

## SHERIFF'S SALES

*By virtue of various writs issued out of the Court of Common Pleas of Montgomery County, Pa. to me directed will be sold at public sale on September 27, 2017 at 1:00 o'clock P.M. prevailing time, in Court Room "A", Court House, Swede and Airy Streets, in the Borough of Norristown, said County, the following described Real Estate.*

### To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on October 25, 2017 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

### First Publication

06-29628

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery, Pennsylvania, described according to a survey and plan thereof made by Herbert H. Metz, Civil Engineer, dated May 1919 and recorded in Deed Book 729, Page 600, as follows:

BEGINNING at a point a corner formed by the intersection of the Northwesterly side of Monroe Avenue, formerly Fernwood Road (fifty feet wide), and the Southwesterly side of Hazel Avenue (fifty feet wide); thence extending South fifty-four degrees, fifty-one minutes West along the Northwesterly side of Monroe Avenue fifty and five-tenths feet to a point; thence extending Northwestwardly one hundred twenty-five feet to a point; thence extending Northeastwardly fifty-two and forty-three one-hundredths feet to a point on the Southwesterly side of Hazel Avenue; thence extending Southeastwardly along the said side of Hazel Avenue one hundred twenty-five and two one-hundredths feet to the first-mentioned point and place of beginning.

Parcel Number: 30-00-44064-00-6.

Location of property: 458 Monroe Avenue, Abington Township, PA, 19038.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Joanne Ireland** at the suit of Abington School District. Debt: \$46,863.37.

**Robert Daday**, Attorney.

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

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

09-30403

ALL THAT CERTAIN unit in the property known, named and identified as Heritage Park Condominium, located in **Trappe Borough**, Montgomery County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provision of the Uniform Condominium Act, 68 PA C.S. 3101 et seq. by the recording in the Montgomery County Department of Records of a Declaration dated 4/8/1996 and recorded on 4/9/1996 in Deed Book 5144, Page 1226; and a First Amendment thereto dated 6/15/1996 and recorded on 6/18/1996 in Deed Book 5151, Page 348; and a Second Amendment thereto dated 8/9/1996 and recorded on 8/26/1996 in Deed Book 5158, Page 2476; and a Third Amendment thereto dated 1/17/1997 and recorded 1/24/1997 in Deed Book 5175, Page 741 and a restated Third Amendment thereto dated 3/5/1997 in Deed Book 5179, Page 407; and a Fourth Amendment thereto dated 7/17/1997 and recorded 8/4/1997 in Deed Book 5194, Page 1141; and a Fifth Amendment thereto dated 11/3/1997 and recorded 11/3/1997 in Deed Book 5205, Page 441; and a Sixth Amendment thereto dated 5/26/1998 and recorded 5/28/1998 in Deed Book 5227, Page 425; and a Seventh Amendment thereto dated 9/23/1998 and recorded 10/2/1998 in Deed Book 5242, Page 1990; and an Eighth Amendment thereto dated 2/26/1999 and recorded 3/3/1999 in Deed Book 5261, Page 2094; and a Ninth Amendment thereto dated 5/24/1999 and recorded 5/27/1999 in Deed Book 5273, Page 795; and a Tenth Amendment thereto dated 6/11/1999 and recorded 6/17/1999 in Deed Book 5275, Page 2241; and an Eleventh Amendment thereto dated 8/4/1999 and recorded 9/9/1999 in Deed Book 5287, Page 1041; and a Twelfth Amendment thereto dated 9/10/1999 and recorded 9/22/1999 in Deed Book 5289, Page 290; and a Thirteenth Amendment thereto dated 10/17/1999 and recorded 11/17/1999 in Deed Book 5297, Page 141; and a Fourteenth Amendment thereto dated 1/10/2000 and recorded 1/14/2000 in Deed Book 5303, Page 1914; and a Fifteenth Amendment thereto dated 1/20/2000 and recorded 2/15/2000 in Deed Book 5307, Page 283; and a Sixteenth Amendment thereto dated 3/6/2000 and recorded 3/9/2000 in Deed Book 5309, Page 1941. Being and designated as Unit No. 1708 together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 0.454%.

TITLE TO SAID PREMISES IS VESTED by Warranty Deed, dated 6/29/2000, given by Granor Price Homes Trappe Limited Partnership to Christine Ellis and recorded 7/14/2000 in Book 5323, Page 658 and in Instrument #012916.

Parcel Number: 23-00-00274-48-7.

Location of property: 906 Muhlenberg Drive, Unit 1708, Trappe, PA 19426-2275.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christine Ellis** at the suit of Bank of America, N.A. as Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$193,404.87.

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

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

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

09-36087

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected situate in **Limerick Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan of "Aronimink" for Fay Development Company, Inc. by Bursich Associates, Inc., Consulting Engineers, dated March 4, 1988, last revised May 24, 1989 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-51, Page 74, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Aronimink Drive (50.00 feet wide) at a corner of Lot No. 80, as shown on said plan, and which point is measured the four (4) following courses and distances from a point of curve on the Northeasterly side of Navahoe Drive (50 feet wide), viz: (1) leaving the said Northeasterly side of Navahoe Drive on the arc of a curve curving to the right having a radius of 25.00 feet, the arc distance of 39.27 feet to a point of tangent on the said Southeasterly side of Aronimink Drive; (2) thence extending North 53 degrees, 26 minutes, 01 seconds East along the said side of Aronimink Drive the distance of 17.00 feet to a point of curve on the same; (3) thence extending Northeastwardly along the said southeasterly side of Aronimink Drive on the arc of a curve curving to the right having a radius of 240.39 feet, the arc distance of 86.03 feet to a point of tangent on the same; and (4) thence extending North 73 degrees, 56 minutes, 16 seconds East along the said side of Aronimink Drive the distance of 92.65 feet to the point of beginning; thence extending from said point of beginning North 73 degrees, 56 minutes, 16 seconds East along the said Southeasterly side of Aronimink Drive the distance of 46.00 feet to a point, a corner of Lot No. 82, as shown on said plan; thence extending South 16 degrees, 036 minutes, 44 seconds East along Lot No. 82 and also for a portion of the distance extending through a party wall, as shown on said plan, the distance of 99.51 feet to a point, a corner in line of Lot No. 74, as shown on said plan; thence extending South 84 degrees, 06 minutes, 32 seconds West partly along Lot No. 74 and also along Lot No. 75, as shown on said plan, the distance of 46.73 feet to a point, a corner of Lot No. 80 the distance of 91.25 feet to the first mentioned point on the said Southeasterly side of Aronimink Drive and place of beginning.

BEING Lot No. 81 as shown on the above-mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Kwasi N. Sakyi by Deed from Owen G. Evans and Yvonne K. Evans, dated October 10, 2006 and recorded October 18, 2006 in Deed Book 5620, Page 743.

Parcel Number: 37-00-00068-05-7.

Location of property: 308 Aronimink Drive, Royersford, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kwasi N. Sakyi** at the suit of HSBC Bank USA, N.A. Debt: \$504,225.47.

**Jacob M. Ottley**, Attorney.

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

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

09-42684

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in Overbrook Hills, in Merion, **Lower Merion Township**, Montgomery County, Pennsylvania, described according to a survey and plan thereof made by Over and Tincley Civil Engineer, dated March 19, 1928, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Surrey Lane (formerly Cardiff Lane), at the distance of 440 feet Southwestwardly from the corner formed by the intersection of the Southeasterly side of Surrey Lane (formerly Cardiff Lane) (if extended) with the Southwesterly side of Henley Road (if extended); thence extending South 20 degrees, 30 minutes East, 100 feet to a point; thence extending South 69 degrees, 30 minutes West, 75.7 feet to a point; thence extending North 6 degrees, 54 minutes West, 102.9 feet to the Southeasterly side of said Surrey Lane (formerly Cardiff Lane); thence extending North 69 degrees, 30 minutes East along Southeast side of said Surrey Lane (formerly Cardiff Lane) 51.47 feet to the first mentioned point and place of beginning.

BEING Lot #142 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Lisa Ferreri, a/k/a Lisa A. Ferreri by Deed from Lisa Ferreri, Executrix of the Estate of Callie N. Ferreri, Deceased, dated June 15, 2005 and recorded June 15, 2005 in Deed Book 5557, Page 2039.

Parcel Number: 40-00-60512-00-9.

Location of property: 1516 Surrey Lane, Wynnewood, PA 19096.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Lisa Ferreri a/k/a Lisa A. Ferreri** at the suit of Wells Fargo Bank, National Association. Debt: \$384,119.13.

**Jacob M. Ottley**, Attorney.

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

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

10-09779

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

BEGINNING at a point on the title in the bed of Woodbine Avenue, said point being at the distance of 571.17 feet measured Northeasterly along the title line in the bed of Woodbine Avenue from its intersection with the middle line of Hillcrest Road (50 feet wide); thence along the title line in the bed of Woodbine Avenue, North 37 degrees, 1 minute East, 80 feet to a point in line of Lot "E"; thence extending by the same, South 51 degrees, 45 minutes East, 270.47 feet to a point in line of Lot "L"; thence extending by the same, South 33 degrees, 15 minutes West, 80.29 feet to a point in line of Lot "C"; thence extending by the same, North 51 degrees, 45 minutes West, 275.75 feet to the first mentioned point and place of beginning.

BEING Known as Lot "D".

BEING the same premises which Jay Mark Sipelstein, a single person granted and conveyed unto Marion Myers by Deed dated November 7, 2002 and recorded January 15, 2003 in Montgomery County Deed Book 5442, Page 1290, granted and conveyed unto Marion Myers.

Parcel Number: 40-00-67128-00-8.

Location of property: 1219 North Woodbine Avenue, Penn Valley, PA 19072.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Marion Myers** at the suit of Wells Fargo Bank, N.A., Successor by Merger to Wells Fargo Bank Southwest, N.A., Formerly Known as Wachovia Mortgage, FSB. Debt: \$350,163.15.

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

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

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

10-15803

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania and described according to a Plan of Wyncote Hills, made for Evans Construction Company by George B. Mebus, Engineers, Glenside, Pennsylvania, on 1/17/1956 and last revised 9/4/1956, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Redwood Lane (formerly Evans Lane) (50 feet wide) measured the three following courses and distances from the point formed by the intersection of the Westerly side of Redwood Lane (50 feet wide) with the Northerly side Gribbel Road (50 feet wide) (both lines produced): (1) extending from said point of intersection North 67 degrees, 31 minutes West, 63.98 feet to a point of curve; (2) on a line occurring to the left having a radius of 165 feet, the arc distance of 120.95 feet to a point of tangent; and (3) North 48 degrees, 31 minutes West, 35.68 feet to the point and place of beginning; thence extending from said beginning South 41 degrees, 29 minutes West, 79.05 feet to a point; thence extending South 83 degrees, 9 minutes, 15 seconds West, 114 feet to a point; thence extending North 68 degrees, 1 minute West, 101.10 feet.

BEING the same premises that Walter W. Reeder and Lydia H. Reeder, by Deed dated 4/13/2006 and recorded 4/20/2006 in the County of Montgomery (Book 5597, Page 2542) (as Document No. 2006046227) granted and conveyed unto Walter W. Reeder, married, his heirs and assigns, in fee.

Parcel Number: 31-00-22816-00-4.

Location of property: 1516 Redwood Lane, Wyncote, PA 19095.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Walter W. Reeder and United States of America** at the suit of Residential Mortgage Loan Trust 2013-TT2, et al. Debt: \$427,326.81.

**Stephen M. Hladik**, Attorney. I.D. #66287

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

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

11-28195

THE land referred to in this commitment is described, as follows:

ALL THAT CERTAIN piece or parcel of land, situate in **East Norriton Township**, County of Montgomery, Commonwealth of Pennsylvania described according to a record plan made for Lehigh Maple Corporation, made by Joseph J. Estock, Registered Surveyor, King of Prussia, Pennsylvania, dated January 26, 1979, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Dorp Circle (fifty feet wide) said point being measured the four following courses and distances from a point on the Easterly side of Dorp Lane (fifty feet wide): (1) on the arc of a circle curving to the left, having a radius of twenty feet, the arc distance of twenty-one and twenty-four one-hundredths feet to a point; (2) South sixty-nine degrees, twenty minutes East, fifty-three and forty one-hundredths feet to a point; (3) on the arc of a circle curving to the left, having a radius of fifty feet, the arc distance of fifty-two and thirty-six one-hundredths feet to a point and; (4) on the arc of a circle curving to the right, having a radius of fifty feet, the arc distance of one hundred two and thirty-six one-hundredths feet to the point of beginning; thence extending along Lot No. 2 on said plan, the two following courses and distances: (1) North seventy-nine degrees, fifty-eight minutes West, fifty feet to a point; and (2) North sixty-seven degrees, sixteen minutes East, one hundred eighty-five and thirty-seven one-hundredths feet to an iron pin; thence along lands now or late of L. Paul Scheidt, South twenty-six degrees, five minutes, thirty seconds West, two hundred thirty-six and seventy-three one-hundredths feet to a point; thence along Lot No. 4 on said plan the two following courses and distances: (1) North sixty-one degrees, three minutes, thirty seconds West, one hundred eight and forty one-hundredths feet to a point; and (2) North forty-four degrees, forty minutes West, fifty feet to a point on the Easterly side of Dorp Circle; thence along the same, on the arc of a circle curving to the left, having a radius of fifty feet, the arc distance of fifty feet to the first mentioned point and place of beginning.

FEE SIMPLE TITLE VESTED IN George L. Bruce, by Deed from Glenn A. Martin and Patricia K. Martin, h/w, dated 04/30/1998, recorded 05/11/1998 in Book 5225, Page 448.

Parcel Number: 33-00-02334-10-8.

Location of property: 103 Dorp Circle, Norristown, PA 19401-1775.

The improvements thereon are: Residential Real Estate.

Seized and taken in execution as the property of **George L. Bruce, by Deed from Glenn A. Martin and Patricia K. Martin, h/w/, dated 4/30/1998, recorded 5/11/1998, in the Montgomery County Recorder of Deeds Office in Deed Book 5225, Page 448** at the suit of Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, Not in its Individual Capacity, but Solely as Trustee for BCAT 2015-13 BTT. Debt: \$198,229.03.

**Jessica N. Manis**, Attorney.

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

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

11-29480

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan for Kenneth Merz made by Yerkes Associates, Inc. Consulting Engineers dated 9/5/1986 bounded and described, as follows, to wit:

BEGINNING at a point in the title line in the bed of Youngsford Road (thirty-three feet wide) at common corner for Lots 1 and 2 on said plan; thence extending along the title line in bed of Youngsford Road the two following courses and distances: (1) North forty-six degrees, twenty-nine minutes East, eighty-three and fifty one-hundredths feet to a point; and (2) North sixty-five degrees, thirty-six minutes East, two hundred one and forty-four one-hundredths feet to a point a corner of lands now or formerly of John Irvine; thence extending along lands now or formerly of John Irvine, South twenty-three degrees, thirty minutes East, two hundred sixty-six and eighty-eight one-hundredths feet to a point in line of a thirty feet wide Lower Merion Township Sewer Easement; thence extending along said sewer easement the two following courses and distances: (1) South sixty-five degrees, twenty-six minutes West, one hundred and forty-four one-hundredths feet to a point; and (2) South fifty-one degrees, forty-three minutes, forty-five seconds West, fifty-five feet to a point a corner of Lot #1; thence extending along Lot #1, the five following courses and distances: (1) North thirty degrees, thirty minutes West, one hundred eight feet to a point; (2) South fifty-four degrees, thirty minutes West, twenty feet; (3) North fifty-nine degrees, fifty minutes West crossing an existing retaining wall eighty and thirty-one one-hundredths feet to a point; (4) North twenty-eight degrees, thirty minutes West, twenty-nine and thirty-four one-hundredths feet to a point; and (5) North sixty-one degrees, fifty minutes West, sixty-eight and fifty-two one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 2 on said plan.

BEING the same property conveyed to Walter L. Heppenstall, 3rd and Mari Luise Heppenstall, husband and wife, as Tenants by the Entirety, who acquired title by virtue of a Deed from Walter L. Heppenstall, 3rd and Mari Luise Heppenstall, husband and wife, dated August 23, 1991, recorded September 9, 1991, at Deed Book 4986, Page 276, Montgomery County, Pennsylvania records.

Parcel Number: 40-00-69587-00-6.

Location of property: 817 Youngsford Road a/k/a 817 Youngs Ford Road, Gladwyne, PA 19035.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Walter L. Heppenstall, 3rd and Mari Luise Heppenstall** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2005-AR2. Debt: \$806,576.99.

**Meredith H. Wooters**, Attorney.

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

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

12-05497

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Moreland Township**, Montgomery County, Pennsylvania, described according to a survey and plan thereof made by Haggerty, Boucher & Hagen, Inc., Engineers, dated 6/7/57 and recorded Montgomery County in Plan Book B-3, Page 97.

BEGINNING at a point in the original center line of Washington Lane (forty feet wide but proposed to be widened five feet on the Northwesterly side to a future width of forty-five feet); said beginning point being at the distance of two hundred thirty-one and seventy one-hundredths feet measured North forty-one degrees, twelve minutes East from an angle point in the said center line of Washington Lane, said angle point being at the distance of three hundred ninety-one and three one-hundredths feet measured North thirty-nine degrees, eighteen minutes East from the intersection which the said center line of Washington Lane makes with the center line of Grasshopper Road (fifty feet wide); thence from the first mentioned point and place of beginning North forty-nine degrees, ten minutes, thirty-nine seconds West, twenty feet to a stone in the Northwesterly side of Washington Lane; thence through land of Herbert E. Doerr, of which this was a part, and along Lot No. 1 North fifty-four degrees, eighteen minutes, nineteen seconds West, four hundred sixty-six and ninety-two hundredths feet to a point; thence along land adjoining to the Northwest the two following courses and distances: (1) North thirty-four degrees, nineteen minutes, forty-three seconds East, forty-two feet to a stone at an angle point; thence (2) North twenty-four degrees, fifty-six minutes East, one hundred eighty-six feet to a point; thence again passing through land of Herbert E. Doerr, of which this was a part, and along Lot No. 3, South fifty-eight degrees, fifty-one minutes, ten seconds East, four hundred eighty-five and fifteen one-hundredths feet to a point in the aforesaid original center line of Washington Lane; thence along the said center line of two following courses and distances: (1) South twenty-four degrees, thirty-two minutes West, two hundred twenty-three and ninety-five one-hundredths feet to an angle point; thence (2) South forty-one degrees, twelve minutes West, forty-five feet to the place of beginning.

BEING Lot No. 2.

CONTAINING 2.748 acres.

TITLE TO SAID PREMISES IS VESTED IN G. Linton Sheppard, Judith A. Sheppard, and Wendy Lynne Sheppard, by Deed from G. Linton Sheppard and Judith A. Sheppard, dated 03/14/2012, recorded 03/15/2012 in Deed Book 5830, Page 40.

Parcel Number: 41-00-09706-00-9.

Location of property: 2256 Washington Lane, Huntingdon Valley, PA 19006-5826.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **G. Linton Sheppard, Judith A. Sheppard and Wendy Lynne Sheppard a/k/a Wendy L. Sheppard** at the suit of U.S. Bank National Association, as Trustee for GSR Mortgage Loan Trust 2005-AR4. Debt: \$1,153,370.32.

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

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

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

12-24027

ALL THAT CERTAIN Unit 17 in the property known, named and identified as Williamsburg Commons, a Condominium located in **Upper Merion Township**, County of Montgomery and State of Pennsylvania, which has heretofore been submitted to the Provisions of the Uniform Condominium Act of 68, PA C. S. 3101 et. seq. by the recording in the Office of the Recorder of Deeds at Norristown, PA of a certain Declaration of Condominium and Plots and Plans attached thereto as Exhibit "C", dated 9/1/1996 and recorded 9/6/1998 in Deed Book 5160, Page 959.

UNDER Unit No. 17 and known as 533 Williamsburg Way.

TOGETHER with all right, title and being a percentage listed on the aforesaid Declaration of Condominium, of an undivided interest of, in and to the Common Elements as set forth hereto as the same may be changed by any amendments that may be recorded from time to time.

TITLE TO SAID PREMISES IS VESTED IN Victor A. Milbourne, Jr. and Cynthia T. Milbourne, his wife, by Deed from Victor A. Milbourne, Jr. and Cynthia T. Milbourne, his wife, dated 07/02/2003, recorded 09/26/2003, in Book 5474, Page 1825.

Parcel Number: 58-00-20840-17-1.

Location of property: 533 Williamsburg Way a/k/a 533 Williamsburg Way, Unit 17, King of Prussia, PA 19406-2760.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Victor A. Milbourne, Jr. and Cynthia T. Milbourne** at the suit of Citimortgage, Inc. Debt: \$198,196.20.

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

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

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

12-28223

ALL THAT CERTAIN UNIT designated as Unit Number A-105 being a unit in 1600 Church Road Condominium, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of 1600 Church Road Condominium bearing date the 14th day of January A.D., 1982 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania on the 19th day of January, A.D. 1982 in Deed Book 4676, Page 443 etc. and Plats and Plans for 1600 Church Road Condominium bearing date the 14th day of January A.D. 1982 and recorded as Exhibit "B" of the Declaration of Condominium of 1600 Church Road Condominium in Deed Book 4676, Page 443.

Parcel Number: 31-00-06893-05-1.

Location of property: 1600 Church Road, Unit A-105, Wyncote, PA 19095.

The improvements thereon are: Residential - Condominium Garden Style.

Seized and taken in execution as the property of **Sharon R. Baird** at the suit of 1600 Church Road Condominium Association. Debt: \$38,879.13.

**Hal A. Barrow**, Attorney. I.D. #31603

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

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

13-05117

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

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

195.44 feet to a point a corner of Lot 23 as shown on above plan; thence along said lot South 50 degrees, 53 minutes, 39 seconds East and recrossing aforesaid easements and also crossing a certain unmarked easement 438.62 feet to a point on the Northwesterly side of Chestnut Lane; thence along same South 39 degrees, 06 minutes, 21 seconds West, 195.00 feet to the first mentioned point and place of beginning.

CONTAINING in area 81,674 square feet.

CONTAINING in area 1,8750 acres.

BEING Lot 22 as shown on above plan.

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

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

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

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Han J. Chong and Cynthia L. Chong** at the suit of U.S. Bank National Association, as Trustee for the Benefit of the Citigroup Mortgage Loan Trust, Inc., Mortgage Pass-Through Certificates, Series 2007-AR.8. Debt: \$820,199.43.

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

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

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

13-09920

ALL THAT CERTAIN message or tenement and lot of piece of ground, situate in **Jenkintown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof, made on 9/24/1920 by William T. Muldrew, Civil Engineer, as follows, to wit:

BEGINNING at a point, on the Northwesterly side of Division Street (25 feet wide) at the distance of 28.29 feet, Northeastwardly from the Northeastly side of Walnut Street (40 feet wide); thence extending North 24 degrees, 46 minutes, 30 seconds West, passing through the center of the party wall of said message and crossing an 8 feet wide alley, in the rear, 91.44 feet, to a point, in line of land, now or late of H.C. LaRue; thence extending along same, North 64 degrees 17 minutes, 35 seconds East, 14.55 feet to a point; thence extending South 24 degrees, 46 minutes East, crossing the aforementioned 8 feet wide alley and passing through the center of the party wall of said message, 91.68 feet to the said side of Division Street; thence extending along same South 65 degrees, 13 minutes, 30 seconds West, 14.54 feet to the place of beginning.

TOGETHER with the free and common use, right, liberty and privilege of the aforementioned alley, as and for a passageway and watercourse in common with the owners, tenants and occupiers of the other lots of ground bounding thereon and entitled to the use thereof, at all times hereafter, forever.

SUBJECT, however, to the proportionate part of the expense of keeping said alley in good order, condition and repair.

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

TITLE TO SAID PREMISES IS VESTED IN Joseph White and Jennifer White, by Deed from Peter Pomerantz and Julia Pomerantz, dated 03/06/2007, recorded 03/14/2007 in Book 5638, Page 2914.

Parcel Number: 10-00-00832-00-4.

Location of property: 403 Division Street, Jenkintown, PA 19046-3216.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph White and Jennifer White** at the suit of U.S. Bank National Association, Not in its Individual Capacity but Solely as Trustee for The RMAC Trust, Series 2016-CTT. Debt: \$184,033.61.

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

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

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

13-15460

THE land referred to in this Commitment is described, as follows:

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Lower Moreland Township**, County of Montgomery and State of Pennsylvania, described according to a survey and plan made of Green Ridge Farm, Section No. 1, made by Chester W. Mebus, Registered Professional Engineer, Glenside, PA, 1/25/1956, which said plan is recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, in Plan Book B-2, Page 166 on 4/7/1956 and more fully described, as follows, to wit:

BEGINNING at a point on the Southwest side of County Line Road (56.5 feet wide, having been widened from its original width of 33 feet by the addition of 23.5 feet on its Southwest side thereof) which point is measured on the arc of a circle curving to the right having a radius of 50 feet, the arc distance of 63.79 feet from a point on the Southeast side of Buck Road (46.5 feet wide, having been widened from its original width of 33 feet by the addition of 13.5 feet on its Southeast side thereof); thence extending along the Southwest side of County Line Road, South 47 degrees, 46 minutes, 5 seconds East, 121.93 feet to a point; thence extending South 42 degrees, 13 minutes, 55 seconds West, 150 feet to a point, an angle; thence extending South 80 degrees, 16 minutes, 30 seconds West, 53.31 feet to a point; thence extending North 1 degree, 3 minutes, 5 seconds East, 207.96 feet to a point on the Southeast side of Buck Road; thence extending along the arc of a circle curving to the right having a radius of 50 feet, the arc distance of 63.79 feet to a point on the Southwest side of County Line Road, the first mentioned point and place of beginning.

BEING Lot No. 7 County Line Road.

BEING the same property conveyed to Orest Shtogryn who acquired title by virtue of a Deed from Marvin A. Dovberg and Barbara J. Dovberg, his wife, by Deed dated August 17, 2005 and recorded September 12, 2005, at Deed Book 5570, Page 979, Montgomery County, Pennsylvania records.

Parcel Number: 41-00-02431-00-3.

Location of property: 520 County Line Road, Huntingdon Valley, PA 19006.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Orest Shtogryn** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for Harborview Mortgage Loan Trust 2006-CB1, Mortgage Loan Pass-Through Certificates, Series 2006-CB1. Debt: \$426,859.28.

**Meredith H. Wooters**, Attorney.

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

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

13-21799

ALL THAT CERTAIN lot or piece of ground, situate in **Hatfield Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision prepared for 'Castle Heights', Phase III made by Herbert A. Metz, Inc., dated 11/3/1987, and last revised 12/23/1991, and recorded in Plan Book A-53, Page 156 etc., as follows, to wit:

BEGINNING at a point of curve on the Southeasterly side of Bergey Road (50 feet wide), said point being a corner of Lot No. 45 on the above mentioned plan and place of beginning; thence extending from said place of beginning and along Lot No. 45 South 13 degrees, 13 minutes, 55 seconds East partly crossing a 20 feet wide drainage easement 187.46 feet to a point a corner of Lot No. 38; thence extending along Lot No. 38 and crossing said easement South 69 degrees, 04 minutes, 24 seconds West, 126.79 feet to a point a corner of Lot No. 47; thence extending along Lot No. 47 North 07 degrees, 34 minutes, 18 seconds West, 212.07 feet to a point on the Southeasterly side of Bergey Road; thence extending along the Southeasterly side of Bergey Road the two (2) following courses and distances, viz: (1) North 82 degrees, 25 minutes, 42 seconds East, 28.93 feet to a point of curve; and (2) on the arc of a circle curving to the left having a radius of 770.00 feet the arc distance of 76.07 feet to a point a corner of Lot No. 45, being the first mentioned point and place of beginning.

BEING known as Lot Number 46 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN William B. Wilson, Jr. and Colleen M. Wilson, h/w, by Deed from Sal Lapio, Individual and Maxi Group, a Partnership, dated 10/16/1992, recorded 10/21/1992 in Book 5022, Page 610.

Parcel Number: 35-00-00219-02-5.

Location of property: 1581 Bergey Road, Hatfield, PA 19440-2873.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William B. Wilson, Jr. and Colleen M. Wilson** at the suit of LSF9 Master Participation Trust. Debt: \$341,911.32.

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

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

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

13-29076

ALL THOSE TWO CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot Numbered 91 and 92 on a Plan of Lots of 'Ambler Highlands', said plan being recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 584, Page 500 and being bounded and described together, as follows, to wit:

BEGINNING at a point on the Southerly side of Highland Avenue (50.00 feet wide), said point being measured in and Eastwardly direction 94.56 feet from a point, on the Easterly side of Bellaire Avenue (50.00 feet wide); thence extending from said point of beginning and along the Southerly side of Highland Avenue South 87 degrees, 47 minutes East, 94.56 feet to a point, a corner in line of Lot Number 130, as shown on said plan; thence extending along the same in a Southwardly direction 202.20 feet to a point a corner in line of Lot Number 93, as shown on said plan; thence extending along the same in a Westwardly direction 94.22 feet to a point, a corner in line of Lot Number 90, as shown on said plan; thence extending along the same in a Northwardly direction 190.72 feet to the first mentioned point and place of beginning.

BEING the same premises, which Craig O. Atkins and Annette Cardello Atkins, husband and wife, by Deed dated January 10, 2006, and recorded January 19, 2006, in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5587, Page 1780, granted and conveyed unto Craig O. Atkins and Annette Cardello Atkins.

Parcel Number: 54-00-08476-00-2.

Location of property: 511 Highland Avenue, Ambler, PA 19002.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joyce Williams and Craig O. Atkins** at the suit of Wells Fargo Bank, N.A. Debt: \$243,440.72.

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

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

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

13-29676

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Plan-Phase 3, "Dublin Meadows" made for by Dublin Meadows, Inc., by Carroll Engineering Corporation, Consulting Engineers, dated November 30, 1984, last revised February 11, 1987, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-48, Page 229, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Patrick Court (40 feet wide) at a corner of Lot #90, as shown on said plan and which point is measured the seven following courses and distances from a point of tangent on the Southeasterly side of North Spring Hill Drive (50.00 feet wide), viz: (1) leaving the said Southeasterly side of North Spring Hill Drive on the arc of a curve, curving to the left, having a radius of 25.00 feet, the arc distance of 39.27 feet from a point of tangent on the said Northeasterly side of Patrick Court; (2) thence extending South 53 degrees, 23 minutes, 30 seconds East, along the said side of Patrick Court, the distance of 67.99 feet to a point of curve on the same; (3) thence extending Southeastwardly along the said Northeasterly side of Patrick Court on the arc of a curve, curving to the right, having a radius of 120.00 feet, the arc distance of 91.21 feet to the point of reverse curve on the same; (4) thence extending Southeastwardly along the said side of Patrick Court on the arc of a curve, curving to the left, having a radius of 25.00 feet, the arc distance of 22.53 feet to a point of compound curve on the same; (5) thence extending Southeastwardly along the said Northwesterly side of Patrick Court on the arc of a curve, curving to the left, having a radius of 50.00 feet, the arc distance of 7.14 feet to a point of tangent on the same; and (6) thence extending South 53 degrees, 23 minutes, 3 seconds East along the said Northeasterly side of Patrick Court, the distance of 59.99 feet to a point of curve on the same; and (7) thence extending Southeastwardly along the said side of Patrick Court on the arc of a curve curving to the right having a radius of 50.00 feet the arc distance of 30.70 feet to the point of beginning; thence extending from said point of beginning North 50 degrees, 07 minutes, 40 seconds East along Lot No. 90 and also for a portion of the distance of extending through the party wall as shown on said plan the distance of 132.52 feet to a point, a corner of Parcel "J" as shown on said plan; thence extending along Parcel "J" the three following courses and distances, viz: (1) extending South 39 degrees, 52 minutes, 20 seconds West the distance of 30.00 feet to a point a corner; (2) thence extending South 05 degrees, 07 minutes, 40 seconds West the distance of 21.21 feet to a point a corner; and (3) thence extending South 50 degrees, 07 minutes, 40 seconds West and also crossing through a certain storm easement (20.00 feet wide), as shown on said plan the distance of 134.37 feet to a point a corner in line of Lot Number 92 as shown on said plan; thence extending North 53 degrees, 23 minutes, 30 seconds West along Lot No. 92 and also re-crossing into the aforesaid easement the distance of 20.62 feet to a point on the Southeasterly side of Patrick Court; thence extending in a Northeastwardly to Northwardly to Northwesterly direction along the Southeasterly, Easterly and Northeasterly sides of Patrick Court, aforesaid on the arc of a curve curving to the left having a radius of 50.00 feet the arc distance of 33.68 feet to the first mentioned point on the said Northeasterly side of Patrick Court and place of beginning.

BEING Lot Number 91 as shown on the above mentioned plan.

BEING the same premises which David Connolly by Deed dated 6/20/2003 and recorded 6/26/2003 in Montgomery County in Deed Book 5461, Page 2399 granted and conveyed unto Han K. Oh.

Parcel Number: 54-00-13103-18-1.

Location of property: 1418 Patrick Court, Maple Glen, PA 19002.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Han K. Oh** at the suit of MTGLQ Investors, L.P. Debt: \$265,651.39.

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

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

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

13-31308

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a plan of part of Widener Hills, made for Richard M. Rose by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania, dated February 27, 1953, last revised June 18, 1953, as follows, to wit:

BEGINNING at a point of tangent of a ten (10) feet radius corner in the Northwesterly side of Rodgers Road (forty feet wide) at the tangent distance of nine and one hundred five thousandths (9.105) feet measured South fifty-nine (59) degrees, fifty-two (52) minutes, seven (7) seconds West from the intersection which the said Northwesterly side of Rodgers Road (extended) makes with the Southwesterly side of Cheltenham Hills Drive (fifty feet wide) (extended); thence from the first mentioned point and along the said Northwesterly side of Rodgers Road South fifty-nine (59) degrees, fifty-two (52) minutes, seven (7) seconds West, eighty and ninety hundredths (80.90) feet to a point; extending North twenty-nine (29) degrees, twenty-one (21) minutes, three (3) seconds West, one hundred ten and one hundredth (110.01) feet to a point; thence extending North fifty-nine (59) degrees, fifty-two (52) minutes, seven (7) seconds East, ninety-eight and eighty-four hundredths (98.84) feet to a point in the Southwesterly side of Cheltenham Hills Drive; thence along the same South twenty-four (24) degrees, forty five (45) minutes, fifty-three (53) seconds East, one hundred one and thirty-eight hundredths (101.38) feet to a point of curve; thence by a line curving to the right in a Southeast, South and Southwesterly direction with a radius often (10) feet, the arc distance of fourteen and seventy-seven hundredths (14.77) feet to the place of beginning.

BEING known as Lot No. 3 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Ronald Jeremiah Schindler, by Deed from Ronald Jeremiah Schindler, Executor and Sold Heir of the Estate of Ema Schindler, Deceased dated 07/18/2011, recorded 07/25/2011, in Book 5807, Page 2811.

Parcel Number: 31-00-05968-00-4.

Location of property: 800 Chelten Hills Drive, Elkins Park, PA 19027-1304.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ronald Jeremiah Schindler** at the suit of Wells Fargo Bank, N.A. Debt: \$156,999.66.

