, Jr. who acquired title, with rights of survivorship, by virtue of a deed from Catherine J. Zappo and Joseph F. Zappo, by his attorney in fact, Catherine J. Zappo, dated May 30, 2003, recorded June 20, 2003, at Deed Book 5460, Page 1955, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 17-00-00790-00-3.

Location of property: 160 W. 2nd Street, Red Hill, PA 18076.

The improvements thereon are: Single-family dwelling

Seized and taken in execution as the property of **John D. McMullen a/k/a John Daniel McMullen and John M. McMullen a/k/a John M. McMullen, Jr.** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Successor in Interest to JPMorgan Chase Bank, N.A. as Trustee for Bear Stearns Asset Backed Securities Trust 2003-AC4, Asset-Backed Certificates, Series 2003-AC4. Debt: \$233,957.27.

Manley Deas Kochalski LLC, Attorneys.

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

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

18-14714

ALL THAT CERTAIN lot or piece of ground situate in **Towamencin Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Land Development Plan for Thorndale Partners, L.P. "Thorndale", proposed Residential Development, prepared by Bohler Engineer, dated February 1, 2008 and last revised January 12, 2012 and recorded in the Office for the Recorder of Deeds at Norristown, Pennsylvania in Land Site Plan Book 37, Page 474, as follows, to wit:

BEING Lot No. 6.

TITLE TO SAID PREMISES IS VESTED IN Michael F. Mount and Linda L. Mount, h/w, by Deed from Thorndale Partners, LP, A PA Limited Partnership, dated 03/10/2014, recorded 03/27/2014, in Book 5908, Page 00016. Parcel Number: 53-00-00364-05-4.

Location of property: 1010 Thorndale Drive, Lansdale, PA 19446-4424.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael F. Mount and Linda L. Mount** at the suit of Lakeview Loan Servicing, LLC. Debt: \$373,090.24.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

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

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

18-18884

ALL THAT CERTAIN tract or parcel of land located in **Montgomery Township**, Montgomery County, Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit, bounded and described according to a subdivision plan, Phase II, Cambridge Estates prepared for Clayton and John Heckler by Showalter & Assoc., dated 2/2/1988 and last revised on 5/15/1991 and recorded in Plan Book a-52 Page 430, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Oxford Lane (50.00 feet wide), said point being a corner of Lot No. 14 on the above mentioned Plan and place of beginning; thence extending from said place of beginning and along Lot No. 14 North 49 degrees 38 minutes 28 seconds West crossing a Deed restricted open space 277.00 feet to a point in line of lands now or late of Frank A. McKee; thence extending along same North 40 degrees 30 minutes 51 seconds East 100.00 feet a corner of Lot No. 16; thence extending along Lot No. 16 and re-crossing said open space South 49 degrees 38 minutes 28 seconds East 276.73 feet to a point on the Northwesterly side of Oxford Lane; thence extending along the Northwesterly side of Oxford Lane South 40 degrees 21 minutes 32 seconds West 100 00 feet to a point a corner of Lot No. 41 being the first mentioned point and place of beginning.

BEING known as Lot No. 15 on the above-mentioned Plan.

TITLE TO SAID PREMISES IS VESTED IN Daniel S. Powers and Donna Scamby-Powers, his wife, As Tennants by the Entireties by Deed from Daniel S. Powers and Donna Scamby-Powers, his wife, and Francis V. Powers dated 05/29/1998 recorded 05/21/1999 in Book 5272 Page 1630.

Parcel Number: 46-00-03014-75-6.

Location of property: 117 Oxford Lane, North Wales, 19454.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Daniel S. Powers, Donna Scamby-Powers a/k/a Donna M. Powers and United States of America** at the suit of Deutsche Bank National Trust Company, As Trustee for Soundview Home Loan Trust 2006-OPT3, Asset-Backed Certificates, Series 2006-OPT3. Debt: \$357,587.11.

RAS Citron, Attorneys.

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

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

18-19853

ALL THOSE TWO CERTAIN lots or pieces of land, situate in **North Wales Borough**, Montgomery County, Pennsylvania, bounded and described in accordance with a survey or plan thereof made by Herbert H. Metz, Civil Engineer and dated September 28th, 1922 as follows, to wit:

PREMISES 1 with the buildings and improvements thereon erected:

BEGINNING at a point in the Northeasterly side of 2nd Street; thence along land about to be conveyed by the Grantors to the Grantee herein, North twenty-seven degrees East, one hundred ten feet to a point; thence along land now or late of Clara Schultz, South sixty-five degrees, forty-five minutes East, thirty-three feet to a point; thence along land now or late of Catherine Ford, South twenty-seven degrees West, one hundred ten feet to a point in the Northeasterly side of 2nd Street, aforesaid; thence along the same, North sixty-five degrees, forty-five minutes West, thirty-three feet to the place of beginning.

PREMISES 2 BEGINNING at a point in the Northeasterly side of 2nd Street; thence by land now or late of William D. Bechtel, North twenty-seven degrees East, one hundred ten feet to a point; thence South sixty-five degrees, forty-five minutes East two feet and fifty one-hundredths of a foot to a point; thence along land of the Grantors about to be conveyed to the Grantee, herein South twenty-seven degrees West, one hundred ten feet to a point in the Northeasterly side of 2nd Street, aforesaid; thence along the same, North sixty-five degrees, forty-five minutes West, two feet and fifty one-hundredths of a foot to the place of beginning.

BEING THE SAME PREMISES which George W. Miller, Surviving Tenant by the Entirety, by Deed dated 11/2/2009 and recorded 11/6/2009 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5749 at Page 02179, granted and conveyed unto George W. Miller.

Parcel Number: 14-00-02836-00-3.

Location of property: 119 N. 2nd Street, North Wales, PA 19454.

The improvements thereon are: A house with in-law suite.

Seized and taken in execution as the property of **George W. Miller a/k/a George Miller** at the suit of Nationstar Mortgage, LLC d/b/a Champion Mortgage Company. Debt: \$265,896.61.

KML Law Group, P.C., Attorneys.

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

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

18-24546

ALL THAT CERTAIN, lot or piece of ground with the improvements thereon erected, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, bounded and described according to a survey thereof by C. Raymond Weir, Registered Engineer, January 24, 1948, revised November 16, 1949 as follows, to wit:

BEGINNING at a point in the center line of Fort Washington Avenue 410.29 feet Northeastwardly from the Northeastwardly from the center line of Meetinghouse Road, formerly called Limekiln Road, a corner of this and other land of the said William G. Erhardt and Frances M. Erhardt, his wife; thence along the said center line of Fort Washington Avenue, North 44 degrees, 11 minutes East, 100 feet to a point, a corner in line of other land of the said William G. Erhardt and wife, thence along the same, South 45 degrees, 45 minutes East, 220 feet to a point, a corner in line of land now or late of E.J. Kelly, thence along the same, South 44 degrees, 11 minutes West, 10 feet to a point, a corner of lot of land first mentioned of William G. Erhardt and wife, and along the same, North 45 degrees, 45 minutes West, 220 feet to the center of Fort Washington Avenue aforesaid the point and place of beginning.

CONTAINING .505 of an acre, more or less.

Parcel Number: 54-00-06667-00-2.

Location of property: 1523 Fort Washington Avenue, Maple Glen, PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Karl C. Diehl and Amanda Diehl** at the suit of Hatboro Federal Savings. Debt: \$398,658.23.

Timoney Knox, LLP, Attorneys.

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

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

18-26081

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision prepared for Westrum Land Development Corp. of "Willowbrooke", by Stout, Tacconelli, and Associates, Inc., Civil Engineering and Land Surveying, dated January 22, 1990, last revised February 7, 1991, as recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-52 at Page 332, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Camphill Road (46.50 feet wide), said point being at a corner of Lot No. 2, as shown on the above mentioned Plan, also said point of beginning being measured the two following courses and distances from a point of curve on the Northeasterly side of Elbow Lane: (1) leaving the aforesaid Northeasterly side of Elbow Lane on the arc of a circle, curving to the left, having a radius of 25.00 feet, the arc distance of 39.27 feet to a point of tangent on the aforesaid Northwesterly side of Camphill Road, and (2) extending along the same, North 28 degrees, 07 minutes, 00 seconds East 235.07 feet to the point of beginning; thence extending from said point of beginning along the aforesaid Lot No. 2, as shown on the above mentioned Plan, North 50 degrees, 34 minutes, 24 seconds West passing over a twenty foot wide sanitary sewer easement 203.96 feet to a point a corner of part of Lot No. 10, as shown on the above mentioned Plan; thence extending along part of the aforesaid lot, North 28 degrees, 07 minutes, 00 seconds East 136.32 feet to a point a corner of part of lands now or late of John E. and Lois A. Kittredge; thence extending along part of the aforesaid lands, South 49 degrees, 59 minutes, 00 seconds East 208.51 feet to a point of curve on the aforesaid Northwesterly side of Camphill Road; thence extending along the same the two following courses and distances, as follows, to wit: (1) on the arc of a circle, curving to the left, having a radius of 1,030.00 feet, the arc distance of 91.10 feet to a point of tangent on the same, and (2) South 28 degrees, 07 minutes, 00 seconds West 42.34 feet to a point a corner of Lot No. 2, as shown on the above mentioned Plan, the first mentioned point and place of beginning.

CONTAINING 27,172 square feet of land, be the same, more or less.

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

BEING THE SAME PREMISES which Prudential Relocation, Inc., a Colorado Corporation, by Deed dated 12/7/2005 and recorded 1/13/2006 in Deed Book 5586, Page 2350 conveyed unto Jeffrey Israel.

BEING Map #54051 179.

Parcel Number: 54-00-03611-06-1.

Location of property: 1100 Camp Hill Road, Fort Washington, PA 19034-2802.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jeffrey Israel** at the suit of MTGLQ Investors LP. Debt: \$303,760.38.

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

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

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

18-26297

ALL THAT CERTAIN message and lot or piece of land, known as No. 620 Haws Avenue, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southeast side of Haws Avenue, at the distance of 235.6 feet more or less, Northeasterly from Marshall Street, a corner of this and other lands now or late of James B. Baldwin, thence by the same at right angles to said Haws Avenue and through the middle of the partition wall between this and the adjoining house of said Baldwin Southeastwardly 150 feet to a point a corner of this and lands now or late of Edward Tompkins; thence by the same parallel with said Haws Avenue Northeasterly 20 feet to a point a corner of this and land now or late of Isaac Landis; thence by the same parallel with the first course Northwestwardly 150 feet to Haws Avenue, aforesaid and along the Southeasterly side thereof Southwestwardly 20 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Linda Organski, by Deed from Michael C. Harris and Michelle M. Harris, h/w, dated 01/05/2018, Recorded 01/09/2018, in Book 6076, Page 295.

Parcel Number: 13-00-15972-00-8.

Location of property: 620 Haws Avenue, Norristown, PA 19401-3752.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Linda Organski** at the suit of Pennymac Loan Services, LLC. Debt: \$152,987.19.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

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

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

18-27515

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Hanover Township**, Montgomery County, Pennsylvania, bounded and described according to a Record Plan of Subdivision "Northgate" Phase 1C, 2 & 3 (Section 6), made by VanCleeef, Engineers Associates, Doylestown, Pennsylvania, dated 11/19/2007, and last revised 05/02/2008, and recorded in Plan Book 32, Pages 221-230, as follows, to wit:

BEING Lot. No. T-159 on the above plan.

BEING THE SAME PREMISES which Morgan Hill Drive, LP, Debtor in Possession by Deed dated 9/17/2012 and recorded 9/27/2012 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5849 at Page 2050, granted and conveyed unto Antoine Nguyen.

Parcel Number: 57-00-02668-46-3.

Location of property: 2076 Hayward Avenue, Pennsburg, PA 18073.

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

Seized and taken in execution as the property of **Antoine Nguyen** at the suit of Pennsylvania Housing Finance Agency. Debt: \$248,344.52.

KML Law Group, P.C., Attorneys.

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

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

18-28136

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Ninth Ward in **Norristown Borough**, Montgomery County, Pennsylvania and described according to a plan, made by William S. Erwin, Registered Professional Engineer, dated July 16, 1956, as follows, to wit:

BEGINNING at a point on the southwesterly side of Glenn Valley Drive (fifty feet wide) at the distance of one hundred eight and ninety-two one-hundredths feet measured along Glenn Valley Drive on a course of South forty-nine degrees fourteen minutes East from a point of curve is measured along Glenn Valley Drive on a line curving to the right having a radius of one hundred twenty-five feet the arc distance of one hundred ninety-six and thirty-five one-hundredths feet from a point on the southeasterly side of Glenn Valley Drive, which last mentioned point is at the distance of one hundred five feet measured along Glenn Valley Drive on a course of North forty degrees forty-six minutes East from a point on the northeasterly side of Roberts Street (sixty-six feet wide); thence extending from the first above mentioned point of beginning south forty-nine degrees fourteen minutes east along Glenn Valley Drive

Thirty feet to a point, and extending of that width in length or depth south forty degrees forty-six minutes west between two parallel lines at right angles to Glenn Valley Drive, the Northwesterly line thereof extending partly through the title line of the party wall of the house erected on this lot and the house erected on the lot adjoining to the Northwest and along line of lot No. 213 on said plan, and the Southeasterly line thereof extending along line of Lot No. 215 on said plan, one hundred fifteen feet to a point in the title line in the bed of a certain easement from utility and driveway which easement for utility and driveway extends Northwestwardly into Glenn Valley Drive and Southeasterly into Calamia Drive and also connects with another easement for utility and driveway which extends in and Northeastwardly direction and communicates with another easement for utility and driveway which last mentioned easement for utility and driveway extends Northeastwardly into Glenn Valley Drive and Southwestwardly into Calamia Drive.

BEING Lot No. 214 on said plan.

BEING THE SAME PREMISES which William R. Swayser and Marie F. Swayser, his wife, by Deed dated November 30, 1964, and recorded December 1, 1964, in the Office of the Recorder of Deeds in and for the County of Montgomery, Deed Book 3361, Page 360, granted and conveyed unto John H. Kirkbridge, and Lillian A. Kirbridge, his wife, in fee. Lillian A. Kirbridge passed away April 5, 2018 and her interest in the property passed to the Defendant, John H. Kirkbridge by Operation of Law.

Parcel Number: 13-00-13692-00-2.

Location of property: 510 Glen Valley Drive, Norristown, PA 19401.

The improvements thereon are: A single-family dwelling.

Seized and taken in execution as the property of **John H. Kirkbridge** at the suit of Sun Federal Credit Union. Debt: \$11,541.81.

Weltman, Weinberg, Reis, Co., L.P.A., Attorneys.

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

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

18-29087

ALL THAT CERTAIN piece or tract of land with the building and improvements thereon erected, situate in **West Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the Northwest corner of Race and Jefferson Streets, thence in a Westerly direction along the North side of Jefferson Street 110 feet to a 15 feet wide alley; thence in a Northerly direction along said alley 120 feet to Lot No.205; thence in an Easterly direction along Lot No. 205 and parallel with Jefferson Street 110 feet to Race Street, aforesaid; thence in a Southerly direction along said street 120 feet to said Jefferson Street, the point or place of beginning.

BEING known and numbered as 203 East Race Street, a/k/a 203 Race Street, Pottstown, PA, 19464.

TITLE TO SAID PREMISES IS VESTED IN Michelle L. Campbell by Deed from CuttingEdge, LLC dated March 21, 2017 and recorded April 5, 2017 in Deed Book 6039, Page 942 Instrument Number 2017024101.

Parcel Number: 64-00-04042-00-7.

Location of property: 203 E. Race Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Michelle L. Campbell** at the suit of Nationstar Mortgage LLC d/b/a Mr. Cooper as Successor by Merger to Pacific Union Financial, LLC. Debt: \$97,496.06.

McCabe, Weisberg & Conway, LLC, Attorneys.

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

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

18-29205

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

BEGINNING at a point on the Southeasterly side of Braddock Lane at the distance of 184.1 feet measured Northeastwardly along the Southeasterly side of Braddock Lane from a corner formed by the Southeasterly side of Braddock Lane (if extended) with the Northeastly side of Henley Road (if extended).

CONTAINING in front or breadth on the said side of Braddock Lane Northeastwardly 28 feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to said Braddock Lane 100 feet to the middle of a certain 14 foot wide driveway which extends Northeastwardly from Henley Road to Trent Road.

TITLE TO SAID PREMISES VESTED IN Joseph Diaz and Ronni K. Diaz f/k/a Ronni K. Lachmuth by Deed from Ronni K. Lachmuth dated November 22, 1996 and recorded on December 20, 1996 in the Montgomery County Recorder of Deeds in Book 5171, Page 1714.

Parcel Number: 40-00-06796-00-4.

Location of property: 1466 Braddock Lane, Wynnewood, PA 19096.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph Diaz and Ronni K. Diaz f/k/a Ronni K. Lachmuth** at the suit of Bank of America, N.A. Debt: \$265,419.39.

Milstead & Associates, LLC, Attorneys.

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

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

19-03297

LAND AND PREMISES SITUATE in **Cheltenham Township**, Montgomery County, Pennsylvania.

BEGINNING at a point in the Southwesterly line of Lorimer Drive, distant 591 feet Southeastwardly from the Southeasterly end of the curve connecting the Southwesterly line of Lorimer Drive with the curved Southeasterly line of Arberatum Road, said connecting curve having a radius of 21 feet said beginning point being in the division line between Lots Nos. 11 and 12 Block No. 6 on Plan hereinafter mentioned; thence South 47 degrees 47 minutes 22 seconds East along the Southwesterly line of Lorimer Drive 135 feet to a point in the division line between Lots Nos. 10 and 11, Block No. 6 on said plan; thence South 42 degrees 12 minutes 38 seconds West along the division line between Lots Nos. 10 and 11 block No. 6 said plan, 152 and 82/100ths feet to a point in the line of a 50 feet wide drainage right of way; thence North 55 degrees 40 minutes 40 seconds West through the said drainage right of way 57 and 5/100ths feet to a point; thence North 61 degrees 40 minutes 40 seconds West still through the said drainage right of way 70 and 65/100ths feet to a point in the division line between lots Nos. 11 and 12 Block 6 said plan; thence North 42 degrees 12 minutes 38 seconds East along the last mentioned division line 178 and 98/100ths feet to the place of beginning.

BEING LOT NO. 11 Block No. 6 Plan of Curtis Bills, Section No. 3 dated July 8, 1952, made by George B. Mebus, Registered Professional Engineer.

BEING THE SAME PREMISES which Eizer Gurevich and Euginia Gurevich, his wife, by Deed dated May 13, 1998 and recorded June 22, 1998, in the Office of the Recorder of Deeds in and for the County of Montgomery County, in Book 5230, Page 510, granted and conveyed unto Yvonne O. Miller, in fee.

Parcel Number: 31-00-18010-00-4.

Location of property: 302 Lorimer Drive, Wyncote, PA 19095.

The improvements thereon are: Residential-single-family.

Seized and taken in execution as the property of **Yvonne Miller** at the suit of LSF9 Master Participation Trust. Debt: \$218,497.51.

Law Offices of Weltman, Weinberg & Reis Co., LPA, Attorneys.

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

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

19-03366

ALL THAT CERTAIN tract of land, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described in accordance with a Survey made by Will B. Hiltner, Registered Engineer, in 7/_/1937 as follows, to wit:

BEGINNING at a point of intersection of the Northeasterly side of Basin Street, with the Southeasterly side of Green Valley Road (both lines extended); thence extending along the Northeasterly side of Basin Street, South 47 degrees 15 minutes East, 43.5 feet to a point, a corner of other land, now or late of John H. Hoffman of which was a part; thence extending along said land, North 42 degrees 45 minutes East, along said land the line passing through the centerline of the partition wall between the house erected hereon and the one on the adjoining lot now or late of the said John H. Hoffman 69.21 feet to a point on the Southerly side of Green Valley Road; thence extending along the said road, South 74 degrees 54 minutes West, 81.76 feet to the first mentioned point and place of beginning.

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

BEING THE SAME PREMISES which BKG Realty Group, LLC, A Pennsylvania Limited Liability Company by Deed dated 10/16/2008 and recorded 10/23/2008 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5711 at Page 2358, granted and conveyed unto Deidre Lynn Rhodes.

Parcel Number: 13-00-04188-00-2.

Location of property: 401 E. Basin Street, Norristown, PA 19401.

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

Seized and taken in execution as the property of **Deidre Lynn Rhodes a/k/a Deidre L. Rhodes** at the suit of U.S. Bank National Association (Trustee for the Pennsylvania Housing Finance Agency). Debt: \$88,919.97.

KML Law Group, P.C., Attorneys.

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

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

19-04111

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

BEGINNING at the Easterly end of the curve connecting the Northwesterly line of Arboretum Road with the Northeasterly line of Old Farm Road, said curve having a radius of twenty feet; thence North seventy five degrees, fifty five minutes, fifty seconds East along the Northwesterly line of Arboretum Road distance ninety four feet to a point in the dividing line between Lots 22 and 23, formerly Lots 20 and 21 Block 1 on plan hereinafter mentioned; thence North fourteen degrees four minutes ten seconds West along said dividing line between Lots 22 and 23 formerly Lots 20 and 21, Block 1, said Plan, a distance of one hundred thirty seven and fifty one hundredths feet to the rear line of Lot 2, Block 1, said Plan; thence South seventh three degrees thirty eight minutes fifty eight seconds West partly along the line of Lot 2, sixty two and seventy seven one hundredths feet to a point in the dividing line between Lots 1 and 2 Block 1, said Plan; thence South fifty five degrees fifty nine minutes forty seven seconds West one hundred thirteen and thirteen one hundredths feet to a point in the Northeasterly line of Old Farm Road;

thence South forty seven degrees, forty seven minutes twenty two seconds East along said Northeasterly line of Old Farm Road a distance of one hundred five and twenty four one hundredths feet to the Westerly and of the aforementioned curve; connecting the Northwesterly line of Arboretum Road with the Northeasterly line of Old Farm Road; thence Eastwardly along the said curve curving to the left, having a radius of twenty feet the arc distance of nineteen and sixty four one hundredths feet to the place of beginning.

