

## 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 July 26, 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 August 30, 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**.

### Third & Final Publication

09-03355

ALL THAT CERTAIN lot or piece of ground, situate in **Towamencin Township**, County of Montgomery and State of Pennsylvania, described according to a plan of subdivision made for Donald C. and Dorothy E. Hare by Herbert H. Metz, Inc. dated 9/22/1976 and last revised 8/7/1979 and recorded in Plan Book A 36, Page 62 bounded and described, as follows, to wit:

BEGINNING at a point on the Northeasterly side of the ultimate right-of-way line of Morris Road, 40 feet from the centerline thereof a corner of this and Lot No. 3 on the above plan; thence extending along Morris Road North 47 degrees, 15 minutes West, 176.68 feet to a point a corner of lands now or late of Dougherty Brothers; thence extending along said land North 52 degrees, 23 minutes, 36 seconds East crossing a proposed sanitary sewer lateral 415.00 feet to a point a corner of Lot No. 3 on the above plan; thence extending along Lot No. 3 the 2 following courses and distances: (1) South 37 degrees, 36 minutes, 24 seconds East, 221.96 feet to a point; (2) South 59 degrees, 27 minutes, 40 seconds West, 388.6 feet to a point on the aforesaid side of Morris Road the first mentioned point and place of beginning.

BEING Lot No. 2.

TITLE TO SAID PREMISES IS VESTED IN Jacqueline J. Wolfe, not married, by Deed from Kevin J. Wolfe, not married, dated 04/21/2008, recorded 04/23/2008, in Book 5690, Page 269.

Parcel Number: 53-00-05110-00-3.

Location of property: 1475 Morris Road a/k/a Lot #2, Morris Road, Lansdale, PA 19446-5064.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kevin J. Wolfe and Jacqueline Wolfe** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, National Association, as Trustee, for J.P. Morgan Alternative Loan Trust 2005-S1. Debt: \$887,387.20.

**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.

09-20405

ALL THAT CERTAIN lot or piece of ground, situate in **Montgomery Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a plan of subdivision of "The Orchard" for H. Hassan Builder, Inc., by Herbert H. Metz, Inc. dated 4/24/1984 and last revised 2/22/1985 and recorded in Plan Book A-46, Page 268, as follows, to wit:

BEGINNING at a point on the Southeast side of Stayman Drive (50 feet wide) said point also being the Northernmost Terminus of a round corner connecting the Southeast side of Stayman Drive with the Northeast side of Red Haven Road (50 feet wide); thence from said place of beginning and along the Southeast side of Stayman Drive North 24 degrees, 30 minutes, 42 seconds East, 85.76 feet to a point a corner of Lot #36; thence leaving the Southeast side of Stayman Drive and along Lot #36 South 65 degrees, 29 minutes, 18 seconds East, 103.97 feet to a point a corner of Lot #38; thence along Lot #38 South 45 degrees, 39 minutes, 56 seconds West, 117.38 feet to a point on the Northeast side of Red Haven Road; thence along Red Haven Road the (2) following courses and distances: (1) on the arc of a circle curving to the left having a radius of 240 feet the arc distance of 54.90 feet to a point of reverse curve; (2) on the arc of a circle curving to the right having a radius of 10 feet the arc distance of 14.30 feet to a point on the Southeast side of Stayman Drive and first mentioned point and place of beginning.

BEING Lot #37 on said plan.

UNDER AND SUBJECT to restrictions as of record.

TITLE TO SAID PREMISES IS VESTED IN Gennaro Scialla and Rosa Scialla, h/w, by Deed from Bradley B. Myers and Lettie A. Myers, h/w, dated 05/23/1996, recorded 05/29/1996 in Book 5148, Page 2379.

Parcel Number: 46-00-03087-22-4.

Location of property: 231 Red Haven Drive, North Wales, PA 19454.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gennaro Scialla and Rosa Scialla** at the suit of Bayview Loan Servicing, LLC. Debt: \$269,120.24.