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

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

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

13-35894

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Plymouth Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision, "Valley Green Estates" prepared for Pat Sparango, Inc. prepared by Bernard Spector, Professional Engineer, dated 11-2-78, last revised 2-26-79, recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book A-36, Page 21, as follows, to wit:

BEGINNING at a point of tangent on the Northwesterly side of Sprango Lane, (50 feet wide) which point is at the arc distance of 21.86 feet measured on the arc of a curve, curving to the right having a radius of 15.00 feet from a point of curve on the Southwesterly side of Anthony Drive (50 feet wide); thence extending from said point of beginning along the said Northwesterly side of Sprango Lane, the two following courses and distances, viz: (1) extending South 49 degrees, 04 minutes, 39 seconds West, the distance of 189.30 feet to a point of curve; and (2) thence extending on the arc of a curve, curving to the left, having a radius of 600.00 feet the arc distance of 19.94 feet to a point, a corner of Lot Number 34, as shown on said plan; thence extending North 42 degrees, 49 minutes, 36 seconds West, along Lot Number 34 the distance of 201.02 feet to a point; a corner of Lot Number 36, as shown on said plan; thence extending North 55 degrees, 35 minutes, East along Lot Number 36, the distance of 250.55 feet to a point on the said Southwesterly side of Anthony Drive; thence extending South 34 degrees, 35 minutes, 00 seconds East, along the said side of Anthony Drive, the distance of 159.92 feet to a point of curve on the same; thence leaving the said Southwesterly side of Anthony Drive, on the arc of a curve, curving to the right, having a radius of 15.00 feet the arc distance of 21.86 feet to a point of tangent on the said Northwesterly side of Sprango Lane, being the first mentioned point of tangent and place of beginning.

BEING Lot Number 35 as shown on the above mentioned plan.

UNDER AND SUBJECT to agreement and restrictions of record.

TITLE TO SAID PREMISES IS VESTED IIN Hyung Kyouon Park and Hea Sook Park, his wife, by Deed from George L. Milyiori and Lenora Milyiori, his wife, dated 11/11/1983, recorded 02/13/1984, in Book 4729, Page 1515.

BY VIRTUE of Hyung Kyouon Park's death on or about 05/25/2010, his ownership interest was automatically vested in the Surviving Tenant by the Entirety.

Parcel Number: 49-00-11792-32-7.

Location of property: 302 Anthony Drive, Plymouth Meeting, PA 19462-1108.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Hea Sook Park and Hyung Kyouon Park (Deceased)** at the suit of U.S. Bank National Association. Debt: \$764,402.25.

**Joseph E. DeBarberie**, Attorney. I.D. #315421

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

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

13-36052

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania and described according to a plan thereof made by Damon and Foster, Civil Engineers dated August 8, 1957, as follows, to wit:

BEGINNING at a point on the center line of Sprague Road (50 feet wide) said point being the four following courses and distances measured along the center line of Sprague Road from its point of intersection with the Title Line in the bed of Hidden River Road: (1) leaving Hidden River Road, South 11 degrees, 26 minutes East, 90.53 feet to a point of curve in the same; (2) Southwardly on the arc of a circle curving to the right having a radius of 360 feet the arc distance of 144.51 feet to a point of tangent in the same; (3) South 11 degrees, 34 minutes West, 294.19 feet to a point at angles in the same; and (4) South 10 degrees, 37 minutes West, 167.63 feet to the place of beginning; thence extending from said point of beginning, South 79 degrees, 23 minutes East crossing the Southeasterly side of Sprague Road 298.11 feet to a point; thence extending South 10 degrees, 37 minutes West, 120 feet to a point; thence extending North 79 degrees, 23 minutes West recrossing the Southeasterly side of Sprague Road; thence extending North 10 degrees, 37 minutes East along the center line of Sprague Road 120 feet to the first mentioned point and place of beginning.

BEING Lot No. 13 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Frantz Latour, by Deed from Eric S. Farber and Madeline Lehenaff Farber, dated 01/19/2007, recorded 02/13/2007 in Book 5635, Page 1761.

Parcel Number: 40-00-55472-00-9.

Location of property: 349 Sprague Road, Penn Valley, PA 19072-1145.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Frantz Latour** at the suit of HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2007-3. Debt: \$570,494.37.

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

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

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

14-06254

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Property made for Richard M. and Lorena Grant, by Charles E. Shoemaker, Inc., Engineers and Surveyors, dated October 20, 1971, and last revised March 22, 1972 and recorded in the Recorder of Deeds Office in Norristown in Plan Book B-22, Page 95, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Windsor Avenue (not open) (forty feet wide) said point measured the two following courses and distances from a point of curve on the Southeasterly side of North Hills Avenue (55 feet wide): (1) on the arc of a circle curving to the right having a radius of twenty feet the arc distance of 31.42 feet to a point of tangent on the Southwesterly side of Windsor Avenue; (2) South 43 degrees, 00 minutes East, 169.43 feet to the point of beginning; thence extending from said point of beginning along the Southwesterly side of Windsor Avenue South 43 degrees, 00 minutes East, 50 feet to a point; thence extending South 47 degrees, 00 minutes, 00 seconds West along Lot 2-C as shown on the above mentioned plan 184.28 feet to a point; thence extending North 43 degrees, 22 minutes West along Lot 10 as shown on the above mentioned plan 50 feet to a point; thence extending along the rear lines of Lots Numbers 1 and 2-A as shown on the above mentioned plan North 47 degrees, 00 minutes, 00 seconds East, 184.60 feet to the first mentioned point and place of beginning.

Parcel Number: 30-00-72868-00-2.

Location of property: 3028 Windsor Avenue, Abington Township, PA 19090.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Patricia Odums** at the suit of Abington School District. Debt: \$3,360.44.

**Robert Daday**, Attorney.

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

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

14-09571

ALL THAT CERTAIN unit designated as Unit No. D-4 in the Oaks Building, being a unit in "Spring Mountain Summit", a condominium located on Walnut Street and Centennial Street in **Schwenksville Borough**, County of Montgomery and Commonwealth of Pennsylvania, as being designated in the Declaration of Condominium of "Spring Mountain Summit", under the Unit Property Act, dated 2/22/1980 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Deed Book 4503, Page 443 and an Amendment thereto dated 2/26/1981 and recorded in Deed Book 4612, Page 99 and also as being designated on the Declaration Plan of "Spring Mountain Summit", recorded in the aforesaid Recorder of Deeds Office in Condominium Plan Book 7, Page 80.

TOGETHER with an 0.91% undivided interest in and to the Common Element as fully set forth in the aforesaid Declaration of Condominium of "Spring Mountain Summit".

Parcel Number: 20-00-00059-33-5.

BEING the same premises which John C. Crews, Jr., David R. Crews and James K. Crews, by Deed dated 4/30/1998 and recorded 6/11/1998 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5229, Page 186, granted and conveyed unto Virginia M. Grunder.

Virginia M. Grunder departed this life on August 3, 2016.

Location of property: 2222 Forest Lane, Unit No. D-4, Schwenksville, PA 19473.

The improvements thereon are: Condominium Unit.

Seized and taken in execution as the property of **Walter W. Grunder, Jr., Executor of the Estate of Virginia M. Grunder, Deceased** at the suit of Ditech Financial LLC f/k/a Green Tree Servicing, LLC. Debt: \$101,036.38.

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

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

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

14-12116

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, and described according to a plan thereof made by H.J. Startzenback, Registered Surveyor, dated 2/27/1953, as follows, to wit:

BEGINNING at a point of tangent on the Northwesterly side of Margo Lane (60 feet wide), said point of tangent going at the distance of 10.99 feet measured on the arc of a circle curving to the right having a radius of 7 feet from a point of curve on the Southwesterly side of Ardleigh Road (50 feet wide); thence extending South 49 degrees, 31 minutes West along the said side of Margo Lane 233.39 feet to a point; thence extending North 40 degrees, 29 minutes West, 124.846 feet to a point; thence extending North 49 degrees, 31 minutes East, 240.39 feet to a point on the Southwesterly side of Ardleigh Road aforesaid; thence extending South 40 degrees, 29 minutes East along said side of Ardleigh Road 117.845 feet to a point of curve in the same; thence extending on the arc of circle curving to the right having a radius of 7 feet, the arc distance of 10.99 feet to the first-mentioned point of tangent, and place of beginning.

BEING Lot No. 4 as shown on the above-mentioned plan.

CONTAINING in area 30,000 square feet.

TITLE TO SAID PREMISES IS VESTED IN David J. Swartz, a/k/a David Swartz, Lisa A. Swartz, a/k/a Lisa Swartz and United States of America, c/o United States Attorney for the Eastern District of Pennsylvania by Deed from Jerome L. Weinstock and Marilyn Weinstock dated December 21, 2000 and recorded January 3, 2001 in Deed Book 5344, Page 2249.

Parcel Number: 40-00-35224-00-7.

Location of property: 824 Margo Lane, Narberth, PA 19072.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **David J. Swartz a/k/a David Swartz, Lisa A. Swartz a/k/a Lisa Swartz and United States of America, c/o United States Attorney for the Eastern District of Pennsylvania** at the suit of Bank of America, N.A. Debt: \$1,003,389.36.

**Andrew L. Markowitz**, Attorney.

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

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

14-17105

ALL THAT CERTAIN message and lot or piece of land, situate in the Village of Limerick Square, **Limerick Township**, Montgomery County and State of Pennsylvania, bounded and described, as follows, wit:

BEGINNING at a stake in a public road leading from Limerick Square to Hunsberger Mill on the Perkiomen Creek; thence by other lands now or late of A.P. Fritz whereof this was formerly a part, the three next courses and distances, viz: South 52-1/2 degrees, East 152 feet to a stake, a corner; thence Southwestwardly 39-1/2 degrees, South 77 feet to a stake; thence North 52-1/2 degrees, West 154 feet to a stake in said public road; thence down said road North 39-1/2 degrees, East 77 feet to the place of beginning.

BEING the same premises which Laura N. Stauffer, widow by Deed dated 9/27/1971 and recorded 9/28/1971 in Montgomery County in Deed Book 3701, Page 164 conveyed 50% unto Herbert C. Kulp and Barbara M. Kulp, husband and wife as Tenants by Entirety and the remaining 50% to Agnes Burns, in fee as Joint Tenant with Right of Survivorship.

AND THE SAID Agnes Burns died on 9/4/1987 and the premises vested in solely in Herbert C. Kulp and Barbara M. Kulp, husband and wife. Both departed this life vesting title solely in Kenneth M. Kulp.

Parcel Number: 37-00-02200-00-4.

Location of property: 16 North Limerick Road, Limerick, PA 19468.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Kenneth M. Kulp Administrator of The Estate of Barbara M. Kulp, Deceased** at the suit of Nationstar Mortgage, LLC d/b/a Champion Mortgage Company. Debt: \$209,734.44.

**Matthew K. Fissel**, Attorney.

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

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

14-18840

ALL THAT CERTAIN message and tract of land, situate in **Lower Pottsgrove Township**, County of Montgomery Commonwealth of Pennsylvania, bounded and described, as follows:

BEGINNING at a corner lands Daniel D. Hartz, said point being in the middle of a public road (legal width 33 feet and ultimate width of 50 feet) known as Kepler Road or State Leg. Route #46205 leading from State Highway Route #422 (Leg. Route #146) to Buchert Road (Leg. Route #46004) and said point of beginning being distant along the same from a point of intersection with the middle of Buchert Road South 47 degrees, West 590.33 feet; thence from said point of beginning along lands of the said Daniel D. Hartz North 36 degrees, West 410 feet to a corner on line other lands now or late Ellsworth Rhoads; thence along the same South 81 degrees, 40 minutes West, 67.25 feet to a corner lands of Charles Rhoads, thence along the latter lands South 36 degrees, East 447.66 feet to a corner in the middle of the aforesaid Kepler Road; thence along the middle of the same North 47 degrees, East 60.0 feet to the place of beginning.

CONTAINING 0 acres and 97 perches of land.

Parcel Number: 42-00-02752-00-5.

Location of property: 1183 Kepler Road, Lower Pottsgrove, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Charles A. Gilliland, III and United States of America** at the suit of Pottsgrove School District. Debt: \$7,168.04.

**Diane M. Boehret**, Attorney.

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

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

14-27327

ALL THAT CERTAIN lot, or piece of parcel of land, situate lying and being **Abington Township**, County of Montgomery and State of Pennsylvania, and bounded and described as follows, to wit, known as Lot #50 on a plan of "Wonderland" dated January 15, 1952 and revised February 6, 1952 by Herbert H. Metz, Registered Engineer, Lansdale, Pennsylvania and recorded at Norristown in Deed Book 2219, Page 601 and more particularly bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Fernwood Avenue (50 feet wide) at the distance of 80 feet measured North 47 degrees, 32 minutes West from the North Westernmost terminus of a radius round corner connecting the Northeasterly side of Fernwood Avenue with the Northwesterly side of Thompson Road (60 feet wide); thence extending from said point of beginning along said Northeasterly side of Fernwood Avenue North 47 degrees, 32 minutes West, 80 feet to a point; thence extending along line of Lot #49, North 42 degrees, 28 minutes East, 100 feet to a point; thence extending partly along line of Lot #48 and partly along line of Lot #14 South 47 degrees, 32 minutes East, 60 feet to a point; thence extending along line of Lot 13 South 42 degrees, 28 minutes West, 100 feet to the first mentioned point and place of beginning.

BEING the same property conveyed to Annmarie Sitasz and Kendro M. Sewell, as Tenants in Common, who acquired title by virtue of a Deed from Elizabeth A. Cataldi, Administratrix of the Estate of Thomas D. Sitasz, dated September 29, 2008, recorded October 21, 2008, at Deed Book 5711, Page 1163, Montgomery County, Pennsylvania records.

Parcel Number: 30-00-20436-00-9.

Location of property: 2741 Fernwood Avenue, Abington, PA 19001.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Kendro M. Sewell and Annmarie Sitasz** at the suit of Wells Fargo Bank, N.A. Debt: \$310,728.00.

**Meredith H. Wooters**, Attorney.

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

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

14-29545

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

BEGINNING at a point in the middle of a public road leading from Linfield to Limerick, a corner of this and land recently conveyed to Charles N. Boyer and Elizabeth M., his wife; thence along the middle of the said road south forty-four degrees, six minutes West, one hundred and eighty feet to a point, a corner of this and other lands of Tony Wiglos; thence North forty-four degrees, forty-seven minutes West, four hundred and thirty-five feet to the land of Garrett Brownback; and thence along said Brownback's land North forty-six degrees, forty-five minutes East, one hundred and eighty feet to land of Charles N. Boyer; and thence along said Boyer's land South forty-four degrees, forty-seven minutes East, four hundred and twenty-five feet to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Nathan Merritt by Deed from Nathan Merritt and Sharon Merritt, husband and wife dated 04/06/2012 and recorded 04/06/2012 in the Montgomery County Recorder of Deeds in Book 5852, Page 365, as Instrument No. 2012105424.

Parcel Number: 37-00-02071-00-7.

Location of property: 504 Limerick Center Road, Royersford, PA 19468.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Nathan Merritt, Original Mortgagor and Real Owner and Sharon Merritt, Original Mortgagor** at the suit of HSBC Bank USA, National Association, as Trustee for the Holders of the Luminent Mortgage Trust 2006-5. Debt: \$325,386.87.

**Roger Fay**, Attorney.

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

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

14-30585

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, County of Montgomery and State of Pennsylvania and described according to a certain plan thereof made by George B. Mebus, Registered Professional Engineer, dated August 22, 1950, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Deed Book No. 2105, Page 601, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Willow Brook Road (50 feet wide), at the distance of 266.28 feet Northeastwardly measured along the said side of Willow Brook Road on the arc of a circle curving to the right having a radius of 995 feet from a point of curve in the same, said point of curve being at the distance of 73.31 feet measured on a bearing of North 49 degrees, 10 minutes East along the said side of Willow Brook Road from a point of tangent in the same, said point of tangent being at the distance of 726.42 feet Northeastwardly measured along the said side of Willow Brook Road on the arc of a circle curving to the left having a radius of 4271.84 feet from a point of compound curve in the same, said point of compound curve being at the distance of 624.81 feet Northeastwardly measured along the said side of Willow Brook Road on the arc of a circle curving to the left having a radius of 1375 feet from a point of reverse curve in the same, said point of reverse curve being at the distance of 50.96 feet measured on the arc of a circle curving to the right having a radius of 50 feet from a point of curve on the Southeasterly side of Edge Hill Road; thence extending from said point of beginning Northeastwardly along the said side of Willow Brook Road on the arc of a circle curving to the right having a radius of 955 feet the arc distance of 105.29 feet to a point; thence extending South 19 degrees, 26 minutes, 13 seconds East, 300.26 feet to a point; thence extending South 75 degrees, 31 minutes, 22 seconds West, 44.55 feet to a point; thence extending South 58 degrees, 2 minutes, 51 seconds West, 29.84 feet to a point; thence extending North 25 degrees, 30 minutes West, 298.98 feet to the first mentioned point and place of beginning.

Parcel Number: 59-00-18673-00-6.

Location of property: 2235 Willow Brook Road, Upper Moreland, PA 19006.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Theodore Kellum and Joyce Kellum** at the suit of Upper Moreland-Hatboro Joint Sewer Authority. Debt: \$1,563.99.

**Robert Daday**, Attorney.

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

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

14-30595

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Moreland Township**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a Plan of Property for York Gardens Homes, Inc. made by George C. Gilmore, Registered Surveyor dated November 23, 1942, as follows, to wit:

BEGINNING at a point in the bed of County Line Road (60 feet wide) said point being thirty-five feet Northeastwardly from the Southwestly side of said County Line Road at the distance of one thousand thirty-seven and sixty-six one-hundredths feet Northwesterly from the center line of York Road (60 feet wide); thence extending Southwardly thirty-seven degrees, fifty-two minutes Westwardly parallel on the Township Line Road one hundred sixty and seventy-five one-hundredths feet to a point; thence extending Northwardly fifty-two degrees, eight minutes Westwardly, fifty feet to a point; thence extending Northwardly thirty-seven degrees, fifty-two minutes Eastwardly, one hundred sixty and ninety-four one-hundredths feet to a point in the bed of County Line Road; thence extending along the bed of County Line Road Southwardly fifty-one degrees, fifty-five minutes Eastwardly, fifty feet to the first mentioned point and place of beginning.

Parcel Number: 59-00-03388-00-9.

Location of property: 38 West County Line Road, Upper Moreland, PA 19040.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Steven Harris and Colleen Harris** at the suit of Upper Moreland-Hatboro Joint Sewer Authority. Debt: \$1,467.60.

**Robert Daday**, Attorney.

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

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

14-32555

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

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

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

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

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

The improvements thereon are: Residential property.

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

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

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

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

14-33564

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

BEGINNING at a point on the Northwest side of Chain Street 137 feet, 4 inches Southwest from Oak Street; thence from a corner of this and property now or late of Stephen See's Northwest along said See's house and passing through the center of the partition wall of this and the said See's house, 100 feet to a 20 feet wide alley in rear, thence along said alley, Southwest 31 feet, 2 inches to a property now or late of A.B. Yerger; thence along the said Yerger's land, Southeast, 100 feet to Chain Street, aforesaid; and thence along the Northwest side of said Chain Street, Northeast 31 feet, 2 inches to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Mark McIlvaine by Deed from Jeff Clark dated April 2, 2004 and recorded on May 10, 2004 in the Montgomery County Recorder of Deeds in Book 5506, Page 1600.

Parcel Number: 13-00-07396-00-7.

Location of property: 653 Chain Street, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Mark McIlvaine** at the suit of U.S. Bank National Association as Trustee for The Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2004-7. Debt: \$181,830.72.

**Roger Fay**, Attorney.

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

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

15-01081

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Salford Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan made for Robison Tract by Urwiler and Walter, Inc., dated 3/7/2000 and last revised on 3/15/2001 and recorded in Plan Book A-60, Page 38, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Cassell Road (60 00 feet wide) at a corner of this and Lot No. 1 as shown on the above mentioned plan; thence extending from said point of beginning and along Lot No. 1 North 81 degrees, 24 minutes, 04 seconds East, 378.00 feet to a point, a corner in line of Lot No. 2; thence extending along the same, the 3 following courses and distances, as follows, to wit thence: (1) South 08 degrees, 34 minutes, 56 seconds East, 236.17 feet to a point of angle; thence (2) South 32 degrees, 40 minutes, 17 seconds West, 104.40 feet to a point, a corner; thence (3) South 81 degrees, 25 minutes, 04 seconds West, 307.66 feet to a point, a corner on the Northeasterly side of Cassell Road; thence extending along the same North 08 degrees, 34 minutes, 56 seconds West, 241.50 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 4 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Roger Powell and Donna Powell, h/w, by Deed from Clifford A. Booz, dated 03/23/2006, recorded 03/29/2006, in Book 5595, Page 458.

Parcel Number: 50-00-00304-00-6.

Location of property: 140 Cassell Road, Harleysville, PA 19438-2013.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Donna Powell and Roger A. Powell a/k/a Roger Powell** at the suit of PNC Bank, National Association. Debt: \$433,048.73.

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

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

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

15-01854

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision prepared for Stony Creek Village, Inc., Section III A, by Herbert H. Metz, Inc., Civil Engineers and Surveyors, dated February 21, 1979 and last revised on May 6, 1981 and recorded in Recorder of Deeds Office in Montgomery County in Plan Book A-43, Page 2, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Beth Drive (50 feet wide), said point being located the 2 following courses and distances from a point of curve on the Northwesterly side of Stony Creek Avenue (50 feet wide): (1) leaving Stony Creek Avenue on the arc of a circle curving to the left having a radius of 10.00 feet the arc distance of 15.71 feet (chord bearing North 07 degrees, 03 minutes, 40 seconds West and distance 14.14 feet) to a point of tangent on the Southwesterly side of Beth Drive; thence (2) extending along the Southwesterly side of Beth Drive North 52 degrees, 03 minutes, 40 seconds West, 37.00 feet to the point and place of beginning; thence extending from said point of beginning and along Lot No. 58 as shown on the above mentioned plan, South 37 degrees, 56 minutes, 20 seconds West, 65.00 feet to a point, a corner in line of Lot No. 56 as shown on the above-mentioned plan; thence extending along the same North 52 degrees, 03 minutes, 40 seconds West, 47.00 feet to a point, a corner in line of Lot No. 60 as shown on the above mentioned plan; thence extending along the same North 37 degrees, 56 minutes, 20 seconds East, 65.00 feet to a point on the Southwesterly side of Beth Drive; thence extending along the same South 52 degrees, 03 minutes, 40 seconds East, 47.00 feet to the point and place of beginning.

BEING known as Lot No. 59 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Peter Rooney, by Deed from David Richards, dated 02/29/2008, recorded 03/03/2008 in Book 5684, Page 603.

Parcel Number: 56-00-00406-44-7.

Location of property: 132 Beth Drive, Lansdale, PA 19446-5253.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Peter Rooney** at the suit of Freedom Mortgage Corporation. Debt: \$217,762.79.

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

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

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

15-02202

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Horsham Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a record plan of Subdivision made for Sawmill Valley Section III Phase 3A (Sawyers Creek) made by Urwiler and Walter, Inc. dated 1/3/1984 and last revised 3/12/1984 recorded in Plan Book A-45, Page 272, as follows, to wit:

BEGINNING at an interior point said point being measured the (6) following courses and distances from the Southernmost terminus of a round corner marking the intersection of the Northeast side of Whelstone Road (40 feet wide) and the Northwest side of Sawyers Way (60 feet wide): (1) on the arc of a circle curving to the left having a radius of 30 feet the arc distance 47.22 feet to a point on the Northwest side of Sawyers Way; (2) along the Northwest side of Sawyers Way North 10 degrees, 26 minutes, 11 seconds East, 175.21 feet to a point of curve; (3) on the arc of a circle curving to the left having a radius of 520 feet the arc distance of 197.57 feet to a point; (4) leaving Sawyers Way South 56 degrees, 45 minutes, 02 seconds West, 79.23 feet to a point; (5) South 33 degrees, 14 minutes, 58 seconds East, 15 feet; (6) South 56 degrees, 45 minutes, 02 seconds West, 92.67 feet to a point a corner of Lot #5 and place of beginning; thence from said place of beginning and partly along Lot #5 South 33 degrees, 14 minutes, 58 seconds East, 31.335 feet to a point a corner of Lot #6; thence along Lot #6 South 56 degrees, 45 minutes, 02 seconds West, 44.67 feet to a point; thence the (3) following courses and distances: (1) North 33 degrees, 14 minutes, 58 seconds West, 15 feet; (2) North 56 degrees, 45 minutes, 02 seconds East, 12 feet; (3) North 33 degrees, 14 minutes, 58 seconds West, 16.335 feet to a point; thence North 56 degrees, 45 minutes, 02 seconds East, 32.67 feet to a point a corner of Lot #5 said point being the first mentioned point and place of beginning.

BEING Lot #7 on said plan.

FEE SIMPLE TITLE VESTED IN Gerard L. Delahanty and Kathleen M. Delahanty, husband and wife and Stephen Delahanty, their son, as Joint Tenants with Full Rights of Survivorship by Deed from, Gerard L. Delahanty and Kathleen M. Delahanty, husband and wife, dated 5/10/2005, recorded 5/24/2005, in the Montgomery County Clerk's Office in Deed Book 5555, Page 568.

.... AND THE SAID Gerard L. Delahanty died on 1/1/2008, whereupon title to premises in question became vested in Kathleen M. Delahanty and Stephen Delahanty by Right of Survivorship.

.... AND THE SAID Kathleen M. Delahanty died 12/6/2011, whereupon title to premises in question became vested in Stephen Delahanty by Right of Survivorship.

Parcel Number: 36-00-10407-45-6.

Location of property: 7 Woodview Court, Horsham, PA 19044.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Stephen Delahanty, by Deed from Gerard L. Delahanty and Kathleen M. Delahanty Husband and Wife, by Deed dated 5/10/2005 and recorded 5/24/2005, in the Montgomery County Recorder of Deeds in Deed Book 5555, Page 568** at the suit of LSF9 Master Participation Trust. Debt: \$229,837.38.

**Jessica N. Manis**, Attorney.

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

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

15-07462

ALL THAT CERTAIN lot or piece of ground, with the buildings proposed to be erected thereon, hereditaments and appurtenances, situate in **Limerick Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a minor subdivision plan made for Richard Greenberg, dated 11/20/1987 last revised 5/3/1988 and drawn by Czop/Specter, Inc., Consulting Engineers & Surveyors, Worcester, PA Job No. 920-1 and recorded in Plan Book A-49, Page 429, as follows, to wit:

BEGINNING at a point in the title line of the bed of Laver Road presently 33 feet wide to have an ultimate right-of-way width of 41.5 feet wide, said point being at a point a corner of Lot No. 1 on said plan; thence extending from said point of beginning and extending along the line of Lot No. 1 South 44 degrees, 55 minutes, 40 seconds East, 375.47 feet to a point in line of lands now or late of Peter F. Roth as shown on said plan; thence extending along the line of said lands of Roth, and also extending along the line of lands now or late of Felix A. Campos and Kathleen M. Campos, Robert L. Ward and Marie M. Ward and Henry V. Hoffman and Anna R. Hoffman all as shown on said plan South 36 degrees, 24 minutes, 00 seconds West, 1245.92 feet to a point a corner of lands now or late of Akira Kaji and Hideko Kaji as shown on said plan; thence extending along the line of said lands of Kaji North 80 degrees, 29 minutes,

45 seconds West, 896.68 feet to a point a corner of lands now or late of Thomas Meyers and Donna M. Meyers, as shown on said plan; thence extending along the line of said lands of Meyers the 2 following courses and distances, viz: (1) North 17 degrees, 50 minutes, 35 seconds East, 901.88 feet to a point; and (2) North 33 degrees, 16 minutes, 00 seconds East, 378.17 feet to a point in the title line of the bed of Laver Road aforesaid; thence extending along the title line in the bed of the said Laver Road the 4 following courses and distances, viz: (1) South 55 degrees, 38 minutes, 10 seconds East, 255.12 feet to a point; (2) measured along the arc of a circle curving to the left having a radius of 400 feet the arc distance of 323.60 feet to a point; (3) measured along the arc of a circle curving to the left having a radius of 982.08 feet the arc distance of 325.86 feet to a point of tangent; and (4) North 59 degrees, 00 minutes, 00 seconds East, 62.42 feet to a point a corner of Lot No. 1 aforesaid being the first mentioned point and place of beginning.

BEING Lot No. 2 on said plan.

CONTAINING in gross area 29.7678 acres.

BEING the same premises which Dennis J. Gambino, by Deed dated March 7, 2005, and recorded April 19, 2005, in Book 5550, Page 1877, granted and conveyed unto Dennis J. Gambino and Beata Gambino, in fee. The said departed this life vesting title in Geanene Gambino-Sanchez, as Administratrix of the Estate of Dennis J. Gambino, Deceased.

Parcel Number: 37-00-01450-00-7.

Location of property: 802 Tristen Way, Schwenskville, PA 19473.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Geanene Gambino-Sanchez, as Administratrix of The Estate of Dennis J. Gambino, Deceased** at the suit of The Bank of New York Mellon Trust Company, N.A., Successor to The Bank of New York Trust Company, N.A., as Trustee, for The Chase Mortgage Finance Corporation Multi-Class Mortgage Pass-Through Certificates, Series 2007-S6. Debt: \$679,691.09.

**Nora C. Viggiano**, Attorney. I.D. #320864

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

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

15-07606

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a Survey of Property of Gertrude Lindsay Estate made by Meixner, Civil Engineers, Surveyors, Lansdale-Collegeville, Pennsylvania, dated June 2, 1964, as follows, to wit:

BEGINNING at a nail in the center line of Level Road (33 feet wide) measured with two following courses and distances along said center line from its intersection with the center line of Germantown Pike (50 feet wide) (alternate Route #422): (1) South 50 degrees, 44 minutes West, 348.25 feet to a spike; (2) South 50 degrees, 25 minutes West, 508.20 feet to the nail above mentioned as a point of beginning; thence from said point of beginning along land now or late of Hobson Phipps, South 49 degrees, 12 minutes East, 618.48 feet to a 30 inch oak; thence by land now or late of Martin L. Thomas South 48 degrees, 48 minutes, 30 seconds East, 641.85 feet to a 2 inch pipe; thence by land now or late of Robert M. Bronson, South 41 degrees, 39 minutes West, 218.58 feet to an iron pin by a post; thence by land now or late of Russell Harpel, the two following courses and distances: (1) North 53 degrees, 27 minutes, 30 seconds West, 172.27 feet to a post; (2) South 50 degrees, 19 minutes, 30 seconds West, 442.78 feet to an iron pin by a post; thence by land now or late of William G. McGarvey, North 46 degrees, 40 minutes West, 525.17 feet to an iron pin; thence by land now or late of Lawson Earl, the two following courses and distances: (1) North 43 degrees, 20 minutes East, 200 feet to an iron pin; (2) North 46 degrees, 40 minutes West, 350 feet to an iron pin; thence by land now or late of Carolla B. Jury, the two following courses and distances: (1) North 43 degrees, 20 minutes East, 111.40 feet to a pipe; (2) North 49 degrees, 56 minutes West, 200.32 feet to a nail in the center line of Level Road; thence along the center line of Level Road, the two following courses and distances: (1) North 43 degrees, 20 minutes East, 50 feet to a spike; (2) North 50 degrees, 25 minutes East, 279.16 feet to the first mentioned point and place of beginning.

CONTAINING 14.32206 acres of land (more or less).

AND further excluding thereout and therefrom all that lot or parcel of ground with buildings thereon erected, if any, which were seized and taken by the Commonwealth of Pennsylvania, Department of Forest and Waters by the exercise of its powers of eminent domain by Declaration of Taking filed as of C.P. No. 70-11182 on September 2, 1970 appearing in General Docket 139, Page 91.

TITLE TO SAID PREMISES IS VESTED IN Angela M. Arehart and Adam C. Arehart by Deed from James S. Lorah, Executor of the Estate of E. Earl Joseph a/k/a Edwin Earl Joseph, Deceased and Millicent A. Joseph, Devisee Under the Will of E. Earl Joseph a/k/a Edwin Earl Joseph, Deceased dated October 23, 2013 and recorded October 24, 2013 in Deed Book 5893, Page 01782.

Parcel Number: 43-00-03964-00-7.

Location of property: 116 Evansburg Road, Collegeville, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Angela M. Arehart and Adam C. Arehart** at the suit of Pacific Union Financial, LLC. Debt: \$423,613.23.

**Jacob M. Ottley**, Attorney.

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

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

15-09916

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a plan thereof made by George B. Mebus, Registered Professional Engineer of Glenside, PA, designated "Cheltenham Township Development Plan No. 150" and recorded in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 2062 Page 601 & c., as follows, to wit:

BEGINNING at a point on the Easterly side of Hammond Road (40 feet wide) at the distance of 353.59 feet measured North 19 degrees, 50 minutes, 10 seconds West along said Hammond Road from a point of tangent therein which said point of tangent is at the distance of 100.37 feet measured Northwardly along said Hammond Road by a line curving to the left with a radius of 200 feet from a point of curve in the Southeasterly side of said road, which point of curve is at the distance of 177.93 feet measured North 08 degrees, 55 minutes East along said Hammond Road from another point of tangent therein, which said point of tangent is at the distance of 141.37 feet measured along the arc of a circle curving to the right with a radius of 90 feet from a point of curve in the Northeasterly side of Hammond Road which said point of curve is at the distance of 171.14 feet measured North 81 degrees, 05 minutes West along the Northeasterly side of Hammond Road from the point of tangent of the radius round corner (having a radius of 20 feet) forming the intersection of the Northeasterly side of Hammond Road and the Northwesterly side of Jenkintown Road (as widened 41.5 feet by the addition of 8.5 feet on the Northwesterly side thereof); thence extending North 19 degrees, 50 minutes, 10 seconds West along the Easterly side of Hammond Road 83.63 feet to a point; thence extending South 81 degrees, 05 minutes East, 195.40 feet to a point; thence extending South 14 degrees, 25 minutes, 30 seconds East, 79.86 feet to a point; thence extending North 81 degrees, 05 minutes West, 186.91 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Peter Rapij by Deed from Alexander Hampton dated February 25, 1997 and recorded March 3, 1997 in Deed Book 5178, Page 1301. The said Peter Rapij died on November 5, 2014 without a will or appointment of an Administrator.

Parcel Number: 31-00-13105-00-4.

Location of property: 8021 Hammond Road, Cheltenham, PA 19012.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Ann Rapij, Mortgagor and Known Surviving Heir of Peter Rapij, Deceased Mortgagor and Real Owner and Unknown Surviving Heir of Peter Rapij, Deceased Mortgagor and Real Owner** at the suit of Reverse Mortgage Solutions, Inc. Debt: \$200,005.65.