BEING Lot 23 formerly Lot 21, Block 1 Plan of Curtis Hills Section 1 said for Curtis Hills Development Corporation, dated February 7, 1953, made by George B. Mebus, Registered Professional Engineer.

BEING the same property conveyed to Arthur P. Dickerson and Lucille Dickerson, his wife who acquired title, as tenants by the entirety, by virtue of a deed from Harold R. Lohr and Edith M. Lohr, his wife, dated March 26, 1981, recorded April 9, 1981, at Document ID 000416, and recorded in Book 4616, Page 271, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 31-00-00463-00-1.

Location of property: 1125 Arboretum Road, Wyncote, PA 19095.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Arthur P. Dickerson (deceased) and Lucille Dickerson a/k/a Lucille W. Dickerson (his wife)** at the suit of Wells Fargo Bank, NA s/b/m Wachovia Bank, National Association. Debt: \$128,797.89.

Manley Deas Kochalski, LLC, Attorneys.

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

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

19-05893

ALL THAT CERTAIN lot or piece of ground situate in **Abington Township**, Montgomery County, Pennsylvania, and described according to a certain plan thereof known as "Plan of Section No. 3, Colonial Hills, Inc.," made by Herbert H. Metz, Registered Engineer, dated May 7, 1956, said Plan being recorded in the Office of the Recorder of Deeds of Montgomery County at Norristown, Pennsylvania, in Plan Book A-3 page 35, as follows, to wit:

BEGINNING at a point of compound curve on the Southerly side of Fitzwatertown Road (46.50 feet wide) said point of tangent being at the distance of 32.99 feet measured on the arc of a circle curving to the right having a radius of 20 feet from a point of curve on the Northeasterly side of Rossiter Avenue (50 feet wide); thence extending from said point of beginning, Eastwardly along the Southerly side of Fitzwatertown Road on the arc of a circle curving to the right having a radius of 908.50 feet the arc distance of 52.66 feet to a point of tangent in the same; thence extending South 89° 11' 30" East still along the Southerly side of Fitzwatertown Road 10 feet to a point; thence extending South 0° 48' 30" West, 125 feet to a point; thence extending North 89° 11' 30" West, 67.41 feet to a point on the Northeasterly side of Rossiter Avenue, aforesaid; thence extending North 7° 1' 52" West along the Northeasterly side of Rossiter Avenue, 101.74 feet to a point of curve in the same; thence extending on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 32.99 feet to the first mentioned point and compound curve and place of beginning.

BEING Lot No. 24 as shown on the above-mentioned Plan.

TITLE TO SAID PREMISES IS VESTED IN Lyle C. Arana and Deborah Arana, by Deed from Lyle C. Arana, Dated 11/29/1994, Recorded 12/8/1994 in Book 5099, Page 1664.

Parcel Number: 30-00-21128-00-1.

Location of property: 1541 Fitzwatertown Road, Willow Grove, PA 19090.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lyle C. Arana and Deborah Arana** at the suit of Citizens Bank, N.A. s/b/m to Citizens Bank of Pennsylvania. Debt: \$41,894.98.

Law Office of Gregory Javardian, LLC, Attorneys.

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

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

19-05906

ALL THAT CERTAIN lot or piece of ground situate in **Skippack Township**, Montgomery County, Pennsylvania, described according to a Subdivision Plan, "Harmony Towne Phase-2B", prepared by Showalter & Associates, Chalfont, Pa., dated 1/30/2000 and last revised 7/23/2001 and recorded in Plan Book A-60 at Page 268, bounded and described as follows to wit:

BEGINNING at a point on the Southeasterly side of Alma lane, said point being a corner of lot #78 as shown on the above mentioned plan; thence extending from said point of beginning and along the Southeasterly side of Alana Lane the three following courses and distances: (1) North 25 degrees 05 minutes 22 seconds East 2.76 feet to a point of curve; (2) on the arc of a circle curving to the right having a radius of 135.00 feet the arc distance of 157.40 feet to a point of tangent and (3) South 88 degrees 06 minutes 32 seconds East 13.00 feet to a point a corner of lot #76 on said plan; thence extending along same South 01 degrees 53 minutes 28 seconds West 105.00 feet to a point in line of lot #80; thence extending along same and also along lot #79 North 88 degrees 06 minutes 32 seconds West 90.00 feet to a point a corner of lot #78; thence extending along same North 64 degrees 54 minutes 38 seconds West 52.40 feet to a point, said point being the first mentioned point and place of beginning.

BEING LOT #77 as shown on the above-mentioned plan.

CONTAINING 11,092 square feet or 0.2546 acres.

BEING THE SAME PREMISES which T.H. Properties, A PA Limited Partnership, by Deed dated 6/28/2002 and recorded 8/8/2002 in the Office of the Recorder of Deed of Montgomery County in Deed Book 5419 at Page 939, granted and conveyed unto M. Christopher Whitman and Jill D. Whitman, h/w.

Parcel Number: 51-00-00002-17-2.

Location of property: 4158 Alana Lane, Collegetown, PA 19426.

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

Seized and taken in execution as the property of **M. Christopher Whitman and Jill D. Whitman** at the suit of Embrace Home Loans, Inc. Debt: \$204,833.79.

KML Law Group, P.C., Attorneys.

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

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

19-06289

ALL THOSE CERTAIN lots or pieces of ground with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, bounded and described according to a certain Plan known as "Willow Grove Heights", said Plan being recorded in the Recorder of Deeds Office Montgomery County at Norristown Pennsylvania in Deed Book Number 380 at Page 500, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Arnold Avenue at the distance of 150 feet Northeastwardly from the Northeastly side of Lammott Avenue having a frontage on said Arnold Avenue of 75 feet and extending of the width in a Southeastwardly direction 125 feet.

BEING known and designated as Lot Number 131, 132 and 133 on the above-mentioned plan.

BEING THE SAME PREMISES which Grantor Francis X. Diebold, Executor of the Estate of Perrington Dade, a/k/a Perry Dade, Deceased by Deed dated 4/11/2003 and recorded 5/8/2003 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5455 at Page 1715, granted and conveyed unto Grantee Mabel Harris (Deceased).

Parcel Number: 30-00-02312-00-7.

Location of property: 1649 Arnold Avenue, Willow Grove, PA 19090.

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

Seized and taken in execution as the property of **Charlotte Green, Solely in Her Capacity as Heir of Mabel Harris, Deceased; Troy Harris, Solely in His Capacity as Heir of Mabel Harris, Deceased; The Unknown Heirs of Mabel Harris, Deceased; and Derek Tate, Solely in His Capacity as Heir of Mabel Harris, Deceased** at the suit of Reverse Mortgage Solutions, Inc. Debt: \$179,526.47.

KML Law Group, P.C., Attorneys.

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

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

19-06882

ALL THAT CERTAIN lot or tract of land, situate in **New Hanover Township**, Montgomery County, Pennsylvania, being known as Lot No. 30, as shown on a certain plan entitled, Shannon Rose Estates, as recorded in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania in Plan Book B-21, Page 37A and Plan Book 30, Pages 237-240.

BEING THE SAME PREMISES which Mikelen, LLC, by Deed dated 8/16/2012 and recorded 10/21/2012 in Deed Book 5852 at Page 1846, conveyed unto Matthew George Moore.

BEING Map #: 47057A030.

Parcel Number: 47-00-05410-37-2.

Location of property: 110 Lawrence Drive, Gilbertsville, PA 19525.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Matthew George Moore** at the suit of Citadel Federal Credit Union. Debt: \$21,287.24 plus interest to Sale Date.

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

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

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

19-07045

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Whitemarsh Township**, Montgomery County, Pennsylvania, described according to a final plan of subdivision made for Wynne-Hill Development Corp. and Harriet B. Kravitz, made by Urwiler and Walter Inc., Summerytown, Pa., dated 5/5/1976 and last revised 5/28/1976 recorded in Plan Book A-26 Page 62-B, described as follows, to wit:

BEGINNING at a point on the Southwest side of Ridge Pike (50 feet wide) which point is measured South 63 degrees 20 minutes East 27.58 feet from the Northerly terminus of the radial round corner which connects Ridge Pike and Ash Lane, (50 feet wide), thence extending from said point of beginning and along Ridge Pike South 63 degrees 20 minutes East 20.00 feet to a corner of Lot #5 on said plan, thence leaving Ridge Pike and along Lot #5 on said plan, South 26 degrees 40 minutes West 172.51 feet to a point in line of Lot #9 on said plan, thence along same North 64 degrees 42 minutes West 20.00 feet to a corner of Lot #7 on said plan, thence along same North 26 degrees 40 minutes East 172.99 feet to the first mentioned point and place of beginning.

BEING Lot No. #6 on said plan.

BEING THE SAME PREMISES which Lois A. Henkel by Deed dated 8/15/2013 and recorded 8/21/2013 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5885 at Page 2917, granted and conveyed unto Tracey Martin.

Parcel Number: 65-00-09976-25-5.

Location of property: 194 Ridge Pike, Lafayette Hill, PA 19444.

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

Seized and taken in execution as the property of **Tracey E. Martin a/k/a Tracey Martin** at the suit of Nationstar Mortgage LLC d/b/a Mr. Cooper, As Successor by Merger to Pacific Union Financial, LLC. Debt: \$197,567.92.

KML Law Group, P.C., Attorneys.

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

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

19-07640

ALL THAT CERTAIN message and tract of land, situate in the Village of Evansburg, in **Lower Providence Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey thereof, made by John H. Casselberry, Surveyor, dated March 23rd, 1927 and described as follows, to wit:

BEGINNING at a corner in the line of land formerly of William Casselberry, now of Sarah B. Harley; thence along the same, South forty eight degrees, forty five minutes East one hundred four and nine tenths feet to a corner of land of Annie and Sallie Custer; thence along the same, South forty one degrees West eighty eight feet to a post and South thirty eight and one-half degrees West one hundred ten and three tenths feet to a corner on the Westerly side of the Germantown Turnpike Road; thence along the same North sixty six degrees West one hundred eight feet to a corner of lands of the aforesaid Sarah B. Harley; thence along said Harley's land North forty one degrees East two hundred twenty seven and seven tenths feet to the place of beginning.

CONTAINING one half acre of land more or less.

BEING THE SAME PREMISES which Donald R. Thompson and Nancy M. Thompson, his wife, by Deed, dated 4/13/1982 and recorded 4/19/1982 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 4682 at Page 1847, granted and conveyed unto William F. Simone (Deceased) and Elaine Simone (Deceased), his wife.

Parcel Number: 43-00-05389-00-4.

Location of property: 3847 Germantown Pike, Collegeville, PA 19426.

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

Seized and taken in execution as the property of **Jacqueline Brousse, Solely in Her Capacity as Heir of Elaine Simone, Deceased and Stephanie S. Wolos, Solely in Her Capacity as Heir of Elaine Simone, Deceased** at the suit of Nationstar Mortgage LLC d/b/a Mr. Cooper. Debt: \$219,102.35.

KML Law Group, P.C., Attorneys.

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

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

19-12095

ALL THAT CERTAIN lots or pieces of ground, situate in **Abington Township**, Montgomery County, Pennsylvania, as recorded in Map/Plan Book No. A-48 at Page 249, bounded and described as follows:

BEGINNING at a point on the Westerly side of Columbia Avenue, said point being a corner common to Lots Nos. 1 and 2 of said plan; thence South 35° 16' East 50 feet to a point; thence South 54° 44' West 100 feet to a point; thence North 35° 16' West 125 feet to a point on the southerly side of Lukens Avenue; thence along the Southerly side of said Lukens Avenue, North 54° 44' East 90 feet to a point; thence along a circle curving to the right having a radius of 10.00 feet an arc distance of 15.71 feet to a point; thence south 35° 16' East 65 feet to a point at the place of beginning.

BEING Lots 1 and 2 on said Plan.

BEING THE SAME PREMISES which John Kirkland Administrator DBN-CTA of the Estate of George Scobbie, by Deed dated January 18, 2008 and recorded February 19, 2008 in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania in Book 5682, Page 02358 as Instrument Number 2008015561, granted and conveyed unto Robert L. Collopy, III, in fee.

Parcel Number: 30-00-39868-00-8.

Location of property: 1865 Lukens Avenue, Willow Grove, PA 19090.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Robert L. Collopy, III** at the suit of Specialized Loan Servicing LLC. Debt: \$210,864.40.

Shapiro & DeNardo, Attorneys.

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

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

19-12369

ALL THAT CERTAIN lot or piece of ground, situate in **Douglass Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan for Louis Malfaro, made by John T. Aston, Boyertown, PA, dated 8/31/77, last revised 2/9/87, and recorded in Plan Book A-48 at Page 302, as follows:

BEGINNING at a point on the Southwesterly side of Grosser Road (60 feet wide), a common corner of this and Lot No. 4 on said Plan; thence extending from said point of beginning along said Lot No. 4, South 34 degrees 30 minutes East, 211.73 feet to a point in line of land now or late of Daniel A. and Diana M. Taggart (DB 4314/368); thence extending along said land, North 55 degrees 30 minutes West, 145.65 feet to a point in line of land now or late of Charles H. and Laura A. Silcox (DB 2673/322); thence extending along said land North 34 degrees 30 minutes East, crossing a 50 feet drainage easement, to a point on the Southwesterly side of Grosser Road, aforesaid; thence extending along said road, South 69 degrees 51 minutes 50 seconds East, re-crossing the above mentioned drainage easement, 150.35 feet to the first mentioned point and place of beginning.

BEING THE SAME PREMISES which Mark Huber by Deed dated 7/28/2002 and recorded 7/31/2002 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5418 at Page 20, granted and conveyed unto David Bass. Parcel Number: 32-00-02520-00-4.

Location of property: 1210 Grosser Road, Gilbertsville, PA 19525.

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

Seized and taken in execution as the property of **David Bass** at the suit of Key Bank, NA, Successor by Merger to First Niagara Bank, NA, Successor by Merger to Harleysville National Bank and Trust Company. Debt: \$17,752.69.

KML Law Group, P.C., Attorneys.

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

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

19-12772

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Townhouses of Twin Brooks, located 1901 Fitzwatertown Road, **Abington Township**, Montgomery County, Pennsylvania, which has been heretofore submitted to the Provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the recording in the Office of the Recorder of Deeds of Montgomery County, a Declaration dated June 18, 1974 and recorded on June 20, 1974 in Deed Book 3952, Page 83, and Declaration Plan dated June 1, 1974 and recorded June 20, 1974 in Condominium Plan Book 3, Page 38, and a Code of Regulations dated June 18, 1974 and recorded June 20, 1974 in Deed Book 3952, Page 93, and Amendment thereto dated June 7, 1984 and recorded June 29, 1984 in Deed Book 4740, Page 801.

BEING designated on Declaration Plan as Unit L-58 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) as the same may change from time to time.

BEING THE SAME PREMISES which Marion J. Lynagh, by Deed dated November 22, 2006 and recorded December 08, 2006 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5627, Page 673, granted and conveyed unto Danielle Pudles, a single woman and Justin K. Luber, a single man.

Parcel Number: 30-00-21508-00-8.

Location of property: 58 Twin Brooks Drive, Willow Grove, PA 19090.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Justin K. Luber and Danielle Luber a/k/a Danielle Pudles** at the suit of Bank of America, N.A. Debt: \$193,930.52.

Powers Kirn, LLC, Attorneys.

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

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

19-14024

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

BEGINNING at a point on the Northwesterly side of Tanner Way, the 4 following courses and distances from a point of curve on the Southwesterly side of Grist Mill Drive, viz: (1) along the arc of a circle curving to the right, having a radius of 15 feet, the arc distance of 23.56 feet to a point of tangent on the said Northwesterly side of Tanner Way; (2) South 31 degrees 11 minutes 50 seconds West, 5 feet to a point of curve; (3) along the arc of a circle curving to the right, having a radius of 125 feet, the arc distance of 43.72 feet to a point of tangent; and (4) South 51 degrees 14 minutes 18 seconds West, 147 feet to the said point of beginning, said point also marking a common corner of this premises and Lot No. 110; thence extending from said beginning point, along the said Northwesterly side of Tanner Way, the 2 following courses and distances, viz: (1) South 51 degrees 14 minutes 18 seconds West, 68 feet to a point of curve on the Northwesterly side of the cul de sac marking the terminus of the bed of said Tanner Way; and (2) along the arc of a circle curving to the left, having a radius of 50 feet, the arc distance of 11.50 feet to a point, a corner of this premises and Lot No. 112; thence extending along the same, North 51 degrees 22 minutes 00 seconds West, crossing over the Southerly side of flood plain, 123.15 feet to a point, a corner of this premises and said Lot No. 112 in the bed of said flood plain; thence extending through the bed of said flood plain, the 2 following courses and distances, viz: (1) North 23 degrees 30 minutes 00 seconds East, 48.61 feet; and (2) North 31 degrees 14 minutes 18 seconds East, 62.77 feet to a point, a corner of this premises and Lot No. 110, aforesaid; thence extending along the same, South 38 degrees 45 minutes 42 seconds East, re-crossing over the Southerly side of said flood plain, 141.60 feet to the first mentioned point and place of beginning.

BEING Lot No. 111 on the above-mentioned plan.

BEING the same property conveyed to Daniel P. Albertson who acquired title by virtue of a deed from Daniel P. Albertson and Terri E. Albertson, dated June 2, 2017, recorded June 22, 2017, at Instrument Number 2017044997, and recorded in Book 6049, Page 01696, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 53-00-08492-54-5.

Location of property: 483 Tanner Way, Lansdale, PA 19446.

The improvements thereon are: Single-family dwelling.

Seized and taken in execution as the property of **Daniel P. Albertson and The United States of America, Department of Treasury, Internal Revenue Service** at the suit of Wells Fargo Bank, N.A. Debt: \$231,808.39.

Manley Deas Kochalski LLC, Attorneys.

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

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

19-14436

ALL THOSE TWO CERTAIN lots or pieces of land situate in **East Norriton Township**, Montgomery County, Pennsylvania, being lots numbered 223 and 224 on a Plan of Lots of Grandview Heights recorded at Norristown, in Deed Book 606 Page 500 and bounded and described in accordance therewith as follows, to wit:

BEGINNING at a point on the Southwest side of Hartranft Avenue (50 feet wide) at the distance of eighty feet Northwestwardly from the Northwest side of First Street, 50 feet wide, a corner of Lot #225; thence extending along Lot #225 Southwestwardly one hundred fifty feet to a point a corner of Lot #245; thence along Lot #245 and #246 Northwestwardly and parallel with Hartranft Avenue, eighty feet to a point a corner of Lot #222 on said plan; thence along Lot #222 Northeastwardly one hundred fifty feet to a point on the Southwest side of Hartranft Avenue aforesaid; thence along the Southwest side of Hartranft Avenue Southeastwardly 80 feet to the place of beginning.

BEING THE SAME PREMISES which Barbara Smith by Deed dated 4/21/2016 and recorded 5/27/2016 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 6000 at Page 01048, granted and conveyed unto Thomas Smith.

Parcel Number: 33-00-03862-00-2.

Location of property: 104 W. Hartranft Boulevard, East Norriton, PA 19401.

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

Seized and taken in execution as the property of **Thomas Smith** at the suit of Midfirst Bank. Debt: \$235,041.54.

KML Law Group, P.C., Attorneys.

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

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

19-15295

ALL THAT CERTAIN tract of land, situate in **Franconia Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a plan of subdivision made for Glenn E. Garis, Inc., by Urwiler & Walter, Inc., dated April 24, 1968, revised April 28, 1969, being known as Lot No. 3, as follows, to wit:

BEGINNING at a point in the center line of Allentown Road (ultimate width eighty feet) said point being the intersection of herein described Lot No. 3 and Lot No. 4 with said center line, said point also being located seven hundred eighty-seven feet measured southeasterly from the intersection of said center line with the center line of Delp Road; thence continuing along said center line of Allentown Road South fifty-one degrees fifty-three minutes East one hundred eighty-four and twenty one-hundredths feet to a point in line of Lot No. 2; thence extending along the same along the center line of fifty feet wide right-of-way South thirty-nine degrees forty minutes West two hundred sixty-six and fifty one-hundredths feet to a point in line of lands of Elwood Derstine; thence extending along the same North fifty-one degrees fifty-three minutes West one hundred eighty-four and twenty one-hundredths feet to a point in line of Lot No. 4; thence extending along the same North thirty-nine degrees forty minutes East two hundred sixty-six and fifty one-hundredths feet to the point and place of beginning.

CONTAINING one and one hundred twenty-seven one-thousandths acres of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN Michael Brown, Jr. and Megan Brown, h/w and Henry Desimone, by Deed from James B. Landis and Marie Landis, trustees of the James B. Landis and Marie Landis Revocable Living Trust dated 4/1/2010, Dated 06/03/2016, Recorded 06/08/2016, in Book 2483, Page 2487.

Parcel Number: 34-00-00295-30-1.

Location of property: 390 Allentown Road, Souderton, PA 18964-2102.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael Brown, Jr., Megan Brown and Henry Desimone** at the suit of Towne Mortgage Company. Debt: \$314,664.98.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

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

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

19-17393

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in **Upper Hanover Township**, Montgomery County, Pennsylvania, being Lot No. 136 on plan of Arlington Real Estate Company under name of Hanoverville, recorded in Deed Book No. 654, Page 500, bounded and described as follows, to wit:

BEGINNING on the Northwest side of Fifth Street at the distance of two hundred seven feet nine and three-eighths inches Southwesterly from the West side of Jackson Avenue, bounded on the Northeast by Lot No. 135, on the Southeast by said Fifth Street, on the Southwest by Lot No. 137, and on the Northwest by a twenty feet wide alley.

CONTAINING in front or breadth on said Fifth Street twenty feet and extending of that width in length or depth Northwesternly between parallel lines at right angles to said Fifth Street one hundred ninety-six feet to the alley above named.

BEING THE SAME PREMISES which Luke R. Carper and Audrey Carper, his wife, by Deed dated 9/29/1989 and recorded 10/6/1989 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 4925 at Page 1864, granted and conveyed unto Terry Lee Rumford and Maria Anna Rumford, husband and wife.

Parcel Number: 57-00-00532-00-5.

Location of property: 521 W. 5th Street, Pennsburg, PA 18073.