**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.

10-02778

ALL THAT CERTAIN message or tenement and lot or piece of ground, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, being known as No. 317 Buttonwood Street, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Buttonwood Street at the distance of 45 feet, 7 1/2 inches Southwesterly from the Westerly corner of said Buttonwood Street and Rich Alley, a corner of this and other land formerly of said Lydia Allen; thence Northwesterly at right angles to said Buttonwood Street, the line passing through the middle of the partition wall between the house erected on the lot and the one on the adjoining lot, formerly belonging to said Lydia Allen, 95 feet to the Southeasterly side of a certain 5 feet wide alley leading from Lafayette Street to the side Rich Alley; thence along said side of said alley Southwesterly parallel to the said Buttonwood Street, 15 feet, 2 1/2 inches to a point a corner of premises formerly of the Vaughn Estate but now or late of Caroline Hangstorfer; thence Southeastwardly at right angles to Buttonwood Street and through the middle of the Northwesterly end wall of the Vaughn row, 95 feet to the aforesaid side of Buttonwood Street and thence by and along the same Northeastwardly 15 feet, 2 1/2 inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Bernadette Mathis by Deed from Harry Darby, dated 2/17/2010 and recorded 3/15/2010 in Book 5761, Page 402.

Parcel Number: 13-00-05760-00-5.

Location of property: 317 Buttonwood Street, Norristown, PA 19401-4413.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Harry Darby** at the suit of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$111,709.08.

**Vishal J. Dobaria**, Attorney. I.D. #311860

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

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

10-13626

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate partly in **Lower Merion Township** and partly in the **Borough of West Conshohocken**, County of Montgomery and State of Pennsylvania, bounded and described according to a Map of Property of Martin A. Bury made by Yerkes Engineering Company, Bryn Mawr, Pennsylvania, dated April 5, 1963 and revised April 17, 1963 as follows, to wit:

BEGINNING at a spike in the center line of Valley Road (50 feet wide), measured the five following courses and distances from the title line in the bed of Mt. Pleasant Road: (1) North 04 degrees, 11 minutes East, 118.40 feet; (2) North 28 degrees, 46 minutes East, 91.10 feet; (3) North 50 degrees, 35 minutes East, 140 feet; (4) North 57 degrees, 04 minutes East, 100 feet; (5) North 60 degrees, 35 minutes East, 81.20 feet; thence extending along line of lands of O.J. Patzau North 07 degrees, 10 minutes West, 130.30 feet to a point and North 27 degrees, 09 minutes West crossing the line dividing the Township of Lower Merion from the Borough of West Conshohocken, 808.50 feet to a point; thence extending South 88 degrees, 31 minutes East, 2.81 feet to a point; thence extending South 85 degrees, 02 minutes East, 237 feet to a point; thence extending South 81 degrees, 25 minutes East, 1.16 feet to a point in line of lands to be conveyed to William Uttal; thence extending along the same and recrossing said Township Line, South 27 degrees, 09 minutes East, 483.95 feet to a spike in the roof of an oak tree; thence extending still along the same, South 12 degrees, 31 minutes East, 323.31 feet to a point in said center line of Valley Road; thence extending along the same, South 60 degrees, 35 minutes West, 164.46 feet to the first mentioned point and place of beginning.

CONTAINING 3.805 acres.

TITLE TO SAID PREMISES IS VESTED IN E. Dean Chagan given by Malcolm Pryor and Jacqueline Pryor, husband and wife dated 07/28/2004, and recorded 10/6/2004 in Book 5528, Page 649.

Parcel Number: 40-00-63360-00-5.

Location of property: 1224 Valley Road, Villanova, PA 19085-2124.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **E. Dean Chagan** at the suit of U.S. Bank, National Association, Not in its Individual Capacity, but Solely as Legal Title Trustee for BCAT 2016-18TT. Debt: \$4,095,196.36.