**Lauren M. Moyer**, Attorney.

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

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

15-22872

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, Montgomery County, Pennsylvania and described according to a plan thereof known as 'Map of Property of Villa Wood, Inc. Section No. 2' made by Yerkes Engineering Company, dated 5/7/56, as follows, to wit:

BEGINNING at the point formed by the intersection of the center line of Clairemont Road (60 feet wide) with the center line of County Line Road (33 feet wide); thence extending from said point of beginning North 24 degrees, 48 minutes West along the center line of County Line Road 230.30 feet to a point; thence extending North 65 degrees, 12 minutes East crossing the Northeasterly side of County Line Road and partly along the center line of a certain 10 feet wide utility easement 175 feet to a point; thence extending South 24 degrees, 48 minutes East crossing the Northwesterly side of Clairemont Road 230.30 feet to a point on the center line of Clairemont Road; thence extending South 65 degrees, 12 minutes West along the centerline of Clairemont Road, 175 feet to the first mentioned point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Vincent Craven, as Sole Owner, by Deed from Lori Craven, Dated 02/01/2006, recorded 05/10/2006, in Book 05600, Page 0990.

Parcel Number: 40-00-11272-00-1.

Location of property: 300 Clairemont Road, Villanova, PA 19085-1704.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Vincent Craven** at the suit of Deutsche Bank National Trust Company, as Trustee for GSR Mortgage Loan Trust 2006-OA1 Mortgage Pass-Through Certificates, Series 2006-OA1. Debt: \$1,038,133.68.

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

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

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

15-24846

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements to be erected thereon, situate in **Limerick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan entitled 'The Hamlet' now known as 'Waterford Greene', drawn by Carroll Engineering Corporation, Consulting Engineers, Warrington, PA dated 8/18/1989, last revised 7/7/1992 and recorded in Plan Book A-53, Page 373-378, and Phasing Plan entitled, 'Waterford Greene' dated 12/11/1995, last revised 2/19/1996 and recorded in Plan Book A-56, Page 135, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Prince Court, said point of beginning is being at a point a corner of Lot No. 201 as shown on said plan; thence extending from said point of beginning and extending along the said Northwesterly side of Prince Court, South 06 degrees, 51 minutes, 44 seconds West, 12.00 feet to a point a corner of Lot No. 199 and also being in the bed of an undefined easement, both as shown on said plan; thence extending along the line of said Lot No. 199 and also extending through the bed of said easement, South 33 degrees, 25 minutes, 38 seconds West, 26.83 feet to a point in line of Open Space Area as shown on said plan; thence extending along the line of said Open Space Area the two following courses and distances, viz: (1) North 83 degrees, 08 minutes, 16 seconds West, 76.00 feet to a point; and (2) North 06 degrees, 51 minutes, 44 seconds East, 36.00 feet to a point a corner of Lot No. 201, aforesaid; thence extending along the line of said Lot No. 210, South 83 degrees, 08 minutes, 16 seconds East, 88.00 feet to a point on the Northwesterly side of Prince Court, aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 200 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Cindy A. Yi, by Deed from Nikki A. King and Gregory E. King, w/h, dated 05/28/2009, recorded 06/03/2009 in Book 5732, Page 487.

Parcel Number: 37-00-03482-28-8.

Location of property: 1701 Prince Court, Royersford, PA 19468-1365.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Cindy A. Yi** at the suit of Wells Fargo Bank, N.A. Debt: \$229,022.69.

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

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

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

15-29727

ALL THAT CERTAIN lot or piece of land, situate in **Jenkintown Borough**, County of Montgomery and State of Pennsylvania, it being Lot No. 12 on a plan of lots laid out by Joseph W. Hunter, E. E. of Hugh Scott and Robert R. Forret situated on the Southwesterly side of Cottman Street on said plan, 40 feet wide.

BEGINNING at a point in said side of Cottman Street at the distance of 97.38 feet from a point marking an angle in said street, which point is 61.27 from the Northerly side of Nice Street

CONTAINING in front and breadth on said side of Cottman Street 20 feet and extending of that width in length or depth between parallel lines at right angles to said Cottman Street 137.91 feet. Bounded on the North by Lot No. 13 about to be conveyed to Ida Kram on the West by Lot No. 1 on the South by Lot No. 11 and on the East by Cottman Street aforesaid.

BEING the same premises which Calvin D. Regan, Sr. and Lauray Regan, h/w, by Deed dated 08/07/2006 and recorded 09/01/2006 in the County of Montgomery in Deed Book 5614, Page 2205, granted and conveyed unto Matthew Boutcher and Barbara A. Boutcher, as husband and wife, in fee.

AND THE SAID Barbara A. Boutcher departed this life on December 9, 2011 survived by her husband Matthew Boutcher in whom title vested absolutely by virtue of the Tenancy by the Entirety.

Parcel Number: 10-00-00696-00-5.

Location of property: 315 Cottman Street, Jenkintown, PA 19046.

The improvements thereon are: Residential - single family.

Seized and taken in execution as the property of **Matthew D. Boutcher, et al.** at the suit of Fireman's Relief Association of Jenkintown. Debt: \$254,870.84.

**Leona Mogavero**, Attorney. I.D. #38388

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

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

16-02522

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

BEGINNING at a point on the Southwesterly side of Dale Drive (50.00 feet wide), said point being the Easternmost terminus of a round corner connecting the Southwesterly side of Dale Drive with the Southeasterly ultimate right-of-way line of Lewis Road S. R. 4013 (40.00 feet from the centerline) as shown on the above mentioned plan and place of beginning; thence extending from said place of beginning and along the Southwesterly side of Dale Drive the four (4) following courses and distance, viz: (1) South 01 degrees, 51 minutes, 47 seconds East, 103.94 feet to a point of curve; thence (2) on the arc of a circle curving to the left, having a radius of 175.00 feet to the arc distance of 29.22 feet to a point of tangent; thence (3) South 11 degrees, 25 minutes, 48 seconds East, 35.63 feet to a point of curve; thence (4) on the arc of a circle curving to the right having a radius of 16.00 feet the arc distance of 25.13 feet to a point on the Northwesterly side of Dwight Drive (50.00 feet wide); thence extending along the Northwesterly side of Dale Drive the two (2) following courses and distances, viz: (1) South 48 degrees, 34 minutes, 12 seconds West, 163.43 feet to a point of curve; thence (2) on the arc of a circle curving to the right having a radius of 125.00 feet the arc distance of 3.92 feet to a point, a corner of Lot No. 4; thence extending along Lot No. 4 North 06 degrees, 34 minutes, 00 seconds West, 236.14 feet to a point on the Southeasterly ultimate right-of-way line of Lewis Road; thence extending along Southeasterly ultimate right-of-way line of Lewis Road the two (2) following courses and distances, viz: (1) North 88 degrees, 06 minutes, 13 seconds East, 168.16 feet to a point of curve; thence (2) on the arc of a circle curving to the right having a radius of 21.00 feet the arc distance of 32.99 feet to a point on the Southwesterly side of Dale Drive; being the first mentioned point and place of beginning.

BEING the same premises which Glenn Richardson, Jr. and Rosaria J. Richardson, formerly Rosaria J. Mazzamuto, by Deed dated 8/25/2005 and recorded 9/2/2005 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 05569, Page 1000 and Instrument #2005124996, granted and conveyed unto Glenn Richardson, Jr. and Rosaria J. Richardson, as Tenants by the Entireties.

Parcel Number: 61-00-01250-10-2.

Location of property: 39 Dwight Drive, Royersford, PA 19468.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Rosaria J. Richardson and Glenn Richardson, Jr.** at the suit of U.S. Bank National Association, as Trustee for Structured Adjustable Rate Mortgage Loan Trust, Mortgage Pass-Through Certificates, Series 2006-1. Debt: \$236,961.65.

**Samantha Gable**, Attorney.

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

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

16-06338

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania being Lot No. 10 on a plan made for the Marlyn Construction Corporation by Over and Tingley, Civil Engineers dated December 24, 1943 and revised February 17, 1944, as follows, to wit:

BEGINNING at a point on the Southeast side of Winding Way (fifty feet wide) a private road in this development, said point of beginning being further described as being one hundred eight and forty-three one-hundredths feet along the Southeast side of Winding Way, measured along the arc of a circle curving to the right with a radius of one hundred seventy-five feet from a point of tangent of a radius corner leading Southwesterly into the Northeast side of Merion Avenue and having a radius of six and seventy-eight one-hundredths feet a tangent of five and forty-six one-hundredths feet and an arc length of nine and nineteen one-hundredths feet, Merion Avenue (forty feet wide) being a public road; thence continuing along the Southeasterly side of Winding Way on a curve to the left with a radius of two hundred eighteen and twenty-seven one-hundredths feet, an arc distance of twenty-two and eighty-five one-hundredths feet to the place of beginning; thence continuing from said point of beginning along the Southeasterly side of Winding Way by a curve to the left with a radius of two hundred eighteen and twenty-seven one-hundredths feet an arc distance of seventy-five and ninety-eight one-hundredths feet to a point; thence leaving said Winding Way South eighteen degrees, thirty-nine minutes, twelve seconds East, one hundred sixty-four and fifty-five one-hundredths feet to a point; thence South forty-five degrees, nineteen minutes, fifty-seven seconds West eighty-three and forty-five one-hundredths feet to a point; thence North eighteen degrees thirty-nine minutes, twelve seconds West, two hundred ten and sixty-three one-hundredths feet to a point on the Southeasterly side of Winding Way and place of beginning.

BEING the same property conveyed to Harold R. Stern, no marital status shown who acquired title by virtue of a Deed from Harold R. Stern and Irina S. Stern, husband and wife, dated August 27, 2009, recorded September 2, 2009, at Instrument Number 2009095491, and recorded in Book 5742, Page 01714, Montgomery County, Pennsylvania records.

Parcel Number: 40-00-66172-00-1.

Location of property: 354 Winding Way, Merion Station, PA 19066.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Harold R. Stern** at the suit of Wells Fargo Bank, N.A. Debt: \$275,802.50.

**Meredith H. Wooters**, Attorney.

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

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

16-07923

ALL THAT CERTAIN message and tract of land, situate in **Upper Salford Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey and plan made by George R. Mevells, Registered Surveyor, Quakertown, Pennsylvania dated May 10, 1965 and revised March 4, 1969, as follows, to wit:

BEGINNING at a point in the centerline of Kratz Road (33 feet wide) a corner of remaining lands of Edythe G. Kern, which this was a part, said point of beginning being one hundred feet measured North 25 degrees, 56 minutes East along the centerline of Kratz Road from a spike, a corner of lands now or late of Joseph H. Funfer; thence extending along the centerline of Kratz Road the following two courses and distances: (1) North 25 degrees, 56 minutes East, four hundred seventeen and seventeen one-hundredths feet to a spike, a corner; (2) North 23 degrees, 54 minutes East, one hundred fifty-four and nineteen one-hundredths feet to a spike a corner of lands of Norman Kern, Jr.; thence along said land South 52 degrees, 3 minutes East, the distance of one thousand one hundred twenty-six and nineteen one-hundredths feet to a point a corner; thence by other land of Edythe G. Kern of which this was part, the 3 following courses and distances: (1) South 24 degrees, 58 minutes West, one hundred twenty-three feet to a corner; (2) North 80 degrees, 43 minutes, 08 seconds West, ten hundred two and eighteen one-hundredths feet to a point a corner; (3) North 36 degrees, 03 minutes, 37 seconds West, one hundred fifty-six and twenty-six one-hundredths feet to the first mentioned point and place of beginning.

Parcel Number: 62-00-00670-00-6.

Location of property: 2116 Kratz Station Road, Upper Salford, PA.

The improvements thereon are: Residential - More than 1 house, detached.

Seized and taken in execution as the property of **Joseph J. Szlavick and Andrea B. Szlavick** at the suit of Souderton Area School District. Debt: \$3,438.42.

**Robert Daday**, Attorney.

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

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

16-08903

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania described according to a Plan of Subdivision of "The Estate of Elmer A. Snell" made for Lower Pottsgrove Township by Bursich Associates, Inc., Pottstown, PA and recorded in Plan Book A-58, Page 30, bounded and described, as follows, to wit:

BEGINNING at a point on the Southerly ultimate right-of-way line of Snell Road, said point being a common corner of the herein described lot and Lot No. 2 as shown on the above mentioned plan; thence from said point of beginning and along the Southerly ultimate right-of-way line of Snell Road, the following two (2) courses and distances: (1) on the arc of a circle, curving to the left, having a radius of 315.00 feet, the arc length of 196.83 feet to a point; and (2) North 44 degrees, 56 minutes, 09 seconds East, 49.42 feet to a P.K. nail on line of lands now or late of Petro and Loretta N. Holinka, Sr.; thence along the lands of Holinka, South 41 degrees, 03 minutes, 06 seconds East, 193.43 feet to a point; thence along Lot No. 2 on the above mentioned plan, the following two (2) courses and distances: (1) South 84 degrees, 56 minutes, 54 seconds West, 237.29 feet to a point; and (2) North 41 degrees, 03 minutes, 06 seconds West, 236.46 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 of the above mentioned plan.

TITLE TO SAID PREMISES VESTED IN Philip C. Lang, Jr. by Deed from William A. Snell, Executor of the Estate of Elmer A. Snell dated December 15, 1998 and recorded on January 7, 1999 in the Montgomery County Recorder of Deeds in Book 5255, Page 0366.

Parcel Number: 42-00-04585-01-7.

Location of property: 1342 Snell Road, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Philip C. Lang, Jr. a/k/a Philip Lang** at the suit of The Bank of New York Mellon Trust Company, N.A. as Successor in Interest to All Permitted Successors and Assigns of JP Morgan Chase Bank, National Association, as Trustee for Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates, Series 2005-AB1. Debt: \$211,405.79.

**Roger Fay**, Attorney.

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

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

16-08990

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements erected or to be erected thereon, situate in Roslyn Gardens, **Abington Township**, County of Montgomery, Commonwealth of Pennsylvania, and being Lot No. 100 according to a plan thereof made by George B. Mebus, R.P.E., on December 7, 1948, as last revised March 9, 1949, and being more fully bounded and described, as follows:

BEGINNING at a point on the Northeasterly side of Romig Road forty feet (40 feet) wide at the distance of three hundred fifty feet (350 feet measured South forty-six (46) degrees, forty-five (45) minutes East from the intersection of the said side of Romig Road with the Southeasterly side of East Avenue forty feet (40 feet) wide (both lines produced); thence along Lot No. 101 North forty-three (43) degrees, fifteen (15) minutes East, one hundred twenty feet (120 feet) to a point; thence along Lot No. 94 South forty-six (46) degrees, forty-five (45) minutes East, fifty feet (50 feet) to a point; thence along Lots No. 98 and 99 South forty-three (43) degrees, fifteen (15) minutes West, one hundred twenty feet (120) to a point on the Northeasterly side of Romig Road; thence along the said side of Romig Road North forty-six (46) degrees, forty-five (45) minutes West, fifty feet (50 feet) to the place of beginning.

BEING the same premises which Richard D. Naylor and Ann P. Naylor, by Deed dated October 26, 2010 and recorded October 28, 2010 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5783, Page 01449, granted and conveyed unto James D. Covington and Michele M. Covington.

Parcel Number: 30-00-58132-00-5.

Location of property: 2309 Romig Road, Abington, PA 19001.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James D. Covington and Michele M. Covington** at the suit of Wells Fargo Bank, N.A. Debt: \$214,419.00.

**Amanda L. Rauer**, Attorney. I.D. #307028

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

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

16-10951

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration referred to below as 'The Tower at Oak Hill', Condominium, located in **Lower Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, which has heretofore been submitted to the Provisions of the Pennsylvania Uniform Condominium Act 68 PSA, Section 3101 et seq., by the recording in the Montgomery County Office for the Recording of Deeds of a Declaration of Condominium dated February 24, 1989 and recorded on February 28, 1989 in Deed Book 4903, Page 1429, and First Amendment to Declaration of Condominium of The Tower at Oak Hill dated April 12, 1989 and recorded May 10, 1989 in Deed Book 4910, Page 1533, being designated in such Declaration as Unit 8-G, as more fully described in such Declaration, together with a proportionate undivided interest in the Common Elements as defined in such Declaration.

TOGETHER with the undivided interest in the Common Elements of the Condominium appurtenant to said Unit as set forth in the aforesaid Declaration of Condominium Ownership, as such undivided interest may change from time to time as provided therein.

TITLE TO SAID PREMISES IS VESTED IN Tina Rosner, by Deed from Robin Perlin, Administratrix of The Estate of Henry Martin, Deceased, dated 06/30/2006, Recorded 07/11/2006, in Book 5607, Page 1908.

Parcel Number: 40-00-22137-73-7.

Location of property: 1600 Hagys Ford Road, Apartment 8G, Penn Valley, PA 19072-1068.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Tina Rosner** at the suit of Wells Fargo Bank, N.A. Debt: \$75,955.25.

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

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

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

16-11266

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

BEING Lot 2106.

AND BEING the same property conveyed to NVR, Inc., a Virginia Corporation, trading as Ryan Homes by Deed recorded in Deed Book 5914, Page 927 in the Office of the Recorder of Deeds Montgomery County, Pennsylvania.

Parcel Number: 31-00-17338-44-5.

Location of property: 269 Macdonald Avenue, Building 21, Cheltenham, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Mumin F. Islam** at the suit of School District of Cheltenham Township. Debt: \$3,571.54.

**Robert Daday**, Attorney.

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

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

16-11940

ALL THAT CERTAIN unit located in the property known, named and identified as Elkins Park House, a Condominium, located in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA C.S. 3101, et seq., by the recording in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania recorded on 07/10/73 in Deed Book 3874, Page 161, and any amendments thereto, as the same may change from time to time, being and designated as Unit No. 108-A, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

Parcel Number: 31-00-30004-10-6.

Location of property: 7900 Old York Road, Condominium 108-A, Cheltenham, PA.

The improvements thereon are: Commercial Condominium.

Seized and taken in execution as the property of **7900 Old York Road 108A, L.L.C.** at the suit of School District of Cheltenham Township. Debt: \$5,836.47.

**Robert Daday**, Attorney.

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

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

16-12762

ALL THAT CERTAIN tract or piece of ground, situate in **Skippack Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan, Phase II made for Caesar & Saranne Gorski, by John L. Dzedzy, Inc. Civil Engineering, Norristown, PA dated 11/18/1977 and last revised 12/21/1977 recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, PA in Plan Book A-31, Page 20, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Walnut Drive (37 feet wide) to a point a corner of Lot #3, as shown on the above mentioned plan; thence extending along Lot #3 aforesaid and crossing a 26 feet wide Parking and Sidewalk Easement 130 feet to a point in line of lands of the recreational area as shown on the above mentioned plan; thence extending along the aforementioned land, North 85 degrees, 46 minutes West, 20 feet to a point a corner of Lot #1; thence recrossing a 20 feet wide Sanitary Sewer Easement and also recrossing a 26 feet wide Parking and Sidewalk Easement North 4 degrees, 14 minutes East, 130 feet to a point on the Southwesterly side of Walnut Drive aforesaid; thence extending along the Southwesterly side of Walnut Drive, South 85 degrees, 46 minutes East, 20 feet to the first mentioned point and place of beginning.

BEING Lot #2 as shown on the abovementioned plan.

CONTAINING in area 2,600 square feet of land more or less.

BEING the same premises which Kenneth S. Ensminger and Amy E. Ensminger, his wife, by Deed dated 4/30/08 and recorded 5/8/08 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Instrument No. 2008048470, granted and conveyed unto Galena Karlsson, as sole owner.

Parcel Number: 51-00-03903-10-5.

Location of property: 904 Dogwood Lane, Collegeville, PA 19426.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Galena Karlsson** at the suit of Nationstar Mortgage, LLC. Debt: \$199,838.75.

**Samantha Gable**, Attorney.

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

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

16-14266

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereof erected, situate in **Trappe Borough**, County of Montgomery and Commonwealth of Pennsylvania, being described according to a plan thereof entitled "Division of Property of Robert M. Bronson", made by Donald H. Schurr, Civil Engineer and Surveyor, Norristown, Pennsylvania, dated September 10, 1963, as follows, to wit:

BEGINNING at a point of tangent on the Northwesterly side of Third Avenue (as shown on said plan forty-five feet wide), at the distance of thirty-one and forty-two one-hundredths feet measured Northeastwardly along the arc of a circle having a radius of twenty feet from a point of curve on the Northeasterly side of Bronson Circle (as shown on said plan fifty feet wide); thence extending along the Northwesterly side of Third Avenue, crossing a twenty feet wide easement for existing stream, three hundred twenty-five and thirty-five one-hundredths feet to a point, a corner in line of land now or late of Kaulback; thence extending along the same, North fifty-four degrees, forty minutes West, one hundred twenty-five and seventy-eight one-hundredths feet to a point in line of twenty-five and seventy-eight one-hundredths feet to a point in line of Lot No. 2, shown on said plan; thence extending along the same, re-crossing the aforesaid twenty feet wide easement for existing stream, South forty-one degrees, forty-five minutes West, three hundred thirty-one and twenty-nine one-hundredths feet to a point of the Northeasterly side of Bronson Circle aforementioned; and thence extending along the same, South forty-eight degrees, fifteen minutes East, one hundred five feet to a point of curve in the same; and thence extending Northeastwardly on the arc of a circle curving to the left having a radius of twenty feet, the arc distance of thirty-one and forty-two one-hundredths feet to the first mentioned point and place of beginning.

BEING the same premises which Christopher G. Rosekrans and Christine M. Rosekrans, his wife, by Deed dated June 12, 2014 and recorded June 16, 2014 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5916, Page 1474, granted and conveyed unto Christopher G. Rosekrans and Christine M. Rosekrans, his wife.

Parcel Number: 23-00-01396-00-3.

Location of property: 275 West 3rd Avenue, Trappe, PA 19426.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christopher G. Rosekrans and Christine M. Rosekrans** at the suit of Wells Fargo Bank, N.A. Debt: \$290,458.61.

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

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

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

16-14929

ALL THAT CERTAIN lot or tract of land, with the buildings thereon erected, situate in **Upper Hanover Township**, Montgomery County, Pennsylvania, more fully described, as follows, to wit:

PARCEL "A"

BEGINNING at a point in the centerline of Wasser Road a corner of this and lands of John and Karen Glassner being located North 00 degrees, 58 minutes, 51 seconds East, 45.71 feet from the intersection of Werner School Road and Wasser Road; thence from the point of beginning along the centerline of Wasser Road the next 2 courses and distances to wit: (1) North 00 degrees, 58 minutes, 51 seconds East, 67.44 feet to a point a corner; (2) North 2 degrees, 46 minutes West, 92.56 feet to a point a corner of this and other land of George J. and Antonia Berbaum; thence along other land of George J. and Antonia Berbaum South 87 degrees, 10 minutes, 21 seconds East, 373.39 feet to a point a corner of this and in line of Lot No. 5 on the above mentioned plan; thence along Lot No. 5 South 4 degrees, 38 minutes, 2 seconds East, 160.89 feet to a point a corner of this and other land of George J. and Antonia Berbaum and along a line crossing Macoby Creek; thence along John and Karen Glassner's land North 87 degrees, 10 minutes, 21 seconds West, 373.39 feet to the point of beginning.

PARCEL "B"

BEGINNING at a point in the centerline of Wasser Road, a corner of this and Lot No. 3 of the above mentioned plan; thence from the point of beginning, along the centerline of Wasser Road, the next 4 courses and distances, to wit: (1) North 2 degrees, 46 minutes West, 84.24 feet to a point, a corner; (2) North 12 degrees, 32 minutes, 58 seconds East, 94.94 feet to a point, a corner; (3) North 46 degrees, 20 minutes East, 162.24 feet to a point, a corner; (4) North 28 degrees, 31 minutes, 18 seconds East, 180.55 feet to a point, a corner of this and the land of George W. and Shirley S. Berbaum; thence along the land of George W. and Shirley S. Berbaum South 41 degrees, 16 minutes, 51 seconds East, 176 feet to an iron pin set, a corner of this and Lot No. 5 of the above mentioned plan; thence along Lot No. 5 of the above mentioned plan South 4 degrees, 38 minutes, 2 seconds East, 334.22 feet to a point, a corner of this and Lot No. 3 of the above mentioned plan; thence along Lot No. 3 North 87 degrees, 10 minutes, 21 seconds West, 373.39 feet to the point of beginning.

Parcel Number: 57-00-03608-10-6.

Location of property: 2579 Wasser Road, Upper Hanover, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Heidi A. Baringer** at the suit of Upper Perkiomen School District. Debt: \$8,746.84.

**Diane M. Boehret**, Attorney.

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

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

16-20957

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Providence Township**, Montgomery County, Pennsylvania, bounded and described according to a plan of Providence Greene, made by Yerkes Associates, Inc., dated 10/09/1989 and last revised 2/14/1995, said plan being recorded in Plan Book A-55, Page 403, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Greene's Way Circle (private) (50 feet wide), said point of beginning being a corner of Lot No. 36 as shown on the above mentioned plan; thence extending from said point of beginning along Lot No. 36, North 40 degrees, 42 minutes, 30 seconds East, 93.50 feet to a point; thence extending South 49 degrees, 17 minutes, 30 seconds East, 24 feet to a point, a corner of Lot No. 38; thence extending along the same, South 40 degrees, 42 minutes, 30 seconds West, 93.50 feet to a point on the Northeasterly side of Greene's Way Circle; thence extending along the same, North 49 degrees, 17 minutes, 30 seconds West, 24 feet to the first mentioned point and place of beginning.

CONTAINING 2,244 square feet, more or less.

BEING Lot 37 as shown on the above mentioned plan.

BEING the same property conveyed to Deborah L. Williams who acquired title by virtue of a Deed from National Residential Nominee Services, Inc., a Delaware Corporation, dated June 24, 2010, recorded February 4, 2011, at Instrument Number 2011014054, and recorded in Book 5792, Page 1550, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 43-00-05860-40-6.

Location of property: 1029 Greener Way Circle, Collegeville, PA 19426.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Deborah L. Williams a/k/a D. L. Williams** at the suit of Wells Fargo Bank, N.A. Debt: \$256,587.11.

**Meredith H. Wooters**, Attorney.

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

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

16-22377

ALL THAT CERTAIN lot or piece of ground, situate in **New Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision Phase IV, V, VI, 'Pod C' as part of 'Acorn Hills' prepared for Sal Lapio, Inc. by Stout, Tacconelli & Associates, Civil Engineering and Land Surveying dated 10/15/2002 and last revised 2/25/2003 and recorded in Plan Book A-61, Page 339, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Saint Victoria Drive (52 feet wide) said point being a corner of Lot No. 22 as shown on the above mentioned plan; thence extending from said point of beginning and along the Northwesterly side of Saint Victoria Drive the two following courses and distances, as follows, to wit: (1) Southwardly on the arc of a circle curving to the left having a radius of 201.00 feet the arc distance of 25.64 feet to a point of tangent; (2) South 35 degrees, 12 minutes, 07 seconds West, 54.28 feet to a point a corner of Lot No. 20 as shown on the above mentioned plan; thence extending along the same North 54 degrees, 47 minutes, 53 seconds West, 160.20 feet to a point, in line of Lot No. 8; thence extending along rear lines of Lot No. 8 and Lot No. 6 as shown on the above mentioned plan North 35 degrees, 12 minutes, 07 seconds East, 100.61 feet to a point a corner of Lot No. 22 as shown on the above mentioned plan; thence extending along the same South 47 degrees, 29 minutes, 23 seconds East, 163.16 feet to a point being the first mentioned point and place of beginning.

BEING Lot 21 Pod C as shown on the above mentioned plan.

TOGETHER with and under and subject, inter-alia to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in that certain Declaration of Covenants, easements and restrictions of Acorn Hills Residential Community, dated 12/5/2003 as recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, PA in Deed Book 5502, Page 1162 and 1st Amendment recorded in Deed Book 5515, Page 72 and any amendments to the said Declaration as the same may be duly adopted from time to time.

THE grantees, for and on behalf of the grantees, their heirs, personal representatives, successors and assigns, by the acceptance and recordation of this indenture, acknowledge that this indenture is subject in every respect to the aforesaid declaration and any and all amendments and supplements thereto, the rules and regulations promulgated thereunder, acknowledge that each and every provision thereof is essential to the successful operation and management of Acorn Hills Residential Community Association and is in the best interest and for the benefit of all owners of lots thereon; and covenant agree, as a covenant running with the land, to abide by each and every provision of the aforesaid Declaration as the same may be amended or supplemented from time to time.

TITLE TO SAID PREMISES IS VESTED IN Marc A. Falcone and Carla A. Falcone, by Deed from Sal Lapio, Inc., dated 12/07/2005, recorded 12/27/2005, in Book 5584, Page 1491.

Parcel Number: 47-00-07475-08-3.

Location of property: 2537 Saint Victoria Drive, Gilbertsville, PA 19525-9347.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Carla A. Falcone and Marc A. Falcone** at the suit of U.S. Bank National Association, as Trustee for Bear Stearns Asset Backed Securities I Trust 2006-AC2 Asset-Backed Certificates, Series 2006-AC2. Debt: \$455,301.84.

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

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

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

16-23725

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Moreland Township**, Montgomery County, Pennsylvania, described according to a survey and plan made of Green Ridge Farms, Section No. One, made by Chester W. Mebus, Registered Professional Engineer, Glenside, Pennsylvania, on January 25, 1956, which said plan is recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown in Plan Book B-2, Page 166 on April 7, 1956, and more fully described, as follows, to wit:

BEGINNING at a point on the Southwest side of Lawrence Road (fifty feet wide) which point is measured South forty-seven degrees, forty-six minutes, five seconds East, one hundred twenty-three and eighty-four hundredths feet from a point, which point is measured on the arc of a circle curving to the right having a radius of one hundred twenty-five feet, the arc distance of one hundred fifty-nine and forty-eight hundredths feet from a point on the Southeast side of Martin Road (fifty feet wide).

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

BEING Lot No. 30 Lawrence Road.

TITLE TO SAID PREMISES IS VESTED IN Florence L. Stockton and Frances C. Megelish, her Daughter, by Deed from Florence L. Stockton, dated 01/11/2005, recorded 01/27/2005, in Book 5541, Page 2113.

BY VIRTUE OF Florence L. Stockton's death on or about 06/06/2013, her ownership interest was automatically vested in the Surviving Joint Tenant(s). Frances C. Megelish died on 05/20/2016, and upon information and belief, her surviving heir is William Saring.

Parcel Number: 41-00-05047-00-6.

Location of property: 478 Lawrence Road, Huntingdon Valley, PA 19006-2335.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William Saring, in His Capacity as Heir of Frances C. Megelish, Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Frances C. Megelish, Deceased** at the suit of Wells Fargo Bank, N.A. Debt: \$186,914.47.

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

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

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

16-26408

ALL THAT CERTAIN lot or piece of ground, situate in **East Norriton Township**, County of Montgomery and State of Pennsylvania, and described according to a plan thereof made by Donald H. Schurr, Registered Land Surveyor, on August 11, 1952 and recorded at Norristown in the Office for the Recording of Deeds in Deed Book 2310, Page 600, as follows, to wit:

BEGINNING at a point of curve formed by the intersection of the Northeasterly side of Woodlawn Road (50 feet wide) with the Southeasterly side of Stony Creek Road, thence extending Southeastwardly along the Northeasterly side of Woodlawn Road on an arc of a circle on a line curving to the left with a radius of 375 feet the arc distance of 132.76 feet to a point; thence extending North 49 degrees, 31 minutes, 20 seconds East, 62.96 feet to a point; thence extending North 40 degrees, 28 minutes, 40 seconds West, 140 feet to a point on the Southeasterly side of Stony Creek Road; thence extending along the same, South 49 degrees, 31 minutes, 20 seconds West, 76.22 feet to a point of curve; and thence extending on the arc of a circle on a line curving to the left with a radius of 10 feet the arc distance of 15.71 feet to the first mentioned point and place of beginning.

BEING Lot No. 300 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Joseph W. Popow, Jr., by Deed from Nancy Elizabeth Tolson, dated 06/16/2006, recorded 07/10/2006, in Book 5607, Page 722.

Parcel Number: 33-00-10810-00-2.

Location of property: 223 Woodlawn Road, East Norriton, PA 19401-1353.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David M. Popow, in His Capacity as Administrator and Heir of The Estate of Joseph W. Popow, Jr., Steven F. Popow, in His Capacity as Heir of The Estate of Joseph W. Popow, Jr. a/k/a Joseph Popow, Jr. and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Joseph W. Popow, Jr., Deceased** at the suit of Wells Fargo Bank, N.A. Debt: \$164,147.59.

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

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

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

16-26767

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Marlborough Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey and plan of Holiday Hills made by David Meizner, Registered Professional Engineers, on the 6th day of February A.D. 1961, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Independence Drive (50 feet wide) at the distance of 888.54 feet measured South 20°, 22', 20" East, along the said side of Independence Drive from a point of tangent therein, which last mentioned point of tangent is measured on the arc of a circle curving to the left having a radius of 20 feet the arc distance of 33.47 feet from a point of curve on the Southeasterly side of Memorial Drive (50 feet wide); thence from said point of beginning and extending along Lot #12 as shown on said plan North 69°, 37', 40" East, 200.67 feet to a point in line of land now or late or Frank J. Reiman; thence by the same South 20°, 41' East, 149.20 feet to a point, a corner of Lot #14 as shown on said plan; thence along the same South 69°, 37', 40" West, 201.48 feet to a point on the Northeasterly side of Independence Drive; thence along the same North 20°, 22', 20" West, 149.20 feet to the first mentioned point and place of beginning.

BEING Lot #13 as shown on said plan.

BEING the same premises which Daniela Wojcik Family Trust, by Deed dated 2/15/13 and recorded 7/3/13 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5879, Page 1703, and Instrument #2013071501, granted and conveyed unto Daniela Wojcik, as Tenants by the Entireties with her husband, her heirs and assigns her 1/2 interest, in fee.

Parcel Number: 45-00-01573-00-2.

Location of property: 9012 Independence Drive, Green Lane, PA 18054.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **John Wojcik and Daniela Wojcik** at the suit of U.S. Bank National Association, as Trustee Structured Adjustable Rate Mortgage Loan Trust, Mortgage Pass-Through Certificates, Series 2006-4. Debt: \$144,946.18.

**Samantha Gable**, Attorney.

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

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

16-27829

ALL THOSE TWO CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Hatboro Borough**, County of Montgomery, Commonwealth of Pennsylvania, being Lot Nos. 20 and 21 on a Plan of Lots known as "Bonair Building Lots" made for William and Edward Tanner, September 3, 1920 and revised August 22, 1927 by William T. Muldrew and recorded at Norristown, Pennsylvania, bounded and described according thereto, as follows:

BEGINNING at a point in the center line of Jacksonville Road (thirty-three feet wide) at the distance of one thousand five and five one-hundredths feet Southwest from the point of intersection of the center line of Jacksonville Road with the center line of County Line Road (thirty-three feet wide); thence along the middle of Jacksonville Road South forty-five degrees, four minutes West, one hundred fifty-five feet to the side of a forty feet wide right-of-way; thence along the said right-of-way North forty-seven degrees, fifteen minutes West, two hundred seventy-nine and eighty-seven one-hundredths feet to the center line of Oakdale Avenue (as laid out on said plan forty feet wide); thence along the center of the same North forty-three degrees, fifty-nine minutes East, one hundred sixty-six and thirty-five one-hundredths feet to a point, a corner of Lot 22 on said plan; thence by the same South forty-four degrees, fifty-six minutes East, two hundred eighty-two and seventy-seven one-hundredths feet to the first mentioned point and place of beginning.