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

Seized and taken in execution as the property of **Maria Anna Rumford a/k/a Maria A. Rumford and Terry Lee Rumford a/k/a Terry L. Rumford** at the suit of Bank of America, N.A., Successor by Merger to Countrywide Home Loans Servicing, LP. Debt: \$10,928.63.

KML Law Group, P.C., Attorneys.

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

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

19-17457

ALL THAT CERTAIN lot or piece of ground situate in **Perkiomen Township**, Montgomery County, Pennsylvania, bounded and described according to a Map or Plan of a Subdivision of Chetwin Farms made by Donald H. Schurr, P.E., dated May 19, 1956, and recorded in the Office for Recording of Deeds in and for Montgomery County, in Plan Book A 3, Page 6, on June 4, 1956, as follows, to wit:

BEGINNING at a point on the Southeasterly property line of Schwenksville Road (showing a given width of 33 feet wide on said plan) at a corner of the herein described property and Lot No. 40 on said plan, said point being also 30 feet from the center line of Schwenksville Road (as given on said plan) and also being distant 250 feet on a bearing North 41 degrees 20 minutes East from the Northeast terminus of an arc of a circle having a radius of 20 feet the arc distance of 31.42 feet measured along said arc in a clockwise direction from a point on the Northerly side of Panepinto Drive (50 feet wide); thence extending along Lot No. 40 on said plan, South 48 degrees 20 minutes East 150 feet to a point; thence extending along a portion of Lots Nos. 36 and 35 on said plan North 41 degrees 20 minutes East 130 feet to a point, a corner of Lot No. 42 on said plan; thence along said Lot No. 42 North 48 degrees 20 minutes West 150 feet to a point on the Southeasterly property line of Schwenksville Road; thence extending along the Southeasterly property line of Schwenksville Road South 41 degrees 20 minutes West 130 feet to a point, the place of beginning.

BEING Lot No. 41 on said Plan.

BEING THE SAME PREMISES which Chetwin Farms, Inc., A Pennsylvania Corporation by Deed dated 6/26/1959 and recorded 7/1/1959 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 2978 at Page 265, granted and conveyed unto William Lingenfelter (Deceased) and Marjorie Lingenfelter, his wife.

Parcel Number: 48-00-02188-00-5.

Location of property: 308 Township Line Road, Schwenksville, PA 19473.

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

Seized and taken in execution as the property of **Marjorie Lingenfelter** at the suit of Bank of America, N.A. Debt: \$236,017.75.

KML Law Group, P.C., Attorney.

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

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

19-17913

ALL THAT CERTAIN lot or piece of ground with buildings and improvements thereon situate in **Montgomery Township**, Montgomery County, Pennsylvania, bounded and described according to a subdivision plan made for Montgomeryville Woods, Inc., Developers by Wilhelm and Associates, Engineers, dated May 19, 1977 and last revised September 26, 1977 in Plan Book A-31 at Pages 19-A and 19-C as follows, to wit:

BEGINNING at a point on the southerly side of Cricklewood Circle, said point being a corner of Lot No. 57; thence extending from said point of beginning South 19 degrees 13 minutes 41 seconds East 125.00 feet to a point a corner of Lot No. 49; thence along the same South 70 degrees 46 minutes 19 seconds West 32.50 feet to a point a corner of Lot No. 59, thence along the same North 19 degrees 13 minutes 41 seconds West 125.00 feet to a point on the southerly side of Cricklewood Circle; thence along the same North 70 degrees 46 minutes 18 seconds East 32.50 feet to the point and place of beginning.

BEING Lot No. 58 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Mark Magrann and Christy Magrann, h/w, by Deed from Rajkumar M. Dadhich and Vinodini R. Dadhich, h/w, dated 12/29/1999, recorded 01/12/2000, in Book 5303, Page 1108.

Parcel Number: 46-00-00666-67-4.

Location of property: 239 Cricklewood Circle, Lansdale, PA 19446-1420.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mark Magrann and Christy Magrann** at the suit of Wells Fargo Bank, N.A. Debt: \$221,719.09.

Phelan Hallinan Diamond & Jones LLP, Attorneys.

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

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

19-18092

ALL THAT CERTAIN lot or piece of land with the buildings thereon erected, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described according to a survey and plan thereof made by Will D. Hiltner, Registered Surveyor, December 1950, as follows:

BEGINNING at a point on the Southeast side of Powell Street, 66 feet wide, at the distance of 36 feet Northeast from the Northeast side of Logan Street, 66 feet wide, thence along the Southeast side of Powell Street North 51 degrees 30 minutes East 21 feet to a point, a corner of land about to be conveyed to Anthony Termine and Frances, his wife, thence along said land South 38 degrees 30 minutes East 149 feet to a point in line of land now or late of John Ralph Kohl, thence along said land South 51 degrees 30 minutes West 21 feet to a point, thence along other land of Anthony P Riccioli of which this is a part, North 38 degrees 30 minutes West, the line for a part of the distance passing through the center of the partition wall dividing the house hereon erected and the house on said adjoining premises, 149 feet to the place of beginning.

TOGETHER WITH unto said Grantors/Grantees, their respective heirs and assigns the free and uninterrupted use, right, liberty and privilege of a driveway 11 feet in width leading into and from Powell Street which driveway is composed of 5 feet of the Southeasterly portion of the premises herein conveyed and the 6 feet of the Northwesterly portion of the abutting premises to the Southeast and extending from Powell Street, 124 feet toward the rear boundary line of these and said abutting premises, as and for a passageway, watercourse and private driveway to be held in common by the aforesaid parties, their heirs and assigns, as tenants and occupiers of both premises at all times hereafter forever, the cost of maintaining and keeping said driveway in repair to be borne equally by the owners of the said properties.

BEING THE SAME PREMISES which James B. Fowler and Rosemary Fowler, husband and wife, by Indenture dated 11/22/00 and recorded 12/07/00 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5341, Page 829, granted and conveyed unto Laura A Smith, in fee.

Parcel Number: 13-00-31416-00-8.

Location of property: 1802 Powell Street, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Laura A. Smith** at the suit of Nationstar Mortgage LLC d/b/a Mr. Cooper. Debt: \$135,068.11.

Shapiro & DeNardo, Attorneys.

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

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

19-18234

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

BEGINNING at a point in the center line of Sunset Avenue, at the distance of seventy-five feet Northeastwardly from line of land of Wilmer M. Levette and Katherine E., his wife, being a corner of land about to be conveyed to Harry F. Baird and Elsie L., his wife; thence along said land North forty-four degrees twenty-nine minutes West six hundred eight-eight and twelve one-hundredths feet to a point in line of land of John S. Carer; thence along said land North sixty degrees fifty minutes East seventy-seven and seventy-six one-hundredths feet to a point, a corner of land now or late of Olen D. Capps and Nancy B., his wife; thence along said land, South forty-four degrees twenty-nine minutes East six hundred sixty-six and sixty-two one-hundredths feet to a point in the center line of Sunset Avenue, aforesaid; thence along the center line thereof South forty-four degrees forty-seven minutes West seventy-five feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael Peciaro and Beth A. Peciaro, h/w, by Deed from Signe Dimarcello, Executrix of the Estate of Nelson M. Baird, Deceased, dated 04/13/2015, recorded 04/14/2015, in Book 5949, Page 2945.

Parcel Number: 33-00-08677-00-2.

Location of property: 2939 Sunset Avenue, Norristown, PA 19403-4410.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael D. Peciaro a/k/a Michael Peciaro and Beth A. Peciaro** at the suit of Ditech Financial LLC. Debt: \$112,177.65.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

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

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

19-19211

ALL THAT CERTAIN message and tract of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described in accordance with a survey made by Ralph E. Shaner & Son Engineering Company as follows, to wit:

BEGINNING at a corner of Lot No. 17, said point being on the northerly property line of Cherry Street (50 feet wide) and distant along the same from a point marking the northeasterly property line intersection of South Franklin Street and the said Cherry Street, South 74 degrees 45 minutes East 270 feet 6 inches; thence along the easterly side of Lot No. 17 lands of John E. Schirahman, North 15 degrees 15 minutes East 137 feet 6 inches to a corner on the southerly side of Clay Alley (16 feet wide); thence along the same South 74 degrees 45 minutes East 30.0 feet to a corner of Lot No. 19, land of Valentine G. Bartchak; thence along the same South 15 degrees 15 minutes West 137 feet 6 inches to a corner on the Northerly side of Cherry Street; thence along the same North 74 degrees 45 minutes West 30.0 feet to the place of beginning.

BEING THE SAME PREMISES which Constance V. Vaughan by Deed dated 7/31/2002 and recorded 9/10/2002 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5423 at Page 0929, granted and conveyed unto Thomas Horter.

Parcel Number: 16-00-05160-00-8.

Location of property: 431 Cherry Street, Pottstown, PA 19464.

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

Seized and taken in execution as the property of **Thomas E. Horter a/k/a Thomas Horter** at the suit of KeyBank, N.A. s/b/m First Niagara Bank, N.A. Debt: \$54,840.77.

KML Law Group, P.C., Attorneys.

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

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

19-19390

ALL THAT PARCEL of land in **Limerick Township**, Montgomery County, Pennsylvania, being known and designated as follows:

BEGINNING at a point in the center line of Spring Street at the distance of 100 feet measured Southwestwardly along said center line from the extended Southwestly side of Ninth Avenue; thence extending Southwestwardly along said center line of Spring Street 100 feet to a point; thence extending Northwestwardly crossing the Northwestly side of Spring Street, along line of Lot 294, 200 feet to a point; thence extending Northeastwardly along line of Lots 271 and 272, also being the borough line which divides the Township of Limerick and the Borough of Royersford, 100 feet to a point; thence extending Southeastwardly along Lot 297 re-crossing the Northwestly side of Spring Street 200 feet to the first mentioned point and place of beginning.

BEING Lots No. 295 and 296, as shown on plan of lots laid out by John S. Pennypacker.

TITLE TO SAID PREMISES IS VESTED IN Jamie Sykes and Jennifer E. Sykes, by Deed from John Lysoby and Irene K. Lysoby, dated 03/16/2007, recorded 04/13/2007, in Book 5642, Page 2706.

Parcel Number: 37-00-04693-00-4.

Location of property: 827 Spring Street, Royersford, PA 19468-1821.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jamie Sykes and Jennifer E. Sykes** at the suit of PNC Bank, National Association. Debt: \$147,639.76.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

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

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

19-19440

ALL THAT CERTAIN Unit in the property known, named and identified in the Declaration Plan referred to below as Elkins Park House Condominium, Hereditaments and Appurtenances, located at the Northwest corner of Old York Road and Spring Avenue, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, which Unit has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the recording in the Office of the Recorder of Deeds of Montgomery County of a Declaration of Condominium, Elkins Park House Condominium, dated June 29, 1973 and recorded in Deed Book 3874 Page 161, and any and all Amendments thereto, up to and including, the Fifth Amendment thereto dated August 6, 1986 and recorded in Deed Book 4809 Page 330; and any Amendments thereto; the Code of Regulations for said Condominium dated June 29, 1973 and recorded in Deed Book 3874 Page 190, and any and all Amendments thereto, up to and including, the Ninth Amendment thereto dated April 3, 2009 and recorded May 14, 2009 in Deed Book 5730 Page 236, and any Amendments thereto; and Condominium Plan recorded in Condominium Plan Book 2 Pages 1 and 2, and any and all Revisions and Amendments thereto, up to and including the Amendment in Condominium Plan Book 8 Pages 32 and 33, and any Amendments thereto, being designated on Declaration Plan as **Unit 306-A**, as more fully described in such Declaration of Condominium and Declaration Plan and all Amendments thereto, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration and any Amendments thereto).

BEING THE SAME PREMISES which Irwin and Freda Rosenzweig, by Deed dated April 27, 2010, and recorded May 7, 2010 in the Office of the Recorder of Deeds, in and for the County of Montgomery, in Deed Book 5766 page 950, granted and conveyed unto Rebecca Kaplan, in fee.

Parcel Number: 31-00-30005-20-4.

Location of property: 7900 Old York Road, Unit 306-A, Elkins Park, PA 19027.

The improvements thereon are: Residential condominium unit.

Seized and taken in execution as the property of **Rebecca Kaplan** at the suit of The Council of Elkins Park House, a Condominium. Debt: \$17,223.47.

Steven L. Sugarman & Associates, Attorneys.

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

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

19-19528

ALL THAT CERTAIN brick dwelling and lot or piece of ground, Hereditaments and Appurtenances, situate in **Royersford Borough**, Montgomery County, Pennsylvania, being the Southwestly 1/2 of a double brick dwelling, situate upon the Southwestly side of Church Street, bounded and described as follows:

BEGINNING at a stake in the center line of Church Street 225 feet Northeasterly from the point of intersection of the center line of Church Street with the center line of 6th Avenue measured on the center line of Church Street; there on the center line of Church Street, North 49 degrees East 25.2 feet to a stake; thence by lands now or late of B.T. Latshaw along and through the middle of the division wall dividing said double brick dwelling, South 41 degrees East 219.85 feet to a stake; thence by lands now or late of Reuben Winter, South 49 degrees West 25.2 feet to a stake; thence by Lot 21, North 41 degrees West 219.85 feet to the place of beginning.

BEING THE SAME PREMISES which Nancy K. Server by Deed dated January 17, 2007 and recorded on January 30, 2007, in the Office of the Montgomery County Recorder of Deeds in Deed Book Volume 5633 at Page 01765, Instrument No. 2007013936, granted and conveyed unto Alison Pukowsky.

Parcel Number: 19-00-00584-00-9.

Location of property: 624 Church Street, Royersford, PA 19468.

The improvements thereon are: Single-family residential dwelling.

Seized and taken in execution as the property of **Alison Pukowsky** at the suit of The Bank of New York Mellon as Trustee for CWABS, Inc. Asset-Backed Certificates, Series 2007-2. Debt: \$282,489.41.

Hladik, Onorato & Federman, LLP, Attorneys.

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

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

19-19710

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

BEGINNING at a point in the Southwesterly side of Berkeley Road (formerly Heist Avenue) (40 feet wide) at the distance of 170.00 feet Northwestwardly from a point of curve of a radius corner (which has a radius of 10 feet) said point of curve being at the tangent distance of 10 feet Northwestwardly from the intersection which the said side of Berkeley Road, produced, makes with the Northwesterly side of Radcliffe Road (formerly Twickenham Road) (40 feet wide), thence through Lot No. 185, South 79 degrees 52 minutes 30 seconds West 150.00 feet to a point, thence along the rear line of certain other lots fronting on Limekiln Pike North 10 degrees 7 minutes, 30 seconds West 55 feet to a point, thence through Lot No. 186, North 79 degrees 52 minutes 30 seconds East 150.00 feet to a point in the aforesaid Southwesterly side of Berkeley Road, thence along the same South 10 degrees 7 minutes 30 seconds East 55 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Timothy C. Funk and Kelley A. Funk, his wife, by Deed from Timothy C. Funk and Kelley A. Boyle, n/k/a Kelley A. Funk, his wife, Dated 11/26/2001, Recorded 02/13/2002, in Book 5395, Page 2169.

Parcel Number: 31-00-02341-00-4.

Location of property: 134 Berkeley Road, Glenside, PA 19038-3302.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Timothy C. Funk a/k/a Timothy Funk and Kelley A. Funk a/k/a Kelley A. Boyle** at the suit of Univest National Bank and Trust Company s/b/m to Fox Chase Bank. Debt: \$55,980.22.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

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

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

19-20008

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **West Norriton Township**, Montgomery County, Pennsylvania, bounded and described according to a certain plan of a portion of Burnside Estates, made by John V. Hoey, Registered Engineer, Norristown, Pennsylvania, dated 12/15/1950 and last revised 4/11/1952, and which plan is recorded at Norristown in the aforesaid Office on 12/31/1952 in Plan File Case No. 1956, Page 601 etc., bounded and described as follow, to wit:

BEGINNING at a point on the Southwesterly side of Clearview Avenue (50 feet wide), which point is a corner of Lots No. 7 and No. 8, Block D of said Plan; thence extending along said Lot No. 7, South 46 degrees, 2 minutes, 16 seconds West, 112 feet to a point in line of Lot No. 9, Block D; thence extending partly along said Lot No. 9, South 39 degrees, 25 minutes, 10 seconds East, 73.1 feet to a point on the Northwesterly side of Republic Avenue (50 feet wide); thence extending along said side of Republic Avenue, North 50 degrees, 34 minutes, 50 seconds East 91.48 feet to a point of curve; thence extending on the arc of a circle curving left with a radius of 25 feet, the arc distance of 41.44 feet to a point on the Southwesterly side of Clearview Avenue; thence extending along same, North 43 degrees, 57 minutes, 44 seconds West 55 feet to the place of beginning.

BEING Lot No. 8, Block "D" on said Plan.

SEE SIMPLE TITLE VESTED IN Arlean Forgrove, by Deed from, Byron E. Wilds and Baerbel Wilds, dated 12/1/2016, recorded 12/8/2016, in the Montgomery County Recorder of deeds in Deed Book 6026, Page 1274, as Instrument No. 2016095723.

Parcel Number: 63-00-01357-00-2.

Location of property: 1926 Clearview Avenue, Norristown, PA 19403.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Arlean Forgrove** at the suit of Quicken Loans Inc. Debt: \$142,139.96.

Stern & Eisenberg, Attorneys.

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

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

19-20089

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

BEGINNING at a point on the southwesterly side of Front Street, a corner of ground now or late of Eli G. McCarter; thence by said ground, south twenty-four degrees, five minutes west, sixty-nine feet, two and three-eighths inches to land now or late of Joseph Brandt; thence by said land, south sixty-five degrees, thirty-eight minutes east, twenty-six feet, one and one-half inches to land now or late of George W. Keck; thence by said land, north twenty-four degrees, five minutes east, sixty-eight feet, eleven and one-quarter inches to Front Street; and thence along the southwesterly side thereof, north sixty-five degrees, twenty minutes west, twenty-six feet, one and one-half inches to the place of beginning.

TOGETHER WITH water rights as set forth-in Deed Book 352, Page 40.

BEING the same premises which Helen Oswald, by Deed dated April 7, 1989 and recorded in the Office of Recorder of Deeds of Montgomery County on July 6, 1989 at Book 4916, Page 430 granted and conveyed unto Jesse A. Whitson and Linda K. Whitson, his wife, as tenants by the entireties.

Parcel Number: 02-00-02884-00-3.

Location of property: 114 W. Front Street, Bridgeport, PA 19405.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Jesse A. Whitson and Linda K. Whitson, by Deed from, Helen Oswald, dated April 7, 1989, recorded July 6, 1989, in the Montgomery County Recorder of Deeds in Deed Book 4916, Page 430** at the suit of PHH Mortgage Corporation. Debt: \$177,639.07.

Stern & Eisenberg, Attorneys.

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

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

19-20330

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, described according to a plan of Subdivision, made for Kenneth Buchert, by Chambers Associates, Inc., Consulting Engineers and Surveyors, Center Square, Pa., dated December 11, 1996 and last revised October 9, 1998 and recorded in Plan Book A-58 at Page 218.

BEING Lot No. 16.

TITLE TO SAID PREMISES IS VESTED IN Michael R. Antenucci and Stephanie K. Antenucci, h/w, by Deed from John Garis Homes, Inc., a PA Corporation, Dated 12/28/2000, Recorded 01/09/2001, in Book 5345, Page 1991.

Parcel Number: 42-00-00749-16-5.

Location of property: 3 Byron Way, Pottstown, PA 19464-7218.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael R. Antenucci and Stephanie K. Antenucci** at the suit of Loancare, LLC. Debt: \$204,834.75.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

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

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

19-20727

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements to be thereon erected, described according to a plan of a proposed development in **Norristown Borough**, Montgomery County, Pennsylvania, for Adam B. McClatchy made 4/12/1954 revised 12/15/1954 by Reeder and Magarity, Professional Engineers, Upper Darby, Pennsylvania, as follows, to wit:

BEGINNING at a point on the northeast side of Spruce Street (40 feet wide) at the distance of 74.44 feet measured along same South 49 degrees 20 minutes East from its point of intersection with the southeast side of Old Green Alley Road (32 feet wide, as widened by the addition of 8 feet to the southeast side thereof).

CONTAINING in front or breadth on the said Spruce Street 18 feet measured South 49 degrees 20 minutes East from the said beginning point and extending of that width in length or depth North 40 degrees 40 minutes East between parallel lines at right angles to the said Spruce Street, the northwest line thereof and the southeast line thereof extending partly through party walls between these premises and the premises adjoining to the northwest and southeast, respectively 90 feet to a certain 20 feet wide alley which extends northeastward into Old Green Alley Road and southeastward into Walnut Street.

BEING known as Lot No. 3 on the said plan and House No. 405.

TOGETHER WITH and subject to the free and common use, right, liberty and privilege of the aforesaid alley as and for an alley, passageway and watercourse at all times hereafter forever in common with the owners, tenants and occupiers of the lots or pieces of ground abounding thereon and entitled to the use thereof. Under and subject to the proportionate share of the cost and expense of maintaining the said alley in good order, condition and repair.

BEING THE SAME PREMISES which Robin D.B. Keer by Deed dated 12/2/2011 and recorded 12/5/2011 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5821 at Page 00921, granted and conveyed unto Priscilla Snowden (Deceased).

Parcel Number: 13-00-34020-00-5.

Location of property: 405 Spruce Street, Norristown, PA 19401.

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

Seized and taken in execution as the property of **Lacey Snowden, as Co-Administrator of the Estate of Priscilla Snowden, Deceased and Lyawa Snowden, as Co-Administrator of the Estate of Priscilla Snowden, Deceased** at the suit of Lake Michigan Credit Union. Debt: \$54,408.05.

KML Law Group, P.C., Attorneys.

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

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

19-20871

ALL THAT CERTAIN UNIT designated as 455 Copper Beach Circle (the Unit).