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

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

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

10-32420

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

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

CONTAINING 86 perches.

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

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

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

The improvements thereon are: Residential dwelling.

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

**Christine L. Graham**, 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.

10-32429

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Hatfield Township**, County of Montgomery, Commonwealth of Pennsylvania, described in accordance with a subdivision plan of lots called "Bramble Gate" made by Donald H. Schurr, Civil Engineer and Surveyor, Norristown, Pennsylvania, dated December 1, 1970 and revised April 26, 197, as follows, to wit:

BEGINNING at a point on the Southwest side of Hedgewood Road, fifty feet wide measured the four following courses and distances along the side of Hedgewood Road from a point of tangent of a curve on the Northeast side of Maple Avenue, as now widened to forty-one and five-tenths feet by the addition of eight and five-tenths feet to the Northeast side of its original width of thirty-three feet: (1) Southeastwardly and Northeastwardly on the arc of a circle curving to the left with a radius of twenty feet, the arc distance of thirty-two and seventy-eight one-hundredths feet; (2) North forty-two degrees, fifty-six minutes East, two hundred two and fifty-seven one-hundredths feet; (3) North forty-seven degrees, ten minutes East, four hundred forty-two and fourteen one-hundredths feet; (4) Northeastwardly and Northwestwardly on the arc of a circle curving to the left with a radius of four hundred seventy-five feet, the arc distance of five hundred ninety-four and forty-three one-hundredths feet; thence from said point of beginning along Lot No. 10 South sixty-five degrees, twenty-eight minutes West, crossing a twenty feet wide drainage easement one hundred eighty-five and forty-seven one-hundredths feet to a point on the Southwest side of said drainage easement and in line of land of Burton L. Pinkerton; thence along said land and along the Southwest side of said drainage easement North forty-two degrees, forty-five minutes, forty-three seconds West, seventy-four and forty one-hundredths feet to a point, a corner of Lot No. 12; thence along Lot No. 12 recrossing said drainage easement North forty-seven degrees, fourteen minutes, seventeen seconds East, one hundred ninety-nine and seventy-two one-hundredths feet to a point on the Southwest side of Hedgewood Road; thence along said side thereof Southeastwardly on the arc of a circle curving to the right with a radius of four hundred seventy-five feet, the arc distance of one hundred thirty-four and ninety-five one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 11 on said plan.

TITLE TO SAID PREMISES IS VESTED IN James Jablonsky a/k/a Julius J. Jablonsky and Marsha J. Jablonsky by Deed from Anthony M. DiLucia, Inc. dated October 24, 1972 and recorded October 25, 1972 in Deed Book 3799, Page 330.

Parcel Number: 35-00-04661-11-9.

Location of property: 1610 Hedgewood Road, Hatfield, PA 19440.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **James Jablonsky a/k/a Julius J. Jablonsky and Marsha J. Jablonsky** at the suit of Wells Fargo Bank, N.A., s/i/i/t Wachovia Bank, N.A. Debt: \$374,899.62.

**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.

11-06721

ALL THAT CERTAIN lot or piece of ground, situate in Elkins Park in **Cheltenham Township**, County of Montgomery and State of Pennsylvania and described according to a survey and plan thereof made by William T. Muldrew, Civil Engineer, January 14, 1924, as follows, to wit:

BEGINNING at a point formed by the intersection of the Northwesterly side of Ogontz Avenue (50 feet wide) with the Westerly side of St. James Place (40 feet wide); thence extending along the Westerly side of St. James Place North 7 degrees, 17 minutes, 50 seconds West, 97.78 feet to a point; thence still along the said Westerly side of St. James Place on the arc of a circle curving to the left with a radius of 421.16 feet the arc distance of 57.19 feet to Lot 113 on said plan; thence by Lot 113 South 70 degrees, 46 minutes West, 70 feet to Lot 111 on said plan; thence by said Lot 111 South 12 degrees, 15 minutes, 35 seconds East, 144.20 feet to the Northwesterly side of Ogontz Avenue; and thence along the Northeasterly side of Ogontz Avenue on the arc of a circle curving to the right with a radius of 1234.62 feet the arc distance of 60 feet to the place of beginning.