BEING the same premises which Ralph James Case and Ellen C. Case, his wife by Indenture bearing date October 31, 1986 and recorded November 03, 1986 in the Office of the Recorder of Deeds in and for the County of Montgomery, State of Pennsylvania in Deed Book 4818, Page 383 granted and conveyed unto Edward W. Canalley, in fee.

Parcel Number: 08-00-02629-00-9.

Location of property: 401 Jacksonville Road, Hatboro, PA 19040.

The improvements thereon are: Industrial, one story warehouse.

Seized and taken in execution as the property of **Willem F. Vanbasten** at the suit of The Bryn Mawr Trust Company, Successor by Merger to Continental Bank. Debt: \$923,897.61 plus interest and costs.

**Lydsay E. Rowland**, Attorney. I.D. #205520

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

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

16-29460

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

BEGINNING at a point of curve on the Northwesterly side of Laura Lane (50 feet wide), a corner of this and Lot No. 64 on the above plan; thence extending along Lot No. 64, the two (2) following courses and distances: (1) North 07 degrees, 27 minutes, 44 seconds West, 23.52 feet to a point; (2) North 35 degrees 38 minutes 13 seconds West 96.00 feet to a point, thence extending North 54 degrees, 21 minutes, 47 seconds East, 22.00 feet to a point, a corner of Lot No. 62 on the above plan; thence extending along Lot No. 62, the two following courses and distances: (1) South 35 degrees, 38 minutes, 13 seconds East, 96.00 feet to a point; (2) South 02 degrees, 09 minutes, 31 seconds East, 34.81 feet to a point of curve on the aforesaid side of Laura Lane; thence extending along Laura Lane, along the arc of a circle curving to the left, having a radius of 175.00 feet, the arc distance of 16.20 feet a point, a corner of Lot No. 64 aforesaid, the first mentioned point and place of beginning.

BEING Lot No. 63.

FEE SIMPLE TITLE VESTED IN Theodore E. Turner, Judith E. Turner, Rafael Chavarin and Linda O. Vega by Deed from, Theodore E. Turner, dated 12/22/2011, recorded 12/27/2011, in the Montgomery County Recorder of Deeds in Deed Book 5823, Page 564, as Instrument No. 201113704.

Parcel Number: 60-00-01629-35-4.

Location of property: 1495 Laura Lane, Pottstown, PA 19464.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Theodore E. Turner, Judith R. Turner, Rafael Chavarin, Linda O. Vega and The United States of America, Internal Revenue by Deed from Theodore E. Turner, dated 12/22/2011, recorded 12/27/2011, in the Montgomery County Recorder of Deeds in Deed Book 5823, Page 564, Instrument #201113704** at the suit of Wilmington Savings Fund Society, FSB, Doing Business as Christiana Trust, Not in its Individual Capacity, but Solely as Trustee for BCAT 2015-14ATT. Debt: \$203,618.79.

**M. Troy Freedman**, Attorney.

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

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

16-29975

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Lower Frederick Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Plan of Subdivision prepared for Peter Damiani by Urwiler and Walter, Inc., dated March 15, 1979 and last revised May 2, 1979 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book A-36, Page 10, as follows, to wit:

BEGINNING at a point in the bed of Meng Road, said point also being a corner of Lot No. 2 as shown on the above mentioned plan; thence extending from said point of beginning, still through the bed of the said Meng Road, the (2) following courses and distances: (1) North 16 degrees, 14 minutes, 47 seconds East, 227 feet to an iron pin set; and (2) North 57 degrees, 34 minutes, 45 seconds East, 59.15 feet to a point in the corner on Lot No. 6; thence extending along the same, the (2) following courses and distances: (1) South 35 degrees, 15 minutes East, crossing the Southeasterly side of Meng Road, 491.19 feet to a point; and (2) South 47 degrees, 5 minutes, 40 seconds West, 85 feet to a point in the corner of

Lot No. 2; thence extending along the same, the (2) following courses and distances: (1) North 35 degrees, 15 minutes West, 180.20 feet to a point; and (2) North 74 degrees, 54 minutes, 45 seconds West, recrossing the said Southeasterly side of Meng Road, 238.89 feet to a point in the bed of said Meng Road, said point being the first mentioned point and place of beginning.

BEING Lot No. 3 as shown on the above mentioned plan.

BEING the same premises which Beverly Kirby, Trustee, Under the Will of Isabel K. Hill, by Indenture bearing date the 30th day of December, A.D. 2005 and recorded the 19th day of January, A.D. 2006 in the Office of the Recorder of Deeds, in and for the County of Montgomery, aforesaid, in Deed Book 5587, Page 988, granted and conveyed unto Matthew Yaroch and Jennifer M. Kimmel, in fee.

Parcel Number: 38-00-01562-20-9, Map #38030 004.

Location of property: 38 Meng Road, Schwenksville, PA 19473.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Cailin Yaroch, in Her Capacity as Heir of Matthew Yaroch, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Matthew Yaroch, Deceased** at the suit of American Heritage Federal Credit Union. Debt: \$232,995.70 plus interest to sale date.

**Tyler J. Wilk**, Attorney. I.D. #322247

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

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

16-30315

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a Final Plan of Subdivision by Tri-County Professional Association, dated 3/30/1987 and revised 10/20/1987 and recorded in Montgomery County in Plan Book A-49, Page 74, as follows, to wit:

BEGINNING at a point of intersection on the Northeasterly side of Jefferson Avenue (60 feet wide) and the Southeasterly side of Adams Street (50 feet wide); thence from said point and along the Southeasterly side of Adams Street, North 43 degrees, 10 minutes East, 40 feet to a point, a corner of Lot No. 2 on the above mentioned plan; thence from said point and along Lot No. 2 South 46 degrees, 50 minutes East, 150 feet to a point in line of land now or late of Edwin W. Hums; thence from said point and along said lands, South 43 degrees, 10 minutes West, 40 feet to a point on the Northeasterly side of Jefferson Avenue; thence from said point and along the Northeasterly side of Jefferson Avenue, North 46 degrees, 50 minutes West, 150 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Shirley Cael, as sole owner by Deed from Juan Cael dated 11/11/2008 recorded 08/11/2009 in Deed Book 5740, Page 00524, Instrument #2009087743.

Parcel Number: 16-00-00028-00-1.

Location of property: 502 North Adams Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Juan Cael and Shirley Cael** at the suit of Deutsche Bank National Trust Company, as Trustee For Securitized Asset Backed Receivables, LLC Trust 2007-NC1, Mortgage Pass-Through Certificates, Series 2007-NC1. Debt: \$122,484.17.

**Nicole LaBletta**, Attorney. I.D. #202194

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

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

17-00586

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Upper Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision prepared for Stony Creek Village, Inc., Section III A, by Herbert H. Metz, Inc., Civil Engineers and Surveyors, dated February 21, 1979 and last revised on May 6, 1981, recorded in the Recorder of Deeds Office in Montgomery County in Plan Book A-43, Page 2, as follows, to wit:

BEGINNING at a point of curve on the Northwesterly side of Stony Creek Avenue (50 feet wide), said point being located the 3 following courses and distances from a point of curve on the Southwesterly side of Beth Drive (50 feet wide): thence (1) leaving the Southwesterly side of Beth Drive on the arc of a circle curving to the right having a radius of 10 feet the arc distance of 15.71 feet (Chord bearing South 07 degrees, 03 minutes, 40 seconds East and distance 14.14 feet) to a point of tangent on the Northwesterly side of Stony Creek Avenue; thence (2) South 37 degrees, 56 minutes, 20 seconds West, 68.66 feet to a point of curve; thence (3) on the arc of a circle curving to the right having a radius of 250 feet the arc distance of 65.08 feet (Chord bearing South 43 degrees, 56 minutes, 55 seconds West and distance 52.64 feet and Chord bearing South 51 degrees, 26 minutes, 21 seconds West and distance 12.34 feet) to the point and place of beginning; thence extending from said point of beginning and continuing along the Northwesterly side of Stony Creek Avenue on the arc of a circle curving to the right having a radius of 250 feet the arc distance of 12.51 feet (Chord bearing South 54 degrees, 17 minutes, 12 seconds West and distance 12.51 feet) to a point, a corner in line of Lot No. 54 as shown on the above mentioned plan; thence extending along the same the 2 following courses and distances, as follows, to wit: (1) North 52 degrees, 03 minutes, 40 seconds West,

57.71 feet to a point, a corner; thence (2) South 73 degrees, 00 minutes, 00 seconds West, 50.00 feet to a point, a corner in line of Lot No. 52 as shown on the above mentioned plan; thence extending along the same North 17 degrees, 00 minutes, 00 seconds West, 83.32 feet to a point, a corner in line of Lot No. 61 as shown on the above mentioned plan; thence extending along the same South 69 degrees, 13 minutes, 16 seconds East, 10.39 feet to a point, a corner in line of Lot No. 60 as shown on the above mentioned plan; thence extending along the same South 53 degrees, 53 minutes, 23 seconds East, 62.68 feet to a point, a corner in line of Lot No. 56 as shown on the above mentioned plan; thence extending along the same South 52 degrees, 03 minutes, 40 seconds East, 85.57 feet to a point of curve on the Northwesterly side of Stony Creek Avenue, the point and place of beginning.

BEING known as Lot No. 55 on the above mentioned plan.

BEING the same premises which Bruce W. Conrad and Kathleen M. Gross, by Indenture bearing date the 30th day of September, A.D. 1986 and recorded the 5th day of November, A.D. 1986 in the Office of the Recorder of Deeds, in and for the County of Montgomery, aforesaid, in Deed Book 4818, Page 722, granted and conveyed unto Thomas G. Mikulski and Jill M. Mikulski, his wife, in fee.

UNDER AND SUBJECT to the rights of developer or his nominee to enter upon subject premises to service, replace or repair sewer or water lines on the lot line dividing subject premises from the abutting property and further to enter upon premises to service, repair or replace gas, electric or telephone lines, should this be necessary along the lot line dividing subject premises from its other abutting property. Further, developer to have the right to enter upon subject premises for the purpose of repairing or replacing in whole or in part, curbing or sidewalk as same might become necessary. It being understood that any disturbance of soil and grounds of the premises in question or its abutting neighbor will be returned to its original state as completely as possible at the expense of the utility company involved.

UNDER AND SUBJECT TO THE FOLLOWING RESTRICTIONS:

Recreational and Commercial Vehicles. Between the hours of 9:00 p.m. of each day until 6:00 a.m. of the following day, no person shall park or place upon any lot in said subdivision any recreational vehicle, mobile home, commercial vehicle, or truck, excepting small panel trucks, vans or pick-up trucks which have a maximum weight of 6,000 pounds.

Fences. No fences shall be erected on any lot in said subdivision unless it is to the rear of the dwelling, and in no event shall any portion of any fence be located in any planting or utility easement area or right-of-way.

Street lamp post light shall not be altered in any way and shall be maintained in original condition forever, by Grantees, their heirs, successors and assigns.

Rental signs shall not be displayed until one year after subdivision is complete.

No laundry shall be displayed in the front or side yards at any time.

Living trees shall not be removed; nor shall existing wooded areas be disturbed.

Parcel Number: 56-00-08201-18-5, Map #56019 055.

Location of property: 133 Stony Creek Avenue, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Christopher M. Kelly and James Kelly, in Their Capacity as Heirs of James J. Kelly, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under James J. Kelly, Deceased** at the suit of American Heritage Federal Credit Union. Debt: \$129,156.85 plus interest to sale date.

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

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

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

17-00685

ALL THOSE THREE CERTAIN tracts or pieces of land, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows:

Tract "A"

BEGINNING at the Southwesterly corner of Brown and Locust Streets; thence along the Northwesterly side of Locust Street South 51°, 40', 15" West, 140.00 feet to the Northeasterly side of an alley 25.00 feet in width; thence along said alley North 38°, 19', 45" West, 60.00 feet to a corner of this and land now or late of Madge Noble Coleman; thence along said land now or late of Madge Noble Coleman, North 51°, 40', 15" East, 140.00 feet to a point on the Southwesterly side of Brown Street; thence along the Southwesterly side of Brown Street South 38°, 19', 45" East, 60.00 feet to the place of beginning.

Tract "B"

BEGINNING at a point on the Southwesterly side of Brown Street at the distance of 60.00 feet Northwestwardly from the Northwesterly side of Locust Street, a corner of land of Domenick Campitell and Philomena, his wife; thence extending along said land South 51°, 40', 15" West, 140.00 feet to a point on the Northeasterly side of a 25.00 foot wide alleys; thence extending along the said side of said alley. North 38°, 19', 45" West, 10.00 feet to a point in line of other land of the said Kyrlakos Costi. et ux., et al.; thence extending along said land North 51°, 40', 15" East, 140.00 feet to a point on the Southwesterly side of Brown Street aforesaid; thence extending along the said side of Brown Street South 38°, 19', 45" East, 10.00 feet to the point and place of beginning.

Tract "C"

BEGINNING at a point on the Southwest side of Brown Street, 66.00 feet wide at the distance of 324.83 feet Northwestwardly from the Northwest side of Powell Street, 66.00 feet wide, said point being in the center line of Locust Street, 66.00 feet wide, not open, and being a corner of other land of Teferes of Israel; thence along the center line of said Locust Street aforesaid, which is also along other land of Teferes of Israel South 51°, 30' West, 165.00 feet to a point,

a corner; thence across the bed of Locust Street aforesaid North 38°, 33' West, 33.00 feet to a concrete marker set on the Northwest side thereof and a corner of a 25.00 feet wide alley; thence crossing said 25.00 foot wide alley and along other land of Domenic Campitell, et ux., said line being also the Northwest side line of Locust Street, aforesaid, North 51°, 30' East, 165.00 feet to a concrete marking set on the Southwest side of Brown Street, which said point is at the distance of 299.75 feet Southwestwardly from the Southeast side of Pine Street; thence along the Southwest side of Brown Street, South 38°, 33' East, 33.00 feet to the point and place of beginning.

BEING the same premises which James Lasorda and Joseph J. Losorda and Andrea Lasorda, husband and wife, by Deed dated 8/9/07 and recorded 8/23/07 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5661, Page 1760, and Instrument #2007103097, granted and conveyed unto Carol A. Mason and Esco Bates, in fee.

Parcel Number: 13-00-05028-00-8, Map #13074-017.

Location of property: 100 West Brown Street, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Esco Bates, Carol A. Mason and United States of America** at the suit of JP Morgan Chase Bank, National Association. Debt: \$159,027.11.

**Samantha Gable**, Attorney.

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

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

17-00830

ALL THOSE FOUR CONTIGUOUS lots or pieces of ground, with the buildings and improvements thereon erected, situate in **Horsham Township**, County of Montgomery and State of Pennsylvania, described according to a survey thereof made by Muldrew and Aucott, Surveyors and Regulators, Jenkintown, Pennsylvania, as follows, to wit:

BEGINNING at a point in the center line of Avenue 'B' (as laid out forty feet wide) at the distance of one hundred fifty-three and twenty-three one-hundredths feet Southwestward from a line in Horsham Road (as widened to forty-one feet, six inches) drawn at the distance of twenty-five feet Northeastwardly from and running parallel with the Southwest side thereof.

CONTAINING together in front or breadth on the middle line of Avenue B, eighty feet (each lot being twenty feet in front) and extending together of that width in length or depth Northwestward between the lines at right angles to the said middle line of Avenue B, one hundred forty-five feet to a line of Lots Nos. 256, 255, 254 and 253 on the said survey.

BEING Lots Nos. 342, 341, 340 and 339 on said survey which survey was recorded at Norristown, Pennsylvania, in Deed Book No. 707, Page 500.

TITLE TO SAID PREMISES IS VESTED IN David M. Schiano, by Deed from Frederick D. Rodgers, dated 05/26/2006, recorded 06/02/2006, in Book 5603, Page 588.

Parcel Number: 36-00-00391-00-5.

Location of property: 402 Avenue B, Horsham, PA 19044-2006.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David M. Schiano a/k/a David Schiano** at the suit of Wells Fargo Bank, N.A. Debt: \$256,541.66.

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

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

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

17-01791

ALL THAT CERTAIN message and lot of land, situate in **Plymouth Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described, as follows:

BEGINNING at a point on the Northeast side of Fairfield Avenue at the corner of this and a fifty foot wide road running Northeasterly and at right angles to said Fairfield Avenue; thence North seventy-eight degrees, thirty-one minutes East, along the Southeasterly side of said road, one hundred and fifty feet to a corner; thence parallel to said Fairfield Avenue, seventy-one and seventy-eight one-hundredths feet to a corner of this and other land of said Carmine DeStefano; thence South seventy-nine degrees, thirty-one minutes West, the line passing through the middle of the partition wall between this and the adjoining property, one hundred and fifty feet to the Northeast side of Fairfield Avenue, aforesaid; thence along said side of said Avenue, North eleven degrees, twenty-nine minutes West, seventy-one and seventy-eight one-hundredths feet to the place of beginning.

BEING the same premises conveyed by Deed, dated 7/17/13, from Robert John Mancini to Lauren Cione and Charles Moore, as Joint Tenants With the Right of Survivorship, recorded 7/31/13, in Book 5883, Page 303, Instrument #2013081614.

Parcel Number: 49-00-03418-00-7.

Location of property: 356 Fairfield Road, Plymouth Meeting, PA 19462.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Lauren Cione and Charles Moore** at the suit of Pacific Union Financial, LLC. Debt: \$226,951.25.

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

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

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

17-02036

ALL THAT CERTAIN lot or piece of ground, situate in **Pennsburg Borough**, County of Montgomery and Commonwealth of PA, bounded and described according to a final plan of subdivision, prepared for Montgomery Meadows by Urwiler and Walter, Inc., dated 1/12/1990 and last revised on 10/28/1997 and recorded in Plan Book A-57, Page 291, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Honeysuckle Way (50 feet wide) said point being a corner of Lot No. 92 as shown on the above mentioned plan and place of beginning; thence extending from said place of beginning and along Lot No. 92, North 79 degrees, 11 minutes, 21 seconds East, 115.08 feet to a point in line of Lot No. 93; thence extending along Lot No. 93 South 35 degrees, 08 minutes, 10 seconds East partly through a drainage/wetlands East 51 53 feet to a point a corner of Lot No. 90; thence extending along Lot No. 90 and recrossing part of said easement, South 81 degrees, 40 minutes, 25 seconds West, 136.65 feet to a point on the Northeasterly side of Honeysuckle Way; thence extending along the Northeasterly side of Honeysuckle Way, the two following courses and distances, viz: (1) on the arc of a circle curving to the left having a radius of 225.00 feet the arc distance of 9.76 feet to a point of tangent; thence (2) North 10 degrees, 48 minutes, 39 seconds West, 31 28 feet to a point a corner of Lot No. 92 aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 91 as shown on the above mentioned plan.

BEING the same premises which Harry A. Orlandini and Heather L. Orlandini, husband and wife, by Deed dated March 29, 2006 and recorded April 4, 2006 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5595, Page 2076, granted and conveyed unto Kirk A. Flint and Lori A. Flint, husband and wife as Tenants by the Entirety.

Parcel Number: 15-00-00584-01-3.

Location of property: 608 Honeysuckle Way, Pennsburg, PA 18073.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kirk A. Flint and Lori A. Flint** at the suit of Citimortgage, Inc. Debt: \$299,288.22.

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

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

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

17-02349

THE land hereinafter referred to is situated in the City of Royersford, County of Montgomery, State of PA, and is described, as follows:

ALL THAT CERTAIN brick message or dwelling house being the middle of a block of three dwelling houses and known as 339 Summer Street and lot or piece of land thereunto belonging, situate upon the Northwesterly side of Summer Street between Third Avenue and Fourth Avenue in **Royersford Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey thereof made by Allen T. Keeley, C.E., as follows:

BEGINNING at a point in the curblin on the Northwesterly side of Summer Street nineteen feet, five inches Southwesterly from a mark out in the curblin in the Southwesterly line of lands of William Fleming said point of beginning being directly in line with the centerline of the middle of party wall dividing Premises No. 341 and 339 Summer Street; thence by Premises 341 lately conveyed to Herbert Shivers, et ux., by a line running along the center line of said middle or party wall North 40 degrees, 43 minutes West, 58 feet, 10 inches to a stake; thence still by property of said Herbert Shivers et ux., North 39-1/2 degrees, West seventy-six feet, nine inches to a stake; thence by the Royersford Methodist Episcopal Church property South 49-3/4 degrees, West fifteen feet, ten inches to a stake; thence by other lands of said Albert K. Gottshall the 2 following courses and distances South 38-1/2 degrees, East seventy six feet, eight inches to a point; thence South 40 degrees, 30 minutes East, fifty feet, ten inches to a point in the curblin of said Summer Street passing through the centerline of the party wall dividing Premises No. 339 and 337; thence on the curb line of said Summer Street North 5 degrees, East fifteen feet, ten inches to the place of beginning.

BEING the same premises conveyed by Deed dated 06/14/2010 and recorded 06/22/2010 in Montgomery County in Deed Book 5770, Page 02519 from Tiffany M. Moyer to Justin Wilson.

Parcel Number: 19-00-03904-00-1.

Location of property: 337 Summer Street, Royersford, PA 19468.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Justin Wilson** at the suit of Bank of America, N.A. Debt: \$110,902.71.

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

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

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

17-02523

ALL THAT CERTAIN lot or piece of land, with the buildings thereon erected, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made by Donald H. Schurr, Professional Engineer, Norristown, PA, on May 27, 1957 and revised December 19, 1957, as follows, to wit:

BEGINNING at a point on the Northeast side of Lafayette Street, sixty-six feet wide, at the distance of one hundred forty-five feet and twelve one-hundredths of a foot Southeastwardly from the Southeast side of Hartranft Avenue,

sixty-six feet wide; thence extending along other land of Peter Roncace on which this is part, North forty-five degrees, seven minutes East, the line for a portion of the distance extending through the party wall dividing the house hereon erected and the house erected on the adjoining premises, seventy-five feet to a point in line of land of Gaetano Buttarò; thence along said land, South forty-four degrees, fifty-three minutes East, forty-five feet and fifty one one-hundredths of a foot to an iron pin on the Northwest side of a twenty feet wide alley (not open); thence along the Northwest side of said twenty feet wide alley, South forty-five degrees, forty-five minutes West, seventy-five feet to an iron pin on the Northeast side of Lafayette Street, aforesaid; thence along the Northeast side of Lafayette Street, North forty-four degrees, fifty-three minutes West, forty-four feet and sixty-eight one-hundredths of a foot to the place of beginning.

BEING the same property conveyed to Patricia DeRewal, wife of Norbert DeRewal who acquired title by virtue of a Deed from Norbert DeRewal and Patricia DeRewal, his wife, dated January 6, 1987, recorded February 24, 1987, at Document ID 003382, and recorded in Book 4830, Page 302, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 13-00-20140-00-7.

Location of property: 1231 West Lafayette Street, Norristown, PA 19401.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Patricia De Rewal a/k/a Patricia DeRewal** at the suit of Wells Fargo Bank, N.A. Debt: \$60,656.99.

**Meredith H. Wooters**, Attorney.

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

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

17-02802

ALL THAT CERTAIN lot or piece of land, situate in the Third Ward of **Ambler Borough**, Montgomery County, Pennsylvania, being Lot No. 125 on a Plan of Lots of Ambler Parks as laid out by Thomas S. Gillia, C.E., said plan being recorded in the Office for the Recording of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 571, Page 500.

SUBJECT to conditions as shown on a plan of subdivision recorded in Deed Book 571, Page 500.

BEING the same premises which Sara I. Curtis, widow by Deed dated May 28, 2004 and recorded on June 17, 2004 in the Office for the Recording of Deeds in Book 05512 and Page 0535 conveyed unto Allison Hall.

Parcel Number: 01-00-02230-00-1.

Location of property: 222 Highland Avenue, Ambler, PA 19002.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Alison Hall a/k/a Allison Hall** at the suit of Wells Fargo Bank, National Association, as Trustee for Morgan Stanley ABS Capital I, Inc. Trust 2006-WMC1, Mortgage Pass-Through Certificates, Series 2006-WMC1 c/o Owcen Loan Servicing, LLC. Debt: \$188,087.10.

**Jessica N. Manis**, Attorney.

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

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

17-03428

ALL THAT CERTAIN brick message and lot of land, situate on the North side of East Street between Hanover and Spruce Streets, known as 209 East Street, in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows:

BEGINNING at a point on the North side of East Street distant 76 feet, 9 inches from the Northeast corner of East and Hanover Streets, a corner of this and other lands now or late of Irwin T. Stout, et ux.; thence Northwardly 110 feet to a 10 feet wide alley, passing in part of said course and distance through the middle of the brick partition wall of this property and adjoining on the West, now or late of said Stout; thence along said alley Eastwardly 21 feet, 3 inches to a point, a corner of this and land now or late of Edward A. Johnson, et ux.; thence Southwardly along said land 140 feet to the North side of East Street aforesaid; thence Westwardly along said East Street 21 feet, 3 inches to the place of beginning.

BEING the same premises conveyed to James W. Lawrence and Jolene E. Lawrence, father and daughter, as Tenants in Common by Deed from Craig A. Endy and Karen L. Endy, dated 9/26/2001 and recorded 10/4/2001 in Book 5379, Page 1162.

Parcel Number: 16-00-07132-00-7.

Location of property: 209 East Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Jolene E. Lawrence and James W. Lawrence** at the suit of Midfirst Bank. Debt: \$45,765.96.

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

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

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

17-04195

ALL THAT CERTAIN lot or parcel of land with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey made by John W. Hoey, R.E., dated 11/5/1947, as follows, to wit:

BEGINNING at a point on the Southeast side of Arch Street South 59 degrees, 30 minutes West, 58 feet from the point formed by the intersection of the Southeast side of Basin Street; thence extending South 30 degrees, 10 minutes East, 105 feet the line for a portion of the distance passing through the middle of the partition wall between a house hereon erected and house erected on the adjoining property to a point a corner; thence extending South 59 degrees, 30 minutes West, 22 feet to a point in a line of the land now or late of Joseph Wright North 30 degrees, 30 minutes West, 105 feet to a point on the Southeast side of Arch Street, aforesaid; thence extending along said side of Arch Street, North 59 degrees, 30 minutes East, 22 feet to the first mentioned point and place of beginning.

BEING the same premises which The Estate of Angela Crawford, by Deed dated March 6, 2007 and recorded March 15, 2007 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5639, Page 299, granted and conveyed unto Tesa Lee.

Parcel Number: 13-00-01744-00-7.

Location of property: 1120 Arch Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Tesa Lee** at the suit of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$164,033.73.

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

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

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

17-04252

ALL THAT CERTAIN message, lot or piece of ground, with the buildings and improvements erected thereon, hereditaments and appurtenances, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Recorded Plan made for 1023 Lansdale Avenue made by Woodrow & Associates, Inc., Municipal/Civil Consulting Engineers, dated 11/7/2014, last revised 3/2/2015 and recorded 6/12/2015 in Montgomery County Plan Book 42, Page 266, as follows, to wit:

BEGINNING at a point on the Southeasterly Ultimate Right-of-Way line of Lansdale Avenue a corner of this and Lot No. 2 on the above plan; thence extending along Lancaster Avenue the three following courses and distances: (1) North 38 degrees, 30 minutes, 00 seconds East, 63.18 feet to a point of curve; (2) along the arc of a circle curving to the right having a radius of 78.00 feet the arc distance of 121.09 feet to a point on tangent on the Southwesterly side of Lancaster Avenue; (3) South 52 degrees, 33 minutes, 00 seconds East, 123.45 feet to a point in line of lands now or late of Jean Hasyn; thence extending along said lands South 38 degrees, 30 minutes, 00 seconds West, 143.73 feet to a point a corner of Lot No. 2 aforesaid; thence extending along Lot No. 2, North 51 degrees, 30 minutes, 00 seconds West, 200.00 feet to a point on the aforesaid side of Lansdale Avenue the first mentioned point and place of beginning.

BEING Lot No. 1.

BEING the same premises which Priceless Home, LLC, a Pennsylvania Limited Liability Company, by Deed dated September 25, 2015 and recorded October 2, 2015 in Montgomery County in Deed Book 5972, Page 2007 granted and conveyed unto Lisa Caterisano, in fee.

Parcel Number: 46-00-02020-00-4.

Location of property: 1023 Lansdale Avenue, Lansdale, Montgomery County, PA 19446.

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

Seized and taken in execution as the property of **Lisa Anne Caterisano** at the suit of Univest Bank and Trust Company, f/k/a Univest National Bank and Trust Company. Debt: \$276,557.16.

**Kelly L. Eberle**, Attorney.

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

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

17-04254

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

SITUATE on the Southwest side of Fourth Street, at the distance of 316 feet Northwest from Fourth Avenue (heretofore erroneously mentioned as Fourth Street).

CONTAINING in front on said Fourth Street 45 feet and extending of that width in length or depth southwest between parallel lines at right angles with said Fourth Street. 150 feet to a 20 feet wide street.

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

BEING the same premises which Timothy M. Sweeney and Carol B. Sweeney, husband and wife, by Deed dated 6/24/11 and recorded 6/28/11 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5805, Page 1347, granted and conveyed unto Jeffrey S. Messa and Krystle N. Messa, in fee.

Parcel Number: 11-00-06084-00-7.

Location of property: 832 West 4th Street, Lansdale, PA 19446.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Jeffrey S. Messa and Krystle N. Messa** at the suit of JP Morgan Chase Bank, National Association. Debt: \$149,625.92.

**Samantha Gable**, Attorney.

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

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

17-04288

ALL THAT CERTAIN frame messages or tenement and lot or piece of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania on the North side of Fourth Street between Johnson and York Streets and being known as No. 17B 4th Street, bounded and described, as follows, to wit:

BEGINNING at a point on the North side of Fourth Street and the center of a double frame dwelling; thence Northwardly thru the center of the said dwelling and other land now or late of John H. Henricks 109 feet, 6 inches to land now or late of Raymond B. Miller; thence along land of Raymond B. Miller Eastwardly 30 feet more or less to a corner of this and land now or late of John Y. Levensgood; thence by the same Southwardly 109 feet, 6 inches to said Fourth Street; thence by the same Westwardly 30 feet more or less to the place of beginning.

BEING the same premises which Medipharm Enterprises, Inc., by Deed dated 1/24/2003 and recorded 6/27/2003, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5462, Page 00625, Instrument #2003138417, granted and conveyed unto Chukwuma Utah and Chinedum Utah, husband and wife.

Parcel Number: 16-00-09768-00-8.

Location of property: 17 East 4th Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Chinedum Utah, Chukwuma Utah a/k/a Chukwuma Utah and United States of America, Department of the Treasury - Internal Revenue Service** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for Nationstar Home Equity Loan Trust 2007-A. Debt: \$100,605.76.

**Samantha Gable**, Attorney.

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

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

17-04396

ALL THAT CERTAIN tract or piece of land, situate in **West Norriton Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey thereof made by Will D. Hiltner, Registered Surveyor, on July 1946, as follows, to wit:

BEGINNING at a point in the centerline of School Lane a corner of this and land of George E. Newman et ux., of which this was a part; thence extending along the centerline of School Lane South 43 degrees, 05 minutes West, 70 feet to a point a corner of this and land about to be conveyed to George E. Newman, Jr. and Ruth V. Newman, his wife; thence along the same North 46 degrees, 55 minutes West, 160.00 feet to a point in line of land of George E. Newman and Myrtle S. Newman, his wife; thence along the same North 43 degrees, 05 minutes East, 70.00 feet to a point in line of land of George E. Newman and Myrtle S. Newman, his wife; thence along the same South 46 degrees, 55 minutes East, 160.00 feet to the point and place of beginning.

BEING the same premises which Marie D. Friend, by Quit Claim Deed dated June 25, 2011 and recorded July 5, 2011 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5806, Page 217, granted and conveyed unto Marie D. Friend and Leon Graham and Jean Graham, husband and wife.

Parcel Number: 63-00-07498-00-8.

Location of property: 43 School Lane, Norristown, PA 19403.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Marie D. Friend, Leon Graham and Jean Graham** at the suit of Wells Fargo Bank, N.A. Debt: \$187,856.22.

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

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

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

17-04604

ALL THAT CERTAIN lot or piece of ground, situate in **Horsham Township**, Montgomery County, Pennsylvania bounded and described according to a Final Plan of Section 2B, Saw Mill Valley, made by Tri-State Engineers and Land Surveyors, Inc., dated August 12, 1976 and last revised November 6, 1978, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Jack Ladder Circle, said point being measured the two following courses and distances from a point of curve on the Northeasterly side of Log Pond Drive, (50.00 feet wide): (1) leaving Log Pond Drive on the arc of a circle curving to the right having a radius of 30.00 feet the arc distance of 47.12 feet to a point of tangent on the Southeasterly side of Jack Ladder Circle; and (2) North 36 degrees, 49 minutes, 15 seconds East, 54.00 feet to the place of beginning, thence extending from said point of beginning along the Southeasterly side of Jack Ladder Circle, North 36 degrees, 49 minutes, 15 seconds East, 18.00 feet to a point a corner of

Lot 154, as shown on the above mentioned plan, thence extending along the same South 53 degrees, 10 minutes, 45 seconds East crossing the Northwesterly side of a certain 20.00 feet wide Storm Easement and crossing the Northwesterly side of a certain Maintenance Easement 130.00 feet to a point in the bed of both of said Easements; thence extending through the bed of said Easements, South 36 degrees, 49 minutes, 15 seconds West, 18.00 feet to a point a corner of Lot 156, as shown on the above mentioned plan; thence extending along the same North 53 degrees, 10 minutes, 45 seconds West recrossing the Northwesterly sides of said Easements, 130.00 feet to the first mentioned point and place of beginning.

CONTAINING in area of 2,340 square feet.

BEING Lot No. 155, as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Yvonne E. Deitz by Deed from Mid-America Homes, Inc. dated March 30, 1979 and recorded April 3, 1979 in Deed Book 4398, Page 479.

Parcel Number: 36-00-05907-25-8.

Location of property: 5 Jack Ladder Circle, Horsham, PA 19044.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Yvonne E. Deitz** at the suit of CIT Bank, N.A. Debt: \$186,845.53.

**Jacob M. Ottley**, Attorney.

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

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

17-04702

ALL THAT CERTAIN lot or piece of ground, situate in **Lansdale Borough**, Montgomery County, Pennsylvania and described according to a certain plan thereof made by Russell S. Lyman, Registered Professional Engineer dated June 26, 1961 and last revised November 6, 1961 said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book A-6, Page 59, as follows, to wit:

BEGINNING at a point on the Northwesterly side of the Wade Avenue (50 feet wide) said point being the two following courses and distances from a point of curve on the Easterly side of Cherry Street (52 feet wide): (1) leaving Cherry Street on the arc of a circle curving to the left having a radius of 25.00 feet the arc distance of 57.48 feet to a point of tangent on the Northwesterly side of Wade Avenue; and (2) North 42 degrees, 02 minutes East along the Northwesterly side of Wade Avenue 112.07 feet to a the point of beginning; thence extending from said point of beginning North 45 degrees, 06 minutes, 20 seconds West, 148.90 feet to a point; thence extending North 42 degrees, 02 minutes East, 37.50 feet to a point; thence extending South 45 degrees, 06 minutes, 20 seconds East, 148.90 feet to a point on the Northwesterly side of Wade Avenue aforesaid; thence extending South 42 degrees, 02 minutes West along the Northwesterly side of Wade Avenue 37.50 feet to the first mentioned point and place of beginning.