BEING a unit in Breyer Woods, A Condominium, located in Elkins Park, **Cheltenham Township**, Montgomery County, Pennsylvania, as designated in the Declaration of Condominium dated as of September 30, 1986 and recorded in the Office for the Recording of Deeds in and for Montgomery County (the "Recorder's Office") in Deed Book 4815, page 358 (the "Declaration") as amended by First Amendment to the Declaration recorded in Deed Book 4837 page 2012 and by a Second Amendment recorded in Deed Book 4849 page 1752; and by a Third Amendment recorded in Deed Book 4852 page 1252 and Fourth Amendment recorded in Deed Book 4857 page 421; and by a Fifth Amendment recorded in Deed Book 4863 page 2408; and by a Sixth Amendment recorded in Deed Book 4864 page 2348; and by a Seventh Amendment recorded in Deed Book 4869 page 95; and by a Eighth Amendment recorded in Deed Book 4876 page 1831; and by a Ninth Amendment recorded in Deed Book 4878 page 648; and by a Tenth Amendment recorded in Deed Book 4879 page 1519; and by a Eleventh Amendment recorded in Deed Book 4883 page 1954; and by a Twelfth Amendment recorded in Deed Book 4887 page 2020; and by a Thirteenth Amendment recorded in Deed Book 4890 page 1813; and by a Fourteenth Amendment recorded in Deed Book 4894 page 2402; and by a Fifteenth Amendment recorded in Deed Book 489 5 page 641; and by a Sixteenth Amendment recorded in Deed Book 4905 page 1892; and by a Seventeenth Amendment recorded in Deed Book 4914 page 2472; and by a Nineteenth Amendment recorded in Deed Book 4932 page 2120; and by a Twentieth Amendment recorded in Deed Book 4940 page 660; and by a Twenty-First Amendment recorded in Deed Book 4949 page 1586; and by a Twenty-Second Amendment recorded in Deed Book 4957 page 2446; and by a Twenty-Third Amendment recorded in Deed Book 4968 page 1327; and by a Twenty-fourth Amendment recorded in Deed Book 4994 page 920; and by a Twenty-Fifth Amendment recorded in Deed Book 4999 page 1141; and by a Twenty-Sixth Amendment recorded in Deed Book 5039 page 2376; and by a Twenty-Seventh Amendment recorded in Deed Book 5040 page 1640; and by a Twenty-Eighth Amendment recorded in Deed Book 5044 page 559; and by a Twenty-Ninth Amendment recorded in Deed Book 5056 page 873; and a Thirtieth Amendment recorded in Deed Book 5081 page 1907; and a Thirty-First Amendment recorded in Deed Book 5095 page 2110, (hereinafter collectively referred to as the "Amendments"), which Declaration and Amendments, include the Condominium Plats and Plans Attached as Exhibit "D" thereto (the "Plats and Plans").

BEING THE SAME PREMISES which Sophia Brodsky-Cohen a/k/a Sophia Cohen by Deed dated 11/6/2008 and recorded 11/10/2008 in the office of the Recorder of Deeds of Montgomery County in Deed Book 5713 at Page 1862, granted and conveyed unto James M. Thomas, II (Deceased) and Kay Ray.

Parcel Number: 31-00-07298-15-9.

Location of property: 455 Copper Beech Circle, Elkins Park, PA 19027.

The improvements thereon are: A condominium townhouse.

Seized and taken in execution as the property of **Kay Ray** at the suit of Bayview Loan Servicing, LLC. Debt: \$310,256.53.

KML Law Group, P.C., Attorneys.

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

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

19-20946

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Abington Township**, Montgomery County, Pennsylvania, described to a Survey and Plan thereof made by Charles E. Shoemaker, Registered Professional Engineer of Abington, Pennsylvania on October 4, 1995, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Johnston Avenue (40 feet wide) at the distance of 120.62 feet measured North 40 degrees, 41 minutes, 30 seconds East along said side of Johnston Avenue from the Eastern terminus of the radial intersection connecting the Northwesterly side of Johnston Avenue with the Northeasterly side of Avondale Avenue (40 feet wide) (said radial intersection having a radius of 10 feet at the arc distance of 15.72 feet); thence North 49 degrees, 18 minutes, 30 seconds West 119.81 feet to a point; thence North 40 degrees, 46 minutes East 6.21 feet, thence South 58 degrees, 47 minutes. 46 seconds East 20.07 feet to a point, thence North 40 degrees, 41 minutes, 30 seconds, East 20.49 feet to a point; thence South 49 degrees, 18 minutes, 30 seconds East passing partly through the party wall of the building erected on this lot and the building erected or the lot adjoining to the Northeast thereof 100 feet to a point of the Northwesterly side of Johnston Avenue, aforesaid, thence along same South 40 degrees, 41 minutes, 30 seconds, West 30 feet to the first mentioned point and place of beginning.

BEING THE SAME PREMISES which Michael Maurer and Judith Maurer, husband and wife by Deed dated June 2, 2009 and recorded in the Office of Recorder of Deeds of Montgomery County on June 10, 2009 at Book 5733, Page 524 Instrument No. 2009060144 granted and conveyed unto Patricia Baradziej and Michael Baradziej, wife and husband
Parcel Number: 30-00-34612-00-8.

Location of property: 1146 Johnston Avenue, Roslyn, PA 19001.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Michael Baradziej and Patricia Baradziej, by Deed from, Michael Maurer and Judith Maurer, husband and wife, dated June 2, 2009, recorded June 10, 2009, in the Montgomery County Recorder of Deed in Book 5733, Page 524, Instrument No. 2009060144** at the suit of PHH Mortgage Corporation. Debt: \$123,623.86.

Stern & Eisenberg, Attorneys.

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

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

19-21446

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described in accordance with a survey thereof made by George C. Hollman, Registered Surveyor of Norristown, PA on 7/12/1960 as follows, to wit:

BEGINNING at the point of intersection of the Southeasterly side of Walnut Street (66 feet wide) and the Southwesterly side of Freedley; thence extending along the said side of Freedley Street South 34 degrees 33 minutes East 120 feet to a point; thence extending South 55 degrees 25 minutes West 43.06 feet to a point a corner of Lot No. 19; thence extending along Lot No. 19 North 34 degrees 35 minutes West the line for part of the distance passing through the middle of a partition wall of this and house on Lot No. 19 120 feet to a point on the Southeasterly side of Walnut Street; thence extending along said side of Walnut Street North 55 degrees 25 minutes East 43.15 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN David Knauff Jr. and Joseph Fazio, tenants in common, by Deed from Shaun Donovan Secretary of Housing and Urban Development, Dated 07/08/2010, Recorded 09/14/2010, in Book 5779, Page 0666.

Parcel Number: 13-00-37544-00-9.

Location of property: 1438 Walnut Street, Norristown, PA 19401-3512.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph Fazio and David Knauff, Jr.** at the suit of Wells Fargo Bank, N.A. Debt: \$126,058.34.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

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

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

19-21877

ALL THAT CERTAIN lot or piece of ground, together with the buildings and improvements thereon erected, situate in **West Norriton Township**, Montgomery County, Pennsylvania, being Lot No. 19 as designated on a Plan made by H. D. Herbert, Registered Professional Engineer, Centre Square, Pa., dated May 20, 1949, and being bounded and described as follows, to wit:

BEGINNING at a point on the Southwesterly side of Sterigere Street at a distance of one hundred forty-five feet measured South forty-seven degrees no minutes East from the intersection of the said side of Sterigere Street (sixty feet wide) with the Southeasterly side of Highland Avenue (fifty feet wide); thence extending along said side of Sterigere Street South forty-seven degrees no minutes East a distance of seventy-two and five-tenths feet to a point; thence extending along Lot No. 20 South forty-three degrees no minutes West a distance of one hundred fifty feet to a point; thence extending North forty-seven degrees no minutes West a distance of seventy-two and five-tenths feet to a point; thence extending along Lot No. 18 North forty-three degrees no minutes East a distance of one hundred fifty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Nicholas Panco, by Deed from Estate of Russell H. Weber, Deceased, by Brian R. Weber and Hollis E. Clark, Co-Executors, dated 05/19/2014, recorded 05/20/2014, in Book 5913, Page 1790, Instrument No. 2014030523.

Parcel Number: 63-00-08128-00-8.

Location of property: 1728 Sterigere Street, Jeffersonville, PA 19403-2955.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Nicholas Panco** at the suit of New Residential Mortgage LLC. Debt: \$121,601.92.

Phelan Hallinan Diamond & Jones, LLP, Attorneys.

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

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

19-23931

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, according to a survey and plan thereof made by Howard W. Arrison, Engineer of Glenside, Penna. On April 21, 1941 as follows, to wit:

BEGINNING at a point at the radial intersection of the Southeasterly side of Roseland Avenue (50 feet wide) with the Northeastly side of Fox Chase Road (41.5 feet wide) thence extending North 45 degrees 36 minutes 13 seconds East along the Southeasterly side of Roseland Avenue 93.03 feet to a point; thence extending South 44 degrees 23 minutes 47 seconds East 100 feet to a point; thence extending South 44 degrees 23 minutes 47 seconds East 100 feet to a point; thence extending South 45 degrees 36 minutes 13 seconds West 76.17 feet to a point on the Northeastly side of Fox Chase Road aforesaid; thence extending North 61 degrees 15 minutes 17 seconds West

along the Northeasterly side of Fox Chase Road 91.04 feet to a point being the radial intersection of the Northeasterly side of Fox Chase Road with the Southeasterly side of Roseland Avenue aforesaid; thence extending along said radial intersection on a line curving to the right with a radius of 10 feet, the arc distance of 18.65 feet to the Southeasterly side of Roseland Avenue, being the first mentioned point and place of beginning.

BEING parts of Lots Nos. 347 and 348 on place of Fox Chase Manor at Norristown, PA, in Deed Book 953 Page 600. TITLE TO SAID PREMISES VESTED IN Francis T. Winters and Katie A. Winters husband and wife (son-in-law and daughter) by deed from James A. Kelly (father), dated December 29, 2006, and recorded January 18, 2007, Book 5632, Page 00031, as Instrument Number 2007008525.

Parcel Number: 30-00-58316-00-1.

Location of property: 605 Roseland Avenue, Jenkintown, PA 19046.

The improvements thereon are: Single-family.

Seized and taken in execution as the property of **Francis T. Winters and Katie A. Winters** at the suit of Deutsche Bank National Trust Company et. al. Debt: \$500,441.56.

Parker McCay, P.A., Attorneys.

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

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

To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on March 25, 2020 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

ACTION TO QUIET TITLE

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
No. 2019-23760

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

Abijah Immanuel,
Plaintiff

vs.

Michael F. Zielinski,
Defendant

TO: Michael F. Zielinski, **Defendant**

You have been sued in court. An Action to Quiet Title has been instituted against you by the Plaintiff, **Abijah Immanuel**, to resolve or extinguish any remaining claims of title, right, possession, mortgage or lien interest you may have with respect to the premises located at 732 George St., Norristown, Montgomery County, Pennsylvania 19401.

NOTICE

You are hereby notified that If you wish to defend against the claims set forth, you must take action within (20) days from the publication of this notice, 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.

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.

Godfathers, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

NOTICE IS HEREBY GIVEN that on 12/12/19, Articles of Incorporation were filed with the Secy. of the State of the Commonwealth of PA for **Lechner & Stauffer Group, Inc.**, a corporation organized under the Business Corp. Law of 1988.

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

Strategic Charitable Alliance, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

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

Notice is hereby given that Articles of Incorporation were filed in the Department of State of the Commonwealth of Pennsylvania for **Tender Gear Corp** under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

**ARTICLES OF INCORPORATION
NONPROFIT**

Notice is hereby given that **Anderson Farms Community Association** has been incorporated under the provisions of the PA Non-Profit Corporation Law of 1988.

Brinley Court Community Association has been incorporated under the provisions of the Nonprofit Corporation Law of 1988, as amended, for the purposes as follows: to manage, maintain, care for, preserve and administer a planned unit community to be known as the Brinley Court Planned Community located in partially in Springfield Twp., Bucks County and Upper Saucon Twp., Leigh County, PA.
**Carl N. Weiner, Solicitor
Hamburg, Rubin, Mullin, Maxwell & Lupin, P.C.**
375 Morris Road, P.O. Box 1479
Lansdale, PA 19446-0773

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2020-01420

NOTICE IS HEREBY GIVEN that on January 24, 2020, the Petition of Anne Marie Schmalbach was filed in the above named Court, praying for a Decree to change her name to ANNA MARIE SCHMALBACH.

The Court has fixed March 18, 2020, 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. 2020-01190

NOTICE IS HEREBY GIVEN that on January 22, 2020, the Petition of Aron Chea Steinbach was filed in the above named Court, praying for a Decree to change the Petitioner's name to CHEA STEINBACH.

The Court has fixed March 18, 2020, 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. 2020-01476

NOTICE IS HEREBY GIVEN that on January 27, 2020, the Petition of Betty Karen Basile a/k/a Candy Karen Basile was filed in the above named Court, praying for a Decree to change her name to CANDY KAREN BASILE.

The Court has fixed April 1, 2020, 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.

Judith L. Watts, Esquire
1129 E. High Street, P.O. Box 776
Pottstown, PA 19464

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2020-00979

NOTICE IS HEREBY GIVEN that on January 17, 2020, the Petition of Christopher Ryan Dalton was filed in the above named Court, praying for a Decree to change his name to DALTON CHRISTOPHER LeVASSEUR.

The Court has fixed March 18, 2020, 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. 2020-01343

NOTICE IS HEREBY GIVEN that the Petition of Eric Alexander Flowers was filed in the above named Court, praying for a Decree to change his name to ERIC ALEXANDER BETTS.

The Court has fixed March 18, 2020, 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.

**Robert H. Lefevre, Atty. for Petitioner
Morrow, Tompkins & Lefevre, LLC**
58 E. Penn Street
Norristown, PA 19401
610-272-3650

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2020-01137

NOTICE IS HEREBY GIVEN that on January 21, 2020, the Petition of Vadim K. Tamarkin was filed in the above named Court, praying for a Decree to change his name to VLADIMIR M. TAMARKIN.

The Court has fixed March 18, 2020, 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**BARAN, STEFFIE, dec'd.**

Late of Upper Moreland Township.
Administrator C.T.A.: MICHAEL L. FREDERICKS,
36 Pebble Drive,
Horsham, PA 19044.
ATTORNEY: BRIAN P. McVAN,
BRIAN P. McVAN, LLC,
162 S. Easton Road,
Glenside, PA 19038

BLOCK, ROSEMARY, dec'd.

Late of Lower Moreland Township.
Administrator: STEVEN BLOCK,
c/o David V. Bogdan, Esquire,
100 S. Broad Street, Suite 1520,
Philadelphia, PA 19110.
ATTORNEY: DAVID V. BOGDAN,
100 S. Broad Street, Suite 1520,
Philadelphia, PA 19110

BREUER, LORE A., dec'd.

Late of Lower Gwynedd Township.
Executrix: ANITA HENDRZAK,
c/o Stephen M. Howard, Esquire,
605 N. Broad Street,
Lansdale, PA 19446.
ATTORNEY: STEPHEN M. HOWARD,
605 N. Broad Street,
Lansdale, PA 19446

BURNS, JAMES F., dec'd.

Late of Souderton, PA.
Executor: MATTHEW MISSIMER.
ATTORNEY: CHRISTOPHER H. MEINZER,
MLO ASSOCIATES,
516 Main Street,
Pennsburg, PA 18073,
215-679-4554

BUTIKIS, HELEN T., dec'd.

Late of Worcester Township.
Executrix: MARY A. RAYNER,
c/o Joseph P. Stampone, Esquire,
500 Cottman Avenue,
Cheltenham, PA 19012.
ATTORNEY: JOSEPH P. STAMPONE,
STAMPONE O'BRIEN DILSHEIMER LAW,
500 Cottman Avenue,
Cheltenham, PA 19012

CARACAUSA, ANGELA M., dec'd.

Late of Borough of Lansdale.
Executors: DAVID J. CARACAUSA,
DIANE M. CARACAUSA AND
ANTHONY C. CARACAUSA,
c/o Kathleen A. Maloles, Esquire,
375 Morris Road, P.O. Box 1479,
Lansdale, PA 19446-0773.
ATTORNEY: KATHLEEN A. MALOLES,
HAMBURG, RUBIN, MULLIN, MAXWELL &
LUPIN, PC,
375 Morris Road, P.O. Box 1479,
Lansdale, PA 19446-0773

CLEMENS, EDITH S., dec'd.

Late of Franconia Township.
Executrix: MARY G. CLEMENS,
550 Newbury Court,
Sellersville, PA 18960.
ATTORNEY: CHARLOTTE A. HUNSBERGER,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 64769,
Souderton, PA 18964

DELLEMONACHE SR., CAMILLO L., dec'd.

Late of Borough of Bridgeport.
Executrix: ROSE DELLEMONACHE,
c/o Robert J. Breslin, Jr., Esquire,
3305 Edgmont Avenue,
Brookhaven, PA 19015.
ATTORNEY: ROBERT J. BRESLIN, JR.,
3305 Edgmont Avenue,
Brookhaven, PA 19015

DiGIOVANNI, DOROTHY JEAN, dec'd.

Late of Lower Merion Township.
Co-Executors: RALPH G. DiGIOVANNI, III,
18 Marywaterford Road,
Bala Cynwyd, PA 19004,
LISA STATON,
149 Downing Drive,
Severna Park, MD 21146.

DOWNES, ANNE W. also known as ANNE WATSON DOWNES and ANNE DOWNES, dec'd.

Late of Upper Moreland Township.
Executrix: CAROLINE D. FARRELL,
14211 Avalon Drive,
Northborough, MA 01532.
ATTORNEY: ROBERT C. GERHARD, III,
GERHARD & GERHARD, P.C.,
815 Greenwood Avenue, Suite 8,
Jenkintown, PA 19046,
215-885-6785

EDNEY, BARBARA ANN, dec'd.

Late of Springfield Township.
Administrator: ESYAN A. SAKAYA,
400 S. 30th Street, Apt. #7,
Harrisburg, PA 17103.

FERRINO, MARGUERITE E., dec'd.

Late of Springfield Township.
Administratrix: ANN T. FERRINO,
815 Elliston Drive,
Glenside, PA 19038.
ATTORNEY: ARMAND M. VOZZO, JR.,
19 Short Road,
Doylestown, PA 18901

GILLER, FREDERICK B., dec'd.

Late of Abington, PA.
Co-Executors: BRYAN D. GILLER,
4 Hudson Court,
Doylestown, PA 18901,
KAREN A. GILLER,
127 Heather Drive,
New Hope, PA 18938.

GINDER, MILDRED A., dec'd.

Late of West Pottsgrove Township.
Executor: LARRY H. HARP,
1299 N. Adams Street,
Pottstown, PA 19464.
ATTORNEY: SCOTT C. PAINTER,
906 Penn Avenue, P.O. Box 6269,
Wyomissing, PA 19610

GOOD, HELEN M., dec'd.

Late of Upper Salford Township.
 Executrix: RITA M. HOOVER,
 84 Haldeman Road,
 Schwenksville, PA 19473.
 ATTORNEY: JEFFREY K. LANDIS,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

GRIFFITH, ANDREW WARGO also known as ANDREW W. GRIFFITH, dec'd.

Late of Upper Moreland Township.
 Administratrix: BARBARA WARGO GRIFFITH,
 44 Wargo Drive,
 Jim Thorpe, PA 18229.

HANNA, FRANCIS A. also known as FRANK A. HANNA, dec'd.

Late of Horsham Township.
 Co-Executrices: AMY SMITH AND
 CHRISTINE STIMMLER,
 c/o Robert A. Alston, Esquire,
 Friedman, Schuman, PC,
 101 Greenwood Avenue, Fifth Floor,
 Jenkintown, PA 19046.
 ATTORNEY: ROBERT A. ALSTON,
 FRIEDMAN, SCHUMAN, PC,
 101 Greenwood Avenue, Fifth Floor,
 Jenkintown, PA 19046

HASSOLD, ELAINE F., dec'd.

Late of Lower Merion Township.
 Co-Executors: EDWARD FACKENTHAL,
 1945 Swedesford Road,
 Malvern, PA 19355,
 LOUISE H. FLICK,
 23 Aylesbury Drive,
 St. Louis, MO 63132.
 ATTORNEY: EDWARD FACKENTHAL,
 1945 Swedesford Road,
 Malvern, PA 19355

HASTINGS, ANN B. also known as ANN BOYD HASTINGS, dec'd.

Late of Lower Merion Township.
 Executor: DAVID B. HASTINGS, JR.,
 c/o Gawthrop Greenwood, PC,
 17 E. Gay Street, Suite 100,
 West Chester, PA 19380.
 ATTORNEY: STEPHEN J. OLSEN,
 17 E. Gay Street, Suite 100,
 West Chester, PA 19380

HOLSONBACK, WILLARD RAY, dec'd.

Late of Frederick Township.
 Executor: WILLIAM HOLSONBACK,
 1328 Snyder Road,
 Green Lane, PA 18054.

IRELAND, MILDRED E., dec'd.

Late of Lower Gwynedd Township.
 Executor: AMY W. SOSNOV,
 47 N. Tallahassee Avenue,
 Atlantic City, NJ 08401.
 ATTORNEYS: SOSNOV & SOSNOV,
 540 Swede Street,
 Norristown, PA 19401

JUST, MERYLEE WERTHAN also known as**MERYLEE E. WERTHAN JUST, MERYLEE WERTHAN and MERYLEE JUST, dec'd.**

Late of Lower Gwynedd Township.
 Executor: GEORGE B. WERTHAN,
 c/o Stanley A. Pelli, Esquire,
 1608 Walnut Street, Suite 900,
 Philadelphia, PA 19103.
 ATTORNEY: STANLEY A. PELLI,
 ALEXANDER & PELLI, LLC,
 1608 Walnut Street, Suite 900,
 Philadelphia, PA 19103

KANE, KARIN LYNN, dec'd.

Late of Montgomery Township.
 Administrator: WILLIAM KANE,
 243 Twining Road,
 Lansdale, PA 19446.

KESSLER, FRANK also known as FRANK LEE KESSLER and FRANK L. KESSLER, dec'd.