AND Ogontz Avenue is now known as Brookside Road.

BEING the same property conveyed to Jack R. Stewart and Danielle Stewart, as Tenants by the Entirety who acquired title by virtue of a Deed from Gary Snyder, dated July 3, 2002, recorded August 26, 2003, at Deed Book 5470, Page 1550, Montgomery County, Pennsylvania records.

Jack R. Stewart died on September 7, 2013, his interest in the property passed to Danielle Stewart, a/k/a Danielle M. Stewart and Eileen Stewart, as believed heir to the Estate of Jack R. Stewart, by operation of law.

Parcel Number: 31-00-03793-00-1.

Location of property: 8324 Brookside Avenue a/k/a 8324 Brookside Road, Elkins Park, PA 19027.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Danielle Stewart a/k/a Danielle M. Stewart and Eileen Stewart, as believed heir to the Estate of Jack R. Stewart** at the suit of Wells Fargo Bank, N.A., Successor by Merger to Wells Fargo Bank, N.A. Debt: \$263,084.70.

**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.

11-09367

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, known as No. 118 Elm Avenue, situate in the Village and **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a plan of survey made by Charles D. Conklin, Jr. Civil Engineer, and dated the 19th day of September 1917, as follows, to wit:

BEGINNING at a point of the intersection of the Northwesterly side of Elm Avenue (50 feet wide) with the Northeasterly side of Beecher Avenue (50 feet wide); thence extending in front or breadth along the Northwesterly side of Elm Avenue, North 38 degrees, 58 minutes East, 27 feet 6 inches to a point and extending of that width in length or depth North 51 degrees, 2 minutes West along the Northeasterly side of Beecher Avenue and between the same and a line parallel thereto at right angles to Elm Avenue and for a part of the way through the middle of a certain party wall, 100 feet.

BEING the same property conveyed to William J. Battersby and Jacqueline Mostiller, husband and wife, who acquired title by virtue of a Deed from David W. Steele and Cheryl L. Steele, husband and wife, dated March 28, 2008 and recorded May 1, 2008 at Deed Book 5691, Page 00534, Montgomery County, Pennsylvania records.

Parcel Number: 31-00-09427-00-1.

Location of property: 118 Elm Avenue, Cheltenham, PA 19012.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **William J. Battersby and Jacquelyn Mostiller** at the suit of Wells Fargo Bank, N.A. Debt: \$326,923.14.

**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.

11-26675

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a survey and plan made by Franklin and Lindsey, Registered Engineers, Philadelphia, on May 19, 1950, as follows, to wit:

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

BEING Lot Number 324 on the above mentioned plan.

BEING the same premises which Ruth A. Schullhoff, widow, by her Attorney-in-Fact, Aimee Reilly, duly constituted and appointed by Power of Attorney, by Deed dated 06/30/1996, recorded 06/26/1989, in the Office of the Recorder of Deeds in and for Montgomery County, in Book 5230, Page 1652, and Instrument #11414, conveyed unto Rosalind Fisher, her heirs and assigns, Grantee herein.

Parcel Number: 31-00-15754-00-1.

Location of property: 48 Johns Road, Cheltenham, PA 19012.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Rosalind Fisher** 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: \$160,203.10.

**Bradley J. Osborne**, Attorney.

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

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

11-27103

ALL THAT CERTAIN unit designated as Unit 6-B, being a unit in Northridge Estates, a Condominium, situate in **West Norriton Township**, County of Montgomery and State of Pennsylvania, as designated in Declaration of Condominium of Northridge Estates, a Condominium, including Plats and Plans, bearing date January 28, 1987 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery on February 3, 1987 in Deed Book 4828, Page 1172, and any and all supplements thereto including, but not limited to the latest supplement dated 12/1/1988 and recorded 12/15/1988 in Deed Book 4896, Page 1864.