BEING the same premises which William Mirabella and Frances Mirabella, by Deed dated January 10, 2002 and recorded May 10, 2002 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5407, Page 889, granted and conveyed unto William Mirabella, single.

Parcel Number: 11-00-17812-00-6.

Location of property: 496 Wade Avenue, Lansdale, PA 19446.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William Mirabella** at the suit of Citimortgage, Inc., Successor by Merger to ABN AMRO Mortgage Group, Inc. Debt: \$59,760.47.

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

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

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

17-05261

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Highland View and recorded in Plan Book 508, Page 500, as follows, to wit:

BEGINNING at a point on the Northeastly side of Industrial Avenue (40 feet wide) at the distance of 270 feet measured Northwestwardly from a point on the Northwesterly side of Roland Street (50 feet wide).

CONTAINING in front or breadth on the said Industrial Avenue 30 feet and extending of that width in length or depth between parallel lines at right angles to the said Industrial Avenue Northeastwardly 105 feet to a 10 feet wide alley, bounded on the East by Lot #12 and on the West by Lot #10 on said plan.

TITLE TO SAID PREMISES IS VESTED IN John Crabb and Lillie R.H. Crabb, husband and wife, by Deed from Gina L. Pimentel, dated 04/21/2006, recorded 06/13/2006, in Book 5604, Page 1247. John William Crabb, Sr. was a co-record owner of the mortgaged premises as a Tenant by the Entirety. By virtue of John William Crabb, Sr.'s death on or about 03/22/2007, his ownership interest was automatically vested in the Surviving Tenant by the Entirety.

MORTGAGOR Lillie R.H. Crabb died on 04/24/2014, and upon information and belief, her surviving heirs are Gina L. Spease, Lucille Williams, Carol Lee Stinson, Freddie Holmes, James L. Holmes, and William Sharpe.

BY EXECUTED WAIVERS, Lucille Williams, Carol Lee Stinson, Freddie Holmes, and James L. Holmes waived their rights to be named as defendants in the foreclosure action.

Parcel Number: 16-00-15825-00-8.

Location of property: 1147 Industrial Avenue, Pottstown, PA 19464-5819.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gina L. Spease, in Her Capacity as Heir of Lillie R.H. Crabb, Deceased, William Sharpe, in His Capacity as Heir of Lillie R.H. Crabb, Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Lillie R.H. Crabb, Deceased** at the suit of Wilmington Trust, National Association as Successor Trustee to Citibank, N.A. as Trustee for Lehman Xs Trust 2007-11 Mortgage Pass-Through Certificates, Series 2007-11. Debt: \$127,917.77.

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

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

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

17-06755

ALL THAT CERTAIN unit in the property know, named and identified in the Declaration referred to below as "Summit Mews Condominium", located on Farmington Avenue, **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, which as heretofore been submitted to the Provisions of the Pennsylvania Uniform Condominium Act, 68 P.S.A., Section 3101, et, seq., by the recording in the Montgomery County Recorder of Deeds Office at Norristown, Pennsylvania of a Declaration dated 4/22/1987 and recorded 4/24/1987 in Deed Book 4835, Page 1792, and of an Amended Declaration, dated 4/20/1987 and recorded on 5/1/1987 in Deed Book 4836, Page 783, and the Second Amended Declaration, dated 5/26/1987 and recorded 5/28/1987 in Deed Book 4838, Page 2471, and of the Third Amended Declaration, dated 9/22/1987 and recorded on 9/22/1987 in Deed Book 4851, Page 2143, and of the Fourth Amended Declaration dated 9/16/1988 and recorded 9/21/1988 in Deed Book 4887, Page 1729, and of the Fifth Amended Declaration dated 5/22/1989 and recorded 5/22/1989 in Deed Book 4911, Page 1804, and of the Sixth Amended Declaration dated 6/27/1989 and recorded 6/28/1989 in Deed Book 4915, Page 923, being and designated in such Declaration as Unit No. 3. As more fully described in such Declaration, together with a proportionate undivided interest in the Common elements (as defined in such Declaration) of 1.666%.

BEING the same premises which Thomas C. Engstrom and Sheila C. Engstrom, husband and wife, by Deed dated January 4, 2008 and intended to be recorded in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania, did grant and convey unto T. Craig Engstrom, Mortgagor(s) herein. The said T. Craig Engstrom departed this life on 8/30/2016 vesting title in Sheila C. Engstrom, Solely in Her Capacity as Heir of Thomas C. Engstrom a/k/a T. Craig Engstrom, Deceased and Thomas C. Engstrom Solely in His Capacity as Heir of Thomas C. Engstrom a/k/a T. Craig Engstrom, Deceased.

Parcel Number: 16-00-08744-04-2.

Location of property: 700 Farmington Avenue #A3 a/k/a 700 Farmington Avenue, Unit 3, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Sheila C. Engstrom, Solely in Her Capacity as Heir of Thomas C. Engstrom a/k/a T. Craig Engstrom Deceased and Thomas C. Engstrom, Solely in His Capacity as Heir of Thomas C. Engstrom a/k/a T. Craig Engstrom, Deceased** at the suit of Pennsylvania Housing Finance Agency. Debt: \$101,212.03.

**Nora C. Viggiano**, Attorney. I.D. #320864

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

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

17-07313

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitpain Township**, Montgomery County, Pennsylvania, bounded and described according to a Site Plan made for Whitpain Hills Home Owners Association, dated June 5, 1976, as recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-27, Page 42, as follows, to wit:

BEING Building No. 13 East Side Drive.

BEING Unit No. 5 East Side Drive.

TOGETHER with the free and common use, right, liberty and privileges of a certain 86.00 feet wide right-of-way extending in a Southwesterly direction from a point on the title in the bed of Pennsylvania Route No. 73, known as Skippack Pike, said centerline of said right-of-way is measured the two following courses and distances from a point, a corner of lands or late of David M. Law: (1) along the title line in the bed of Skippack Pike North 49 degrees, 50 minutes West, a distance of 353.45 feet to a point; and (2) North 48 degrees, 52 minutes West, 112.50 feet to the point of beginning; thence extending along the centerline of said 86.00 feet wide right-of-way and through the property now or late of Thomas Meehan Estate South 46 degrees, 47 minutes, 56 seconds West, 730.04 feet to a point.

SUBJECT to the proportionate part of the expense of maintaining said 86 00 feet wide right-of-way.

RESERVING the Grantor the right to use East Side Drive.

AND THE GRANTEES, for themselves, their heirs and assigns by the acceptance of the Deed, agree with the Grantors, their heirs and assigns, that the said Declaration of Covenants, Restrictions, Easements, Charges, Liens, Terms and Conditions as set forth in Declaration by J. Franklin Meehan, Robert B. Meehan and Jasper DiSanto, the developers, dated October 1, 1976, as recorded in the Office of the Recorder of Deeds of Montgomery County in Deed Book 4148, Page 23, as amended by First Amendment to Declaration of Covenants, Restrictions, Easements, Charges and Liens, dated October 1, 1976, as recorded in the Office, aforesaid, in Deed Book 5005, Page 177, shall be Covenants running with the land, and that in any Deed of Conveyance of the said premises or any part thereof, to any person or person, said Covenants, Restrictions, Easements, Charges, Liens, Terms and Conditions shall be incorporated by reference to this Deed and the receipt thereof as fully as the same are contained herein.

TITLE TO SAID PREMISES IS VESTED IN Sandra Ley, by Deed from Joseph F. Karwel and Virginia M. Karwel, h/w, dated 03/23/2005, recorded 04/07/2005, in Book 5549, Page 1463. Mortgagor Sandra J. Ley a/k/a Sandra Ley died on 05/10/2016, leaving a Last Will and Testament dated 01/21/2004. Letters Testamentary were granted to John W. Carson a/k/a John Carson on 08/12/2016 in Montgomery County, No. 2016-X2767. The Decedent's surviving devisee is John W. Carson.

Parcel Number: 66-00-06408-18-6.

Location of property: 1305 Whitpain Hills, Blue Bell, PA 19422-1358.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John W. Carson a/k/a John Carson, in His Capacity as Executor and Devisee of The Estate of Sandra J. Ley a/k/a Sandra Ley** at the suit of Wells Fargo Bank, N.A. Debt: \$86,990.77.

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

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

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

17-07546

ALL THAT CERTAIN lot or piece of ground, with the one-half of a twin dwelling erected thereon, situate on the Southeastly side of Washington Street, in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, being known as Lot No. 12 on a plan of lots laid out for Hillside Homes, Inc., by David Meixner, Registered Professional Engineer, on plan dated June 23, 1967, more, fully bounded and described, as follows, to wit:

BEGINNING at a point on the Southeastly side of Washington Street (45' wide) said point of beginning being measured the two following courses and distances from a point of curvature on the Northeastly side of Butler Avenue: (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 Southeastly side of Washington Street; and (2) North 42 degrees, 17 minutes, 30 seconds East, 82.19 feet to the first mentioned point and place of beginning; thence along said side of Washington Street North 42 degrees, 17 minutes, 30 seconds East, 30.69 feet to a point a corner of Lot No. 13; thence extending along Lot No. 13 South 47 degrees, 42 minutes, 30 seconds West, 30.69 feet to a corner of Lot No. 11; thence extending along Lot No. 11, North 47 degrees, 42 minutes, 30 second West, 100.00 feet to the first mentioned point and place of beginning.

BEING the same premises conveyed to Chukwuma Utah and Chinedum Utah, husband and wife by Deed from Boysis Paul and Terrance R. Paul, dated 6/11/2002 and recorded 6/13/2002 in Montgomery County in Book 5440, Page 462.

Parcel Number: 16-00-32072-00-6.

Location of property: 462 North Washington Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Chinedum Utah and Chukwuma Utah** at the suit of Nationstar Mortgage, LLC. Debt: \$44,801.25.

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

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

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

17-07829

ALL THAT CERTAIN UNIT in the property known, named and identified in the Declaration Plan referred to below as 100 Centre Avenue, located in **West Norriton Township**, County of Montgomery and State of Pennsylvania, which has heretofore been submitted to the Provisions of the Unit Property Act of Pennsylvania Act of July 3, 1963 P.L. 196 by the recording in the Office for the Recording of Deeds of Montgomery County a Declaration dated 2/15/1980 and recorded on 5/5/1980 in Deed Book 4523, Page 519 and an amendment thereto dated 11/24/1980 and recorded 11/26/1980 in Deed Book 4584, Page 98 and the Declaration Plan dated 5/3/1979 and recorded 5/5/1980 in Condominium Plan Book 8, Pages 1, 2, and 3 and a Code of Regulation dated 12/27/1979 and recorded 5/5/1980 in Deed Book 4523, Page 552 and an amendment thereto dated 11/24/1980 and recorded 11/26/1980 in Deed Book 4584, Page 100, being and designated on Declaration Plan as Unit No. 422 as more fully described in such Declaration plan and Declaration together with a proportionate undivided interest in the common elements (as defined in such Declaration) of .73217%.

TITLE TO SAID PREMISES IS VESTED IN Irma Sciarra, by Deed from Irma Sciarra and Jeff E. Monaghan, dated 11/20/2007, recorded 12/06/2007, in Book 5674, Page 569.

Parcel Number: 63-00-04865-19-3.

Location of property: 422 Center Avenue a/k/a 422 Center Avenue, Condominium 422 a/k/a 422 Centre Avenue, Condominium 422, Norristown, PA 19403.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jeff E. Monaghan a/k/a Jeff Monaghan and Irma Sciarra** at the suit of PHH Mortgage Corporation. Debt: \$72,036.95.

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

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

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

17-08340

ALL THAT CERTAIN TRACT or parcel of land, situate in **West Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a plan of lots known as "Dorian Manor" as laid out for Peter Dori by George F. Shaner, C.E., as follows, to wit:

BEGINNING at the Northwesterly corner of lands now or about to be conveyed to William D. and Barbara Hornberger, said point being on the Southerly property line of Dori Lane (50 feet wide) and being distant along the same from a point of tangency North 55 degrees, 43 minutes, 37 seconds West, 286.61 feet thence from said point of beginning continuing along the Westerly side of lands of Hornberger South 34 degrees, 16 minutes, 23 seconds West, 130 feet to a corner on line of rear of Lot No. 19; thence along the rear of a portion of Lots No. 19 and 20 North 55 degrees, 43 minutes, 37 seconds West, 75 feet to a corner of other lands of Peter and Anna Dori; thence along the same North 34 degrees, 16 minutes, 23 seconds East, 130 feet to a corner on the Southerly property line aforesaid Dori Lane; thence along the same South 55 degrees, 43 minutes, 37 seconds East, 75 feet to a corner and place of beginning.

BEING the Westerly portion of Lot No. 29 and the Easterly portion of Lot No. 30 on a plan of lots known as Dorian Manor.

BEING the same premises which William A. D'Andrea, Jr. and Yvonne E. D'Andrea, his wife by Deed dated December 18, 2007 and recorded January 9, 2008 at Montgomery County, in Deed Book 5678, Page 912 granted and conveyed unto Jacqueline A. Farra and Brian J. Groff, as Joint Tenants With the Right of Survivorship, in fee.

Parcel Number: 64-00-00919-00-7.

Location of property: 674 Dori Lane, West Pottsgrove, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Jacqueline A. Farra and Brian J. Groff** at the suit of Nationstar Mortgage, LLC. Debt: \$291,281.45.

**Samantha Gable**, Attorney.

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

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

17-09325

ALL THAT CERTAIN tract of land, hereditaments and appurtenance, situate in **Towamencin Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision made for Gert H. Winge, by Urwiler and Walter, Inc., dated February 6, 1976, and designated as Lot No. 3, as follows, to wit:

BEGINNING at a point in the center line of Sumneytown Pike, said point being located 1,514 feet, more or less, measured Southeasterly from the intersection of said center line with the center line of Green Lane; thence continuing along said center line South 46 degrees, 8 minutes East, 148.54 feet to a point in line of lands of Philip T. Boltz; thence extending along the said lands, South 54 degrees, 6 minutes, 30 seconds West, 350.53 feet to an iron pin in line of lands of Fred L. Seipt; thence extending along said lands, North 46 degrees, 5 minutes West, 116.10 feet to an iron pin in line of Lot No. 1; thence extending along said lot, crossing a proposed 20 feet wide sanitary sewer easement and a 10 feet wide Bell Telephone right-of-way, North 48 degrees, 49 minutes East, 146.13 feet to the point and place of beginning.

BEING the same premises in which Richard T. Gossler and Patricia M. Gossler, husband and wife, by Deed dated 08/14/1998 and recorded 10/08/1998 in Book 5243, Page 1770 in the Montgomery County Recorder of Deeds Office, granted and conveyed unto Gary Alan Brown and Charlemagne Brown, husband and wife.

Parcel Number: 53-00-08206-00-3.

Location of property: 1484 Sumneytown Pike, Lansdale, PA 19446.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Charlemagne Brown and Gary Alan Brown** at the suit of Nationstar Mortgage, LLC. Debt: \$325,179.97.

**Samantha Gable**, Attorney.

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

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

17-09665

ALL THAT CERTAIN unit described and identified as the townhouse unit in the property known, named and identified as "Ardmore Crossing Townhomes Condominium", situate in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, which property has heretofore been submitted to the Provisions of the Pennsylvania Uniform Condominium Act, 68 PA C.8. Sec. 3101 et seq., by Declaration of Condominium, dated 11/17/2005, and recorded in the Office for the Recording of Deeds in and for the County of Montgomery, Commonwealth of Pennsylvania, in Deed Book 5601, Page 1288 as more fully described in such Declaration and the plats and plans attached thereto and made a part thereof and 1st Amendment to Declaration dated 5/26/3006 and recorded in Deed Book 5602, Page 1387, and any amendments thereto.

TOGETHER with a proportionate undivided 3.22% interest in the common elements as defined in such Declaration, which may be changed from time to time.

BEING known as No. 28 in the above mentioned condominium.

AND the grantor represents and warrants to the said grantee that the said grantor has complied with the provisions of Section 3410(b) of the said Uniform Condominium Act.

UNDER AND SUBJECT to any all covenants, conditions, restrictions, rights-of-way, easements and agreements contained in the aforesaid Declaration of Condominium of Ardmore Crossing Townhomes Condominium, and any amendments to the said Declaration as the same may be made from time to time.

ALSO UNDER AND SUBJECT to other matters of record.

THE GRANTEE for and on behalf of the grantees and the grantees Heirs, Personal Representatives, Successors and Assigns, by the Acceptance of this Deed, covenants and agrees to pay such charges for maintenance, repairs, replacements and other expenses in connection with the common elements, and any limited common elements appurtenant to said unit, as may be assessed against him/her, them or said unit, from time to time by the Executive Board of Ardmore Crossing Townhomes Condominium Association in accordance with the Uniform Condominium Act of Pennsylvania, and further covenants and agrees that the unit conveyed by this Deed shall be subject to a line for all amounts so assessed except in so far Section 3407 (c) of said Uniform Condominium Act may relieve a subsequent unit owner of liability for prior unpaid assessments. This covenant shall run with and bind the land or unit hereby conveyed and all subsequent owners thereof.

FEE SIMPLE TITLE VESTED IN Melanie A. Woon by Deed from, Ardmore Crossing Townhomes, L.P., a PA Limited Partnership, dated 11/30/2006, recorded 12/15/2006, in the Montgomery County Recorder of Deeds in Deed Book 5627, Page 2757, as Instrument No. 2006154331.

Parcel Number: 40-00-13219-36-3.

Location of property: 230 West Spring Avenue, T28, B18, Ardmore, PA 19003.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Melanie A. Woon by Deed from Ardmore Crossing Townhomes, L.P., a PA Limited Partnership, dated 11/30/2006, recorded 12/15/2006, in the Montgomery County Recorder of Deeds in Deed Book 5627, Page 2757, Instrument #2006154331** at the suit of Wilmington Savings Fund Society, FSB, Doing Business as Christiana Trust, Not in its Individual Capacity, but Solely as Indenture Trustee for NRPL 2015-2. Debt: \$82,867.13.

Jessica N. Manis, Attorney.

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

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

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

Notice is hereby given the schedules of distribution by the Sheriff on October 25, 2017 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 - ACTION TO  
QUIET TITLE  
No. 2017-08979

**NOTICE OF ACTION TO QUIET TITLE**

**INVESTMENT PROPERTIES, LLC,**  
Plaintiff

vs.

**D. WAYNE POWELL, BARBARA ANN  
RODENBAUGH, STANLEY C. STAHLEY;  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE, OR INTEREST  
FROM OR UNDER D. WAYNE POWELL,  
BARBARA ANN RODENBAUGH AND STANLEY  
C. STAHLEY,**  
Defendants

**NOTICE**

**TO: D. WAYNE POWELL, BARBARA ANN  
RODENBAUGH, STANLEY C. STAHLEY AND  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST FROM  
OR UNDER ESTATE OF JOHN W. CABOT AND  
ESTATE OF ANTOINETTE M. CABOT**

You are hereby notified that on May 2, 2017, Plaintiff, Investment Properties, LLC filed a Quiet Title Action endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONTGOMERY County, Pennsylvania, docketed to No. 2017-08979. Wherein, Plaintiff seeks to Quiet title to property located in Montgomery County, Tax Parcel No. 62-00-01459-00-9, purchased by Plaintiff at a Tax Upset sale held on January 17, 2017.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

**NOTICE**

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

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

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

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

## ARTICLES OF DISSOLUTION

Notice is hereby given that the shareholders of **Pottstown Laundromat, Inc.**, a Pennsylvania corporation, with an address of Tri County Plaza, Shoemaker Road, Pottstown, PA 19464, have approved a proposal that the corporation voluntarily dissolve, and that the shareholders are now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

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

## 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.*

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

**Hwang & Haas, PC**  
107 W. Township Line Road  
East Norriton, PA 19403

**Rhino Limerick, Inc** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

## ARTICLES OF INCORPORATION NONPROFIT

Notice is hereby given that Articles of Incorporation-Non Profit were filed in the Department of State of the Commonwealth of Pennsylvania for **Ivy Garden** under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on August 3, 2017, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Residences at 4215 Chestnut Street Homeowners Association, Inc.**, 1145 Forrest Street, Suite 300 Conshohocken, PA 19428

The purpose or purposes for which it was organized is/are: Homeowner's Association.

**The USS Nicholas Veterans Association** has been incorporated under the provisions of the PA Nonprofit Corporation Law of 1988.

**Heckscher, Teillon, Terrill & Sager**  
100 Four Falls Corp. Ctr., Suite 300  
West Conshohocken, PA 19428

## AUDIT LIST

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

### Notice of Filing and Audit of Accounts

Notice is hereby given to heirs, legatees, creditors and all parties in interest that accounts in the following estates have been filed in the office of the Register of Wills or Clerk of the Orphans' Court, as the case may be on the date below stated and that the same will be presented to the Orphans' Court Division of said County on September 5, 2017, 10 o'clock a.m. in Court Room "14" for confirmation at which time the Honorable Louis E. Murphy and Cheryl L. Austin, Judges will sit to audit accounts, hear exceptions to the same, and make distribution of the balances ascertained to be in the hands of accountants.

### Second and Final Publication

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

- HILLSIDE CEMETERY SPECIAL BEQUEST - Settlor - August 3 - Stated by PNC Bank, NA, Trustee. Deed of Trust dated January 2, 1995, as Amended April 23, 2014. T/D
- HILLSIDE CEMETERY PERPETUAL CARE FUND TRUST - Settlor - August 3 - Stated by PNC Bank, NA, Trustee. Deed of Trust dated January 2, 1995, as Amended April 23, 2014. T/D
- GEORGE WASHINGTON PARK PERPETUAL CARE FUND TRUST - Settlor - August 3 -- Stated by PNC Bank, NA, Trustee. Deed of Trust dated January 2, 1995, as Amended April 23, 2014. T/D
- ATKINSON, JR., JOSEPH B. - Whitmarsh - August 2 - Edward Fackenthal and William F. Campbell, Jr., Extrs.
- COWHEY, ROSE J. - Lower Moreland - August 1 - Thomas J. Cowhey, III, Extr.
- DIOIA, ALBERT A. - Upper Moreland - July 10 - Richard A. Diloia, Extr.
- FRESE, W. SCOTT - Souderton - July 11 - Mary Lou Frese, Extrs.
- JAMES, EVELYN M. - Upper Dublin - July 25 - Michael G. James and Brian K. James, Co-Extrs.
- MACPHAIL, MARIANNE E. - Whitmarsh - July 7 - Bruce I. MacPhail, Extr.
- MEREDITH, HELEN - Abington - August 4 - Theresa Meredith, Adrmx.
- MIDDLETON, FRANCES S. - Settlor - August 2 - Stated by John S. Middleton, Successor Trustee. Deed of Trust dated June 5, 1998. T/D

12. RUSSO, JOHN J. (AKA JOHN JOSEPH RUSSO) - Abington - July 28 - Piggybacked Account of James E. Egbert and Lawrence Mark Russo, Co-Admrs.
13. SLETTEN, ISAMARIE - Settlor - August 2 - Stated by the Sletten Family Trust dated May 15, 1998. T/D
14. SMITH, THEODORE A. - Settlor - August 2 - Stated by PNC Bank, NA and Donald M. Smith, Trustees. GST Exempt Trust dated April 8, 1988, as Amended May 18, 1989 and July 8, 1994. FBO Donald M. Smith. T/D
15. SMITH, THEODORE A. - Settlor - August 2 - Stated by PNC Bank, NA and Donald M. Smith, Trustees. GST Non-Exempt Trust dated April 8, 1988, as Amended May 18, 1989 and July 8, 1994. FBO Donald M. Smith. T/D
16. STEVENS, TAYLOR, E. - Minor - July 20 - Stated by Samuel J. Trueblood and Lori A. Sandman, Co-Guardians.

### RELISTED ACCOUNTS

1. ATKINSON, JR., JOSEPH B. - June 30 - Stated by Branch Banking & Trust Company and Edward Fackenthal, Trustees. T/W
2. JACOVELLI, BERNARD R. - Lower Merion - July 5 - Ellen Lichtenstein, former Extr.
3. MUNDY, DENNIS R. - West Norriton - May 31 - Lisa Brillhart and Denise Stagliano, Extrs.

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

### CERTIFICATE OF ORGANIZATION

Notice is hereby given that a Certificate of Organization has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania for **R & R Hoagies LLC**, pursuant to the provisions of the Pennsylvania Limited Liability Company Act of 1994.

### CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2017-16691

NOTICE IS HEREBY GIVEN that on June 19, 2017, the Petition of Gary Glenn Pitcairn, Jr. was filed in the above named Court, praying for a Decree to change his name to GLENN PITCAIRN.

The Court has fixed October 18, 2017, 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.

**Megan K. Feehan, Esquire**  
1650 Market Street, Suite 2800  
Philadelphia, PA 19103

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2017-18804

NOTICE IS HEREBY GIVEN that on July 21, 2017, the Petition of Jing Wu, on behalf of Serena Wu Yang, a minor child, was filed in the above named Court, praying for a Decree to change her name to SERENA YANG WU.

The Court has fixed October 18, 2017, 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. 2017-20345

NOTICE IS HEREBY GIVEN that on August 11, 2017, the Petition of Kyra Nichole Hill was filed in the above named Court, praying for a Decree to change the name to NICHOLAS JAMES HILL.

The Court has fixed October 4, 2017, 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. 2017-20846

NOTICE IS HEREBY GIVEN that the Petition of Sunil Kumar Srirangapatna Rangaraj was filed in the above named Court, praying for a Decree to change the name to SUNIL RANGARAJ KUMAR.

The Court has fixed October 18, 2017, 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.

**Anthony D. DiFiore, Atty. for Petitioner**  
**DiFiore Law, LLC**  
200 Barr Harbor Drive, Suite 400  
Conshohocken, PA 19428  
610-601-5250

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2017-20980

NOTICE IS HEREBY GIVEN that on August 22, 2017, the Petition of Wah-Mei Christiane Paine was filed in the above named Court, praying for a Decree to change her name to CHRISTIANE H. PAINE.

The Court has fixed October 18, 2017, 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****BARRY, MARY LOU FORSTER also known as****MARY LOU FORSTER and  
MARY LOU BARRY, dec'd.**

Late of Lower Merion Township.  
Executors: BARBARA F. MOORE,  
THOMAS FORSTER-SMITH AND  
KEITH W. FORSTER,  
c/o Theodore S. Cox, Jr., Esquire,  
919 Conestoga Road, Bldg. Two, Suite 309,  
Rosemont, PA 19010.  
ATTORNEY: THEODORE S. COXE, JR.,  
919 Conestoga Road, Bldg. Two, Suite 309,  
Rosemont, PA 19010

**BOLAN, STEVEN M. also known as****STEVEN BOLAN and  
STEVEN MICHAEL BOLAN, dec'd.**

Late of Borough of Norristown.  
Administrator: WALTRAUD M. BOLAN,  
c/o Fitzpatrick Lentz & Bubba, P.C.,  
4001 Schoolhouse Lane, P.O. Box 219,  
Center Valley, PA 18034-0219.  
ATTORNEYS: FITZPATRICK LENTZ & BUBBA, P.C.,  
4001 Schoolhouse Lane, P.O. Box 219,  
Center Valley, PA 18034-0219

**BRANNAN, PATRICIA A., dec'd.**

Late of Borough of Lansdale.  
Executrix: MARYBETH ROBERTS,  
117 Bill of Rights Lane,  
Downingtown, PA 19335.  
ATTORNEY: JENNIFER H. WALKER,  
31 S. High Street, Suite 200,  
West Chester, PA 19382

**CASSANO, ANNA M., dec'd.**

Late of Borough of Norristown.  
Executrix: ANGELA R. D'ACHILLE,  
172 Zoa Avenue,  
Johnson City, NY 13790-1644.

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

Late of Lower Gwynedd Township.  
Executor: WILLIAM F. GEILFUSS, JR.,  
c/o Diane H. Yazujian, Esquire,  
P.O. Box 1099,  
North Wales, PA 19454.  
ATTORNEY: DIANE H. YAZUJIAN,  
P.O. Box 1099,  
North Wales, PA 19454

**CONROY, SUZANNE also known as****SUZANNE L. CONROY, dec'd.**

Late of Upper Dublin Township.  
Executor: MARY SUZANNE RYAN,  
125 Harrison Avenue,  
Glenside, PA 19038.  
ATTORNEY: ROBERT C. GERHARD, III,  
GERHARD & GERHARD, P.C.,  
815 Greenwood Avenue, Suite 8,  
Jenkintown, PA 19046,  
215-885-6785

**CONWAY, ROBERT J., dec'd.**

Late of Springfield Township.  
Executrix: CARRIE C. MURPHY,  
13083 Lindsay Street,  
Philadelphia, PA 19116.  
ATTORNEY: WILLIAM J. THOMAS,  
93 W. Devon Drive, Suite 102,  
Exton, PA 19341

**DiCRISCIO, CLAIRE ROSE, dec'd.**

Late of Abington Township.  
Executrix: DESIREE R. MECCA,  
3855 Blair Mill Road, 201J,  
Horsham, PA 19046.

**DRAKE, CASSANDRA F., dec'd.**

Late of Lower Merion Township.  
Executors: PNC BANK, NATIONAL  
ASSOCIATION,  
LAURA R. MORRIS,  
CASPER W. MORRIS, III AND  
FRANKLIN J. HEIM, JR.,  
c/o Christopher Cambridge, V.P.,  
201 Franklin Street, Suite 1500,  
Tampa, FL 33602.  
ATTORNEY: ROBERT H. LOUIS,  
SAUL EWING LLP,  
Centre Square West, 38th Floor,  
1500 Market Street,  
Philadelphia, PA 19102-2186

**ELLENERGER, LORENA C., dec'd.**

Late of Whitpain Township.  
Executrix: DONNA K. DOWD,  
107 Schoal Creek Drive,  
Blue Bell, PA 19422.  
ATTORNEY: RICHARD L. KALIN,  
100 N. Patterson Street,  
State College, PA 16801

**ESPENSHIP, RICHARD E., dec'd.**

Late of Franconia Township.  
Administrator C.T.A.: DAVID W. CONVER,  
1100 Pennbrook Parkway, Suite 200,  
Lansdale, PA 19446.  
ATTORNEY: DAVID W. CONVER,  
DISCHELL, BARTLE & DOOLEY, PC,  
1800 Pennbrook Parkway, Suite 200,  
Lansdale, PA 19446

**FERNANDEZ, PEDRO C., dec'd.**

Late of Lower Merion Township.  
Executor: THE BRYN MAWR TRUST  
COMPANY,  
10 S. Bryn Mawr Avenue,  
Bryn Mawr, PA 19010.  
ATTORNEY: THOMAS E. WIENER,  
One Belmont Avenue, Suite 315,  
Bala Cynwyd, PA 19004

**FOOS, TYLER MATTHEW, dec'd.**

Late of Borough of Conshohocken.  
Administratrix: CHRISTINE HALL,  
425 W. 10th Avenue,  
Conshohocken, PA 19428.

**FREEDMAN, BEATRICE, dec'd.**

Late of Abington Township.  
Administrator: DENNIS FREEDMAN,  
705 Lynwood Drive,  
Langhorne, PA 19053.  
ATTORNEY: ROSEMARIE SOTO,  
5 E. Germantown Pike,  
Plymouth Meeting, PA 19462

**GOTWALS, GLORIA A. also known as****GLORIA GOTWALS and  
GLORIA AMY MacBRIDE, dec'd.**Late of Cheltenham Township.  
Executrix: PAMELA JEAN HALDEMAN,  
1330 Lenore Road,  
Meadowbrook, PA 19046.**GRETZ, MARY ELOISE, dec'd.**Late of Lower Merion Township.  
Executors: ROBERT J. GRETZ, JR. AND  
STEPHEN E. GRETZ,  
c/o Daniel A. Czaplicki, Esquire,  
400 Maryland Drive, P.O. Box 7544,  
Fort Washington, PA 19034-7544.  
ATTORNEY: DANIEL A. CZAPLICKI,  
TIMONEY KNOX, LLP,  
400 Maryland Drive, P.O. Box 7544,  
Fort Washington, PA 19034-7544**GRUBER, EDDA M. also known as****EDDA M. WOLFSON and  
EDDA M. TANNENBAUM, dec'd.**Late of Upper Moreland Township.  
Executrix: ELLEN R. BERJU,  
c/o Thomas J. Hornak, Esquire,  
Goldsmith Hark & Hornak, PC,  
7716 Castor Avenue,  
Philadelphia, PA 19152.  
ATTORNEY: THOMAS J. HORNAK,  
GOLDSMITH HARK & HORNAK, PC,  
7716 Castor Avenue,  
Philadelphia, PA 19152**HAYWARD, DOROTHY MAXINE, dec'd.**Late of Cheltenham Township.  
Executrix: SUSAN CALER,  
428 Willow Grove Avenue,  
Glenside, PA 19038.**HILL, EDWARD DREHER also known as****EDWARD D. HILL and  
EDWARD HILL, dec'd.**Late of Upper Dublin Township.  
Administrator: CHARLES H. HILL,  
1332 S. Lakeshore Drive,  
Sarasota, FL 34231.  
ATTORNEY: DOMINIC A. PENNA,  
PENNA, GRABOIS & ASSOC., LLC,  
166 E. Butler Avenue,  
Ambler, PA 19002**HOBBS, MARY E. also known as****MARY E. GEBHART, dec'd.**Late of Abington Township.  
Executor: ROGER E. NIEMAN,  
c/o Charles K. Plotnick, Esquire,  
261 Old York Road, Suite 200,  
Jenkintown, PA 19046.  
ATTORNEY: CHARLES K. PLOTNICK,  
PLOTNICK & ELLIS, P.C.,  
261 Old York Road, Suite 200,  
Jenkintown, PA 19046**HORWOOD, LILLIAN RUBY, dec'd.**Late of Lower Gwynedd Township.  
Executor: RODMAN M. ROSENBERGER,  
One Summit Street,  
Philadelphia, PA 19118.  
ATTORNEY: RODMAN M. ROSENBERGER,  
BARBER, SHARPE & ROSENBERGER,  
One Summit Street,  
Philadelphia, PA 19118**HUSBAND, RALPH EDWARD, dec'd.**Late of Abington Township.  
Executrix: PATRICIA A. HUSBAND,  
c/o Norman Mittman, Esquire,  
Mittman & Liebman Associates,  
593-1 Bethlehem Pike,  
Montgomeryville, PA 18936.  
ATTORNEY: NORMAN MITTMAN,  
MITTMAN & LIEBMAN ASSOCIATES,  
593-1 Bethlehem Pike,  
Montgomeryville, PA 18936**KABA III, STEPHEN E., dec'd.**Late of Borough of Royersford.  
Executrix: MARY KABA,  
c/o Mark A. Giampietro, Esquire,  
P.O. Box 267,  
Phoenixville, PA 19460-0267.  
ATTORNEY: MARK A. GIAMPIETRO,  
P.O. Box 267,  
Phoenixville, PA 19460-0267**KIRSCHNER, WILLIAM MICHAEL also known as  
BILL KIRSCHNER, dec'd.**Late of Montgomery Township.  
Executrix: JULIA M. FUGO,  
1958 Stewart Drive,  
Hatfield, PA 19440.**LEE, ELBERT HENRY also known as  
ELBERT H. LEE, dec'd.**Late of Upper Merion Township.  
Executrix: VERNICE LEE,  
160 Henderson Avenue,  
West Conshohocken, PA 19428.  
ATTORNEY: MICHAEL C. SHIELDS,  
28 W. Airy Street,  
Norristown, PA 19401**LORINO, STEFANY, dec'd.**Late of East Norriton Township.  
Administrator: PNC BANK, NATIONAL  
ASSOCIATION,  
Attn.: Peggy Feldman, V.P.,  
1600 Market Street, 7th Floor,  
Philadelphia, PA 19103.  
ATTORNEY: KIM D. FETROW,  
HECKSCHER, TEILLON, TERRILL & SAGER, PC.,  
100 Four Falls, Suite 300,  
West Conshohocken, PA 19428-2950**MAZZA, GRACE R. also known as  
GRACE MAZZA, dec'd.**Late of Borough of Pottstown.  
Administrator: MARC MAZZA,  
c/o Mary C. Crocker, Esquire,  
1296 E. High Street,  
Pottstown, PA 19464.**MAZZOCCHI, MARIE, dec'd.**Late of Abington Township.  
Administrator: DENISE M. WARD,  
c/o Robin S. Holmes, Esquire,  
Law Office of Robin S. Holmes,  
53 S. Main Street, P.O. Box 167,  
Yardley, PA 19067.  
ATTORNEY: ROBIN S. HOLMES,  
LAW OFFICE OF ROBIN S. HOLMES,  
53 S. Main Street, P.O. Box 167,  
Yardley, PA 19067

**McCARTHY, PAUL also known as****PAUL JOSEPH McCARTHY and  
PAUL J. McCARTHY, dec'd.**

Late of Borough of Lansdale.