Late of Lower Merion Township.
 Executrices: NANCY CARPEY AND
 BETH ANN KESSLER,
 c/o Jonathan H. Ellis, Esquire,
 One Tower Bridge, Suite 100,
 100 Front Street,
 Conshohocken, PA 19428.
 ATTORNEY: JONATHAN H. ELLIS,
 FLASTER GREENBERG PC,
 One Tower Bridge, Suite 100,
 100 Front Street,
 Conshohocken, PA 19428

KOZLOWSKI, KATHERINE A. also known as**KATHERINE KOZLOWSKI and KATHERINE S. KOZLOWSKI, dec'd.**

Late of Horsham Township.
 Executrix: NORMA J. CAVALIERE,
 c/o John T. Dooley, Esquire,
 1800 Pennbrook Parkway, Suite 200,
 Lansdale, PA 19446.
 ATTORNEY: JOHN T. DOOLEY,
 DISCHELL, BARTHE & DOOLEY, PC,
 1800 Pennbrook Parkway, Suite 200,
 Lansdale, PA 19446

KRAUT, MARVIN, dec'd.

Late of Montgomery County, PA.
 Co-Executors: PAULETTE SOFFER, and
 DANIEL J. MANEELY,
 c/o Bowen & Burns,
 530 Street, P.O. Box 572,
 Southampton, PA 18966.
 ATTORNEY: GERALD L. BOWEN, JR.,
 BOWEN & BURNS,
 530 Street Road, P.O. Box 572,
 Southampton, PA 18966

LICWINKO, DOROTHY SUSAN also known as DOTSIE LICWINKO, dec'd.

Late of Plymouth Township.
 Executor: GERALD A. BIELAWSKI,
 160 Merion Avenue,
 West Conshohocken, PA 19428.

LUCIER, HENRY R. also known as HENRY LUCIER, dec'd.

Late of Upper Moreland Township.
 Executor: DANIEL P. DONNELLY,
 1051 Huntingdon Pike,
 Huntingdon Valley, PA 19006.
 ATTORNEY: MELANIE S. HOFF,
 ROTHKOFF LAW GROUP,
 425 W. Route 70,
 Cherry Hill, NJ 08002

McCAULEY, WILLIAM LAWRENCE also known as WILLIAM L. McCAULEY, dec'd.

Late of Upper Merion Township.
 Executrix: KATHLEEN McCAULEY.
 ATTORNEY: GEORGE F. DOUGLAS, III,
 SALZMANN HUGHES PC,
 354 Alexander Spring Road, Suite 1,
 Carlisle, PA 17015

McCREESH, THOMAS FRANCIS, dec'd.

Late of Montgomery County, PA.
 Executor: PATRICK McCREESH,
 1050 Street Road, P.O. Box 131,
 Southampton, PA 18966.

McKEE JR., THOMAS, dec'd.

Late of Cheltenham, PA.
 Administratrix: COLLEEN M. GILBERT,
 1233 Crescent Avenue,
 Feasterville, PA 19053.

MEEHAN, MARY P., dec'd.

Late of Montgomery County, PA.
 Executor: AUSTIN A. MEEHAN, III,
 c/o Bowen & Burns,
 530 Street Road, P.O. Box 572,
 Southampton, PA 18966.
 ATTORNEY: GERALD L. BOWEN, JR.,
 BOWEN & BURNS,
 530 Street Road, P.O. Box 572,
 Southampton, PA 18966

NEWELL, EILEEN BUCKLEY also known as MICKEY NEWELL, dec'd.

Late of Montgomery County, PA.
 Executor: JAMES G. NEWELL, JR.,
 1799 Diamond Mt. Rd.,
 Calistoga, CA 94515.

ODENATH, MARY A., dec'd.

Late of Whitmarsh Township.
 Administratrix: LINDA M. MYERS,
 c/o Leonard L. Shober, Esquire,
 308 N. Main Street, Suite 400,
 Chalfont, PA 18914.
 ATTORNEY: LEONARD L. SHOBER,
 SHOBER & ROCK, P.C.,
 308 N. Main Street, Suite 400,
 Chalfont, PA 18914

OULIGIAN, JOHN CHARLES also known as JOHN C. OULIGIAN, dec'd.

Late of Lower Merion Township.
 Executrix: JOANNE MADDEN OULIGIAN,
 518 Mercer Road,
 Merion Station, PA 19066.
 ATTORNEY: ROBERT C. GERHARD, III,
 GERHARD & GERHARD, P.C.,
 815 Greenwood Avenue, Suite 8,
 Jenkintown, PA 19046,
 215-885-6785

PACIFICO, KERRY T., dec'd.

Late of Lower Merion Township.
 Executors: KERRY J. PACIFICO AND
 MARIA PACIFICO,
 c/o Jonathan H. Ellis, Esquire,
 One Tower Bridge, Suite 100,
 100 Front Street,
 Conshohocken, PA 19428.
 ATTORNEY: JONATHAN H. ELLIS,
 FLASTER GREENBERG PC,
 One Tower Bridge, Suite 100,
 100 Front Street,
 Conshohocken, PA 19428

PAUL SR., EDWARD J. also known as EDWARD JOSEPH PAUL, SR., dec'd.

Late of West Norriton Township.
 Executors: MARLENE C. SCHETTONE AND
 EDWARD J. PAUL, JR.,
 c/o Danielle Friedman, Esquire,
 1255 Drummers Lane, Suite 105,
 Wayne, PA 19087.
 ATTORNEY: DANIELLE FRIEDMAN,
 PALMARELLA, CURRY & RAAB, P.C.,
 1255 Drummers Lane, Suite 105,
 Wayne, PA 19087

PERGINE, PASQUALE DANIEL also known as

PASQUALE D. PERGINE, JR. and PASQUALE D. PERGINE, dec'd.
 Late of East Norriton Township.
 Executrix: MICHELLE A. SCARPONE,
 c/o William L. Landsburg, Esquire,
 Blue Bell Executive Campus, Suite 110,
 460 Norristown Road,
 Blue Bell, PA 19422-2323.
 ATTORNEY: WILLIAM L. LANDSBURG,
 WISLER PEARLSTINE, LLP,
 Blue Bell Executive Campus, Suite 110,
 460 Norristown Road,
 Blue Bell, PA 19422-2323

PHILLIPS, LYNNE MARGARET also known as LYNNE M. PHILLIPS, dec'd.

Late of Lower Salford Township.
 Administratrix: TIFFANY L. SHADE,
 418 Indian Creek Road,
 Telford, PA 18969.
 ATTORNEY: J. OLIVER GINGRICH,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

RASMUSSEN, CAROLYN A. also known as CAROLYN ANN RASMUSSEN, dec'd.

Late of Upper Dublin Township.
 Executor: ROALD M. RASMUSSEN,
 129 Brentwood Drive,
 Willow Grove, PA 19090.
 ATTORNEY: DAVID P. GRAU,
 911 N. Easton Road, P.O. Box 209,
 Willow Grove, PA 19090

REED, SUSAN E., dec'd.

Late of Upper Hanover Township.
 Executor: RONALD E. REED,
 1348 Hendricks Road,
 Pennsburg, PA 18073.
 ATTORNEY: WENDY J. ASHBY,
 314 W. Broad Street, Suite 118,
 Quakertown, PA 18951

SHINNERS, HELEN M., dec'd.

Late of Lower Merion Township.
 Executors: JAMES A. RIVIELLO AND
 THE BRYN MAWR TRUST COMPANY,
 c/o Stanley A. Pelli, Esquire,
 1608 Walnut Street, Suite 900,
 Philadelphia, PA 19103.
 ATTORNEY: STANLEY A. PELLI,
 ALEXANDER & PELLI, LLC,
 1608 Walnut Street, Suite 900,
 Philadelphia, PA 19103

SPEAR, ROBERT JOHN, dec'd.

Late of Limerick Township.
 Executrix: GINA DUCHOSSOIS,
 1121 E. Chestnut Avenue,
 Norristown, PA 19403.

STERN, NESSA NADINE also known as

**NESSA STERN and
 NESSA N. STERN, dec'd.**
 Late of Lower Merion Township.
 Administratrix: JODY BERMAN,
 c/o Noah Gorson, Esquire,
 1845 Walnut Street, Suite 1300,
 Philadelphia, PA 19103.

ATTORNEY: NOAH GORSON,
 GORSON & GORSON, P.C.,
 1845 Walnut Street, Suite 1300,
 Philadelphia, PA 19103

SWARTLEY, JOHN W., dec'd.

Late of Limerick Township.
 Executor: ROBERT W. SWARTLEY,
 c/o Mary C. Crocker, Esquire,
 1296 E. High Street,
 Pottstown, PA 19464.

VAGNONI, SARA, dec'd.

Late of Borough of Norristown.
 Executors: VINCENT CAPONE,
 1620 Grasshopper Lane,
 Lower Gwynedd, PA 19002,
 NEIL ELIFF,
 53 Downing Drive,
 Wyomissing Hills, PA 19610.

ATTORNEY: RICHARD W. STEVENS,
 FLAMM WALTON HEIMBACH,
 794 Penllyn Pike, Suite 100,
 Blue Bell, PA 19422-1669

VENEZIA, ROSE J. also known as

ROSE J. BERTUCCI VENEZIA, dec'd.
 Late of Lower Salford Township.
 Executrix: CHERYLL KRAUSE,
 103 Springfield Drive,
 Sellersville, PA 18960.

WAELTZ, DARLENE L., dec'd.

Late of Borough of Hatboro.
 Co-Executors: KAREN L. O'BRIEN,
 153 Horseshoe Lane,
 Warminster, PA 18974,
 J. ALAN WAELTZ,
 651 Harrison Avenue,
 Ardsley, PA 19038.

ATTORNEY: ROBERT C. GERHARD, III,
 GERHARD & GERHARD, P.C.,
 815 Greenwood Avenue, Suite 8,
 Jenkintown, PA 19046,
 215-885-6785

WATERS, THERESA A., dec'd.

Late of Horsham Township.
 Executrix: T. JANET WEAVER,
 c/o Law Offices of Michelle C. Berk, P.C.,
 1300 Virginia Drive, Suite 325A,
 Fort Washington, PA 19034.

ATTORNEY: MICHELLE C. BERK,
 LAW OFFICES OF MICHELLE C. BERK, P.C.,
 1300 Virginia Drive, Suite 325A,
 Fort Washington, PA 19034

WOOLLEY, MARGARET E., dec'd.

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

Second Publication**CAPALDI, BRIAN ERNEST also known as****BRIAN E. CAPALDI, dec'd.**

Late of Upper Merion Township.

Executrix: JANELLE GAJ,
 P.O. Box 2144,
 West Chester, PA 19380.

ATTORNEY: KEVIN D. BIRKHEAD,
 TIMONEY KNOX, LLP,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544

DAVIS, BARBARA ANNE, dec'd.

Late of Lower Merion Township.

Administratrix: PATRICIA M. SERGIO.

ATTORNEY: THOMAS M. KEENAN,
 KEENAN, CICCITTO & ASSOCIATES, LLP,
 376 E. Main Street,
 Collegeville, PA 19426,
 610-489-6170

DeFELICE, ASSUNTA also known as**SUE DeFELICE and****SUE M. DeFELICE, dec'd.**

Late of Hatfield Township.

Executor: MICHAEL J. DeFELICE,
 2073 Stewart Drive,
 Hatfield, PA 19440.

DEMPSEY, WILLIAM J., dec'd.

Late of Whitmarsh Township.

Executrix: KATHLEEN SCHUGSTA,
 802 E. Abington Avenue,
 Wyndmoor, PA 19038.

ATTORNEY: KAREN F. ANGELUCCI,
 HOWLAND, HESS, GUINAN, TORPEY,
 CASSIDY & O'CONNELL, LLP,
 2444 Huntingdon Pike,
 Bethayres, PA 19006

GODSHALL, PATRICIA A. also known as**PATRICIA GODSHALL, dec'd.**

Late of Upper Merion Township.

Executrix: ANNE M. PALUMBO,
 c/o Rudolph L. Celli, Jr., Esquire,
 115 Bloomingdale Avenue, Suite 201,
 Wayne, PA 19087.

ATTORNEY: RUDOLPH L. CELLI, JR.,
 CELLI & ASSOCIATES,
 115 Bloomingdale Avenue, Suite 201,
 Wayne, PA 19087

GOLDFARB, ARTHUR MAURICE, dec'd.

Late of Lower Merion Township.

Executor: JEFFREY GOLDFARB,
 10 Tohopeka Lane,
 Philadelphia, PA 19118.

GRADY, ROSEMARY J., dec'd.

Late of Abington Township.

Executor: ERINROSE HOGAN,
 c/o Law Offices of Michelle C. Berk, P.C.,
 1300 Virginia Drive, Suite 325A,
 Fort Washington, PA 19034,
 215-793-4800.

ATTORNEY: MICHELLE C. BERK,
 LAW OFFICES OF MICHELLE C. BERK, P.C.,
 1300 Virginia Drive, Suite 325A,
 Fort Washington, PA 19034

HILL JR., SELDON S. also known as SELDON SYLVESTER HILL, II, dec'd.

Late of Upper Merion Township.
 Executrices: SARA H. LAWSON AND DAWN H. LARSEN,
 c/o John F. Walsh, Esquire,
 653 Skippack Pike, Suite 317,
 P.O. Box 445,
 Blue Bell, PA 19422-0702.
 ATTORNEY: JOHN F. WALSH,
 653 Skippack Pike, Suite 317,
 P.O. Box 445,
 Blue Bell, PA 19422-0702

HOCKRIDGE, DORIS M., dec'd.

Late of Upper Gwynedd Township.
 Executor: BRIAN J. HOCKRIDGE,
 c/o John C. Hook, Esquire,
 2005 Market Street, Suite 2600,
 Philadelphia, PA 19103.
 ATTORNEY: JOHN C. HOOK,
 STRADLEY RONON STEVENS & YOUNG, LLP,
 2005 Market Street, Suite 2600,
 Philadelphia, PA 19103

JONES, GEORGE T., dec'd.

Late of Upper Moreland Township.
 Executors: GEORGE T. JONES,
 182 Clover Lane,
 Perkiomenville, PA 18074,
 ALICE DEVINE,
 323 Margaretta Avenue,
 Huntingdon Valley, PA 19006.
 ATTORNEY: SCOT W. SEMISCH,
 SEMISCH and SEMISCH,
 408 N. Easton Road, P.O. Box 306,
 Willow Grove, PA 19090-0306

KERSHNER, ELLSWORTH S., dec'd.

Late of Horsham Township.
 Executrix: TRICIA LUDDECKE,
 c/o Paul A. Coghlan, Esquire,
 437 Rhawn Street,
 Philadelphia, PA 19111.
 ATTORNEY: PAUL A. COGLAN,
 437 Rhawn Street,
 Philadelphia, PA 19111

KRAFT, MILDRED E. also known as MILDRED EMMA KRAFT, dec'd.

Late of Whitpain Township.
 Executrix: MARIE KRAFT,
 33 Douglas Street,
 Ambler, PA 19002.

LEWIS, ROBERT T. also known as ROBERT LEWIS and BOB LEWIS, dec'd.

Late of Borough of Pottstown.
 Executor: ROBERT T. LEWIS, JR.,
 267 Woodland Lane,
 Mt. Sterling, KY 40353.
 ATTORNEY: SCOTT C. McINTOSH,
 LEWIS McINTOSH & TEARE, LLC,
 372 N. Lewis Road, P.O. Box 575,
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McCULLEY, GEORGANN L. also known as GEORGANN LUCY McCULLEY, dec'd.

Late of Abington Township.
 Executor: WILLIAM G. NICKLES,
 1844 Edge Hill Road,
 Abington, PA 19001.
 ATTORNEY: ROBERT M. DeBIAS,
 2246 Bristol Pike,
 Bensalem, PA 19020

McGOLDRICK, FLORINDA M., dec'd.

Late of Springfield Township.
 Administratrix: MARIA C. McGOLDRICK,
 501 W. Garden Road,
 Oreland, PA 19075.
 ATTORNEY: PATRICK J. McMONAGLE,
 564 Skippack Pike,
 Blue Bell, PA 19422

MEGASKO, JOHN E., dec'd.

Late of Borough of Pottstown.
 Co-Executors: RONALD MEGASKO AND RITA LESE,
 c/o Carolyn Marchesani, Esquire,
 Wolf, Baldwin & Associates, P.C.,
 P.O. Box 444,
 Pottstown, PA 19464.

MOSER, BESSIE M., dec'd.

Late of Douglass Township.
 Executor: GEORGE M. MOSER,
 80 Werstler Avenue,
 Gilbertsville, PA 19525.
 ATTORNEY: THOMAS L. HOFFMAN,
 WELLS, HOFFMAN, HOLLOWAY &
 MEDVESKY, LLP,
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O'CONNOR, ANN T., dec'd.

Late of Borough of Pottstown.
 Executors: RICHARD A. O'CONNOR AND NEIL V. O'CONNOR,
 c/o Alan G. Wandalowski, Esquire,
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 ATTORNEY: ALAN G. WANDALOWSKI,
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 Doylestown, PA 18901

PECK, BARBARA S., dec'd.

Late of Lower Providence Township.
 Executor: HUBERT R. PECK,
 c/o Jill R. Fowler, Esquire,
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 West Conshohocken, PA 19428-2950.
 ATTORNEY: JILL R. FOWLER,
 HECKSCHER, TEILLON, TERRILL &
 SAGER, P.C.,
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RININGER, JOHN DAVID also known as

JOHN D. RININGER, dec'd.
 Late of West Norriton Township.
 Co-Administrators: EDNA S. RININGER AND JACK D. RININGER,
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 Collegeville, PA 19426.
 ATTORNEY: MILES B. RITTMASER,
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 Conshohocken, PA 19428

RITTENHOUSE, ARVONIA K., dec'd.

Late of Borough of Pottstown.
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SANDERS, MARIAN, dec'd.

Late of Lower Providence Township.
 Executor: STUART SANDERS,
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 Durham, NC 27713.

**SARRO, MICHAEL J. also known as
MICHAEL JOHN SARRO, dec'd.**

Late of Borough of Collegetville.
 Executrix: LAURIE E. AILES,
 c/o King Laird, P.C.,
 360 W. Main Street,
 Trappe, PA 19426.
 ATTORNEY: THOMAS C. RENTSCHLER,
 KING LAIRD, P.C.,
 360 W. Main Street,
 Trappe, PA 19426

SAYLOR, HELEN, dec'd.

Late of New Hanover Township.
 Co-Executrices: MARGARET E. HOUSER,
 3051 New Hanover Square Road,
 Gilbertsville, PA 19525,
 LINDA SANDERS,
 106 Colonial Heritage Park,
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 ATTORNEY: LEE F. MAUGER,
 MAUGER & METER,
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SIERZEGA, ROBERT A., dec'd.

Late of Borough of Pottstown.
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 Media, PA 19063.
 ATTORNEY: MARTIN J. PEZZNER,
 GIBSON & PERKINS, PC,
 100 W. Sixth Street, Suite 204,
 Media, PA 19063

SMITH, NORMA JEAN, dec'd.

Late of Harleysville, PA.
 Executrix: KATHY J. CLARK,
 4889 Garges Road,
 Schwenksville, PA 19473.

SNYDER, HOWARD W., dec'd.

Late of Upper Gwynedd Township.
 Executrix: DAWN MILLER,
 623 Jennifer Lane,
 Gilbertsville, PA 19525.
 ATTORNEY: WILLIAM P. BROGLEY,
 18 S. Charlotte Street,
 Pottstown, PA 19464

STEEG, DEBORAH A., dec'd.

Late of West Norriton Township.
 Executor: LEO NEMETH,
 c/o Stacey Willits McConnell, Esquire,
 24 E. Market Street, P.O. Box 565,
 West Chester, PA 19381-0565.
 ATTORNEY: STACEY WILLITS McCONNELL,
 LAMB McERLANE, PC,
 24 E. Market Street, P.O. Box 565,
 West Chester, PA 19381-0565

THIEME, ROSE MARIE, dec'd.

Late of Borough of Red Hill.
 Executrix: TANYA PRONKOWITZ,
 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

TIMCHACK, SHIRLEY, dec'd.

Late of Borough of Hatboro.
 Executor: SCOT W. SEMISCH,
 408 Easton Road, P.O. Box 306,
 Willow Grove, PA 19090-0306.
 ATTORNEY: SCOT W. SEMISCH,
 SEMISCH and SEMISCH,
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 Willow Grove, PA 19090-0306

**VIRGILIO, ELIZABETH A. also known as
ELIZABETH ANN VIRGILIO, dec'd.**

Late of Borough of Lansdale.
 Executor: BERNARD J. GALINSKY,
 c/o Albert L. Chase, Esquire.
 ATTORNEY: ALBERT L. CHASE,
 2031 N. Broad Street, Suite 137,
 Lansdale, PA 19446-1003

**WALSTER, GERHARD also known as
GERRY WALSER, dec'd.**

Late of Borough of Lansdale.
 Executor: ERIC C. WALSER,
 c/o Eric Ladley, Esquire,
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 Lansdale, PA 19446.
 ATTORNEY: ERIC LADLEY,
 MONTCO ELDER LAW LLP,
 608 W. Main Street,
 Lansdale, PA 19446

WEINTRAUB, RUTH, dec'd.

Late of Lower Moreland Township.
 Executor: BRUCE POLEKOFF,
 1140 Jefferson Lane,
 Huntingdon Valley, PA 19006.

WEISMAN, MILTON M., dec'd.

Late of Cheltenham Township.
 Executrix: DIANE SOKALSKI,
 c/o Susan Deane Hunter, Esquire,
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 Blue Bell, PA 19422.
 ATTORNEY: SUSAN DEANE HUNTER,
 1061 DeKalb Pike, Suite 201,
 Blue Bell, PA 19422

WOLFSON, EDITH F., dec'd.

Late of Springfield Township.
 Executors: RANDY C. WOLFSON AND
 BRIAN J. WOLFSON,
 c/o Jonathan H. Ellis, Esquire,
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 100 Front Street,
 Conshohocken, PA 19428.
 ATTORNEY: JONATHAN H. ELLIS,
 FLASTER GREENBERG PC,
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YACOVELLI, M. LOUISE, dec'd.