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

BEING the same premises, which Christopher J. Kluj, by Deed dated, 3/2/2007 and recorded on 3/12/2007, in and for the Montgomery County Recorder of Deeds Office, Commonwealth of Pennsylvania in Deed Book 5638, Page 1900, granted and conveyed unto Steven Ronca, Jr., in fee.

Parcel Number: 63-00-09091-11-6.

Location of property: 111 Wendover Drive, Unit 6-B, Norristown, PA 19403.

The improvements thereon are: Condominium - Garden Style.

Seized and taken in execution as the property of **Steven Ronca, Jr.** at the suit of Flat Rock Mortgage Investment Trust. Debt: \$163,604.56.

**Louis P. Vitti**, Attorney.

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

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

11-30894

ALL THAT CERTAIN lot of piece of ground, with the buildings and improvements thereon erected, situate in **Springfield Township**, County of Montgomery and State of Pennsylvania, being Lot #15 on a certain plan made by Barton and Martin, Civil Engineers of Philadelphia on the 18th of December A.D. 1948 which plan is recorded in the Office for the Recording of Deeds etc. in and for the County of Montgomery at Norristown, Pennsylvania, in Deed Book 1969, Page 600, described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Church Road (45 feet wide) at the distance of two hundred thirteen and twenty-two one-hundredths feet Northwesterly from the point of radial intersection of the Southwesterly side of Church Road with the Northwesterly Side of East Mill Road (forty-one and five-tenths feet wide as shown on plan); thence South 40 degrees, 22 minutes West, one hundred ninety-nine and thirty-nine one-hundredths feet to a point; thence North 29 degrees, 38 minutes West, seventy feet to a point; thence 40 degrees, 22 minutes East, one hundred ninety-five and forty-eight one-hundredths feet to a point on the Southwesterly side of Church Road; thence along same South 52 degrees, 50 minutes East, seventy and eleven one-hundredths feet to the first mentioned point and place of beginning.

BEING the same property conveyed to Suzanne M. Burke and Richard J. Hopkinson who acquired title by virtue of a Deed from Christopher D. Maguire, dated July 10, 2007, recorded August 15, 2007, at Instrument Number 2007099291 and recorded in Book 5660, Page 1933, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 52-00-03952-00-1.

Location of property: 2004 Church Road, Flourtown, PA 19031.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Suzanne M. Burke and Richard J. Hopkinson** at the suit of Wells Fargo Bank, N.A. Debt: \$540,712.50.

**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.

11-31278

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania described according to a final map of part of Valley Forge Homes, Inc., made July 10, A.D. 1951, by M.R. and J.B. Yerkes, Civil Engineers of Bryn Mawr, Pennsylvania, as follows, to wit:

BEGINNING at a point on the Southerly side of Kingwood Road (50 feet wide), which point is measured the four following courses and distances, along the said side of Kingwood Road, from a point in line of land now or late of William A. Glewitt: (1) extending from said lands North 68 degrees, 46 minutes East, 104.17 feet to a point of curve; (2) on a line curving to the right, having a radius of 37 feet, the arc distance of 41.92 feet to a point of reverse curve; (3) on a line curving to the left, having a radius of 175 feet, the arc distance of 153.34 feet to a point of tangent; and (4) North 82 degrees, 53 minutes East, 144.71 feet to the point and place of beginning; thence extending from said beginning point along the said side of Kingwood Road, North 82 degrees, 53 minutes East, 57 feet to a point; thence extending South 7 degrees, 7 minutes East, 140 feet to a point; thence extending South 82 degrees, 53 minutes West, 57 feet to a point; and thence extending North 7 degrees, 7 minutes West, 140 feet to the first mentioned point and place of beginning.