Executrix: MARY ANN COWPERTHWAIT,  
c/o Law Offices of Michelle C. Berk, P.C.,  
1300 Virginia Drive, Suite 325A,  
Ft. Washington, PA 19034.ATTORNEY: MICHELLE C. BERK,  
LAW OFFICES OF MICHELLE C. BERK, P.C.,  
1300 Virginia Drive, Suite 325A,  
Ft. Washington, PA 19034**McLANE, SUSAN, dec'd.**

Late of Horsham Township.

Executor: ADOLPH A. PHILLIPS,  
157 Kent Circle,  
Ambler, PA 19002.ATTORNEY: FRANCIS X. BUSCHMAN, JR.,  
BUSCHMAN & JOHNSON,  
228 N. Main Street,  
Souderton, PA 18964**MOTHER DIVINE also known as****EDNA ROSE RITCHINGS and  
SWEET ANGEL DIVINE, dec'd.**

Late of Lower Merion Township.

Administrator: TOMMY GARCIA,  
c/o Joel S. Luber, Esquire,  
2929 Arch Street, 13th Floor,  
Philadelphia, PA 19104.ATTORNEY: JOEL S. LUBER,  
REGER RIZZO DARNALL LLP,  
2929 Arch Street, 13th Floor,  
Philadelphia, PA 19104**NOVELLI, ROBERT JOHN, dec'd.**

Late of Borough of Pottstown.

Administrator CTA: ROBERT J. BUTERA,  
c/o Jean White E. Jones, Esquire,  
130 W. Lancaster Avenue,  
Wayne, PA 19087.ATTORNEY: JEAN WHITE E. JONES,  
BUTERA & JONES,  
130 W. Lancaster Avenue,  
Wayne, PA 19087**O'HARA, DENNIS J., SR., dec'd.**

Late of North Wales, PA.

Executor: DENNIS J. O'HARA,  
109 Fox Knoll Lane,  
West Chester, PA 19380.**OBERTHOLTZER JR., EARLE M., dec'd.**

Late of West Norriton Township.

Executrix: JOANNA J. OBERHOLTZER,  
1951 Hemlock Road,  
Norristown, PA 19401.ATTORNEY: MICHAEL C. SHIELDS,  
28 W. Airy Street,  
Norristown, PA 19401**PATTERSON, YVONNE M. also known as****YVONNE PATTERSON, dec'd.**

Late of West Norriton Township.

Executor: BRENT K. SANDINO,  
243 W. Germantown Pike,  
Norristown, PA 19401.ATTORNEY: JOSEPH J. BALDASSARI,  
FUREY & BALDASSARI, P.C.,  
1043 S. Park Avenue,  
Audubon, PA 19403**REIFF, JOAN M. also known as****JOAN REIFF, dec'd.**

Late of Lower Providence Township.

Co-Executrices: CYNTHIA L. GROFF AND  
CAROLYN J. HOFGESANG,  
c/o Jay C. Glickman, Esquire,  
Rubin, Glickman, Steinberg & Gifford,  
2605 N. Broad Street, P.O. Box 1277,  
Lansdale, PA 19446.ATTORNEY: JAY C. GLICKMAN,  
RUBIN, GLICKMAN, STEINBERG & GIFFORD,  
2605 N. Broad Street, P.O. Box 1277,  
Lansdale, PA 19446-0726**REIFSNYDER, ROBERT N., dec'd.**

Late of Lower Gwynedd Township.

Executrix: ABIGAIL W. REIFSNYDER,  
c/o Rodman M. Rosenberger, Esquire,  
One Summit Street,  
Philadelphia, PA 19118.ATTORNEY: RODMAN M. ROSENBERGER,  
BARBER, SHARPE & ROSENBERGER,  
One Summit Street,  
Philadelphia, PA 19118**RIGHTER JR., FRANK P. also known as****FRANK P. RIGHTER, dec'd.**

Late of Whitemarsh Township.

Executor: NANCY L. KRUG,  
c/o 301 N. Main Street,  
Telford, PA 18969.ATTORNEY: RONALD R. BOLIG,  
301 N. Main Street,  
Telford, PA 18969**SCHLOSSER, JOSEPHINE M., dec'd.**

Late of Montgomery County, PA.

Co-Executors: THOMAS MICHALSKI,  
248 Winchester Drive,  
Horsham, PA 19044,  
BARBARA TOMCZUK,  
78 Illinois Avenue,  
Waretown, NJ 08758.ATTORNEY: DAVID J. AVERETT,  
7719 Castor Avenue, 2nd Floor,  
Philadelphia, PA 19152**SCHOENHUT, JEAN L., dec'd.**

Late of Rydal, PA.

Administratrix CTA: LINDA BLOOM,  
c/o Law Offices of Michelle C. Berk, Esquire,  
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**SEUS, JANET D., dec'd.**

Late of Abington Township.

Executrix: AUDREY J. GILLESPIE,  
c/o Robert S. Cohen, Esquire,  
The Beasley Bldg., 1125 Walnut Street,  
Philadelphia, PA 19107-4997.ATTORNEY: ROBERT S. COHEN,  
LAW OFFICE OF ROBERT S. COHEN,  
The Beasley Bldg., 1125 Walnut Street,  
Philadelphia, PA 19107-4997

**SICALIDES, LAMBRINI also known as**

**LAMBRINI M. SICALIDES,  
LAURA M. SICALIDES and  
LAURA SICALIDES, dec'd.**  
Late of Bryn Mawr, PA.  
Executrices: ANNA SICALIDES,  
22 Leopard Road,  
Berwyn, PA 19312,  
EVANGELINE SICALIDES,  
45 Pineapple Street,  
Brooklyn, NY 11201,  
BARBARA SICALIDES,  
425 Woodland Avenue,  
Wayne, PA 19087.

ATTORNEY: BARBARA SICALIDES,  
PEPPER HAMILTON LLP,  
3000 Two Logan Square,  
Philadelphia, PA 19103

**SIELLER, FRANCES G. also known as**

**FRANCES GRACE SIELLER, dec'd.**  
Late of Lower Merion Township.

Executrix: ANNE S. CRUTCHER,  
c/o Guy F. Matthews, Esquire,  
300 W. State Street, Suite 300,  
Media, PA 19063.  
ATTORNEY: GUY F. MATTHEWS,  
ECKELL, SPARKS, LEVY, AUERBACH, MONTE,  
SLOANE, MATTHEWS & AUSLANDER, P.C.,  
300 W. State Street, Suite 300,  
Media, PA 19063

**STUART, WILLIAM S. also known as  
WILLIAM SHELDON STUART, dec'd.**

Late of Blue Bell, PA.  
Executrix: MONICA H. STINSON,  
c/o Law Offices of Michelle C. Berk, P.C.,  
1300 Virginia Drive, Suite 325A,  
Ft. Washington, PA 19034.  
ATTORNEY: MICHELLE C. BERK,  
LAW OFFICES OF MICHELLE C. BERK, P.C.,  
1300 Virginia Drive, Suite 325A,  
Ft. Washington, PA 19034

**VALENZA SR., ANTHONY N. also known as**

**ANTHONY N. VALENZA and  
ANTHONY N. VALENZA, SR., dec'd.**  
Late of Willow Grove, PA.  
Executor: LENORA A. ROSENBAUM,  
3915 Reiniger Road,  
Hatboro, PA 19040,  
ANTHONY N. VALENZA, JR.,  
2760 Brendan Circle,  
Huntingdon Valley, PA 19066.  
ATTORNEY: LAWRENCE J. SCHWARTZ,  
910 Town Center,  
New Britain, PA 18901

**WESTWOOD, NORMA KRUSE, dec'd.**

Late of Harleysville, PA.  
Executor: EVAN WESTWOOD,  
10613 Mourning Dove Drive,  
Austin, TX 78750.

**WILEN, BERNARD DAVID also known as  
BERNARD D. WILENSKY, dec'd.**

Late of Lower Merion Township.  
Executrix: AMY S. WILEN-BÜCKMAN,  
25 E. Princeton Road,  
Bala Cynwyd, PA 19004.  
ATTORNEY: BRIAN A. GORDON,  
One Belmont Avenue, Suite 519,  
Bala Cynwyd, PA 19004

**WILLIAMSON, ROBERT A. also known as  
ROBERT A. WILLIAMSON, III, dec'd.**

Late of Whitemarsh Township.  
Co-Executors: ROBERT G. WILLIAMSON,  
25 Washington Lane, Apt. 707,  
Wyncote, PA 19444,  
ALAN S. WILLIAMSON,  
515 8th Street,  
New Cumberland, PA 17070.  
ATTORNEY: HARRIS J. RESNICK,  
22 Old State Road,  
Media, PA 19063

**WILLMAN, KEVIN V. also known as  
KEVIN VAN WILLMAN, dec'd.**

Late of Gilbertsville, PA.  
Administratrix: DANIELLE GIBBONEY,  
204 White Birch Lane,  
Blandon, PA 19510.  
ATTORNEY: BRIDGET A. MONAGHAN,  
P.O. Box 2538,  
Upper Darby, PA 19082

**ZOLLO, THERESA L., dec'd.**

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

**Second Publication****ADELMAN, MILDRED, dec'd.**

Late of Lower Merion Township.  
Executor: STEPHEN ALLAN SALTZBURG,  
c/o Stephen D. Potts, Esquire,  
Strafford Office Bldg. #2, Suite 106,  
200 Eagle Road,  
Wayne, PA 19087-3115.  
ATTORNEY: STEPHEN D. POTTS,  
HERR, POTTS & POTTS,  
Strafford Office Bldg. #2, Suite 106,  
200 Eagle Road,  
Wayne, PA 19087-3115

**BAKSA, RICHARD W. also known as  
RICHARD WILLIAM BAKSA and  
RICHARD BAKSA, dec'd.**

Late of Upper Providence Township.  
Executrix: LYNNE M. CANNON,  
c/o Mark E. Weand, Jr., Esquire,  
400 Maryland Drive, P.O. Box 7544,  
Fort Washington, PA 19034-7544.  
ATTORNEY: MARK E. WEAND, JR.,  
TIMONEY KNOX, LLP,  
400 Maryland Drive, P.O. Box 7544,  
Fort Washington, PA 19034-7544

**BERTUCCIATI, JERRY P. also known as  
JERRY BERTUCCIATI, dec'd.**

Late of Borough of Ambler.  
Executors: JACQUELINE ASHLEY  
FRANCHINI-MILLER AND  
CHARLES J. ARENA,  
583 Skippack Pike, Suite 100,  
Blue Bell, PA 19422.  
ATTORNEY: CHARLES J. ARENA,  
583 Skippack Pike, Suite 100,  
Blue Bell, PA 19422

**BLANE, DOUGLAS IRA, dec'd.**

Late of Limerick Township.  
Co-Executrices: ROBYN J. POTTOROFF,  
921 S. Russell Street,  
York, PA 17402,  
MARYANN McLAUGHLIN,  
316 Gentry Lane,  
Ambler, PA 19002.  
ATTORNEY: GARY P. LEWIS,  
372 N. Lewis Road, P.O. Box 575,  
Royersford, PA 19468

**BUCKMANN, BETTY JANE also known as  
BETTY J. BUCKMANN, dec'd.**

Late of Bala Cynwyd, PA.  
Executor: GEORGE F. BUCKMAN,  
334 Valley Road,  
Merion Station, PA 19066.

**CANNELLA, RITA MARY, dec'd.**

Late of Glenside, PA.  
Executrices: THERESA DUGAN,  
2116 Woodlawn Avenue,  
Glenside, PA 19038,  
CATHERINE GALLAGHER,  
2127 Mt. Carmel Avenue,  
Glenside, PA 19038.

**CARFAGNO, RALPH P., dec'd.**

Late of Borough of Bridgeport.  
Executrix: CHRISTINA T. ROBBINS,  
3018 Azalea Terrace,  
Plymouth Meeting, PA 19462.

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

Late of Borough of Conshohocken.  
Executor: RICHARD P. DOYLE,  
12 W. Parkway,  
Pequannock, NJ 07440.

**FINKELSTEIN, BERNICE also known as  
M. BERNICE FINKELSTEIN, dec'd.**

Late of Horsham Township.  
Executor: BARRY H. OXENBURG,  
3800 Horizon Blvd., Suite 101,  
Trevose, PA 19053.  
ATTORNEY: BARRY H. OXENBURG,  
3800 Horizon Blvd., Suite 101,  
Trevose, PA 19053

**FLICK, LEONARD, dec'd.**

Late of Lower Gwynedd Township.  
Executor: ALAN FLICK,  
P.O. Box 361,  
Gwynedd Valley, PA 19437.

**FRETZ, RANDY L., dec'd.**

Late of Limerick Township.  
Executrix: RUTH ANN FRETZ,  
169 Amelia Street,  
Mont Clare, PA 19453.  
ATTORNEY: GARY P. LEWIS,  
372 N. Lewis Road, P.O. Box 575,  
Royersford, PA 19468

**GARDNER, ROSEMARY P., dec'd.**

Late of Upper Moreland Township.  
Executrix: JOANNE MEINDL,  
306 Henry Avenue,  
Warminster, PA 18974.  
ATTORNEY: MICHAEL S. CONNOR,  
THE LAW OFFICE OF MICHAEL S. CONNOR,  
644 Germantown Pike, Suite 2-C,  
Lafayette Hill, PA 19444

**GIRONE, TIMOTHY J. also known as  
TIMOTHY JOSEPH GIRONE, dec'd.**

Late of Lower Gwynedd Township.  
Co-Executors: CHRISTINE E. GIRONE AND  
JOSEPH TIMOTHY GIRONE,  
c/o Christopher M. Murphy, Esquire,  
3305 Edgmont Avenue,  
Brookhaven, PA 19015.  
ATTORNEY: CHRISTOPHER M. MURPHY,  
3305 Edgmont Avenue,  
Brookhaven, PA 19015

**GRIFFITH, PATRICIA ANN, dec'd.**

Late of Skippack Township.  
Executrix: JO ANN GRIFFITH,  
298 Beech Road,  
Mohnton, PA 19540.

**HALLMAN, MARGARET S., dec'd.**

Late of Lower Merion Township.  
Executrix: CECELIA L. DERHAGOPIAN,  
c/o Glenn R. Weiser, Esquire,  
2000 Market Street, Suite 2820,  
Philadelphia, PA 19103.  
ATTORNEY: GLENN R. WEISER,  
McCARTHY WEIDLER P.C.,  
2000 Market Street, Suite 2820,  
Philadelphia, PA 19103

**INGRAM, ELSIE FISCHER also known as  
ELSIE F. INGRAM, dec'd.**

Late of Springfield Township.  
Executrix: PAMELA A. INGRAM,  
1903 Church Road,  
Flourtown, PA 19031-1703.

**KIM, BRYAN SOO-MIN, dec'd.**

Late of Worcester Township.  
Administrator: SOO JUNG LEE,  
132 Harvest Lane,  
Lansdale, PA 19446.

**KIM, SANG KYUN also known as  
MIKE KIM, dec'd.**

Late of Worcester Township.  
Administrator: SOO JUNG LEE,  
132 Harvest Lane,  
Lansdale, PA 19446.

**KRAUSE, MARIA V. also known as  
MARIA VALERIA KRAUSE, dec'd.**

Late of Borough of Ambler.  
Executor: GERHARD J. KRAUSE,  
805 W. Butler Pike,  
Ambler, PA 19002.  
ATTORNEY: ROBERT C. GERHARD, III,  
GERHARD & GERHARD, P.C.,  
815 Greenwood Avenue, Suite 8,  
Jenkintown, PA 19046,  
215-885-6785

**LAUMAN, ELIZABETH JANE also known as  
ELIZABETH J. LAUMAN and  
BETTY J. LAUMAN, dec'd.**

Late of Franconia Township.  
Executor: STEVEN LAUMAN,  
2021 Bustard Road,  
Lansdale, PA 19446.  
ATTORNEY: RONALD W. FENSTERMACHER, JR.,  
RONALD W. FENSTERMACHER, JR., P.C.,  
100 Four Falls Corporate Center, Suite 311,  
West Conshohocken, PA 19428

**LONGO, FELIX J. also known as****FELIX LONGO, dec'd.**

Late of Lower Providence Township.  
Executors: JESSICA I. LONGO AND  
GREGORY D. LONGO,

c/o Michael W. Mills, Esquire,  
131 W. State Street, P.O. Box 50,  
Doylestown, PA 18901.

ATTORNEY: MICHAEL W. MILLS,  
ANTHEIL MASLOW & MacMINN, LLP,  
131 W. State Street, P.O. Box 50,  
Doylestown, PA 18901

**MacMURRAY, MARGARET ANN also known as****MARGARET MacMURRAY and  
MARGARET A. MacMURRAY, dec'd.**

Late of West Norriton Township.  
Executor: RALPH J. INTINTOLI, JR.,  
26 Lovers Lane,  
Huntington, NY 11743.

ATTORNEY: ARTHUR L. JENKINS, JR.,  
325 DeKalb Street, P.O. Box 710,  
Norristown, PA 19404-0710

**MITCHELL, MARIE R., dec'd.**

Late of Borough of Ambler.  
Executor: DENNIS R. MITCHELL,

c/o Jay C. Glickman, Esquire,  
Rubin, Glickman, Steinberg & Gifford,  
2605 N. Broad Street, P.O. Box 1277,  
Lansdale, PA 19446.

ATTORNEY: JAY C. GLICKMAN,  
RUBIN, GLICKMAN, STEINBERG & GIFFORD,  
2605 N. Broad Street, P.O. Box 1277,  
Lansdale, PA 19446

**MOSKOWITZ, ALBERT H. also known as****ALBERT MOSKOWITZ, dec'd.**

Late of Upper Merion Township.  
Executor: BRUCE WEST,  
34510 Anns Choice Way,  
Warminster, PA 18974.

**NESTER, JEAN E., dec'd.**

Late of Lower Gwynedd Township.  
Executor: BEVERLY JOY JEFFERSON,

c/o Bernard F. Siergiej, Esquire,  
140 E. Butler Avenue, P.O. Box 387,  
Ambler, PA 19002-0387.

ATTORNEY: BERNARD F. SIERGIEJ,  
140 E. Butler Avenue, P.O. Box 387,  
Ambler, PA 19002-0387

**PANZETER, BARBARA J., dec'd.**

Late of Limerick Township.  
Administrator: DAVID P. PANZETER,  
124 Crafton Avenue,  
Pitman, NJ 08071.

ATTORNEY: GARY P. LEWIS,  
372 N. Lewis Road, P.O. Box 575,  
Royersford, PA 19468

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

Late of Skippack Township.  
Administratrix: HEATHER PIERSON,

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

**RAUDENBUSH, JAMES, dec'd.**

Late of Upper Moreland Township.  
Executrix: JOAN SMEDLEY,  
1005 Monroe Drive,  
Warwick, PA 18974.

**ROSS, LEONARD M., dec'd.**

Late of Upper Dublin Township.  
Executrix: MARJORIE J. ROSS,  
c/o Robert A. Bacine, Esquire,  
Friedman, Schuman, PC,  
101 Greenwood Avenue, Fifth Floor,  
Jenkintown, PA 19046.

ATTORNEY: ROBERT A. BACINE,  
FRIEDMAN, SCHUMAN, PC,  
101 Greenwood Avenue, Fifth Floor,  
Jenkintown, PA 19046

**ROYAL, BRUCE TORRANS, dec'd.**

Late of Plymouth Township.  
Administrator: MATTHEW W. ROYAL,  
65 Surrey Street,  
Medford, MA 02155.

ATTORNEY: SAMUEL T. SWANSEN,  
510 Township Line Road, Suite 150,  
Blue Bell, PA 19422

**SCHAFF, LEONARD, dec'd.**

Late of Collegeville, PA.  
Executrix: ESTELLE SCHAFF,  
742 Primrose Path,  
Collegeville, PA 19426.

**STOECKLE, ALLAN LEE also known as****ALLAN L. STOECKLE, dec'd.**

Late of Limerick Township.  
Administratrix: JANET L. STOECKLE,  
c/o Jessica R. Grater, Esquire,  
Wolf, Baldwin & Assoc.,  
P.O. Box 444,  
Pottstown, PA 19464.

**TAYLOR, CATHARINE M., dec'd.**

Late of Lower Merion Township.  
Administratrix: DANA S. VINK,

100 E. Pleasant Grove Road,  
West Chester, PA 19382.  
ATTORNEY: LISA COMBER HALL,

27 S. Darlington Street,  
West Chester, PA 19382

**TOTH, GLENN R., dec'd.**

Late of Upper Hanover Township.  
Administratrix: CAROL ANN COGAN,  
505 Kennetta Lane,  
Palmerton, PA 18071.

ATTORNEY: WILLIAM G. SCHWAB,  
LAW OFFICES OF WILLIAM G. SCHWAB &  
ASSOCIATES,  
811 Blakeslee Blvd. Dr. East, P.O. Box 56,  
Lehighton, PA 18235

**VOGT, JOHN GEORGE also known as****JOHN VOGT, dec'd.**

Late of Borough of Conshohocken.  
Administratrix: MARY E. VOGT,  
126 W. Hector Street,  
Conshohocken, PA 19428.

**WINEGRAD, ALBERT I. also known as****ALBERT WINEGRAD, dec'd.**

Late of Upper Dublin Township.  
Executor: HARRY W. SCHWARTZ, M.D.,  
6 Narwyn Lane,  
Narberth, PA 19072.

ATTORNEY: MARK S. HARRIS,  
KRAUT HARRIS, P.C.,  
5 Valley Square, Suite 120,  
Blue Bell, PA 19422

**Third and Final Publication****AGNEW, MARILYN J. also known as  
MARILYN AGNEW, dec'd.**

Late of Upper Moreland Township.  
 Executrices: SUSAN A. SENATORE,  
 1150 Jericho Road,  
 Abington, PA 19001,  
 AMY A. SCHERER,  
 4235 Morris Road,  
 Hatboro, PA 19040.  
 ATTORNEY: ROBERT B. WHITE, JR.,  
 LAW OFFICES OF ROBERT B. WHITE, JR., P.C.,  
 Two Penn Center, Suite 1910,  
 1500 JFK Blvd.,  
 Philadelphia, PA 19102

**ASHTON, SYLVIA D., dec'd.**

Late of Upper Dublin Township.  
 Executrix: STEPHANIE HALE,  
 c/o James M. Martin, Esquire,  
 One Neshaminy Interplex, Suite 202,  
 Trevoise, PA 19053-6959.  
 ATTORNEY: JAMES M. MARTIN,  
 MARTIN and MARTIN, P.C.,  
 One Neshaminy Interplex, Suite 202,  
 Trevoise, PA 19053-6959

**BABIASH, WILLIAM EDWARD, dec'd.**

Late of Royersford, PA.  
 Executrix: LAURA ANN POLISCHUK,  
 56 N. Hillcrest Road,  
 Springfield, PA 19064.

**CARNEVALINO, MARIE DOLORES also known as  
M. DOLORES CARNEVALINO and  
DOLORES CARNEVALINO, dec'd.**

Late of Upper Providence Township.  
 Administrator: RAYMOND J. CARNEVALINO,  
 c/o Tom Mohr, Esquire,  
 301 W. Market Street,  
 West Chester, PA 19382.  
 ATTORNEY: TOM MOHR,  
 301 W. Market Street,  
 West Chester, PA 19382

**DISCHELL, MARY, dec'd.**

Late of Horsham Township.  
 Executor: MARK B. DISCHELL,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446.  
 ATTORNEY: JOHN T. DOOLEY,  
 DISCHELL, BARTLE & DOOLEY, P.C.,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446

**DUDDY, JEAN E., dec'd.**

Late of Hatfield Township.  
 Executrix: LORETTA J. BROZENA,  
 c/o Sommar, Tracy & Sommar,  
 210 S. Broad Street,  
 Lansdale, PA 19446.  
 ATTORNEY: JAMES C. SOMMAR,  
 SOMMAR, TRACY & SOMMAR,  
 210 S. Broad Street, P.O. Box 227,  
 Lansdale, PA 19446

**FEUDALE, PAULINE, dec'd.**

Late of Lower Providence Township.  
 Executrix: BARBARA A. KANE,  
 3110 King Lane,  
 Phoenixville, PA 19460.  
 ATTORNEY: REBECCA A. HOBBS,  
 OWM LAW,  
 347 Bridge Street, Suite 200,  
 Phoenixville, PA 19460

**FIECHTER, JERENE W.H. also known as  
JERENE WALES HAYWARD FIECHTER, dec'd.**

Late of Plymouth Township.  
 Executor: BAYARD R. FIECHTER,  
 c/o Margaret E.W. Sager, Esquire,  
 100 Four Falls, Suite 300,  
 West Conshohocken, PA 19428-2983.  
 ATTORNEY: MARGARET E.W. SAGER,  
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,  
 100 Four Falls, Suite 300,  
 West Conshohocken, PA 19428-2983

**FINESTONE, HELEN, dec'd.**

Late of Cheltenham Township.  
 Executor: RICHARD FINESTONE,  
 1311 Harris Road,  
 Dresher, PA 19025.  
 ATTORNEY: JONATHAN J. JAMES,  
 1500 Walnut Street, 21st Floor,  
 Philadelphia, PA 19102

**FINESTONE, ROY, dec'd.**

Late of Cheltenham Township.  
 Executor: RICHARD FINESTONE,  
 1311 Harris Road,  
 Dresher, PA 19025.  
 ATTORNEY: JONATHAN J. JAMES,  
 1500 Walnut Street, 21st Floor,  
 Philadelphia, PA 19102

**HAMLETTE, PRESLEY, dec'd.**

Late of Lower Pottsgrove Township.  
 Administratrix: DIAMAND N. DONOVAN,  
 616 Crest Lane,  
 Pottstown, PA 19465.  
 ATTORNEY: DAVID A. MEGAY,  
 O'DONNELL, WEISS & MATTEI, P.C.,  
 41 E. High Street,  
 Pottstown, PA 19464

**HARGESHEIMER, SALLY HARE, dec'd.**

Late of Whitmarsh Township.  
 Executor: ROBERT S. HARGESHEIMER.  
 ATTORNEY: CARY B. FLEISHER,  
 NARDUCCI, MOORE, FLEISHER, ROEBERG &  
 WOLFE, LLP,  
 589 Skippack Pike, Suite 300,  
 Blue Bell, PA 19422

**HAYES, JANE L. also known as****JANE HAYES, dec'd.**

Late of Limerick Township.  
 Administratrix: DAWN M. SKELTON,  
 11 Shawnee Lane,  
 Royersford, PA 19468.  
 ATTORNEY: REBECCA A. HOBBS,  
 OWM LAW,  
 347 Bridge Street, Suite 200,  
 Phoenixville, PA 19468

**HELLYER JR., HENRY L., dec'd.**

Late of Whitmarsh Township.  
 Executrix: JUDITH H. VAIL,  
 c/o Stephen D. Potts, Esquire,  
 Strafford Office Bldg., #2, Suite 106,  
 200 Eagle Road,  
 Wayne, PA 19087-3115.  
 ATTORNEY: STEPHEN D. POTTS,  
 HERR, POTTS & POTTS,  
 Strafford Office Bldg., #2, Suite 106,  
 200 Eagle Road,  
 Wayne, PA 19087-3115

**JORDAN JR., EDMUND FRANCIS also known as****NED JORDAN, dec'd.**

Late of Springfield Township.  
 Executrix: ANNE M. STEINER,  
 2300 Spinnerstown Road,  
 Quakertown, PA 18951.

**KELLER, BEULAH E., dec'd.**

Late of Borough of Pottstown.  
 Executor: BRIAN S. REINERT,  
 992 Sheep Hill Road,  
 Pottstown, PA 19465.  
 ATTORNEY: LAWRENCE SAGER,  
 43 High Street,  
 Pottstown, PA 19464

**KIMMEY, MARGARET F., dec'd.**

Late of Borough of Lansdale.  
 Executrix: MARGARET K. PRICE,  
 7293 Olde Mill Road,  
 Harrisburg, PA 17112.  
 ATTORNEY: BRIAN D. GOURLEY,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**KRESS, CHERYL D., dec'd.**

Late of Plymouth Township.  
 Executor: JAMES MICHAEL KRESS,  
 c/o Rachel DeAngelo, Esquire,  
 P.O. Box 1104,  
 Kulpsville, PA 19443.  
 ATTORNEY: RACHEL DeANGELO,  
 P.O. Box 1104,  
 Kulpsville, PA 19443

**JOOS, MARILYN HAIKARA, dec'd.**

Late of Upper Merion Township.  
 Executor: ALAN B. ZIEGLER,  
 532 Elm Street,  
 Reading, PA 19601.  
 ATTORNEY: ALAN B. ZIEGLER,  
 532 Elm Street,  
 Reading, PA 19601

**MASSINO, DONALD P., dec'd.**

Late of Lower Providence Township.  
 Executor: FRANCIS J. MASSINO,  
 212 Warren Street,  
 New York, NY 10282.  
 ATTORNEY: KATHERINE B. COMMONS,  
 COMMONS & COMMONS LLP,  
 6377 Germantown Avenue,  
 Philadelphia, PA 19144

**MASSINO, WILMA A., dec'd.**

Late of Lower Providence Township.  
 Executor: FRANCIS J. MASSINO,  
 212 Warren Street, New York, NY 10282.  
 ATTORNEY: KATHERINE B. COMMONS,  
 COMMONS & COMMONS LLP,  
 6377 Germantown Avenue,  
 Philadelphia, PA 19144

**McCOMBS, DOROTHY M., dec'd.**

Late of Lower Providence Township.  
 Executor: WILLIAM D. KUEHLER, JR.,  
 105 Grove Cove Road,  
 Centreville, MD 21617.  
 ATTORNEY: GARY P. LEWIS,  
 372 N. Lewis Road, P.O. Box 575,  
 Royersford, PA 19468

**MILLS, LEE M., dec'd.**

Late of Lower Salford Township.  
 Executrix: WANDA J. MILLS,  
 2003 Calamar Cr.,  
 Harleysville, PA 19438.  
 ATTORNEY: CHARLOTTE A. HUNSBERGER,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**PEZZANO, LORRAINE E., dec'd.**

Late of Plymouth Township.  
 Executor: ANTHONY J. PEZZANO,  
 115 Cardinal Drive,  
 Conshohocken, PA 19428.  
 ATTORNEY: MARGARET S. PHIAMBOLIS,  
 1012 Bethlehem Pike, Suite 103,  
 P.O. Box 356,  
 Spring House, PA 19477

**PHIFER JR., FRANK C. also known as**

**FRANK C. PHIFER, dec'd.**  
 Late of Upper Gwynedd Township.  
 Executor: FRANK C. PHIFER, III,  
 c/o Michael J. Maransky, Esquire,  
 10 Sentry Parkway, Suite 200,  
 P.O. Box 3001,  
 Blue Bell, PA 19422-3001.  
 ATTORNEY: MICHAEL J. MARANSKY,  
 FOX ROTHSCHILD LLP,  
 10 Sentry Parkway, Suite 200,  
 P.O. Box 3001,  
 Blue Bell, PA 19422-3001

**POOLE JR., WILLIAM L. also known as**

**WILLIAM L. POOLE, II, dec'd.**  
 Late of Whitemarsh Township.  
 Executrix: DEBRA D. CRUZ,  
 c/o Deborah B. Miller, Esquire,  
 650 Sentry Parkway, Suite One,  
 Blue Bell, PA 19422.  
 ATTORNEY: DEBORAH B. MILLER,  
 STRONG STEVENS MILLER & WYANT, P.C.,  
 650 Sentry Parkway, Suite One,  
 Blue Bell, PA 19422

**PURCELL, JOANNE CATHERINE also known as**

**JOANNE WOODS and  
 JOANNE WOODS-PURCELL, dec'd.**  
 Late of Upper Providence Township.  
 Executor: TIMOTHY L. PURCELL,  
 951 Dutch Drive,  
 East Norriton, PA 19403.

**ROBBINS, SYLVIA, dec'd.**

Late of Upper Merion Township.  
 Executor: WILLIAM J. REID,  
 340 Maple Avenue, Suite 303,  
 Langhorne, PA 19047.  
 ATTORNEY: EDWARD R. SUTTON,  
 5 Neshaminy Interplex, Suite 205,  
 PMB #134,  
 Treose, PA 19053

**ROMANO SR., ROBERT G., dec'd.**

Late of Plymouth Township.  
 Executor: DOROTHY M. ROMANO,  
 c/o Steven M. Romano, Esquire,  
 250 W. Lancaster Avenue, Suite 160,  
 Paoli, PA 19301.