Late of Upper Providence Township.
 Executor: MICHAEL T. YACOVELLI,
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 Royersford, PA 19468.
 ATTORNEY: SCOTT C. McINTOSH,
 LEWIS McINTOSH & TEARE, LLC,
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ZIEBA, PATRICIA REPPERT also known as

PATRICIA R. ZIEBA, dec'd.
Late of Conshohocken, PA.
Executor: CAROLINE PAUL,
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Third and Final Publication**ALLER, CAROLYN RICHARDSON also known as**

CAROLYN R. ALLER, dec'd.
Late of Lower Merion Township.
Executors: EDWARD J. KAIER AND
LINDA CALLAHAN HENRY,
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ATTORNEY: MATTHEW L. ROSIN,
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BELLO, MARIA, dec'd.

Late of East Norriton Township.
Co-Executors: ROBERT W. GEARY,
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DENEEN BELLO,
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ATTORNEY: JOHN J. KILCOYNE,
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BENEDETTO, ROSE MARIE G., dec'd.

Late of Lower Providence Township.
Administrator: DONALD M. BENEDETTO,
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BORDOGNA, JOSEPH, dec'd.

Late of Lower Merion Township.
Executrix: FRANCES BORDOGNA,
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HECKSCHER, TEILLON, TERRILL &
SAGER, P.C.,
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West Conshohocken, PA 19428

BRUCE, LEOTA VYRL also known as

**LEOTA V. BRUCE and
LEOTA BRUCE, dec'd.**
Late of Lower Providence Township.
Executrix: CARROL B. MCCARTHY,
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BRYERS, JOANNE E., dec'd.

Late of Upper Gwynedd Township.
Executors: JOHN JOSEPH KELLY, III,
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BUGGY, JOANN M., dec'd.

Late of Upper Gwynedd Township.
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**CAPRIOTTI, DARIO also known as
DARIO RODRIQUES GONZALES, dec'd.**

Late of Lower Salford Township.
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One E. Airy Street,
Norristown, PA 19401-4802.
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Norristown, PA 19401-4802

**CASSIDY, ANNA P. also known as
ANN CASSIDY, dec'd.**

Late of Montgomery County, PA.
Executrix: MAUREEN R. WHITHAM,
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Abington, PA 19001.

**CATARIOUS, LORI ANN also known as
LORI CATARIOUS, dec'd.**

Late of Upper Hanover Township.
Executor: GLENN CATARIOUS,
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**CUMMINS, RICHARD L. also known as
RICHARD LAVERNE CUMMINS, dec'd.**

Late of Lower Salford Township.
Executor: WILLIAM G. CUMMINS,
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1800 Pennbrook Parkway, Suite 200,
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**DeSANTIS, ARMAND also known as
ARMAND D. DeSANTIS, JR., dec'd.**

Late of Montgomery Township.
Executrix: MARY ANNE STABILITO,
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Doylestown, PA 18901.
ATTORNEY: CHRISTOPHER MAZULLO,
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DETWEILER, LOUISE C. also known as**LOUISE CLEMENS DETWEILER, dec'd.**

Late of Franconia Township.

Executor: PHILIP R. DETWEILER,

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ATTORNEY: CHARLOTTE A. HUNSBERGER,
LANDIS, HUNSBERGER, GINGRICH & WEIK,
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DOUGHERTY, MARY M., dec'd.

Late of Skippack Township.

Executrix: CAROLYN M. RISELL.

ATTORNEY: ROWAN KEENAN,
KEENAN, CICCITTO & ASSOCIATES, LLP,

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610-489-6170

DROP, JOSEPHINE A., dec'd.

Late of Upper Providence Township.

Executrix: DONNA PINTO,

4009 Ashbrook Drive,

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ATTORNEY: JOHN A. KOURY, JR.,

O'DONNELL, WEISS & MATTEI, P.C.,

41 E. High Street,

Pottstown, PA 19464

DUKE, JAMES D., dec'd.

Late of Lansdale, PA.

Executrix: PAMELA COBB,

1772 Franklyn Drive,

Furlong, PA 18925.

FELDMAN, MAXINE B., dec'd.

Late of Upper Dublin Township.

Executrix: ELLEN L. FELDMAN

MERMELSTEIN,

c/o Diane H. Yazujian, Esquire,

P.O. Box 1099,

North Wales, PA 19454.

ATTORNEY: DIANE H. YAZUJIAN,

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FINLAN, KATHRYN J. also known as**KATHRYN JACQUELINE FINLAN, dec'd.**

Late of Abington Township.

Executrix: KATHRYN J. McDEVITT,

c/o George P. O'Connell, Esquire,

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Bethayres, PA 19006.

ATTORNEY: GEORGE P. O'CONNELL,

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CASSIDY & O'CONNELL, LLP,

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Bethayres, PA 19006

FLEDDERJOHN, VIRGINIA ANNE also known as**VIRGINIA A. FLEDDERJOHN and****VIRGINIA FLEDDERJOHN, dec'd.**

Late of Lower Providence Township.

Executrix: JANENE G. OSBORNE,

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STRADLEY RONON STEVENS & YOUNG, LLP,

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GALLAGHER, ELIZABETH, dec'd.

Late of Franconia Township.

Executor: DANIEL T. GALLAGHER,

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GIBSON, JUDITH ANN, dec'd.

Late of Worcester Township.

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HALSTED, MILDRED A., dec'd.

Late of Upper Dublin Township.

Co-Executor: S. HALSTED,

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HANES, JOSEPH A., dec'd.

Late of Upper Gwynedd Township.

Executor: DONNA M. CLAYTON,

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HARRINGTON SR., THOMAS D. also known as**THOMAS D. HARRINGTON, dec'd.**

Late of Springfield Township.

Executrix: MARYALICE CLEARY,

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ATTORNEY: JAMES F. CROTTY,

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HARRIS, BESSIE, dec'd.

Late of Cheltenham Township.

Executor: GREGORY L. HARRIS,

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ATTORNEY: ROBERT H. BEMBRY, III,

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HOCKRIDGE, RALPH R., dec'd.

Late of Upper Gwynedd Township.

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HOFFMAN, WILLIAM F. also known as**BILL HOFFMAN, dec'd.**

Late of Towamencin Township.

Executrices: LuANNE DeVALL,

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HOSSO, GERLINDE, dec'd.

Late of Mont Clare, PA.
 Executrix: HEIDI JONES,
 c/o John H. Filice, Esquire,
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JONES, GWENDOLYN, dec'd.

Late of Lower Merion Township.
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 Plymouth Meeting, PA 19462.
 ATTORNEY: ROBERT M. SLUTSKY,
 SLUTSKY ELDER LAW,
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 Plymouth Meeting, PA 19462

KARADAS, NANETT S., dec'd.

Late of Royersford, PA.
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KAUCHER, WILLIAM C., dec'd.

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KITCHIN, JILL M., dec'd.

Late of Whitemarsh Township.
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KRATZ, ARLINE W., dec'd.

Late of Franconia Township.
 Co-Executrices: JANICE DRABYAK AND
 NANCY FIORIGLIO,
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**McADAM, JAMES K. also known as
JAMES McADAM, dec'd.**

Late of Lower Merion Township.
 Executors: MARY J. McBRIDGE AND
 GREGORY P. McADAM,
 c/o Melissa G. Grossman, Esquire,
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 ATTORNEY: MELISSA M. GROSSMAN,
 COZEN O'CONNOR,
 1650 Market Street, Suite 2800,
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McMAHON, HUBERTINA, dec'd.

Late of Upper Moreland Township.
 Executrix: KRISTIN McMAHON,
 c/o 104 N. York Road,
 Hatboro, PA 19040.
 ATTORNEY: LAURA M. MERCURI,
 104 N. York Road,
 Hatboro, PA 19040

MONACO, MARY, dec'd.

Late of Borough of Conshohocken.
 Executrix: MARYANN GREEN,
 108 Burnside Avenue,
 Norristown, PA 19403.

MUELLER, PATRICIA G., dec'd.

Late of Cheltenham, PA.
 Administrator: FRANK MUELLER,
 2737 Hazel Avenue,
 Glenside, PA 19038.

**NOONE, JAMES M. also known as
JAMES MICHAEL NOONE, dec'd.**

Late of East Norriton Township.
 Executrix: HEATHER McKENNA-TAUSZ,
 857 Patterson Drive,
 Lansdale, PA 19446.
 ATTORNEY: LEE R. ALLMAN,
 ALLMAN, KELLY & WILLNER, LLC,
 41 Paoli Plaza, Suite G,
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**NYCE, ROSE M. also known as
ROSE MARIE NYCE, dec'd.**

Late of Hatfield, PA.
 Executor: THOMAS E. NYCE,
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 Souderton, PA 18964.
 ATTORNEY: CHARLOTTE A. HUNSBERGER,
 LANDIS, HUNSBERGER, GINGRICH &
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 Souderton, PA 18964

OSBORNE, DOROTHY FOX, dec'd.

Late of Lower Merion Township.
 Executors: THE PENNSYLVANIA TRUST CO. AND
 JOHN W. McREYNOLDS,
 c/o Joseph A. Walheim, Esquire,
 40 W. Eagle Road, Suite Two,
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 ATTORNEY: JOSEPH A. WALHEIM,
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PAVLIK, LAWRENCE E., dec'd.

Late of Upper Providence Township.
 Executor: BETH BURKE,
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PENNA, TERESA, dec'd.

Late of Upper Dublin Township.
 Co-Administrators: ADELE P. BOVA AND
 DOMINIC A. PENNA,
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 Ambler, PA 19002.

PENNER, JOAN E., dec'd.

Late of Upper Merion Township.
 Executor: DONALD PENNER,
 444 Keebler Road,
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POLEN, RICHARD W., dec'd.

Late of Plymouth Township.
 Administratrix: JOANNE M. APICE,
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RANDALL, GLORIA, dec'd.

Late of Upper Moreland Township.
 Executor: CHARLES A. PITT,
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ROSSETTI, RUBY A., dec'd.

Late of Lower Merion Township.
 Executor: ROBERT S. LEVY,
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 Drexel Hill, PA 19026.
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ROWLAND, IVISON D., dec'd.

Late of Lower Providence Township.
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SMITH, JUNE F. also known as

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 Late of Borough of Green Lane.
 Executrix: SHARI SMITH.
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TREACY, LUCY C., dec'd.

Late of Upper Moreland Township.
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WAGNER, DENNIS EDWARD, dec'd.

Late of Upper Providence Township.
 Executor: BRIAN WAGNER,
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WYMAN, IRVING, dec'd.

Late of Cheltenham Township.
 Executor: DWAYNE LOGIE,
 c/o Robert M. Slutsky, Esquire,
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 Plymouth Meeting, PA 19462.
 ATTORNEY: ROBERT M. SLUTSKY,
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 600 W. Germantown Pike #400,
 Plymouth Meeting, PA 19462

FICTITIOUS NAME

Notice is Hereby Given pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of intention to file in the office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, an application for the conduct of a business in Montgomery County, Pennsylvania under the assumed or fictitious name, style or designation of

Jorge Luis Nieves with its principal place of business at 311 Washington Street, Royersford, PA 19468.

The name of the person owning or interested in said business is: Jorge Luis Nieves.

The application was filed on October 22, 2019.

An application for registration of the fictitious name **Quality Remodeler**, 253 Hawthorne Circle, North Wales, PA 19454, has been filed in the Department of State at Harrisburg, PA, File Date 12/18/2019, pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is Sana G. Salman, 253 Hawthorne Circle, North Wales, PA 19454.

Notice is hereby given, pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of the filing in the office of the Department of State, of the Commonwealth of Pennsylvania, at Harrisburg, PA for an Application for the conduct of business in Montgomery County, PA, under the assumed or fictitious name, style or designation of **Rubin & Airoidi EDA**, with the principal place of business at 817 Pennstone Rd., Bryn Mawr, PA 19010. The name and address of the entity interested in said business is Airuba, LLC, 817 Pennstone Rd., Bryn Mawr, PA 19101.

Antheil, Maslow & MacMinn, LLP, Solicitors
 131 W. State St., P.O. Box 50
 Doylestown, PA 18901

FOREIGN REGISTRATION STATEMENT

Notice is hereby given that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, by **ALLOMED, Inc**, a foreign business corporation formed under the laws of the State of Wisconsin (Kenosha), where its principal office is located at 4623 75th Street, Ste. 279, Kenosha, WI 53142, for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Pennsylvania Association Transactions Act (15 Pa. C.S. § 6124).

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Montgomery County c/o United States Corporation Agents, Inc.

Notice is hereby given that an Application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, by **Eastern DME, Inc.**, a foreign business corporation formed under the laws of the State of Wisconsin (Milwaukee County), where its principal office is located at 6508 S. 27th Street, Ste. 9-194, Oak Creek, WI 53154, for a Statement of Registration to do business in Pennsylvania under the provisions of Chapter 4 of the Pennsylvania Association Transactions Act (15 Pa. C.S. § 6124).

The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Montgomery County c/o United States Corporation Agents, Inc.

MISCELLANEOUS

**IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
NO. 00627 TERM, 20
EMINENT DOMAIN PROCEEDING
IN REM**

IN RE: Condemnation by the Commonwealth of Pennsylvania, Department of Transportation, of the Right-of-Way for State Route 1058, Section HT2 in the Township of Franconia

**NOTICE OF CONDEMNATION AND DEPOSIT
OF ESTIMATED JUST COMPENSATION**

Notice is hereby given that the Commonwealth of Pennsylvania, by the Secretary of Transportation, whose address is the Commonwealth of Pennsylvania, Department of Transportation, Office of Chief Counsel, Real Property Division, Commonwealth Keystone Building, Harrisburg, Pennsylvania 17120, pursuant to the provisions of Section 2003(e) of the Administrative Code of 1929, P.L. 177, 71 P.S. 513(e), as amended, has filed on January 13, 2020 a Declaration of Taking of the above term and number, condemning the property shown on the plans of the parcels listed on the Schedule of Property Condemned which have been recorded in the Recorder's Office of the above county at the places indicated on the said schedule. The name(s) of the owner(s) of the property interest(s) condemned is (are) also shown on the aforesaid Schedule. The Secretary of Transportation, on behalf of himself/herself and the Governor has approved the within condemnation by signing on September 12, 2019 a plan entitled Drawings Authorizing Acquisition of Right-of-Way for State Route 1058 Section HT2 R/W in Montgomery County and State Route 1003, a copy of which plan was recorded in the Recorder's Office of the aforesaid county on September 30, 2019, in Plan Book 52 Page 116.

The purpose of the condemnation is to Acquire property for Transportation Purposes.

Plans showing the property condemned from the parcels listed on the Schedule of Property Condemned have been recorded in the aforesaid Recorder's Office at the places indicated on the Schedule, where they are available for inspection. The Property Interest thereby condemned is designated on the Declaration of Taking heretofore filed. The Commonwealth of Pennsylvania is not required to post security, inasmuch as it has the power of taxation.

Because the identity or the whereabouts of the condemnee(s) listed below is (are) unknown or for the other reasons he (they) cannot be served, this notice is hereby published in accordance with Section 305(b) of the Eminent Domain Code (26 Pa. C.S. Sec. 305(b)).

Claim No. - 4601948000, Parcel No. 26, Name - Owner unknown after a diligent search, Address - Unknown

Claim No. - 4601962000, Parcel No. 149, Name - Owner unknown after a diligent search, Address - Unknown

The power or right of the Secretary of Transportation of the Commonwealth of Pennsylvania to appropriate the property condemned, the procedure followed by the Secretary of Transportation or the Declaration of Taking may be challenged by filing preliminary objections within thirty (30) days of the date of this notice.

FURTHERMORE, NOTICE IS GIVEN THAT the Commonwealth of Pennsylvania, Department of Transportation, pursuant to Section 522 of the Eminent Domain Code (26 Pa. C.S. Sec. 522), will, at the end of the above-referenced thirty (30) day time period within which to file preliminary objections to the Declaration of Taking, present a petition to the Court of Common Pleas of the above county to deposit into court the just compensation estimated by the Commonwealth to be due all parties in interest for damages sustained as the result of the condemnation of the property herein involved.

The petition to deposit estimated just compensation may not be presented to the court if the owner(s) of the property herein involved inform the District Right-of-Way Administration of the District noted below of their existence and/or whereabouts prior to the expiration of the noted period. After estimated just compensation has been deposited into court, the said monies may be withdrawn by the persons entitled thereto only upon petition to the court. If no petition is presented within a period of six years of the date of payment into court, the court shall order the fund or any balance remaining to be paid to the Commonwealth without escheat.

/s/Roger Joseph
District Right-of-Way Administrator
Engineering District 6-0
Pennsylvania Department of Transportation

TRUST NOTICES
First Publication

**CAROLYN RICHARDSON ALLER TRUST
DTD 12/26/73 AS AMENDED AND RESTATED
1/28/92 AND FURTHER AMENDED 5/4/06
Carolyn Richardson Aller, Deceased
Late of Lower Merion Twp., Montgomery County, PA**

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to:

Trustee: Wells Fargo Bank, N.A.
Attn.: Michael Gothard
4801 Southwest Pkwy.
Bldg. 1, Ste. 200
Austin, TX 78735

**DECLARATION OF TRUST OF
DOROTHY M. DRISCOLL, DATED 07/20/1982
DOROTHY M. DRISCOLL, DECEASED
Late of Upper Gwynedd Township,
Montgomery County, PA**

All persons indebted to the Trust or the above named Decedent are requested to make payment, and those having claims or demands against the same will make them known without delay to:

Trustee: Diane D. Goldbacher
c/o 311 N. Sumneytown Pike, Suite 1A
North Wales, PA 19454

Atty: Janet E. Amacher
311 N. Sumneytown Pike, Suite 1A
North Wales, PA 19454

**SIMON LIVING TRUST DATED 3/15/1995
Raymond Simon, Deceased
Late of Upper Dublin 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:

Trustees: Beverly Simon, Susan H. Bonsteel and Amy J. Kramer
c/o Jonathan H. Ellis, Esq.
One Tower Bridge, Ste. 100
100 Front St.
Conshohocken, PA 19428

**Or to their Atty.: Jonathan H. Ellis
Flaster Greenberg, PC**
One Tower Bridge, Ste. 100
100 Front St.
Conshohocken, PA 19428

**THE SUSAN Z. VENERABLE
REVOCABLE TRUST
Susan Z. Venerable, Deceased
Late of Limerick Twp., Montgomery County, PA**

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to:

Trustee: Richard Zimnoch
850 N. Randolph St., Apt. 1814
Arlington, VA 22203

**Or to his Atty.: Rebecca A. Hobbs
O'Donnell, Weiss & Mattei, PC**
41 E. High St.
Pottstown, PA 19464

Second Publication

**JOYCE H. POOLE TRUST
Joyce H. Poole, Deceased
Late of Lansdale Boro., Montgomery County, PA**

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to:

Trustee: Rosemary G. Kehrer
c/o John T. Dooley, Esq.
1800 Pennbrook Pkwy., Ste. 200
Lansdale, PA 19446

**John T. Dooley, Atty.
Dischell, Bartle, Dooley, PC**
1800 Pennbrook Pkwy., Ste. 200
Lansdale, PA 19446

Third and Final Publication

**CHAMBERLIN LIVING TRUST DTD. 1/29/1998
Wellington A. Chamberlin, Deceased
Late of Upper Dublin 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:

Trustees: Laurel A. McFatrige & Amy-Beth Chamberlin Azzaro
c/o Hilary Fuelleborn, Esq.
745 Yorkway Place, Jenkintown, PA 19046

**Or to their Atty.: Hilary Fuelleborn
Luskus & Fuelleborn, P.C.**
745 Yorkway Place, Jenkintown, PA 19046

EXECUTIONS ISSUED

Week Ending January 28, 2020

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

4311 MAIN LICENSE, LLC: ESSA BANK AND TRUST, GRNSH. - Giordano Garden Groceries; 201923850; \$50,354.71.
BAGRAMYAN, GRIGORIY - Nationstar Mortgage, LLC; 201922275.
BARNARD, MARK: WELLS FARGO BANK. GRNSH. - Cavalry Spv I, LLC; 201423499; \$7,884.40.
BEDOYA, ZULAY: WELLS FARGO BANK, GRNSH. - Cavalry Spv I, LLC; 201807126.
BILBOW, GEOFFREY: SANTANDER BANK, GRNSH. - Cavalry Spv I, LLC; 201919703.
BRADLEY, CIANTE - Freedom Mortgage Corporation; 201907825; ORDER/JUDGMENT/215,350.17.

BROWN, WILLIAM - Federal National Mortgage Association, et al.; 201628762.

BURNETTA, THOMAS - Citizens Bank Na Sbm To Citizens Bank Of Pennsylvania; 201918309.

CADDEN, ROBERT: BANK OF AMERICA, GRNSH. - Cavalry Spv I, LLC; 201814741.

CHOI, CHEOL: WELLS FARGO BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201626938.

COLE, DILLON: BB&T BANK, GRNSH. - Cavalry Spv I, LLC; 201716710.

COYLE, MEGAN: PNC BANK, GRNSH. - Cavalry Spv I, LLC; 201718576.

DATATIME CONSULTING: WRIGHT, RICHARD - Blancoyd Holding Ii, L.P. DbA Blancoyd Holding 2; 201920717.

DINKINS, MELVIN: BANK OF AMERICA, GRNSH. - Lvnv Funding, LLC; 201501794; \$5,433.97.

DONG, DANHUA: CITIZENS BANK, GRNSH. - Cavalry Spv I, LLC; 201823845; \$2,077.33.

DONOHUE, JOHN: MARGUERITE: THE UNITED STATES OF AMERICA DEPARTMENT OF TREASURY - INTER - Hsbc Bank Usa; 201628108; \$394,775.60.

DUFFY, FREDERICK: MARILYN - Wise, Kathleen; 202000200; \$437,428.97.

DUNN, RAKIA: CITIZENS BANK, GRNSH. - Cavalry Spv I, LLC; 201906690.

ESTATE OF MARTIN J MUSILEK: CHERYL A HUEY - New Penn Financial, LLC, et al.; 201715326; ORDER/JUDGMENT/291,916.40.

FAUBERT, ROBIN: MARK - Us Bank National Association Et Al; 201827000; ORDER/IN REM JDMT 146,589.19.