BEING Lot No. 7 in Block "H" on said plan.



BEING the same property conveyed to Audrey F. Streeter who acquired title by virtue of a Deed from Daniel E. Hazel, by Deed dated July 31, 2002 and recorded August 22, 2002 at Document ID 018199 and recorded in Book Volume 5421, Page 00103, Montgomery County, Pennsylvania records.

Parcel Number: 58-00-12286-00-4.

Location of property: 569 Kingwood Road, King of Prussia, PA 19406.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Audrey F. Streeter** at the suit of Wells Fargo Bank, N.A. Debt: \$205,920.48.

**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.

11-34511

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Springfield Township**, County of Montgomery and State of Pennsylvania, being Lot 34 on a certain Plan of Lots of Chestnut Hill Heights as laid out by J. Walter Ruddle, Civil Engineer, said plan being recorded at Norristown in Deed Book 623, Page 500, being known as 34 Whitemarsh Avenue and described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Whitemarsh Avenue (40 feet wide) at the distance of 50 feet measured South 54 degrees, 10 minutes East along the said side of Whitemarsh Avenue from an angle in the same which angle is at the distance of 115.92 feet measured Southwestwardly along the said side of Whitemarsh Avenue from its intersection with the Southwesterly side of Gordon Lane (33 feet wide).

CONTAINING in front or breadth on the said side of Whitemarsh Avenue 50 feet and extending of that width in length of depth Southwestwardly between parallel lines at right angles to said Whitemarsh Avenue 150 feet.

TITLE TO SAID PREMISES IS VESTED IN Stephen Steinbrook and Katherine D. Steinbrook, by Deed from Alexander Viele and Louisa Lee, dated 07/28/2004, recorded 09/02/2004 in Book 5524, Page 367.

Parcel Number: 52-00-18094-00-7.

Location of property: 34 Whitemarsh Avenue, Erdenheim, PA 19038-8230.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Stephen Steinbrook and Katherine D. Steinbrook** 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: \$323,867.20.

**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.

12-25496

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements therein erected, hereditaments and appurtenances, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, described according to a Survey of Property of E. William Uttal, et ux., made by Yerkes Associates, Inc., Consulting Engineers and Surveyors, dated 08/12/1970, as follows, to wit:

BEGINNING at a point, a stone on the Northwesterly side of Mount Moro Road (50 feet wide), a corner of lands now or late of A. Grant Sporecher, et ux. said point being the two following courses and distances from a point in the center line of Old Gulp Road: (1) leaving Old Gulp Road Northeastwardly through the bed of Mount Moro Road, 1,766.31 feet to a point; and (2) North 21 degrees, 43 minutes West through the bed of Mount Moro Road 25 feet to the point of beginning; thence extending from said point of beginning along the aforesaid lands now or late of A. Grant Sporecher, et ux., the three following courses: (1) North 21 degrees, 43 minutes West, 102.30 feet to a point; (2) South 68 degrees, 17 minutes West, 3.90 feet to a point; (3) North 21 degrees, 43 minutes West, 190.10 feet to a stone; thence extending North 68 degrees, 17 minutes East, 106.96 feet to a stone in line of lands now or late of James S. Hepburn; thence extending along the last mentioned lands, the two following courses and distances: (1) South 30 degrees, 28 minutes, 49 seconds East, 25.19 feet to a stone; and (2) South 21.43 minutes, East 267.50 feet to a stone on the Northwesterly side of Mount Moro Road aforesaid; thence extending South 68 degrees, 17 minutes West along the Northwesterly side of Mount Moro Road 106.84 feet to the first mentioned point and place of beginning.

BEING Lot Number 1 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Charles T. Housam and Judith G. Housam, h/w, by Deed from Charles T. Housam and Judith G. Repp, n/b/m known as Judith G. Housam, h/w, dated 11/06/2002, recorded 03/01/2004, in Book 5498, Page 495.