**SANNUTI, VINCENT VITO also known as**

**VINCENT V. SANNUTI,  
VINCENT SANNUTI and  
VINCE SANNUTI, dec'd.**  
Late of Lower Merion Township.  
Administrators: KRIST L. SERVELLO,  
VINCENT A. SANNUTI AND  
NICHOLAS SANNUTI,  
c/o Kenneth M. Rothweiler, Esquire,  
1634 Spruce Street,  
Philadelphia, PA 19103.  
ATTORNEY: KENNETH M. ROTHWEILER,  
EISENBERG, ROTHWEILER, WINKLER,  
EISENBERG & JECK, P.C.,  
1634 Spruce Street,  
Philadelphia, PA 19103

**SCHLEGEL, JEAN E. also known as**

**JEAN SCHLEGEL and  
JEAN ELIZABETH SCHLEGEL, dec'd.**  
Late of Cheltenham Township.  
Executrix: KATHRYN A. SCHLEGEL,  
c/o Bonnie G. Ostrofsky, Esquire,  
1417 Bethlehem Pike,  
Flourtown, PA 19031-1904.  
ATTORNEY: BONNIE G. OSTROFSKY,  
LAW OFFICE OF BONNIE G. OSTROFSKY, P.C.,  
1417 Bethlehem Pike,  
Flourtown, PA 19031-1904

**SCHWARTZ, JOAN A. also known as**

**JOAN SCHWARTZ, dec'd.**  
Late of Whitemarsh Township.  
Executor: MERVIN J. HARTMAN,  
c/o M. Howard Vigderman, Esquire,  
Avenue of the Arts,  
123 S. Broad Street,  
Philadelphia, PA 19109.  
ATTORNEY: M. HOWARD VIGDERMAN,  
MONTGOMERY McCracken Walker &  
RHOADS LLP,  
Avenue of the Arts,  
123 S. Broad Street,  
Philadelphia, PA 19109

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

Late of Abington, PA.  
Executor: PATRICK J. McMONAGLE.  
ATTORNEY: PATRICK J. McMONAGLE,  
A. VICTOR MEITNER, JR., P.C.,  
564 Skippack Pike,  
Blue Bell, PA 19422,  
215-540-0575

**SCOTTI, RITA ANN, dec'd.**

Late of Lower Providence Township.  
Executor: MICHAEL J. SCOTTI,  
1030 Sparrow Road,  
Audubon, PA 19403.

**SEAMAN, ELINOR A., dec'd.**

Late of Collegeville, PA.  
Executor: THOMAS SEAMAN,  
3317 Arcola Road,  
Collegeville, PA 19426.

**SEIDEL, RAYMOND MILLAR also known as**

**RAYMOND M. SEIDEL, dec'd.**  
Late of Lower Merion Township.  
Executors: PETER C. SEIDEL AND  
ILEANA S. STEVENS,  
c/o Kim D. Fetrow, Esquire,  
100 Four Falls, Suite 300,  
West Conshohocken, PA 19428-2950.  
ATTORNEY: KIM D. FETROW,  
HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,  
100 Four Falls, Suite 300,  
West Conshohocken, PA 19428-2950

**SINGER, KATHRYN JOYCE also known as**

**K. JOYCE SINGER and  
JOYCE SINGER, dec'd.**  
Late of Abington Township.  
Executors: MARK E. SINGER AND  
LINDA PARNES,  
c/o Deborah B. Miller, Esquire,  
60 Sentry Parkway, Suite One,  
Blue Bell, PA 19422.  
ATTORNEY: DEBORAH B. MILLER,  
STRONG STEVENS MILLER & WYANT, P.C.,  
60 Sentry Parkway, Suite One,  
Blue Bell, PA 19422

**SOLDOVERI, GRACE P., dec'd.**

Late of Lower Merion Township.  
Co-Executors: ROBERT C. SOLDOVERI,  
1 Cambridge Street,  
Totowa, NJ 07512,  
JANE S. HINCKLEY,  
612 Portledge Drive,  
Bryn Mawr, PA 19010.  
ATTORNEY: LAUREN M. AHERN,  
GENOVA BURNS LLC,  
1600 Market Street, Suite 3800,  
Philadelphia, PA 19103

**SULLIVAN, ROBERT WILLIAM also known as**

**ROBERT SULLIVAN, dec'd.**  
Late of Plymouth Township.  
Administrator: RYAN SULLIVAN,  
c/o Susan E. Piette, Esquire,  
375 Morris Road, P.O. Box 1479,  
Lansdale, PA 19446-0773.  
ATTORNEY: SUSAN E. PIETTE,  
HAMBURG, RUBIN, MULLIN, MAXWELL &  
LUPIN, P.C.,  
375 Morris Road, P.O. Box 1479,  
Lansdale, PA 19446-0773

**WADE, RICHARD P., dec'd.**

Late of Upper Pottsgrove Township.  
Executrix: CHARLOTTE GARDNER,  
3451 Pruss Hill Road,  
Pottstown, PA 19464.  
ATTORNEY: GARY P. LEWIS,  
372 N. Lewis Road, P.O. Box 575,  
Royersford, PA 19468

**WATSON, ROSAMOND STEVEN also known as**

**ROSAMOND WATSON, dec'd.**  
Late of Wyncote, PA.  
Administrator: JERVE P. WATSON,  
1422 Mellon Road,  
Wyncote, PA 19095.  
ATTORNEY: MICHAEL S. GREEK,  
42 E. Patterson Street,  
Lansford, PA 18232

**WIEBER, PEARL B., dec'd.**

Late of Whitemarsh Township.  
Executrix: KATHRYN S. YOUNGDALE,  
3712 Main Street, #195,  
Chula Vista, CA 91911.

**WRIGLEY, ESTELLA DORIS, dec'd.**

Late of Lower Gwynedd Township.  
Executor: GEORGE R. WRIGLEY,  
900 Burke Street,  
Rockledge, PA 19046.

**WROBLEWSKI, MARIE BAI, dec'd.**

Late of Borough of Ambler.  
Executrix: CAROL GOLDRING,  
708 Beechwood Drive,  
Havertown, PA 19083.

---



---

## 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*

**Kimball Hughes Public Relations** with its principal place of business at 1730 Walton Road, Suite 200, Blue Bell, Montgomery County, PA 19422.

The name and address of the entity owning or interested in said business is: Kimball Communications, LLC, 1730 Walton Road, Suite 200, Blue Bell, PA 19422.

The application was filed on August 16, 2017.

**Tjerand R. Snik, Esquire**  
210 E. Broad Street  
Bethlehem, PA 18018

---

NOTICE IS HEREBY GIVEN that an application was filed with the Department of State of the Commonwealth of Pennsylvania in Harrisburg under the Fictitious Names Act on August 18, 2017, to register the fictitious name "**Maple Glen Childrens Dentistry**", in relation to the conduct of a business with a principal office at 701 Limekiln Pk., Suite 4 (Rear Building), Maple Glen, PA 19002. The name and address of the entity owning or interested in said business is: Craig Bair, D.M.D., P.C., 701 Limekiln Pk., Suite 4 (Rear Building), Maple Glen, PA 19002.

**Timothy J. McManus, Solicitor**  
**CRAMER, SWETZ & McMANUS, P.C.**  
711 Sarah Street  
Stroudsburg, PA 18360

---

**Moai Financial Company** with its principal place of business at 1720 Oakwood Terrace, Unit 7C, Penn Valley, PA 19072.

The name and address of the person owning or interested in said business is: Peter Lipschutz, 1720 Oakwood Terrace, Unit 7C, Penn Valley, PA 19072.

The application was filed on June 28, 2017.

---

**Turner's Construction and Remodeling** with its principal place of business at 1250 Manatawny Street, Stowe, PA 19464.

The name and address of the person owning or interested in said business is: Patrick Michael Turner, 1250 Manatawny Street, Stowe, PA 19464.

The application was filed on July 6, 2017.

---

## TRUST NOTICES

### First Publication

**ELLA MIZNE INTERVIVOS  
REVOCABLE TRUST AGREEMENT  
DTD. 4/5/2002, AS AMENDED 10/26/2011 AND  
4/8/2013**

**Ella Mizne, 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:

**Trustees:** Steven Friedman, Gail Kardon & Lynn Friedman  
c/o Jonathan H. Ellis, Esq.  
261 Old York Rd., Ste. 200  
Jenkintown, PA 19046

**Or to their Attorney: Jonathan H. Ellis  
Plotnick & Ellis, P.C.**  
261 Old York Rd., Ste. 200  
Jenkintown, PA 19046

### Second Publication

**THE REVOCABLE TRUST OF  
SYLVIA ROBBINS  
Sylvia Robbins, Deceased  
Late of Upper 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:** William J. Reid  
c/o Edward R. Sutton, Esq.  
5 Neshaminy Interplex, Ste. 205, PMB# 134  
Trevose, PA 19053

**Or to his Atty.: Edward R. Sutton**  
5 Neshaminy Interplex, Ste. 205, PMB# 134  
Trevose, PA 19053

### Third and Final Publication

**JANE C. GROMLEY TRUST  
TRUST AGREEMENT DATED 11/14/08 AND  
AMENDED 06/01/10,  
JANE C. GROMLEY, DECEASED, 07/05/17  
Late of Upper Frederick Township,  
Montgomery County, PA**

All persons having claims or demands against said Trust are requested to make known the same and all persons indebted to the decedent to make payment without delay to:

**Trustee:** Univest Bank and Trust Co.  
14 N. Main Street, P.O. Box 64197  
Souderton, PA 18964

**Trustee's Attorney: Jeffrey K. Landis, Esquire  
Landis, Hunsberger, Gingrich & Weik, LLP**  
114 E. Broad Street, P.O. Box 64769  
Souderton, PA 18964  
215-723-4350

### MESSE FAMILY TRUST DATED 1/11/01

Notice is hereby given of the administration of the Messe Family Trust dated 1/11/01, Priscilla A. Messe, deceased. Settlor, late of Willow Grove Twp, Montgomery County, PA died 5/25/17.

All persons having claims against the decedent are requested to make known the same, and all persons indebted to the decedent are required to make payment without delay to:

Kurt Rutzmoser, **Trustee**  
c/o William S. Ravenell, Esq.  
8033 Old York Road, Suite 210B  
Elkins Park, PA 19027

---



---

## EXECUTIONS ISSUED

**Week Ending August 22, 2017**

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

- ALANNA CONSULTING GROUP, LLC:  
BENEFICIAL BANK, GRNSH. - Pennsylvania  
Unemployment Compensation Fund; 201561812;  
\$3,655.46.
- ALDERFER, DAVID: DAVID - Key Bank  
National Association, et al.; 201703141.
- BALUN, THOMAS - Newell, Jourey; 201720691;  
\$2,029.98.
- BANKO, CASSANDRA - Us Bank  
National Association, et al.; 201704077;  
IN REM/ \$1,157,203.05.
- BLAISE SANTANGELO DESIGNS:  
SANTANGELO, BLAISE - Marshall Street  
Check Cashing; 201720672; WRIT/EXEC.
- BOND, DAVID: KIMBERLY - Bank Of New York  
Mellon, et al.; 201717358.
- BREGENZER, DONNA: DONNA: RICHARD, ET AL. -  
Wells Fargo Bank Na; 201709080; \$325,327.00.
- CODY, JUANITA: FREEDOM CR UN, GRNSH. -  
Great Seneca Finl Corp; 200524796; WRIT /  
EXECUTION.
- COSTELLO, KATHY: PNC BANK, GRNSH. -  
Discover Bank; 201604901; WRIT / EXECUTION.
- CRAWFORD, WAYNE: ANGELA - Structured Asset  
Securities Corporation Mortgage Pass Throu, et al.;  
201322500; \$195,106.10.
- CROSSLEY, BETH: WELLS FARGO BANK, GRNSH. -  
Bochnowitz, William; 201720794; \$964.00.
- DALEY, CAROL - Dj Mortgage Capital, Inc., et al.;  
201509224; \$234,116.82.
- DAVIS, SCOTT: PNC BANK, GRNSH. -  
Discover Bank; 201703851; WRIT/EXEC.
- DOUGHERTY, TERENCE: LISBET - Lsf8 Master  
Participation Trust, et al.; 201424840;  
ORDER/JDMT 377,748.18.
- EAST COAST, INC.: EAST COAST WRECKING:  
WOLFE-SCOTT ASSOCIATES, INC., GRNSH. -  
Fidelis Design & Construction, LLC; 201720711;  
\$214,951.31.
- FARLEY, ALEXIS: ESTATE OF VIRGINIA L  
MARCHUK: ESTATE OF VIRGINIA MARCHUK,  
ET AL. - Citimortgage, Inc.; 201614633; \$174,133.25.
- FICKLEN, JENNIFER: O CONNOR, BRENDAN -  
Keybank N A; 201708920.
- FIRST STANDARD FINANCE COMPANY, LLC:  
FIRST STANDARD FINANCIAL COMPANY, LLC:  
BERARDI, CARMINE: HILLTOP SECURITIES, INC.,  
GRNSH. - Shelton, James; 201720635; \$4,681.74.
- GILL, ARROON: WELLS FARGO BANK, GRNSH. -  
Springleaf Financial Services Of Pennsylvania, Inc.;  
201627632; \$2,586.47.
- GODSHALL, ROBERT: PNC BANK, GRNSH. -  
Discover Bank; 201421913; WRIT / EXECUTION.
- GOULD, DANIELLE: CITADEL FCU, GRNSH. -  
Commonwealth Finl Sys, Inc.; 200606892;  
\$8,106.50.
- GREGORY, WHITTINA: WILLIAM - Jpmorgan  
Chase Bank National Association; 201622115;  
\$156,882.75.
- GUY, REUBEN: WELLS FARGO BANK NA, GRNSH. -  
Cabrini College; 201315425; WRIT/EXEC.
- HABAN, DIANE: UNKNOWN SURVIVING HEIRS  
OF LAWRENCE D HABAN - Police And Fire  
Federal Credit Union; 201624580; \$73,903.36.
- JOHNSON, THOMAS: THOMAS - Wells Fargo Bank Na;  
201427516; \$275,082.23.
- KEHAN, JAMES: HANSON, NICOLE -  
Wells Fargo Bank Na; 201624818; \$203,600.27.
- KILSON, KIMBERLY: WARNES, KIMBERLY -  
Wells Fargo Bank Na, et al.; 201400551; \$118,109.32.
- KOSAK, WAN-SWIN: CHEN, JIANXIN -  
Federal National Mortgage Association, et al.;  
201602255; ORDER/IN REM/ 183,239.12.
- KRAMMER, STACEY: WELLS FARGO, GRNSH. -  
First Financial Investment Fun; 201718931;  
WRIT / EXECUTION.
- KRAVITZ, JEFFREY: SUSAN: JEFFREY, ET AL. -  
Us Bank National Association; 201602696.
- LACKMAN, TIMOTHY: TIMOTHY: STEFANIA,  
ET AL. - Wells Fargo Bank Na; 201629013;  
\$224,122.65.
- LEE, JONG - Morgan Stanley Abs Capital I, Inc.  
Trust 2006 Nc1, et al.; 201709663.
- LINDIES FURNITURE, LLC: CITIZENS BANK OF  
PENNSYLVANIA, GRNSH. - The Cit Group/  
Commercial Services, Inc.; 201703493; \$13,416.99.
- MORRIS, KAY: KAY: KAY, ET AL. - Deutsche Bank  
Trust Company Americas As Trustee For Residen;  
201628313.
- MORRISSEY, LAURA: WOODFOREST  
NATIONAL BANK, GRNSH. - Cabrini College;  
201532751; WRIT/EXEC.
- ROBINSON, PATRICIA: VICTOR - Ocwen Loan  
Servicing, LLC; 201623106.
- SADLER, TRACEY: FLAGSTAR BANK, GRNSH. -  
Erie Insurance Exchange; 201715008; WRIT/EXEC.
- SAWMILL FENCE COMPANY, INC.:  
SANTANDER BANK NA, GRNSH. -  
Pennsylvania Unemployment Compensation Fund;  
201761658; \$3,851.66.
- SCAIA, FRANCES: FRANCES: ROBERT, ET AL. -  
Jpmorgan Chase Bank National Association, et al.;  
201629649; \$211,462.35.
- SHANNON, CHRISTOPHER: WELLS FARGO,  
GRNSH. - Capital One Bank Usa Na; 201717824;  
WRIT/EXEC.
- STAPLES, WILLIAM: W A STAPLES CO, LLC -  
Tague Lumber Of Kennett, Inc.; 201719945; \$4,935.10.
- STORM, MELISSA: PNC BANK, GRNSH. -  
Discover Bank; 201702738; WRIT / EXECUTION.
- SVANDA, CHRISTINA: PNC BANK, GRNSH. -  
Capital One Bank Us Na; 201717806; WRIT/EXEC.
- THOMPSON, GEORGE: DEBORAH: DEBORAH,  
ET AL. - Deutsche Bank National Trust Company,  
et al.; 201522885; \$251,794.82.
- TRANQUILITY FAMILY SALON AND DAY SPA:  
HARLEYSVILLE SAVINGS BANK, GRNSH. -  
Pennsylvania Unemployment Compensation Fund;  
201262798; \$1,720.09.

TYCON CONSTRUCTION, LLC: TD BANK, GRNSH. - Modernfold/Styles, Inc.; 201627564.  
 WGC ENTERPRISES, LLC: LLC: WASHINGTON, VETTA: TD BANK, GRNSH., ET AL. - F & M Equipment Ltd, et al.; 201630291; \$41,629.03.  
 WILLIAMS & WILLIAMS MANAGEMENT GROUP, INC.: CITIZENS BANK, GRNSH. - Pennsylvania Unemployment Compensation Fund; 201761986; \$37,229.11.  
 WOLSTENHOLME, ROBERT: HUASHENG: WMI GROUP, INC., ET AL. - Wolstenholme, Ralph, et al.; 201720387; \$2,863,558.70.

---



---

## JUDGMENTS AND LIENS ENTERED

### Week Ending August 22, 2017

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

ABINGTON PAIN MEDICINE PC: ABINGTON PAIN MEDICINE: THOMPSON, VINCENT - Principis Capital Llc; 201720493; Foreign Judgment; \$44905.42.  
 ACE, RAYMOND - Capital One Bank Usa Na; 201720142; Judgment fr. District Justice; \$1,628.18.  
 AMERICAN KEG COMPANY LLC - Covenant Bank; 201720409; Complaint In Confession of Judgment; \$1,722,065.49.  
 ARANA, DANIEL - Midland Funding Llc; 201720261; Judgment fr. District Justice; \$1,111.49.  
 ARIO ENTERPRISES LLC - Sherbert, Virginia; 201720467; Complaint In Confession of Judgment; \$99224.88.  
 ASBERRY, RODERICK - Americas First Federal Credit Union; 201720278; Judgment fr. District Justice; \$1,743.76.  
 BAUER, JOHN - Midland Funding Llc; 201720487; Judgment fr. District Justice; \$958.98.  
 BLEILER, RUSSEL - Branch Banking And Trust Company; 201720565; Complaint In Confession of Judgment; \$353,825.65.  
 BLEILER, SHARON - Branch Banking And Trust Company; 201720559; Complaint In Confession of Judgment; \$353823.65.  
 BUZZARD, CATHI - Midland Funding Llc; 201720539; Judgment fr. District Justice; \$1,368.59.  
 COOK, TEIGHLOR - Lvnv Funding Llc; 201720447; Judgment fr. District Justice; \$814.67.  
 DILEO, RAYMOND: ROBERT - Bonakdarpour, Mohsen; 201720538; Judgment fr. District Justice; \$671.60.  
 DILLARD, DONALD - Royal Athena; 201720171; Judgment fr. District Justice; \$12,314.15.  
 DYSON, LARRY - Capital One Bank Usa Na; 201720166; Judgment fr. District Justice; \$1,087.43.  
 FEDERICO, ANTHONY - Capital One Bank Usa Na; 201720266; Judgment fr. District Justice; \$5,444.11.  
 FLAHERTY, KEVIN - Capital One Bank Usa Na; 201720156; Judgment fr. District Justice; \$1,790.26.  
 GLIKMAN-MARGOLN, DIANE: MARGOLN, BORIS: PAMPERED WINDOWS BY DIANE INC - Golan, Ran; 201720249; Judgment fr. District Justice; \$4,193.66.  
 GOMEAU, KATHRYN - Capital One Bank Usa Na; 201720202; Judgment fr. District Justice; \$5,977.75.  
 GRAY, SHIRLEY - Capital One Bank Usa Na; 201720164; Judgment fr. District Justice; \$995.85.  
 IBACH, ELIZABETH - Capital One Bank Usa Na; 201720163; Judgment fr. District Justice; \$1,823.41.  
 KANG, JESSY - Min, Jun; 201720185; Judgment fr. District Justice; \$5514.00.  
 KEYSTONE DISPOSAL LLC - Poirier, Scott; 201720506; Judgment fr. District Justice; \$250.85.  
 KLINE, MARIA - Capital One Bank Usa Na; 201720144; Judgment fr. District Justice; \$1,590.63.  
 LAMAR, ELEXIS - Capital One Bank Usa Na; 201720124; Judgment fr. District Justice; \$1,424.69.  
 LANZA, PIERO: LANZA LANDSCAPE SUPPLY: LANZA, PETER - Quikrete Companies Inc; 201720286; Judgment fr. District Justice; \$5,497.91.  
 LARCK, LISA - Capital One Bank Usa Na; 201720265; Judgment fr. District Justice; \$2,761.43.  
 LUKOMSKI, ALAN - Capital One Bank Usa; 201720197; Judgment fr. District Justice; \$2,018.96.  
 MANNING, DIANE - Midland Funding Llc; 201720122; Judgment fr. District Justice; \$1,056.87.  
 MAURAS, JUAN - A & E Hvac Service Co; 201720399; Judgment fr. District Justice; \$4,510.56.  
 MIN, KYUNGSOO - Capital One Bank Usa Na; 201720200; Judgment fr. District Justice; \$1398.10.  
 MUHAMMAD, HUSSAIN - Capital One Bank Usa Na; 201720206; Judgment fr. District Justice; \$3104.39.  
 MURRAY, PAUL - Capital One Usa Na; 201720258; Judgment fr. District Justice; \$2,256.20.  
 NEW HABANA LLC - 818 Lancaster Avenue Lp; 201720495; Complaint In Confession of Judgment; \$POSESSION.  
 NOVOTNY, ROBERT - Capital One Bank Usa Na; 201720257; Judgment fr. District Justice; \$6,946.70.  
 NYCE, WILLIAM - Capital One Bank Usa Na; 201720201; Judgment fr. District Justice; \$1236.71.  
 PARK, CHUL - Capital One Bank Usa Na; 201720167; Judgment fr. District Justice; \$1,591.26.  
 PASTERNAK, TRACY - Frank Duff Electric Service Inc; 201720560; Mechanics Lien Claim; \$3,123.75.  
 PETERSON, JEFF: FEDELE, ANTHONY: MORRIS, KARL - Spring Hill Realty Inc; 201720523; Complaint In Confession of Judgment; \$POSESSION.  
 PLUMMER, THOMAS - Discover Bank; 201720376; Judgment fr. District Justice; \$6,270.80.  
 RIGHTER, ANDREA: SEEDS, JOHN - Pietropaolo, Rosa; 201720440; Judgment fr. District Justice; \$5,452.98.  
 ROGAN, EDWARD - Midland Funding Llc; 201720363; Judgment fr. District Justice; \$2933.03.  
 ROUHANI, AHMAD: SHIRIN INC - National Loan Investors Lp; 201720392; Complaint In Confession of Judgment; \$875,808.23.  
 RYDAL EXECUTIVE REALTY CO LP - Situs Properties Inc; 201720140; Lien; \$302,077.29.  
 SALLY, CHRISTOPHER - Capital One Bank Usa Na; 201720229; Judgment fr. District Justice; \$1639.15.  
 SHENTON, TROY - Lvnv Funding Llc; 201720480; Judgment fr. District Justice; \$815.29.  
 SZCZEPANIK, JENNIFER - Reagan, Margaret; 201720327; Judgment fr. District Justice; \$1046.90.  
 TILGHMAN, DOAAD: WORRELL, STEPHANIE - Breidenbach, Scott; 201720485; Judgment fr. District Justice; \$7702.85.  
 TORRES, JOSE: SAUTTER, TIFFANY - Camburn, Steve; 201720115; Judgment fr. District Justice; \$3602.41.

TRAYER, DONNA - Midland Funding Llc;  
201720540; Judgment fr. District Justice; \$1,121.29.

TROUT, JOHN - Midland Funding Llc; 201720120;  
Judgment fr. District Justice; \$9,025.56.

UNIVERSAL PRO GYM LLC - Rv Op 1 Lp; 201720388;  
Complaint In Confession of Judgment;  
\$POSSESSION.

US PETROLEUM AND DIESEL INC:  
SINGH, JASBIR: SINIGH, PARMJEET -  
Wells Fargo Bank National Association; 201720380;  
Complaint In Confession of Judgment; \$255033.66.

WEIDMAN, JENNIFER - Midland Funding Llc;  
201720492; Judgment fr. District Justice; \$1,022.23.

WHITSON, KATHY - Captal One Bank Usa Na;  
201720183; Judgment fr. District Justice; \$8,616.99.

WILLIAMS, JASMINE: REALTY MART -  
Modzelewski, Stephen; 201720567; Judgment fr.  
District Justice; \$12,190.80.

WOLSTENHOLME, ROBERT: WM ROBERTS LLC:  
WMI GROUP INC, ET.AL. - Wolstenholme, Ralph;  
201720387; Complaint In Confession of Judgment;  
\$2,863,558.70.

YOUNG, WILLIAM - Capital One Bank Usa Na;  
201720194; Judgment fr. District Justice; \$1474.23.

ZENG, YUAN - Midland Funding Llc; 201720239;  
Judgment fr. District Justice; \$7,357.17.

**CHELTENHAM TWP. -****entered municipal claims against:**

Carruth, Benita; 201720554; \$2,634.76.  
Richardson, Anthony; 201720393; \$963.99.  
Sims, Duane: Estate Of Armita B Sims; 201720550;  
\$2,128.84.  
Thomas, Michael; 201720552; \$820.76.

**CHELTENHAM TWP. SCHOOL DIST. -****entered municipal claims against:**

Johnson, Eric; 201720389; \$6221.76.  
Johnson, Harvey; 201719939; \$6,613.76.  
Lavizzo-Mourey, Maximilian; 201720469; \$3485.76.  
Montgomery Court Realty Co Lp; 201720385; \$4455.76.  
Schader, Randolph: Byron K Schader Trust; 201719942;  
\$6,698.76.  
Whalen, Fenton: Marie; 201720371; \$5032.76.  
York Rd Cheltenham Co Inc; 201720463; \$1607.76.

**LOWER POTTS GROVE TWP. -****entered municipal claims against:**

Bodge, Travis: Monica; 201720292; \$652.76.  
Davenport, Peggy: Jackson, Rachel; 201720303;  
\$656.43.  
Wezel, Steven: Mary; 201720274; \$598.76.

**LOWER POTTS GROVE TWP. AUTH. -****entered municipal claims against:**

Kruase, Jeffrey: Krause, Lauren; 201720307;  
\$1,039.40.

**NORRISTOWN BORO. -****entered municipal claims against:**

Ngy Properties Llc; 201720308; \$322.10.

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

Bello, Gonzalo; 201762291; \$2,259.00.  
Bentahar, Elizabeth; 201762296; \$3050.00.

Birkhead, Linda; 201762294; \$1212.05.  
Gibble, David; 201762293; \$1479.95.  
Oglesby, Mark; 201762292; \$2,834.00.  
Roett, Raymond; 201762295; \$979.84.

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

Kissinger, Kathleen; 201720042; \$1,182.70.  
Kistenmacher, Trevor; 201720441; \$667.63.  
Lascik, Katielynn: Joseph; 201720277; \$694.81.  
Mcmenamin, John: Joanne; 201720318; \$676.07.  
Musser, Ashlyn; 201720305; \$616.56.  
Yingst, Bryan; 201720304; \$754.93.

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

Allen, Abraham: Geraldine; 201720290; \$1100.45.  
Direnzo, Lena; 201720533; \$766.71.  
Eschbach, Robert; 201720297; \$1063.49.  
Johnson, Mary: Otis; 201720529; \$1,108.54.  
Keys, Toni: Banks, Berneil; 201720288; \$819.79.  
McLaughlin, Francis; 201720287; \$557.60.  
Pabon, Agustin: Bowen, Nicole; 201720282; \$1043.53.  
Patel, Ragesh: Amita; 201720285; \$697.36.  
Price Jefferies Co Inc; 201720294; \$554.14.  
Properous One Llc; 201720293; \$736.63.  
Shoukri, Michael; 201720295; \$787.10.  
Tucker, Michael: Cordova; 201720284; \$1093.52.  
Whittaker, George: Whittaker 401K; 201720283;  
\$749.33.

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

Allen, Abraham: Geraldine; 201720431; \$2338.64.  
Hefelfinger, Brian; 201719921; \$2,964.55.  
Heirs Unknown Heirs Successors Or Assigns Of  
Hazel M Dabne; 201719911; \$3,648.97.  
Heirs Unknown Heirs Successors Or Assigns Of  
Hazel M Dabney; 201720122; \$3,649.05.  
Johnson, James; 201720458; \$3011.62.  
Johnson, Otis: Mary; 201720528; \$2,527.13.  
Mauger, Thomas; 201719898; \$3,006.83.  
Moore, Dorothy; 201720424; \$2669.65.

**SOUDERTON AREA SCHOOL DIST. -****entered municipal claims against:**

Bolognese, Michael: Barbara; 201720118; \$5,866.31.  
Brooks, Carolyn; 201720311; \$583.67.  
Hanrahan, Joseph: Lynn; 201720306; \$606.90.  
Hanrahan, Joseph: Lynn; 201720309; \$608.88.  
McCormick, Patrick: Rebecca; 201719907; \$3,733.83.  
Yothers, Clyde: Joan; 201720457; \$5985.74.

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

Abramson, Gilbert: Ilene; 201770658; \$42,037.51.  
Brew4You Inc; 201770663; \$19,571.45.  
Godio, Kristina; 201770655; \$17,871.81.  
Gulati, Sejal; 201770661; \$11,273.82.  
Hawkins, Dennis: Jeanine; 201770659; \$22,712.83.  
Kerper, Albert: Kathleen; 201770654; \$60,577.55.  
Mcnair, Anna; 201770660; \$14,845.96.  
Nms Health Group Inc: Blue Bell Physical Therapy;  
201770662; \$13,723.04.  
Nugent, Demar; 201770653; \$12,228.31.  
Pickwell, Mary; 201770657; \$20,970.06.  
Robert A Davis M D Family Practice; 201770656;  
\$15,014.67.

**UPPER DUBLIN SCHOOL DIST. -  
entered municipal claims against:**

Ashhurst, John: Annyce; 201720299; \$591.79.

**UPPER MORELAND TWP. SCHOOL DIST. -  
entered municipal claims against:**

Morvin, Steven: Sarah; 201720262; \$3088.87.

Rieber, Brett; 201720354; \$4,287.53.

Villa, Jose: Kelly; 201720353; \$525.50.

**UPPER MORELAND TWP./HATBORO BORO.  
JOINT SEWER AUTH. -  
entered municipal claims against:**

Romyanonoda, Arnik; 201720365; \$390.00.

Scanlon, Robert: Rita; 201720362; \$413.78.

Spearing, Kevin; 201720364; \$366.70.

**UPPER PERKIOMEN SCHOOL DIST. -  
entered municipal claims against:**

Seeker, Suzanne; 201720456; \$1072.80.

**LETTERS OF ADMINISTRATION**

**Granted Week Ending August 22, 2017**

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

ALESSI, JOSEPH R. - Douglass Township;  
Alessi, Debra J., 116 Gilbertsville Road  
Gilbertsville, PA 19525.

CASSELLA, MARK D. - Upper Gwynedd Township;  
Cassella, Daniel, 623 Gage Lane  
North Wales, PA 19454.

FELIX, PATRICIA J. - Abington Township;  
Felix, Joseph M., 12 Somers Road  
Huntingdon Valley, PA 19006.

GARDNER, ROSEMARY P. - Upper Moreland  
Township; Meindl, Joanne, 306 Henry Avenue  
Warminster, PA 18974.

HOLTSCHEIDER, BETTY M. - Skippack Township;  
Oubre, Linda, 18781 Sims Drive  
Gulph Shores, AL 36542.

HORAJSKI, MARY E. - Norristown Borough;  
Horajski, Stephanie E., 1006 Sterigere Street  
Norristown, PA 19401.

HOWELL, TAMARA L. - Lower Frederick Township;  
Dychala, Dalton, 111 Goshen Road  
Schwenksville, PA 19473.

KERRIGAN, ROSEMARY - Abington Township;  
Berardinucci, Patricia A., 113 Pipers Place  
Chalfont, PA 18914.

LEACH, FLORA Y. - Lansdale Borough; Sellers, Ian E.,  
818 N. Cannon Avenue Lansdale, PA 19446.

LORINO, STEFANY - East Norriton Township;  
1600 Market Street Philadelphia, PA 19103.

MAZZA, GRACE R. - Pottstown Borough;  
Mazza, Marc, 1134 Windsong Trail  
Fairborn, OH 45324.

MIDDLETON, MARGARET M. -  
Montgomery Township; Columbro, Janet M.,  
1905 Shady Lane Oreland, PA 19075;  
McFarlane, Diane, 3602 Elizabeth Court  
North Wales, PA 19454.

NOVELLI, ROBERT J. - Pottstown Borough;  
Butera, Robert J., 200 S Whitehall Rd  
Norristown, PA 19403.

ROBERTS, JOAN M. - Upper Moreland Township;  
Roberts, Timothy J., 4307 Devereaux Avenue  
Philadelphia, PA 19135.

ROGERS, THOMAS L. - Norristown Borough;  
Rogers, Deborah E., 238 New Street  
Norristown, PA 19401.

SCHOENHUT, JEAN L. - Abington Township;  
Bloom, Linda, 5515 Wissahickon Avenue  
Philadelphia, PA 19144.

SHAHEEN, LOUIS R. - Horsham Township;  
Shaheen, Robert K., 1220 Easton Turnpike  
Lake Ariel, PA 18436.

SHAW, BARBARA A. - Narberth Borough;  
Russell, Melinda, 156 Mull Ave  
Sinking Spring, PA 19608.

SMITH, MARK A. - Whitmarsh Township;  
Williams, Margie, 527 E. Hector Street  
Conshohocken, PA 19428.

VOGT, JOHN G. - Conshohocken Borough;  
Vogt, Mary E., 126 W. Hector Street  
Conshohocken, PA 19428-2024.

**SUITS BROUGHT**

**Week Ending August 22, 2017**

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

ALLEN, BARBARA - Allen, Michael; 201720352;  
Complaint Divorce.

AMABLE, A. - Discover Bank; 201719904;  
Civil Action; Cawley, Jonathan Paul.

AMICI, CHRISTOPHER - Coyle, David; 201720107;  
Civil Action; Birch, Robert J.

ANDERSON, KENNETH - Anderson, Kathleen;  
201720251; Complaint Divorce.

BALLINGALL, BRIAN - Ballingall, Kerri; 201720227;  
Complaint Divorce.

BEAR, ROBERT - Bear, Tara; 201720143;  
Complaint Divorce; Arena, Charles J.

BECHTEL, STEPHANIE - Pottstown Hospital  
Company Llc; 201720076; Civil Action; Sarker, Neil.

BEDNAREK, TOMASZ: PRO CAR REPAIR -  
Salvas, Douglas; 201720165; Defendants  
Appeal from District Justice.