FORSYTH, BRUCE - Us Bank National Association As Trustee; 201916747.

FOUNDATION FOR ELDERCARE - Tri County Area Federal Credit Union; 201920850; \$147,655.56.

GARDNER, SCOTT: WELLS FARGO BANK, GRNSH. - Cavalry Spv I, LLC; 201829380.

GEORGE, WILLIAM: BB&T BANK, GRNSH. - Cavalry Spv I, LLC; 201826338.

GIRANDA, DARLEAN: PNC BANK, GRNSH. - Lvnv Funding, LLC; 201927556; WRIT/EXE.

GOLDSTEIN, MICHAEL: WELLS FARGO BANK, GRNSH. - Cach, LLC; 201929447; \$9,673.90.

GOULD, KENNETH: CITIZENS BANK, GRNSH. - Cavalry Spv I, LLC; 201822567.

HARDING, WILLIAM: HARDING, LORETTA - Jpmorgan Chase Bank National Association; 201827578; 152,410.84.

HASSETT SERVICE GROUP: POBIRSKY, ALBERT: EILEEN - Santander Bank Na; 202000901; \$44,573.09.

HENSHAW, JOSEPH: BARBARA: THE UNITED STATES OF AMERICA - Wells Fargo Bank Na; 201905043; ORDER/IN REM 236,032.38.

HETRICK, BEATRICE: WELLS FARGO BANK, GRNSH. - Riverwalk Holding Ltd; 201203311; \$2,511.38.

HILL, WINFREY: TRUIST FINANCIAL, GRNSH. - Cavalry Spv I, LLC; 201917145.

HOLLINGER, CONNIE: TIMOTHY - LsF8 Master Participation Trust; 201926066.

HOOVEN, LORA: TD BANK, GRNSH. - Cavalry Spv I, LLC; 201905255.

HOUSE, ALBERT: THE UNITED STATES OF AMERICA DEPARTMENT OF THE TREASURY INT - Hsbc Bank Usa National Association As Trustee For Ace Secur; 201907257; ORDER/IN REM/ 287,993.60.

JOHNSON, ALBERT: WELLS FARGO BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201335385; \$4,768.83.

JONES, DAVID: CITADEL FCU, GRNSH. - Cavalry Spv I, LLC; 201918400.

JONES, JANET: WELLS FARGO BANK, GRNSH. - Cavalry Spv I, LLC; 201900651.

KEHOE, SHANE: BB&T BANK, GRNSH. - Cavalry Spv I, LLC; 201900991.

KELLEY, DENNIS: CITIZENS BANK, GRNSH. - Cavalry Spv I, LLC; 201918133; \$1,096.51.

KENNEDY, JAMES: PNC BANK, GRNSH. - Cavalry Spv I, LLC; 201718180.

KNAPPENBERGER, SANDRA: QNB BANK, GRNSH. - Cavalry Spv I, LLC; 201900990.

LE, KY: WELLS FARGO BANK, GRNSH. - Cavalry Spv I, LLC; 201405214; \$4,968.94.

LEHMAN, ANDREA: CITIZENS BANK, GRNSH. - Cavalry Spv I, LLC; 201918405.

MANDES, ANDREA: PNC BANK, GRNSH. - Cavalry Spv I, LLC; 201708812.

MANESS, KRISTINA: CITIZENS BANK, GRNSH. - Cavalry Spv I, LLC; 201904536; \$2,049.93.

MAROLLA, MAUREEN: WELLS FARGO BANK, GRNSH. - Cavalry Spv I, LLC; 201919699.

MCCABE, WILLIAM: M&T BANK, GRNSH. - Cavalry Spv I, LLC; 201531967.

MCFARLAND, TAYLOR: CITIZENS BANK, GRNSH. - Cavalry Spv I, LLC; 201828884.

MOORE, ELIZABETH: TD BANK, GRNSH. - Cavalry Spv I, LLC; 201706417.

MOORE, HARVETTA - Citimortgage, Inc.; 201926601.

MYERS, BARBARA: PNC BANK, GRNSH. - Cavalry Spv I, LLC; 201906677.

NEAL, GEANINE: WELLS FARGO BANK, GRNSH. - Fairways Homeowners Association; 202001092; \$3,350.10.

NEWMAN, NADINA: QNB BANK, GRNSH. - Cavalry Spv Ilc; 201710076.

NORMAN, SUZANNE: PNC BANK, GRNSH. - Cavalry Spv I, LLC; 201626815.

REINHART, BARRY: LIZANNE: UNITED STATES OF AMERICA - Citizens Bank Na; 201924517.

SCHAEFFER, KEVIN: CITIZENS BANK, GRNSH. - Cavalry Spv I, LLC; 201916314.

SHISLER, BRANDON: KEY BANK, GRNSH. - Cavalry Spv I, LLC; 201914107.

SIEGFRIED, MICHELE - Seaside Capital Partners, et al.; 201406513; \$2,646.90.

SION, FRANCES: ROBERT: UNITED STATES OF AMERICA, ET AL. - Bank Of New York Mellon, et al.; 201727118; \$322,165.46.

SMALLS, FREDRICK: AMBLER SAVINGS BANK, GRNSH. - Cavalry Spv I, LLC; 201314682; \$22,824.47.

SPAEDER, GEORGE: SANTANDER BANK, GRNSH. - Kane Paving And Sealcoating, Inc.; 201912353.

SQUIRE, ANITA: TD BANK, GRNSH. - Americredit Financial Services, Inc.; 201807030.

SWEENEY, PAUL: KEY BANK, GRNSH. - Cavalry Spv I, LLC; 201901111.

VOCI, ANTHONY: CITIZENS BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201700967.

VONA, BRANDON: AMERICAN HERITAGE FCU, GRNSH. - Cavalry Spv I, LLC; 201828885.

WALKER, DEMETRIUS: BANK OF AMERICA, GRNSH. - Cavalry Spv I, LLC; 201920110.

WALZAK, RICHARD: UNIVEST BANK AND TRUST, GRNSH. - Cavalry Spv I, LLC; 201905263.
 WEIR, LINDA: TD BANK, GRNSH. - Unifund Corporation; 200920507; \$27,166.19.
 WILKINSON, RYAN: TRUIST FINANCIAL, GRNSH. - Cavalry Spv I, LLC; 201920509.
 WILLIAMS, JOHN: SANTANDER BANK, GRNSH. - Cavalry Spv I, LLC; 201804980.
 WORKMAN, DOREEN - Pacific Union Financial, LLC; 201821050.

JUDGMENTS AND LIENS ENTERED

Week Ending January 28, 2020

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

AAMCO TOTAL CAR CARE - Day, Carla; 202001023; Judgment fr. District Justice; \$4,201.06.
 AHLFELD, LOUISA - Midland Funding Llc; 202001396; Judgment fr. District Justice; \$3307.49.
 AKINGS-DIGGS, SHARON - Washington, Chares; 202001534; Certification of Judgment; \$1612.75.
 ALDRICH, BOWMAN - Mariner Finance Llc; 202001512; Judgment fr. District Justice; \$7358.79.
 ALMONTE, FANELY - Midland Funding Llc; 202001360; Judgment fr. District Justice; \$1689.70.
 AMER, TAREK - Ford Motor Credit Company Llc; 202001021; Judgment fr. District Justice; \$8667.89.
 AMRSTRONG, THERESA - Mariner Finance Llc; 202001123; Judgment fr. District Justice; \$2929.77.
 ANDREWS, DORIA - Midland Funding Llc; 202001376; Judgment fr. District Justice; \$1691.15.
 ARDUINO, SHERRI - Midland Funding Llc; 202001361; Judgment fr. District Justice; \$4613.25.
 ARMS, CHARLES - Midland Funding Llc; 202001409; Judgment fr. District Justice; \$1425.57.
 ARNOLD, ADRIAN - Midland Funding Llc; 202001393; Judgment fr. District Justice; \$1263.40.
 BAKER, JEFFERY - Midland Funding Llc; 202001326; Judgment fr. District Justice; \$2480.73.
 BALL, ERNEST - Midland Funding Llc; 202001338; Judgment fr. District Justice; \$894.44.
 BARRON, CHRISTOPHER - Midland Funding Llc; 202001374; Judgment fr. District Justice; \$3,687.23.
 BLOCK, KRISTEN - Midland Funding Llc; 202001350; Judgment fr. District Justice; \$4357.24.
 BOLTON, RACHEL - Midland Funding Llc; 202001368; Judgment fr. District Justice; \$917.24.
 BROWN, SUSAN - Midland Funding Llc; 202001370; Judgment fr. District Justice; \$10,501.36.
 BUDICH, ELIZABETH - Womens Health Care Group Of Pa; 202001273; Judgment fr. District Justice; \$12,187.18.
 BUTLER, BRETT - Mariner Finance Llc; 202001141; Judgment fr. District Justice; \$1611.87.
 CAPP, SHAWN - Hennegan, Jared; 202001400; Judgment fr. District Justice; \$12182.20.
 CLARK, RYAN - Midland Funding Llc; 202001288; Judgment fr. District Justice; \$1088.32.
 CONNOLLY HVAC LLC: CONNOLLY, THOMAS - Apr Supply Co; 202001319; Judgment fr. District Justice; \$2,744.97.
 DAVIS, LISA - Midland Funding Llc; 202001328; Judgment fr. District Justice; \$1098.51.
 DELGADO, LUIS - Midland Funding Llc; 202001336; Judgment fr. District Justice; \$1737.62.
 DOWNER, SHEILA - Midland Funding Llc; 202001014; Judgment fr. District Justice; \$2207.38.
 ECKMAN, DEBORAH - Midland Funding Llc; 202001369; Judgment fr. District Justice; \$1,681.36.
 FULMER, SUSAN - Midland Funding Llc; 202001381; Judgment fr. District Justice; \$1113.51.
 GAGNE, NIKKI - Midland Funding Llc; 202001333; Judgment fr. District Justice; \$1381.03.
 GALLAGHER, ARLENE - Midland Funding Llc; 202001363; Judgment fr. District Justice; \$1697.16.
 GIRWARR, SHAMDATH - Midland Funding Llc; 202001379; Judgment fr. District Justice; \$3617.59.
 GORDON, JARETT - Mariner Finance Llc; 202001135; Judgment fr. District Justice; \$1886.86.
 GRECO, MARIA - Midland Funding Llc; 202001399; Judgment fr. District Justice; \$2347.71.
 HAMLIN, JACQUELINE - Midland Funding Llc; 202001327; Judgment fr. District Justice; \$5872.33.
 HERNANDEZ, GEORGE - Lvnv Funding Llc; 202001205; Judgment fr. District Justice; \$1093.06.
 HERNANDEZ, JORGE - Midland Funding Llc; 202001357; Judgment fr. District Justice; \$2886.45.
 JOHNSON, DESIREE - The Geynedd Club Condominium Association; 202001266; Judgment fr. District Justice; \$4775.96.
 JONES, AMY - Mariner Finance Llc; 202001139; Judgment fr. District Justice; \$3895.94.
 LABOHNE, MORGAN - Midland Funding Llc; 202001411; Judgment fr. District Justice; \$1119.74.
 LENKER, RYAN: RYAN - Patel, Arvind; 202001440; Judgment fr. District Justice; \$594.25.
 MALVEIRO, JONATHAN - Midland Funding Llc; 202001417; Judgment fr. District Justice; \$3881.71.
 MORENO, KEITH - Midland Funding Llc; 202001365; Judgment fr. District Justice; \$6199.95.
 MYERS, CAROL - Midland Funding Llc; 202001348; Judgment fr. District Justice; \$1,424.62.
 ODONNELL, MELISSA - Midland Funding Llc; 202001367; Judgment fr. District Justice; \$2387.34.
 OGLESBY, LAMAR - City Of Phila Department Of Revenue; 202001292; Certification of Judgment; \$3,413.06.
 OGLESBY, LAMAR - City Of Phila Department Of Revenue; 202001296; Certification of Judgment; \$3,469.68.
 PAQUETTE, TIMOTHY - Midland Funding Llc; 202001313; Judgment fr. District Justice; \$1038.33.
 PARK, SANG - City Of Phila Department Of Revenue; 202001347; Certification of Judgment; \$1,921.15.
 PARK, SANG - City Of Philadelphia Department Of Revenue; 202001385; Certification of Judgment; \$240.10.
 PARK, SANG - City Of Philadelphia Department Of Revenue; 202001373; Certification of Judgment; \$240.10.
 PARK, SANG - City Of Phila Department Of Revenue; 202001345; Certification of Judgment; \$133.85.
 PARK, SANG - City Of Phila Department Of Revenue; 202001349; Certification of Judgment; \$1,043.29.
 PATEL, PARTH - Midland Funding Llc; 202001300; Judgment fr. District Justice; \$7328.14.
 PAYNE, MARTYN - Midland Funding Llc; 202001276; Judgment fr. District Justice; \$929.37.
 POSEN, JILLIAN - Capital One Bank Usa Na; 202001405; Judgment fr. District Justice; \$5744.38.

PRIVETTE, ERIC - Midland Funding Llc; 202001451;
Judgment fr. District Justice; \$583.43.
RCD GROUP INC: GOLDBERG, JASON -
Davis And Bucco Pc; 202001195; Judgment fr.
District Justice; \$10203.75.
ROOT, JEFFREY - Midland Funding Llc; 202001325;
Judgment fr. District Justice; \$3692.54.
RUSSELL, JAMES - Mariner Finance Llc; 202001510;
Judgment fr. District Justice; \$3148.60.
SWEENEY, JAMES - Midland Funding Llc; 202001295;
Judgment fr. District Justice; \$2615.55.
TAMMEST, ANDREY - Midland Funding Llc;
202001321; Judgment fr. District Justice; \$4619.19.
THISTLE, JENNIFER - Midland Funding Llc;
202001382; Judgment fr. District Justice; \$3040.21.
THOMAS, BEVERLY: MATTHEW - Demisew, Gela;
202001437; Judgment fr. District Justice; \$4788.62.
THOMPSON, LANISHA - Midland Funding Llc;
202001372; Judgment fr. District Justice; \$925.38.
TINSLEY, ASYA - Midland Funding Llc; 202001402;
Judgment fr. District Justice; \$1332.29.
WALK, BRITTANY - Midland Funding Llc; 202001397;
Judgment fr. District Justice; \$890.53.
WILSON, DONALD - Lvnv Funding Llc; 202001202;
Judgment fr. District Justice; \$5528.17.

**CHELTENHAM TWP. -
entered municipal claims against:**

Pembleton, Deborah; 202001229; \$2176.40.

**CHELTENHAM TWP. SCHOOL DIST. -
entered municipal claims against:**

Pembleton, Deborah; 202001227; \$7265.42.

**LOWER MERION TWP. -
entered municipal claims against:**

Jackson, Linda; 202001230; \$826.24.

**LOWER MORELAND TWP. SCHOOL DIST. -
entered municipal claims against:**

Brandes, Robert; 202001234; \$6818.39.

**LOWER POTTS GROVE TWP. -
entered municipal claims against:**

Gehman, Rita; Cox, Kristin; 202001496; \$650.39.

**LOWER POTTS GROVE TWP. AUTH. -
entered municipal claims against:**

Koppany, Susanna; 202001237; \$1513.80.
Sellers, Ryan; Pupillo, Lori; 202001497; \$994.46.

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

Jones, Byron; 202001232; \$728.00.
Juarez, Luis; Martinez, Rosalva; 202001154; \$728.00.

**PENNA. DEPT. OF REV. -
entered claims against:**

Estate Of Charles Klicka; 202060091; \$68962.05.
Estate Of Constance A Sunberg; 202060090; \$122026.74.
Estate Of Donna J Thompson; 202060092; \$78,265.42.
Estate Of Frances J Swoope; 202060094; \$40,011.02.
Estate Of Jennifer A Kessler; 202060096; \$46,233.72.
Estate Of Lillie M Bailey; 202060095; \$19945.24.
Estate Of Mary A Palo; 202060093; \$75,172.41.

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

Acute Care Medical Transports Inc; 202060107;
\$1822.57.
Apy Piper Inc; 202060078; \$3,714.10.
Bala Motor Sports Llc; 202060103; \$3223.43.
Carrington Place Of Chestnut Hill Llc; 202060102;
\$13889.54.
Controlled Enviornmental Systems; 202060105;
\$6298.58.
Depaul And Company; 202060106; \$2280.40.
Devikon Group Llc; 202060083; \$1,170.53.
Di Jiosia Bros Inc; 202060073; \$8,283.41.
Diangelo, Steve; 202060086; \$1452.45.
Donovan, Jason; 202060088; \$1300.00.
Express Med Of King Of Prussia Llc; 202060082;
\$1525.13.
Gotham Distributing Corporation; 202060074; \$6,445.53.
Green Start Inc; 202060075; \$1,888.38.
Grimmsley, Larry; 202060089; \$16515.00.
Infrasource Construction Llc; 202060104; \$4040.26.
Keystone Grill And Family Bistro Inc; 202060109;
\$1262.55.
Millennium Restoration Inc; 202060079; \$7,000.08.
Palonicola Lanscaping Inc; 202060077; \$2,833.17.
Pontoski, Jeannine; 202060087; \$1689.00.
Realty Group Pa Inc; 202060108; \$3950.63.
Rideout, Eileen; 202060085; \$1920.00.
Road House 73 Inc; 202060101; \$4277.16.
Tango Technology And Communications Llc; 202060110;
\$1126.62.
Thomas, Scott; 202060076; \$6,441.29.
Tile Maven Inc; 202060084; \$2,126.08.
Whiting Services Llc; 202060080; \$5,470.26.
Wyndmoor Care Center Llc; 202060081; \$29,343.66.

**PERKIOMEN VALLEY SCHOOL DIST. -
entered municipal claims against:**

Daller, Catherine; 202001199; \$4314.51.
Daller, Catherine; 202001197; \$4426.90.
United States Department Of Agriculture; 202001194;
\$3893.53.

**POTTS GROVE SCHOOL DIST. -
entered municipal claims against:**

Gratti, Susan; 202001235; \$4522.12.

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

Another Investment 1 Llc; 202001176; \$237.53.
Yednock, David; Lori; 202001175; \$250.86.

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

Adamerin Enterprises Llc; 202001231; \$2337.68.

**SOUDERTON AREA SCHOOL DIST. -
entered municipal claims against:**

Rac Partnership; 202001146; \$5338.83.
Ziegler, Sherry; 202001173; \$4721.74.
Ziegler, Sherry; 202001174; \$4611.11.
Ziegler, Sherry; 202001184; \$4590.46.

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

Agostino, Frank; 202070023; \$10,661.51.
Bintner, Walter; 202070045; \$18744.86.
Brownlee, David; 202070025; \$3,125.11.
Casale, Nathan; 202070032; \$13,658.73.
Claycomb, Richard; 202070050; \$156593.33.
Contreras, Hugo; 202070039; \$10909.98.
Daphne Goldberg Md Pc; 202070030; \$40,546.94.
Faithful Home Care Solutions Llc; 202070017; \$19,036.16.
Fischer, Susan; 202070033; \$10338.98.
Fitzcharles, Kathy; 202070056; \$12461.99.
H And S Fundraising; 202070043; \$17525.52.
Hard Hat Services Llc; 202070057; \$12514.95.
Harris, Gregory; 202070047; \$6607.52.
Hill, John; 202070051; \$13582.81.
Hines, Brian; 202070052; \$12890.38.
Holloway, Samuel; Anna; 202070036; \$16239.06.
Jean, Samuel; 202070046; \$19104.59.
Lamounier, Wagner; 202070031; \$13747.66.
Law Offices Of Keith J Cohen Esquire Pc; 202070026;
\$19,373.72.

Lindley Towing Llc; 202070058; \$29454.92.
Meadows, Donald; 202070027; \$14,476.11.
Miller, Aliscia; 202070022; \$15,139.92.
Morales, L.: Pavey, T.; 202070037; \$20227.96.
Mukherjee, Swapna; 202070024; \$71,670.27.
Nero, Amy; 202070021; \$36,279.02.
Peers, Brian; Crysta; 202070055; \$10434.65.
Richards, Nigel; 202070040; \$165659.05.
Rochelin, Guelmana; 202070034; \$10085.70.
Ross, Lyn; 202070029; \$40,667.00.
Rotondo Weirich Enterprises Inc; 202070044; \$28485.27.
Santangelo, Daniel; 202070048; \$8768.42.
Schmalbach, Robert; Denise; 202070019; \$11,061.50.
Schwartz, Michael; Nancy; 202070038; \$38452.01.
Seiberlich, Joseph; Colleen; 202070041; \$15877.97.
Stander Llc; 202070028; \$17,610.93.
Steltz, Chad; Jennifer; 202070018; \$11,332.34.
Tunstall, George; 202070053; \$19012.66.
Viron, Lev; Dauhashei, Volha; 202070054; \$47511.11.
Weatherspoon, Brian; Doralynn; 202070020; \$9,118.55.
Wise, Stanley; 202070035; \$42479.86.
Witherspoon, Calvin; 202070049; \$27788.80.
Wurzak, Howard; Joann; 202070042; \$541522.24.

**UPPER MORELAND TWP/HATBORO BORO.
JOINT SEWER AUTH. -
entered municipal claims against:**

Allen, Susan; 202001214; \$371.02.
Beaman, Gail; David; 202001215; \$370.68.
Cassidy, Christa; 202001216; \$266.36.
Cirino, Vincent; 202001217; \$427.02.
Deolivera, Ermando; 202001218; \$382.10.
Drissel, Michael; Deborah; 202001219; \$398.98.
Dudlik, Norman; 202001220; \$1932.81.
Garofano, Thomas; Patricia; 202001221; \$381.59.
Gemzik, Michael; Caryn; 202001222; \$336.97.
Ginsburg, Jeffrey; Pamela; 202001223; \$378.61.
Golden, Audra; Jerome; 202001224; \$382.55.
Goodson, Douglas; 202001225; \$526.00.
Graham, Helena; 202001098; \$713.18.
Grasso, David; Madeleine; 202001240; \$376.40.
Hartley, Matthew; 202001241; \$371.97.
Hogan, Jacob; Hilary; 202001242; \$550.66.
Hoyt, William; Janene; William; 202001243; \$290.05.