BENAVIDES, ALEJANDRO - Mendoza, Guadalupe;  
201720254; Complaint for Custody/Visitation.

BIERLY, BRIAN; PATRICIA: WILLIAM -  
Hall, Brian; 201720263; Civil Action;  
Ernst, Stephen.

BRESLIN, AMELIA - Uch; 201720397;  
Defendants Appeal from District Justice.

CANNON, GEROME: GEROME - Us Bank  
National Association; 201720525; Complaint In  
Mortgage Foreclosure; Brunner, Abigail.

CARPENTER, MARILYN: MARILYN -  
American Express Bank Fsb; 201720464;  
Civil Action; Cawley, Jonathan Paul.

CASHMAN, DAVID: KELLY - Country Tyme  
Real Estate Inc; 201720168; Petition to Appeal  
Nunc Pro Tunc.

COULTON, JAMES: KIMBERLY - Wells Fargo  
Home Mortgage Inc; 201720012; Complaint In  
Mortgage Foreclosure; Brunner, Abigail.

- CYNTHIA, BOUGHTER - Boughter, Brad; 201720298; Complaint for Custody/Visitation; Difiore, Anthony D.
- DANIEL, ONEILL - Spineo, Christopher; 201719899; Petition to Appeal Nunc Pro Tunc; Marinaro, Joseph J.
- DESALVATORE, GIANNA: DEVALIA, AARON - Devalia, Charla; 201720264; Complaint for Custody/Visitation.
- DOMENECH, ELIZABETH - Baker, Michael; 201720369; Complaint for Custody/Visitation; Dolan, Peter J.
- DONOGHUE, JASON: SUN EAST FEDERAL CREDIT UNION - Peoples Commerce Inc; 201720280; Petition; Pompey, Stephanie M.
- DOUGHERTY, MICHAEL - Phoenixville Hospital Company Llc; 201720481; Civil Action; Sarker, Neil.
- DUNNING, COURTNEY - McLaughlin, Joseph; 201720452; Complaint for Custody/Visitation; Highlands, Justin.
- ELLIOTT, MARIA: ROGERS, MICHAEL: SERVICE TIRE TRUCK CENTER INC - Erie Insurance Exchange; 201720154; Civil Action; Watson, J. Scott.
- ELLIOTT, THOMAS - Mays, Atiya; 201720398; Complaint for Custody/Visitation.
- FANFERA, ANDREA - Phoenixville Hospital Company Llc; 201720455; Civil Action; Sarker, Neil.
- FELLHEIMER, ROBERT - Barclays Bank Delaware; 201720524; Defendants Appeal from District Justice.
- FOX, MICHAEL - Fox, Cheri; 201720179; Complaint Divorce.
- FRITO LAY INC: FRITO LAY TRANSPORTATION INC: LYNCH, BRIAN - Doerr, Alexandra; 201720317; Civil Action; Campbell, Charles W.
- GAMBONE, DINA: DINA: OCCUPANTS, ET.AL. - Wilmington Trust National Association; 201720368; Complaint in Ejectment; Bennett, Elizabeth M.
- GBOYAH, EDDIE - Rittenhouse Property Management Inc; 201720259; Petition to Appeal Nunc Pro Tunc.
- GEBELEIN, KYLE - Law Offices Of Alan R Mege; 201720141; Civil Action; Mege, Alan R.
- GENELL, CHRISTOPHER - Genell, Caroline; 201720196; Complaint Divorce.
- GOODWIN, TAMMY - Berwick Hospital Company Llc; 201720442; Civil Action; Sarker, Neil.
- GOODWINE, LORETTA: JULIUS: JULIUS, ET.AL. - Wells Fargo Bank Na; 201720348; Complaint In Mortgage Foreclosure; Brunner, Abigail.
- GREVES, EDWARD - State Farm Mutual Automobile Insurance Company; 201720134; Civil Action; Allen, Robert.
- HALPHEN, JOHN: JOHN - American Express Centurion Bank; 201720367; Civil Action; Cawley, Jonathan Paul.
- HAYES, ROB - Ogara, Katy; 201720484; Defendants Appeal from District Justice.
- HELLRUNG, RENEE: RENEE - Weron, Evan; 201720509; Complaint for Custody/Visitation.
- HOMANS, KIEUTIEN: KIEUTIEN - American Express Centurion Bank; 201720544; Civil Action; Cawley, Jonathan Paul.
- HUSTON, THOMAS - Pottstown Hospital Company Llc; 201720459; Civil Action; Sarker, Neil.
- ISEN, NATHAN - Clendenning, Daryl; 201720328; Civil Action; Maloles, Kathleen A.
- KATZ WELSH, MARY - Imgrund, Lance; 201720073; Complaint for Custody/Visitation; Fabick, Edward J.
- KNIPPRATH, ERIK - Knipprath, Jeanine; 201720310; Complaint Divorce.
- KOWALSKI, LEON - Kowalski, Robin; 201720465; Complaint Divorce.
- KUZMA, PETER - Kuzma, Pamela; 201720448; Complaint Divorce; Cullen, Sean E.
- LAFFERTY, CHRISTOPHER: CHILSON, CELENE - Laura Lane Apts; 201720460; Defendants Appeal from District Justice.
- LEIMBACH, AARON - Leimbach, Christina; 201720276; Complaint Divorce.
- LEWIS, DEBORAH - Pennymac Loan Services Llc; 201720119; Complaint In Mortgage Foreclosure; Bennett, Elizabeth M.
- MAGUIRE, VALERI: PAUL: VALERI - Wells Fargo Bank Na; 201720508; Complaint In Mortgage Foreclosure; Brunner, Abigail.
- MAKINS, JOSEPH: OCCUPANTS - Wells Fargo Bank Na; 201719990; Complaint Civil Action; Bennett, Elizabeth M.
- MARTINEZ LOPEZ, GERVIN - Martinez Duarte, Yoselyn; 201720296; Complaint for Custody/Visitation; Gonzalez Ferrandez, Stephanie A.
- MCGEE, NICOLE - Messing, Travis; 201720019; Complaint for Custody/Visitation.
- MOLL, RICHARD - Wells Fargo Bank Na; 201720123; Complaint In Mortgage Foreclosure; Brunner, Abigail.
- NANCE, THOMAS - 1011 Swede Street Llc; 201720015; Petition to Appeal Nunc Pro Tunc.
- NATIONWIDE MUTUAL INSURANCE COMPANY: NATIONWIDE INSURANCE: NATIONWIDE INSURANCE COMPANY - Owheya, Gretchen; 201720181; Civil Action; Braitman, Arthur R.
- NGUYEN, LANG - Nguyen, Uyen; 201720324; Complaint Divorce; Sauler, Tracy.
- NULTY, MICHAEL - Thompson, Sally; 201720401; Complaint for Custody/Visitation.
- ORTEGA MEJIA, MARVIN - Martinez Duarte, Yoselyn; 201720302; Complaint for Custody/Visitation; Gonzalez Ferrandez, Stephanie A.
- PARIS, ROGER: NYESHA - Us Bank National Association As Trustee; 201720155; Complaint In Mortgage Foreclosure.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Malette, Samuel; 201720031; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Gike, Keegan; 201720121; Appeal from Suspension/Registration/Insp; Campbell, Brendan.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Dangelo, Pietro; 201720291; Appeal from Suspension/Registration/Insp; Fox, Jon D.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Falzone, Jason; 201720228; Appeal from Suspension/Registration/Insp; Bauer, Paul A. Iii.
- PETERSEN, V. - Samuels, Larry; 201720247; Civil Action.

PHELAN, ALLISON: ALLISON - American Express  
 Centurion Bank; 201720356; Civil Action;  
 Cawley, Jonathan Paul.  
 POTUCEK, TERI - Potucek, Joshua; 201720116;  
 Complaint Divorce.  
 RADEN, JONATHAN - Wells Fargo Bank Na;  
 201720526; Complaint In Mortgage Foreclosure;  
 Tsai, Jennie.  
 ROGIANI, DELYNE - Portfolio Recovery Associates Llc;  
 201720507; Civil Action; Polas, Robert N., Jr.  
 ROSEBERGER, ALICIA: INGRUM, MICHAEL -  
 Rosenberger, Keith; 201720178; Complaint for  
 Custody/Visitation.  
 ROZECKI, FRANCIS - Rozecki, Lisaann; 201720176;  
 Complaint Divorce.  
 SCHREINER, DANA - Schreiner, Eric; 201720275;  
 Complaint Divorce.  
 SIDHU, JASWINDER - Portfolio Recovery  
 Associates Llc; 201720151; Civil Action;  
 Polas, Robert N., Jr.  
 SMOGER, DAVID - Smoger, Tracy; 201720566;  
 Complaint Divorce; Young, Cheryl L.  
 SOLOMON, BRENDA - Portfolio Recovery  
 Associates Llc; 201720510; Civil Action;  
 Polas, Robert N., Jr.  
 SPILLANE, RYAN - Spillane, Krista; 201720024;  
 Complaint Divorce; Bluestein, Craig B.  
 STEELE, CHRISTINA - Discover Bank; 201720152;  
 Civil Action; Cawley, Jonathan Paul.  
 SUNRISE SENIOR LIVING: MSH WHITEMARSH  
 OPERATING LLC: SUNRISE ASSISTED  
 LIVING, ET.AL. - Bonnetti, Roseann; 201720375;  
 Civil Action; Rosenbaum, Jeffrey M.  
 SUPER SAL INC - Zhurkov, Igor; 201720349;  
 Foreign Subpoena.  
 TALLIAFERRO, ROCHELLE: TALLIAFERRO, ANTOINE:  
 BRAHEIM - Mason, Juanita; 201720446;  
 Petition to Appeal Nunc Pro Tunc.  
 TAYLOR, WILLIAM - Portfolio Recovery  
 Associates Llc; 201720518; Civil Action;  
 Polas, Robert N., Jr.  
 TERRA, LAURA: LAURA - Terra, Nunzio; 201720289;  
 Complaint Divorce; Walters, Linda G.  
 TREJO, JUAN - Valerio, Efigenia; 201720271;  
 Complaint for Custody/Visitation.  
 WAKE FOREST UNIVERSITY BAPTIST  
 MEDICAL CENTER - Wadhwanja, Rozina;  
 201720149; Foreign Subpoena.  
 WALBRIDGE, CASSANDRA: ROBERTS, KEVIN -  
 Walbridge, Lorene; 201720158; Complaint for  
 Custody/Visitation.  
 WALLACE, NEIL - Asset Management Holdings Ii Llc;  
 201720133; Complaint In Mortgage Foreclosure;  
 Ebeck, Kerl P.  
 WEST, RYAN - West, Christina; 201720153;  
 Complaint for Custody/Visitation.  
 WHEELER, DERRICK - State Farm Mutual Automobile  
 Insurance Company; 201720117; Civil Action;  
 Allen, Robert.  
 WITSEN, KELLY - Witsen, Mara; 201720214;  
 Defendants Appeal from District Justice.  
 YOUSFI, SAMIA - Yousfi, Yahia; 201720502;  
 Complaint Divorce.  
 ZIMMARO, GUY: ERIN - Ditech Financial Llc;  
 201720272; Complaint In Mortgage Foreclosure;  
 Tsai, Jennie.

---



---

**WILLS PROBATED**
**Granted Week Ending August 22, 2017**
**Decedent's Name Appears First,  
 Then Residence at Death, and  
 Name and Address of Executors**

ANGELL, LINDA S. - Upper Providence Township;  
 Angell, Roger W., 315 Rittenhouse Road  
 Royersford, PA 19468.  
 BAIRD, ALMA M. - East Norriton Township;  
 Baith, Taryn W., 2008 Saffron Way  
 Collegeville, PA 19426.  
 BONO, JACK J. - East Norriton Township;  
 Shuler, Mary J., 104 W. Freedley Street  
 Norristown, PA 19401; Venezia, Michael,  
 4112 Tranquility Street Schwenksville, PA 19473.  
 CANTONE, ANNA - Norristown Borough;  
 Romano, Anthony, P.O. Box 514  
 Willow Grove, PA 19090.  
 CASE, JAMES L. - Lower Salford Township;  
 Case, Bradley D., 1422 W. 4th Street  
 Pennsburg, PA 18073.  
 CORDOVA, ANGELA M. - Montgomery Township;  
 Cordova, Charlotte M., 216 Chatham Place  
 Lansdale, PA 19446; Cordova, Vincent,  
 216 Chatham Place Lansdale, PA 19446.  
 DANGELO, JOSEPH B. - Conshohocken Borough;  
 Dangelo, Anthony, 320 W. Eleventh Avenue  
 Conshohocken, PA 19428; Messmer, Rita,  
 320 E Eighth Avenue Conshohocken, PA 19428.  
 DIETRICH, ETHEL J. - Red Hill Borough;  
 Adam, Carol A., 3984 Orchard Road  
 Macungie, PA 18062.  
 DOYLE, THOMAS - Conshohocken Borough;  
 Doyle, Richard P., 12 West Parkway  
 Pequannock, NJ 07440.  
 FLICK, LEONARD - Lower Gwynedd Township;  
 Flick, Alan, 1601 Overbrook Drive  
 Gwynedd Valley, PA 19437.  
 FULMER, EVELYN C. - Lower Providence Township;  
 Fulmer, Robert B., 2632 Audubon Road  
 Norristown, PA 19403.  
 GIRONE, TIMOTHY J. - Lower Gwynedd Township;  
 Girone, Christine E., 971 Del Ganado Road  
 San Rafael, CA 94903; Girone, Joseph T.,  
 1158 Windermere Drive Pittsburgh, PA 15218.  
 GRAZIANO, RALPH M., JR. - Franconia Township;  
 Isabella, Mary A., 100 Michael Circle  
 Souderton, PA 18964.  
 GREVE, ROBERT W. - Lansdale Borough;  
 Greve, Robert W., Jr., 528 Creekview Drive  
 Harleysville, PA 19438.  
 HAMEL, MICHAEL F. - Upper Frederick Township;  
 Hamel, Ellie D., 323 Old Forge Xing  
 Devon, PA 19333.  
 HETRICK, EDITH C. - Lower Pottsgrove Township;  
 Hetrick, David J., 505 Heather Drive  
 Telford, PA 18969.  
 HONDROS, CATHERINE - Upper Dublin Township;  
 Hondros, John C., 11 Argyle Lane  
 Collegeville, PA 19426; Walker, Kathleen L.,  
 31 Mead St New Canaan, CT 06840.  
 HORWOOD, LILLIAN R. - Lower Gwynedd Township;  
 Rosenberger, Rodman M., One Summit Street  
 Philadelphia, PA 19118.

- HUSBAND, RALPH E. - Abington Township;  
Husband, Patricia A., 719 Suffolk Road  
Jenkintown, PA 19046.
- JACOBSEN, ARLINE A. - Whitpain Township;  
Jacobsen, Laurie A., 605 Admiral Drive  
Annapolis, MD 21401; Pankratz, Susan J.,  
14317 Duvall Hill Court Burtonsville, MD 20866.
- KEHL, MARY A. - Lower Pottsgrove Township;  
Menichol, Geraldine, 11 Kenmore Road  
Upper Darby, PA 19082.
- KNICKERBOCKER, DAVID E. - Perkiomen Township;  
Brown, Heidi, 214 Zieglersville Road  
Schwenksville, PA 19473.
- LANDAU, FLORA - Abington Township;  
Landau, Steven M., 1739 Sharpless Road  
Meadowbrook, PA 19046.
- LEE, MARY E. - Abington Township;  
Vernacchio, Lisa, 1640 Aidenn Lair Road  
Dresher, PA 19025.
- LLOYD, TIMOTHY D. - Upper Moreland Township;  
Lloyd, Kathleen E., 513 Evans Circle  
Willow Grove, PA 19090-3603.
- MACMURRAY, MARGARET A. - West Norriton  
Township; Intintoli, Ralph J., Jr., 26 Lovers Lane  
Huntington, NY 11743.
- MCGONAGLE, THERESA - Ambler Borough;  
Mcgonagle, John C., 323 Belmont Avenue  
Ambler, PA 19002; Mcgonagle, Vincent A.,  
3813 Kenilworth Drive Chevy Chase, MD 20815.
- MITCHELL, MARIE R. - Ambler Borough;  
Mitchell, Dennis R., 1537 Marlboro Road  
West Chester, PA 19382.
- MORRIS, MICHAEL P. - Horsham Township;  
Pannone, Jennifer L., 3720 Sw Moundview Court  
Topeka, KS 66610.
- MOSKOWITZ, ALBERT - Upper Merion Township;  
West, Bruce, 34510 Anns Choice Way  
Warminster, PA 18974.
- NAGLE, TIMOTHY B. - Royersford Borough;  
Nagle, Pamela J., 757 Main Street  
Royersford, PA 19468-2403.
- NASCENZI, GLORIA S. - Franconia Township;  
Nascenzi, Robert A., 12783 Del Vino Court  
San Diego, CA 92130.
- NOCENTINO, SYLVIA E. - Abington Township;  
Bowers, Peter C., 441 North 5Th Street  
Philadelphia, PA 19123.
- REH, JOSEPH K. - Horsham Township;  
Reh, Gregory K., 707 Newtown Road  
Villanova, PA 19085; Reh, Joseph A.,  
1418 Persimmon Lane Warrington, PA 18976.
- REIFF, JOAN M. - Lower Providence Township;  
Groff, Cynthia L., 1010 Sunnyside Avenue  
Audubon, PA 19403; Hofgesang, Carolyn J.,  
1004 Skyline Circle Audubon, PA 19403.
- REIFSNYDER, ROBERT N. - Lower Gwynedd  
Township; Reifsnyder, Abigail W.,  
173 Sand Springs Road  
Williamstown, MA 01267-2249.
- RILEY, BETTY J. - Lansdale Borough;  
Quinlan, Karen L., 614 East 7Th Street  
Lansdale, PA 19446; Renzi, Barbara A.,  
411 Pennsylvania Avenue Lansdale, PA 19446.
- ROGERS, THERESA M. - Bridgeport Borough;  
Herman, Kathleen, 253 Strawberry Lane  
King Of Prussia, PA 19406-2216.
- SALFITI, FUAD H. - Towamencin Township;  
Mangini, Haifa, 119 Canterbury Lane  
Lansdale, PA 19446-6302.
- SANTANGELO, MARY - West Norriton Township;  
Santangelo, Saverio F., 2551 Washington Drive  
Gilbertsville, PA 19525.
- SEUS, JANET D. - Abington Township;  
Gillespie, Audrey J., 1316 Crosby Drive  
Fort Washington, PA 19034.
- SICALIDES, LAMBRINI - Lower Merion Township;  
Sicalides, Anna, 22 Leopard Road  
Berwyn, PA 19312; Sicalides, Barbara,  
425 Woodland Avenue Wayne, PA 19087;  
Sicalides, Evangeline, 45 Pineapple Street  
Brooklyn, NY 11201.
- SMITH, ROBERT C. - Montgomery Township;  
Oconnor, Shelley H., 1106 Keats Ct  
Lansdale, PA 19446.
- SMITH, WALTON P., JR. - Horsham Township;  
Smith, Walton P. Iii, 10 Finch Drive  
Lebanon, PA 17042.
- STEIN, CARL V. - Cheltenham Township;  
Stein, Philip J., 125 Pleasant Hill Road  
Cheltenham, PA 19012.
- SYKES, ROBERT J. - Montgomery Township;  
Sykes, Thomas, 15 Concord Meeting Rd  
Glen Mills, PA 19342.
- SYMES, JEANNE D. - Lower Merion Township;  
Murphy, Francis J., 801 Old Lancaster Road  
Bryn Mawr, PA 19010.
- TAVARES, MELANIE A. - Perkiomen Township;  
Meneill, Benette B., 7 Ticonderoga Drive  
Bordentown, NJ 08505.
- TORONEY, JEAN - Pottstown Borough;  
Toroney, Stephen M., 833 Logan Street  
Pottstown, PA 19464.
- VIOLA, KIMBERLY A. - Abington Township;  
Berardinucci, Patricia A., 113 Pipers Place  
Chalfont, PA 18914.
- WALDBAUM, JOAN B. - Lower Merion Township;  
Waldbaum, Lisa A., 6422 Vatcher Drive  
Huntington Beach, CA 92647.
- WALTON, WILLIAM H. - Whitemarsh Township;  
Thomas, Darleen, 4023 Pilgrim Road  
Plymouth Meeting, PA 19462.

---



---

## RETURN DAY LIST

September 11, 2017  
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 MCCCH electronic directory for assigned courtroom.

1. Albright College v. Hamblin - Plaintiff’s Motion to Reassess Damages (Seq. 39) - **J. Watson**.
2. BAC Home Loans Servicing, L.P. v. Lacy - Plaintiff’s Motion to Compel Discovery (Seq. 81 D) - **M. McKeever**.

3. *Banes Home Renovation v. Margush* - Motion of Kevin B. Watson's Motion to Withdraw as Counsel (Seq. 33) - **K. Watson - D. Bifulco.**
4. *Bank of America, N.A. v. Steckerl* - Defendant's Petition to Set Aside Sheriff Sale (Seq. 61) - **J. Kolesnik.**
5. *Boyd v. Bruno* - Defendant's Motion to Compel Plaintiff's Answers to Interrogatories, Medicare Interrogatories, Request for Documents and Admissions (Seq. 10 D) - **K. Saffren - T. Simmons.**
6. *Brooks v. Medwid* - Defendant's Motion to Compel Plaintiffs Discovery (Seq. 34 D) - **W. Coppol - B. Hoffer.**
7. *Bullock v. Schweers* - Defendant's Motion to Compel Plaintiff's Answers to Interrogatories and Document Requests (Seq. 13 D) - **W. O'Shaughnessy - W. Steiger.**
8. *Burrell v. Streamlight, Inc.* - Plaintiff's Motion to Compel Defendant's Responses to Interrogatories and Request for Production of Documents (Seq. 8 D) - **J. Lee - L. Santiago.**
9. *Conestoga Equipment Finance Company v. Liane D. Puccia, DVM* - Additional Defendant, Vetel Diagnostic, Inc.'s Motion for Protective Order (Seq. 92 D) - **R. Saldutti - I. Mihailov.**
10. *Criswell v. Wilson* - Plaintiff's Petition for Leave to Settle or Compromise (Seq. 33) - **A. Barber - F. Miller.**
11. *Depietropaolo v. Genesis Healthcare, Inc.* - Plaintiff's Motion to Compel More Specific Responses to Discovery (Seq. 55 D) - **R. Krisztal - M. Thirkell.**
12. *Donadze v. McDade* - Plaintiff's Motion to Compel Defendant's Deposition (Seq. 19 D) - **S. Rovner - J. Oprysko.**
13. *Drexel University College of Medicine v. Douglas* - Plaintiff's Motion to Reassess Damages (Seq. 22) - **J. Watson.**
14. *Duffany v. Jans* - Petition to Withdraw as Counsel (Seq. 110) - **S. Breidenbach - H. Friedland.**
15. *ECN Financial, LLC v. Alleged Ventures, LLC* - Defendant's Motion to Vacate Default Judgment (Seq. 12 D) - **F. Fitzpatrick.**
16. *Estate of Beatrice Lee Seward v. Ivy Hill Rehabilitation and Nursing Center* - Defendant's Motion to Dismiss for Failure to Prosecute (Seq. 19 D) - **L. Shenk.**
17. *Estate of Beatrice Lee Seward v. Ivy Hill Rehabilitation and Nursing Center* - Defendant's Motion to Dismiss for Failure of Plaintiff to Comply With May 9th Court Order (Seq. 22) - **L. Shenk.**
18. *F&M Equipment, Ltd. v. Green Earth Recycling, LLC* - Defendant's Motion to Strike July 13th, 2017 Order Granting Special Service of Reinstated Civil Action (Seq. 11 D) - **W. Perrone.**
19. *Flitter v. Rosenberg* - Defendant, Dean Rosenberg's Motion to Dismiss (Seq. 21 D) - **J. Battipaglia - J. Freedman.**
20. *Galleo v. Jessar* - Defendant's Motion to Compel Plaintiff's Answers to Discovery Requests (Seq. 8 D) - **S. Marino - A. Venters.**
21. *Grimes v. Lower Merion Township* - Defendant's Motion to Compel Answer to Interrogatories and Requests for Production of Documents (Seq. 16 D) - **T. Dinan - G. Knoell, III - P. Grego.**
22. *Guyer v. Pottstown Oral & Maxillofacial Surgery Associates, Inc.* - Defendant's Motion to Compel Plaintiff's Answers to Supplemental Relief - **D. Jacquette - G. Gittleman - E. Pincus.**
23. *Guyer v. Pottstown Oral & Maxillofacial Surgery Associates, Inc.* - Defendant's Motion to Compel Plaintiff's Answers to Supplemental Interrogatories (Seq. 87 D) - **D. Jacquette - G. Gittleman - E. Pincus.**
24. *H and K Group, Inc. v. Hardscape Artists, LLC* - Plaintiff's Petition for Supplemental Relief in Aid of Execution Directing Sheriff to Break and Enter (Seq. 12 D) - **M. Lessa.**
25. *Heilbrun v. Premier Pool Renovations, Inc.* - Plaintiff's Motion to Compel Responses to Discovery Requests (Seq. 19 D) - **S. Hofer - S. Rothman.**
26. *Henderson v. McElwee* - Defendant, Tahlya Chazak's Motion to Compel Attendance at Oral Deposition Directed to Co-Defendant (Seq. 57 D) - **D. Sherman - G. Slocum - D. Bailey.**
27. *Hetrick v. Quaker Realty Corporation* - Defendants, Quaker Group Montco, L.P., Quaker PA Construction, Inc., and Quaker NJ Construction, Inc.'s Motion for Leave (Seq. 36) - **S. Lurie.**
28. *Kim v. Penhollow* - Defendant's Motion to Compel Plaintiff's Attendance at Deposition (Seq. 16 D) - **J. Mezyk - E. DeVine - R. Ostriak.**
29. *Kim v. Penhollow* - Plaintiff's Motion to Compel Deposition (Seq. 15 D) - **J. Mezyk - E. DeVine - R. Ostriak.**
30. *Koh v. Martin* - Plaintiff's Petition for Leave Amend the Complaint (Seq. 2) - **J. Mezyk.**
31. *Krumenacker v. Erie Insurance Group* - Plaintiff's Motion to Compel Defendant to Provide More Specific Answers to Requests for Admission Number 1, 2, 410 (Seq. 1-1 D) - **J. O'Rourke.**
32. *Lawless v. Allesio-Adler* - Defendant's Motion to Compel Plaintiff's Economics Damage (Seq. 27 D) - **M. Greenfield - J. Tenthoff.**
33. *Lawless v. Allesio-Adler* - Defendant's Motion to Deem Defendant's Requests for Admissions as Admitted (Seq. 26 D) - **M. Greenfield - J. Tenthoff.**
34. *Lee v. Paul* - Defendant's Motion to Compel Answers to Interrogatories and Response to Request for Production of Documents (Seq. 9 D) - **J. Zimmerman - C. Sweeney.**
35. *Leshanky v. Genesis Healthcare, LLC* - Plaintiff's Motion to Compel (Seq. 25 D) - **M. Stone - J. Lucas.**
36. *Levy v. Sanchez* - Motion of Nonparty, Joshua Shapiro to Quash Subpoena Issued to Him by Plaintiff to Attend and Testify for Documents (Seq. 3) - **M. Danek.**
37. *M&T Bank v. Starlight Digital Media, LLC* - Plaintiff's Motion for Discontinuance Without Prejudice as to Defendant Starlight Digital Media, LLC (Seq. 5) - **J. Roach.**
38. *Machion v. Ralston* - Defendant's Motion to Strike Lis Pendens (Seq. 9) - **S. Reidenbach - P. Biswanger.**
39. *Mazzoni v. Sabatino* - Defendant's Motion to Compel Plaintiffs Answers to Interrogatories and Document Requests (Seq. 8 D) - **R. Goldenberg - A. Zabicki.**
40. *McCannon v. Zuber* - Defendant's Motion to Compel Depositions of Plaintiffs (Seq. 60 D) - **R. Reilly - G. Kimball - S. McManus.**
41. *Morcom v. Dlugaszewski* - Defendant's Motion to Compel Plaintiff's Deposition (Seq. 12 D) - **R. Wolfe - L. Miller.**
42. *Nascimento v. Rico* - Plaintiff's Motion for Non Pros Judgment for Fabiola Rico (Seq. 12) - **S. Antwine.**

43. Nationstar Mortgage, LLC v. Mauger - Plaintiff's Motion to Amend Complaint (Seq. 21) - **A. Markowitz**.
44. Nationstar Mortgage, LLC v. Tracanna - Plaintiff's Joint Motion to Dismiss Defendant, FWB Three, LLC (Seq. 39 D) - **R. Fay**.
45. Pennsylvania Department of Transportation v. Lower Moreland Township - Plaintiff's Motion to Dismiss and Response in Opposition to P.O.'s of William and Karl H. Schwemlein (Seq. 12 D) - **C. Clements - J. Rice**.
46. PI Advisory Corporation v. Kendall Life Sciences, LLC - Plaintiff's PI Advisory's Motion to Compel Complete and More Specific Discovery Responses (Seq. 123 D) - **D. Walton - S. Cheiken**.
47. Pousa v. Allstate Fire and Casualty Insurance Company - Plaintiff's Motion to Consolidate Both Docket Numbers (Seq. 1) - **T. Levy**.
48. Pudimont v. Pantano Properties, Inc. - Defendant, Pantano & Sons, Inc.'s Motion to Compel Defendant, Pantano Properties, Inc.'s Answers to Discovery (Seq. 11 D) - **M. Breslin**.
49. Richards v. Walton-Mayes - Defendant's Motion for Sanctions (Seq. 63 D) - **M. Greenfield - A. Filopoulos**.
50. Roth v. Millers Ale House - Plaintiff's Motion to Compel Answers to Interrogatories Directed to Defendant Shawn McLernan (Seq. 31 D) - **R. Madden - A. Sorce**.
51. Saldutti v. Clement - Plaintiff's Motion to Compel Defendants' Deposition (Seq. 114 D) - **V. Vangrossi - J. Weiss**.
52. Saldutti v. Clement - Plaintiff's Motion to Quash Deposition Subpoena and Objection to Deposition of Dante Saldutti (Seq. 115 D) - **V. Vangrossi - J. Weiss**.
53. Saldutti v. Clement - Plaintiff's Motion to Quash Deposition Subpoena and Objection to Depositions of Kyle Gutkowski (Seq. 117 D) - **V. Vangrossi - J. Weiss**.
54. Saldutti v. Clement - Plaintiff's Motion to Quash Deposition Subpoena and Objection to Depositions of Eric Bendekovitz (Seq. 116 D) - **V. Vangrossi - J. Weiss**.
55. Santangelo v. Volz - Defendant's Motion to Compel Plaintiff, Joseph Santangelo's 2nd Deposition (Seq. 8 D) - **J. Haskins - J. Stathius**.
56. Schaper v. Consenzi - Plaintiff's Motion to Compel Deposition of Defendant, Jeff Consenzi (Seq. 37 D) - **M. Green**.
57. Schneider National Carriers, Inc. v. Linvill - Defendant's Motion to Overrule Objections and Compel Complete Responses to Interrogatories and Requests for Production of Documents (Seq. 13-D) - **A. Ziccardi - M. Lyon**.
58. Scolia v. Beaumont Retirement Community - Plaintiff's Motion to File Amended Complaint and Join Beaumont Retirement Community, Inc.'s Retirement Services, Inc. (Seq. 7) - **G. Bender - J. Andrzejewski**.
59. Scott v. Summers - Defendant's Motion to Compel Plaintiff, Jerome Robinson's IME (Seq. 31 D) - **M. Leabman - J. Gilman**.
60. Shepherdson v. Shepherdson - Defendants' Petition to Withdraw as Counsel (Seq. 11) - **D. McCartney - L. Pauker**.
61. Sheppard v. 474 Lafayette St. John Corporation - Defendant's Motion to Compel Plaintiff's Answers to Interrogatories and Response to Requests for Production of Documents (Seq. 16 D) - **J. Zimmerman**.
62. Solnick & Associates, LLC v. Kim - Plaintiff's Petition to Approve Settlement and Distributions of Settlement Proceeds (Seq. 3) - **J. Solnick**.
63. Stanciu-Odongkara v. Exxon - Defendant, Duo Landscaping and Lawn Care, Inc.'s Motion to Compel Plaintiff's Responses to Supplemental Interrogatories and Documents (Seq. 1-04 D) - **M. Kats - G. McCool**.
64. Stefanic v. Ravens Claw Homeowners Association - Plaintiff's Motion to Compel Defendants' Answers to Plaintiff's Discovery Requests of June 9, 2017 - **B. Mayerson - L. Falcone**.
65. Subbaro v. Dinh - Plaintiff's Motion to Compel Discovery (Seq. 4 D) - **F. Stanczak**.
66. TBF Financial, LLC v. Concate Technologies, Inc. - Defendant's Petition to Withdraw as Counsel (Seq. 21 D) - **J. Adelman**.
67. Upper Moreland Township School District v. Montgomery County Board of Assessment Appeals - Willow Grove York, L.P. and Giant Food Stores, LLC's Motion to Compel Answers to Discovery and Depositions (Seq. 51 D) - **S. Montanye - S. Fagnan**.
68. Varady v. Dick - Plaintiff's Motion to Compel Answers to Interrogatories and Request for Production of Documents for Michael Dick, Jr. (Seq. 19 D) - **W. Coppol - D. Wallace - G. Mondjack**.
69. Vasys v. Woods at Wayne Homeowners Association - Plaintiff's Motion to Compel KP12 Contractors to Produce 3rd Request of Documents (Seq. 75 D) - **S. McManus**.
70. Vestmont Limited Partnership v. Pennsylvania Department of Transportation - Defendant's Second Motion to Compel Objections to Discovery (Seq. 18 D) - **H. Bass - J. Faul**.
71. Ward v. McPherson - Defendant, McPherson's Motion to Consolidate Both Docket Numbers (Seq. 16) - **M. Greenfield - Y. Okonieski Metz**.
72. Washington v. Kelly - Plaintiff's Motion to Compel Responses to Requests for Production of Documents (Seq. 11 D) - **R. Cole**.
73. Watson v. Howlin - Defendant's Motion to Compel Discovery (Seq. 8 D) - **J. DiPaul - Y. Koelsch**.
74. Wilmington Trust National Association V. Baker - Defendant's Motion for Leave to File an Amended Answer With New Matter and Counterclaim to Plaintiff's Complaint (Seq. 20) - **A. Brunner - D. Bifulco**.
75. Wylie v. New Belair Associates, L.P. - Plaintiff's Motion to Amend the Complaint (Seq. 19 D) - **A. Wilf - S. Cherry**.
76. Zaffino v. Assi Plaza PA, Inc. - Plaintiff's Motion to Compel Production of Videotape (Seq. 24-D) - **N. Hark - W. Sperling**.
77. Zenker v. Banes Roofing, Inc. - Motion of Kevin B. Watson to Withdraw as Counsel (Seq. 26) - **K. Watson**.
78. Zenon v. Rossi - Defendant, Aldo Rossi's Motion to Compel Attendance at Oral Deposition Directed to Co-Defendants (Seq. 33 D) - **M. Mullen - B. Hoffer**.