Jesse, Philip; Mandy; 202001244; \$764.42.
Kocotis, Peter; Tina; 202001226; \$331.54.
Mahoney, Joan; 202001245; \$312.58.
Mullen, Sean; 202001246; \$413.61.
Phan, Laun; Nguyen, Jessica; 202001247; \$365.17.
Rector, David; Atiya; 202001248; \$365.00.
Schwartz, Chad; 202001249; \$362.28.
Tarman, Jeffrey; 202001250; \$434.92.

**UPPER PERKIOMEN SCHOOL DIST. -
entered municipal claims against:**

Luszczynski, Ksenia; Lucian; 202001181; \$3974.02.
Luszczynski, Lucian; Ksenia; 202001178; \$4171.74.
Luszczynski, Lucian; Ksenia; 202001180; \$4091.10.

LETTERS OF ADMINISTRATION

Granted Week Ending January 28, 2020

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

BRUZGULIS, RONALD S. - West Norriton Township;
Bruzgulis, Eric, 315 Willowbrook Drive
Norristown, PA 19403.
DUNN, LORETTA F. - East Norriton Township;
Karver, Leonard, 21 Hunters Hill Drive
Morgantown, PA 19543.
ELLIS, STEPHANIE Z. - Lower Merion Township;
Ellis, Richard J., 1001 City Avenue
Wynnewood, PA 19096; Marr, Meredith,
1004 Sultana Lane Matthews, NC 28104.
ENGLER, ROBERT A. - Pottstown Borough;
Engler, James R., 717 Blue School Road
Perkasie, PA 18944.
HUMPHRIES, ERNEST B. - Hatfield Township;
Ditsche, Jeanne E., 890 Davisville Road
Warminster, PA 18974.
JOHNSTON, PAMELA A. - Hatfield Township;
Watson, Christina M., 605 Sandy St
Norristown, PA 19401.
LEMANOW, ELAYNE - Upper Moreland Township;
Bosniak, Hope, 600 Easton Road
Willow Grove, PA 19090.
MARSZALEK, CAROL H. - Pottstown Borough;
Wilkinson, John M., Jr., 649 North York Street
Pottstown, PA 19464.
ODENATH, MARY A. - Whitmarsh Township;
Myers, Linda M., 2844 Springhaven Place
Macungie, PA 18062.
STARLING, KAREN - Cheltenham Township;
Starling, Edward, 8323 Beech Tree Drive
Elkins Park, PA 19027.
STAROBA, THOMAS J. - Springfield Township;
Staroba, Michele C., 1614 Steven Avenue Key
West, FL 33040.
WAXLER, DENNIS - ; Waxler, Richard,
147 2Nd Avenue Royersford, PA 19468.

SUITS BROUGHT
Week Ending January 28, 2020
**The Defendant's Name Appears
First in Capital Letters**

ALLDRIDGE, DAN - Addalli, Megan; 202001272; Complaint Divorce; Miller, Jessica A.

ATKINS, JEWLLISA: WHALEN, JAMES - Glenside Terrace; 202001259; Petition to Appeal Nunc Pro Tunc.

BARBARDO, CECELIA - Midland Funding Llc; 202001312; Civil Action; Santucci, Daniel.

BRIGIDI, BRANDON - Discover Bank; 202001299; Civil Action; Winograd, Ian Z.

BROBSON, JOHN - B, B.; 202001101; Foreign Subpoena.

BUTHDY, KELLY - Portfolio Recovery Associates Llc; 202001263; Civil Action; Polas, Robert N., Jr.

CLEMMER, CHRISTOPHER - Clemmer, Corey; 202001287; Complaint Divorce.

COOK, KEVIN: BALDASANO, RICHARD: COOK, SHERMAN, ET.AL. - Alonzo, Ronald; 202001303; Civil Action.

CURTIS, LAURA: CURTIS SERANO, YAASEEN: RIDDICK, YETEASHA - Lynnewood Gardens; 202001318; Defendants Appeal from District Justice.

DANYLUK, WILLIAM - Capital One Bank Usa Na; 202001430; Plaintiffs Appeal from District Justice; Baroska, Robert L. Iii.

DIDONATO, DOMINIC - Didonato, Donna; 202001269; Complaint Divorce; Weems, Aaron D.

DIEHL, BRIAN - Diehl, Tammy; 202001079; Complaint Divorce.

DUQUÉ, RUDY - Chacon Garcia, Mirna; 202000540; Complaint for Custody/Visitation; Arriaga, Amparito.

ECKENROAD, AMANDA - Boike, Charles; 202001408; Complaint Divorce.

FARAGLIA, AUGUST - American Express National Bank; 202001165; Civil Action; Felzer, Jordan W.

FRANCIS, MARLON - Cargile, Lilliemae; 202001103; Complaint for Custody/Visitation.

FREY, TINA - Bank Of America Na; 202001020; Civil Action; Polas, Bryan J.

GAYLE, ROBERT - Brown, Cathleen; 202001018; Complaint for Custody/Visitation; Masley, Mark A.

GIANT FOOD STORES - Giamatteo, Frances; 202001112; Civil Action; Berschler, Jerold S.

GRIFFITH, RACHAEL - Dunacuskj, Jarrett; 202001094; Complaint for Custody/Visitation.

GUYER, CAROLYN - American Express National Bank; 202001164; Civil Action; Felzer, Jordan W.

JEANBAPTISTE, RAYMOND - Cargile, Lilliemae; 202001104; Complaint for Custody/Visitation.

JEININGS, ERIKA - Bank Of America Na; 202001401; Civil Action; Polas, Bryan J.

KAVANA, RYAN - Silwinski, Alexandra; 202001447; Complaint Divorce; Casale, Helen E.

KEOWN, SUSAN - Discover Bank; 202001275; Civil Action; Winograd, Ian Z.

LOPEZ DIAZ, BYRON - Garcia Sanchez, Brenda; 202000958; Complaint for Custody/Visitation; Molavoque, Kristin A.

LOWER MERION TOWNSHIP - Abramson, Joseph; 202001055; Petition.

MARTIN, STANLEY - Davis, Rukiya; 202001454; Complaint Divorce.

MATTIOLI, NICOLE: KUHFUSS, MICHAEL - Mattioli, Beverly; 202001113; Complaint for Custody/Visitation.

MAUGER, DAVID: SPEELHOFFER, DONNA - Tfs Realty Llc; 202001316; Defendants Appeal from District Justice.

MCHALE, REGIS - Fiorentino, Maryann; 202001434; Petition for Protection from Sexual Viol.

MCNEILL, RYAN - American Express National Bank; 202001167; Civil Action; Felzer, Jordan W.

MEEHAN, DEBORAH - Mansfield, Lawrence; 202001433; Defendants Appeal from District Justice.

MONTGOMERY COUNTY TAX CLAIM BUREAU - Hammer, Alan; 202001203; Petition; Mcdonnell, Patrick D.

MOORE, DESIREE - Moore, Phillip; 202001398; Complaint Divorce.

O CALLAHAN, SUSAN - The Bank Of New York Mellon; 202001238; Foreign Subpoena.

ODONNELL, WHITNEY - Kunkel, Jeffrey; 202001177; Complaint for Custody/Visitation.

PARKS, MICHAEL: MICHELLE: TRAN, PHUONG, ET.AL. - American Heritage Federal Credit Union; 202001166; Complaint In Mortgage Foreclosure; Rice, Christopher E.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Bridgeford, Vann; 202001392; Appeal from Suspension/Registration/Insp; Kelly, Joseph.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Knittel, Gretchen; 202001268; Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Cooper, Roosevel; 202001211; Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Heyward, Roslyn; 202001344; Appeal from Suspension/Registration/Insp.

RATH, GEORGE - Rath, Margaret; 202001416; Complaint Divorce.

REINBOLD, ERIC - Reinbold, Diane; 202001378; Complaint Divorce; Myers, Lenore.

ROBINSON, ASHLIE - Portfolio Recovery Associates Llc; 202001270; Civil Action; Polas, Robert N., Jr.

RODENBAUGH, THOMAS - Discover Bank; 202001362; Civil Action; Winograd, Ian Z.

ROMERO, YARELI: NICHOLAS, JORGE - Romero, Martha; 202001466; Complaint for Custody/Visitation.

SALYER, LAYMON - Recigno Laboratories Inc; 202001364; Civil Action; Obrien, John J. Iii.

SCOTT, ALEXANDER - Connot, Samantha; 202001426; Complaint Divorce.

SHIROFF, ANDREW - Portfolio Recovery Associates Llc; 202001286; Civil Action; Polas, Robert N., Jr.

SKLAROFF, NATHANIEL - Discover Bank; 202001410; Civil Action; Winograd, Ian Z.

SMITH, HARVEY - Chung, Jooyeun; 202001065; Complaint Divorce; Rubin, Randi L.

SUNDARAM, SELVAMUTHUKUMARAN - Bank Of America Na; 202001086; Civil Action; Polas, Bryan J.

THOMAS, ANNE - Lvnv Funding Llc; 202001301;
Civil Action; Winograd, Ian Z.
TOWSON, KYLE - Kwarta, Jillian; 202000381;
Complaint for Custody/Visitation.
VOLKÓVA-BURDA, ALINA - Montgomery County;
202001428; Petition; Stein, Joshua M.
WEAVER, WENDI: OCCUPANTS - Nationstar
Mortgage Llc; 202001322; Complaint in
Ejectment; Scott, Morris A.
WILLIS, DAWN - Willis, John; 202001010; Complaint
for Custody/Visitation; Cohen, Richard E.

DIPASQUALE, URBAN D. - Whitemarsh Township;
Dipasquale, Urban D. Iii, 2351 Hickory Road
Plymouth Meeting, PA 19462; Elkes, Michele,
27 Scarlet Oak Drive Lafayette Hill, PA 19444.
DOHENY, MICHAEL - Upper Merion Township;
Bobb-Doheny, Ellen, 709 Washington St
Bridgeport, PA 19405.
DONNELLY, FRANCIS J. - Cheltenham Township;
Donnelly, Clare, 18 East Wissahickon Avenue
Flourtown, PA 19031.
DUPELL, MARIA D. - Perkiomen Township;
Dupell, Shaun, 523 Collegeville Road
Collegeville, PA 19426.
GOOD, HELEN M. - Upper Salford Township;
Hoover, Rita M., 84 Haldeman Road
Schwenksville, PA 19473.
HANWELL, DAVID C. - Lower Frederick Township;
Sinnamon, Julie, 696 Pembroke Rd
Jenkintown, PA 19046.
HAUSEN, MAX - Lower Merion Township;
Straus, David, 1000 Cedargrove Rd
Wynnewood, PA 19096; Wiener, Thomas E.,
One Belmont Ave Bala Cynwyd, PA 19004.
HENDRICKS, RUTH J. - Upper Gwynedd Township;
Hendricks, D. B., 122 W Garfield Ave
Souderton, PA 18964.
HIRSHORN, D. B. - Lower Merion Township;
Hirshorn, Paul M., 2219 Pine St
Philadelphia, PA 19103.
HOPKINS, ELMIRA R. - Plymouth Township;
Bryan, J., 615 Apache Lane
Plymouth Meeting, PA 19462.
JACKSON, DAVID L. - Cheltenham Township;
Jackson, Sheila K., 402 Montier Road
Glenside, PA 19038.
JONES, MADELEN D. - Upper Moreland Township;
Refsnider, Gary A., 193 Kintner Hill Road
Upper Black Eddy, PA 18972.
KENNEDY, HELEN - Lansdale Borough;
Mazzucca, Louis, Jr., 128 Jonathan Drive
North Wales, PA 19454.
KESSLER, FRANK - Lower Merion Township;
Carpey, Nancy, 440 South Broad Street
Philadelphia, PA 19146; Kessler, Beth A.,
190 Presidential Boulevard Bala Cynwyd, PA 19004.
KRAUT, MARVIN R. - Lower Moreland Township;
Maneely, Daniel J., 418 Logan Ave
Glenside, PA 19038; Soffer, Paulette,
262 Carson Terrace Huntingdon Valley, PA 19006.
KROUT, WARREN V. - Upper Gwynedd Township;
KROUT, DENNIS J., 2740 REXTON RIDGE
TOLEDO, OH 43617; KROUT, VINCENT J.,
1048 Shearwater Drive Audubon, PA 19403.
LAMBERG, BARBARA F. - Lower Providence
Township; Lamberg, David, 852 Redgate Road
Dresher, PA 19025; Lamberg, Randy,
1211 Jennifer Drive Dresher, PA 19025;
Lamberg, Stuart, 1433 Treetop Lane
Ambler, PA 19002.
MINNICK, JEANETTE A. - Whitemarsh Township;
Minnick, Curtis W., 2013 Legat Ln
Harleysville, PA 19438.
MORRIS, CYRUS T. - Pennsburg Borough;
Morris, Edwin L., 529 E Broad Street
Souderton, PA 18964.
MORRIS, FRANK J., JR. - Upper Gwynedd Township;
Domal, Aimee, 1028 Belvoir Road
Plymouth Meeting, PA 19462.

WILLS PROBATED

Granted Week Ending January 28, 2020

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

AION, MOLLY S. - Cheltenham Township;
Aion, Elayne, 621 Tennis Ave Ardsley, PA 19038.
ALMOND, RONALD B. - Towamencin Township;
Demarzio, Renee E., 829 Evergreen Circle
Telford, PA 18969.
BAKER, CRAIG A. - Skippack Township;
Baker, Carol A., 4386 Buttercup Cir
Collegeville, PA 19426.
BINFORD, BETH - Lower Gwynedd Township;
Buckman, Mary L., 585 Skippack Pike
Blue Bell, PA 19422.
BONNER, MADELYN B. - Plymouth Township;
Bonner, John J., 206 Winding Way
Plymouth Meeting, PA 19462.
BORGENSEN, ANA C. - Lower Merion Township;
Borgersen, Barbara E., 300 Gulph Hills Road
Radnor, PA 19087.
BROOKS, SIDNEY G. - Cheltenham Township;
Brooks, Michael, 708 Beech Court
Bridgeport, PA 19405; Brooks, William,
7901 High School Road Elkins Park, PA 19027.
BUR, THOMAS F. - Abington Township;
Romano, Lauren, 24 Hilltown Pike Line
Lexington, PA 18932.
BUTLER, FRANCES M. - Bridgeport Borough;
Burke, Catherine M., 777 South Broad Street
Philadelphia, PA 19147.
CAPALDO, REGINA A. - West Norriton Township;
Capaldo, Gerald, 1110 Pierce Road
Norristown, PA 19403.
CARSON, THOMAS A., JR. - Lower Providence
Township; Carson, Douglas A., 701 South 4Th Avenue
Royersford, PA 19468; Hill, Laurie,
1112 Cocalico Road Birdsboro, PA 19508.
CLARK, CATHERINE E. - Lower Providence
Township; Firsching, Mary F., Po Box 616
New Hartford, NY 13413; Lansing, Joan M.,
120 Evergreen Lane Whitesboro, NY 13492.
DAVIS, PHOEBE H. - Lower Merion Township;
Davis, Henry A., 3133 Connecticut Avenue Nw #624
Washington, DC 20008; Whitman, Larissa R.,
Drinker Biddle & Reath Phila, PA 19103.
DIGIOVANNI, DOROTHY J. - Lower Merion
Township; Digiovanni, Ralph G. Iii,
18 Marywatersford Road Bala Cynwyd, NJ 19004;
Staton, Lisa, 149 Downing Drive
Severna Park, MD 21146.

- OULIGIAN, JOHN C. - Lower Merion Township; Madden, Ouligian Joanne, 518 Mercer Road Merion Station, PA 19066.
- PAUL, EDWARD J., SR. - West Norriton Township; Paul, Edward J., Jr., 104 Chancellor Court Norristown, PA 19403; Schettone, Marlene C., 411 Brandon Road Norristown, PA 19403.
- PERGINE, PASQUALE D. - East Norriton Township; Scarpone, Michele A., 21514 Valley Forge Circle King Of Prussia, PA 19406.
- RODRIGUEZ, ANA - Hatboro Borough; Martin, Teresa L., 5950 Memphis Street New Orleans, LA 70124.
- RUSZKOWSKI, ROSALYN - Upper Merion Township; Ammon, Maryann, 3 Brandywine Drive Glenmoore, PA 19343.
- SEIDMAN, LENORA E. - Lower Moreland Township; Seidman, Bernice, 690 B Rose Hollow Drive Yardley, PA 19067.
- SHAHEEN, LAURENCE C. - Towamencin Township; Shaheen, Louise J., 205 Freedom Circle Harleysville, PA 19438.
- SHINNERS, HELEN M. - Lower Merion Township; , 1 East Chocolate Avenue Hershey, PA 17033; Rivielo, James A., 66 Harvard Road Havertown, PA 19083.
- SLONAKER, GLADYS A. - Schwenksville Borough; Nunan, Mark, Jr., 1810 N. 76Th Street Phila, PA 19151.
- STURM-GOULD, MARLAA. - Upper Dublin Township; Cain, Hilary, 121 Lauren Circle Scotts Valley, CA 95066.
- SWARTLEY, JOHN W. - Limerick Township; Swartley, Robert W., 202 Pacer Lane Collegeville, PA 19426.
- TRAINOR, JEAN L. - Whitemarsh Township; Trainor, Lynne, 30 Bennett Court Logan Township, NJ 08085.
- VAUGHAN, J. A. - Hatfield Township; Kalnas, Kimberly A., 137 Pinehurst Dr Cranberry Twp, PA 16066; Vogel, Jill A., 14 Essex Ln Langhorne, PA 19047.
- VEGHTE, ANN H. - Lower Providence Township; Heaberg, Michael, 430 Margo Lane Berwyn, PA 19312.
- WAELTZ, DARLENE L. - Hatboro Borough; Obrien, Karen L., 153 Horseshoe Lane Warminster, PA 18974; Waeltz, J. A., 651 Harrison Ave Glenside, PA 19038.
- YERGER, EVELYN E. - Pottstown Borough; Yerger, Ronald A., 502 Spruce St Pottstown, PA 19464.
1. Akter v. Bedeaux - Defendant's Motion to Compel Plaintiff's Discovery (Seq. 5 D) - **R. Gelinas - D. Alex.**
 2. Banks v. Borough of Lansdale - **K. Saffren - M. Kvetan - R. Maizel - R. Scholer.**
 3. Banks v. Borough of Lansdale - Plaintiff's Motion to Transfer from Arbitration to Trial (Seq. 231) - **K. Saffren - M. Kvetan - R. Maizel - R. Scholer.**
 4. Blackwell v. Bothwell - Plaintiff's Counsel's Petition for Leave to Withdraw as Counsel (Seq. 89) - **J. Lyons - N. Plakins.**
 5. Borough of Narberth v. Doherty - Defendant's Motion to Dismiss for Lack of Jurisdiction (Seq. 4) - **N. Marlier.**
 6. Brown v. Lankenau Medical Center - Petitioner's Petition to Open, Strike Judgment of Non Pros (Seq. 3) - **T. Burke.**
 7. Campbell v. Parkhouse Nursing and Rehabilitation Center - Defendant's Motion for Qualified Protective Order (Seq. 55 D) - **I. Norris - W. Mundy.**
 8. Carrington Mortgage Services, LLC v. Holland - Plaintiff's Motion for Leave to Amend Mortgage Foreclosure Complaint (Seq. 5) - **K. Wolf.**
 9. Carroll v. Abington Memorial Hospital - Plaintiff's Motion to Dismiss Complaint (Seq. 91) - **R. Ross - D. Martz - D. Cambi.**
 10. Clark v. The Schuylkill Canal Association - Defendant Montco's Motion to Quash Plaintiffs' Appeal (Seq. 1-04 D) - **G. Smith - M. Krengel - J. Goldberg - S. DiGiacomo - T. McAndrew.**
 11. Clarke v. Skunk Express, Inc. - Defendant Fedex's Motion to Strike Response to MSJ (Seq. 43) - **A. Getson - C. Milinski - K. Dapper.**
 12. Clarke v. Skunk Express, Inc. - Motion to Strike Plaintiff's Late Response in Opposition to and Preclude Plaintiffs From Being Heard at Argument on Defendants MSJ - (Seq. 41) - **A. Getson - C. Milinski - K. Dapper.**
 13. Coyle v. Abington Memorial Hospital - Defendant Dr. Scott's Motion to Compel Answers to Discovery (Seq. 45 D) - **G. Clarke - L. Tankle.**
 14. Degrassi v. Fosbenner - Defendant's Motion to Compel IME (Seq. 55 D) - **H. Taylor - K. Frascella - J. Mayers.**
 15. Dentis USA Corporation v. Myimplantxp Com Corporation - Plaintiff's Motion to Compel Responses (Seq. 9 D) - **R. Wendolowski.**
 16. Dixon v. Erie Insurance - Defendant's Motion to Compel Plaintiff's Answers to Defendant's Interrogatories (Seq. 4 D) - **L. Himmelstein - R. Howard.**
 17. Dunbar v. Kia Motors America, Inc. - Defendant's Motion to Compel Responses to Discovery Requests (Seq. 40 D) - **M. Gold - I. Shafiei.**
 18. Eagle Homeowners Association, Inc. v. Ericson - Plaintiff's Motion to Reassess Damages (Seq. 12) - **J. Kiefel.**
 19. East Hill Property Management v. Burda - Defendant's Motion to Strike Complaint (Seq. 1150) - **J. Dougherty.**
 20. East Hill Property Management v. Burda - **J. Dougherty.**
 21. Echeverria v. Echeverria - Motion to Withdraw as Counsel for Defendant (Seq. 39) - **C. Chait - L. Negron-Bennett.**

RETURN DAY LIST

**February 26, 2020
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.

22. Elinger v. Galapo - Defendant, Lawn Avenue Medical Associates Motion for Dismissal (Seq. 31) - **T. Kline - G. Samms.**
23. Finkelstein v. Sibven, LLC - Plaintiff's Motion for Protective Order (Seq. 16D) - **D. Dessen - C. Fleischmann.**
24. Freeman v. Schultz - Defendant's Motion to Compel Plaintiff's Answers to Discovery (Seq. 6 D) - **M. Greenfield - A. Zabicki.**
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