Parcel Number: 40-00-41680-00-4.

Location of property: 768 Mount Moro Road, Villanova, PA 19085-2007.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Charles T. Housam and Judith G. Housam** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association as Trustee Successor by Merger to LaSalle Bank, National Association as Trustee for WAMU Mortgage Pass-Through Certificates Series 2006-AR8 Trust. Debt: \$693,215.78.

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

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

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

12-25631

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

BEGINNING at a point on the Northeast side of Main Street at the distance of 267 feet, 1 inch Northwest from the Northwest side of Buttonwood Street, it being a corner of this and other land of the said Hamilton Terrace Company; thence along the same, passing through the middle of the partition wall between this and the adjoining house Northeast, 161 feet, 3 inches more or less to the Southwest side of an alley (10 feet wide), laid out and opened for public use forever and extending in a Northwest direction from Buttonwood Street to Hamilton Street; thence extending along said side of said alley Northwest 25 feet, 2 inches to a corner of this and other land of the said Hamilton Terrace Company; thence along said other land Southwest 161, 3 inches, more or less, to the Northeast side of Main Street; thence along said side of said Main Street Southeast 25 feet, 2 inches to the place of beginning.

BEING the same premises which Joseph Cooney, by Deed dated 1/5/2007 and recorded 1/23/2007 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5632, Page 1960, granted and conveyed unto Paul Godlewski.

Parcel Number: 13-00-23212-00-4.

Location of property: 1117 West Main Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Paul Godlewski and United States of America** at the suit of Christiana Trust, a Division of Wilmington Savings Fund Society, FSB, Not in its Individual Capacity but as Trustee of ARLP Trust 2. Debt: \$367,189.09.

**Sean M. Duffy**, Attorney, I.D. #311495

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

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

13-01391

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

BEGINNING in the center line of Holland Avenue (40 feet wide) at the distance of 196.97 feet measured North 61 degrees, 26 minutes East along the said center line at Locust Avenue (35 feet wide).

CONTAINING in front or breadth Northeastwardly along the centerline of Holland Avenue 25 feet and extending of that width in length or depth North 28 degrees, 34 minutes West, between parallel lines at right angles in said Holland Avenue 160 feet in the Southwesterly line thereof passing through the center of the party wall between these premises and the premises adjoining to the Southwest.

TITLE TO SAID PREMISES IS VESTED IN James M. Landrum and Geraldine D. Landrum, h/w, as Tenants by Entirety, by Deed from Harold G. Miller and Lillie H. Miller, h/w, dated 04/23/1993, recorded 04/30/1993, in Book 5040, Page 9.

Parcel Number: 40-00-25944-00-8.

Location of property: 72 Holland Avenue, Ardmore, PA 19003-1210.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James M. Landrum and Geraldine D. Landrum** at the suit of LSF9 Master Participation Trust. Debt: \$242,646.99.

**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.

13-11144

ALL THAT CERTAIN message or tenement and lot of land, situate on the South side of Queen Street, between Montgomery and Keim Streets, in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the South side of Queen Street at the distance of 200 feet East of Montgomery Street, a corner of this and land late of William D. Hertzog, now of George W. and Elsie G. Devinney; thence by the same Southwardly and parallel with Montgomery Street 140 feet to a 20 feet wide alley, passing in part of said course and distance through the middle of the brick division or partition wall of this and house immediately adjoining to the West of the said Devinney's; thence by the North side of a 20 feet wide alley Eastwardly and parallel with Queen Street 20 feet to land late of William D. Hertzog, now of Ernest S. Williams; thence by the same Northwardly 140 feet to the South side of Queen Street aforesaid; thence by the same Westwardly 20 feet to the place of beginning.

BEING the same premises which George McHale and Marie McHale, his wife, by Deed dated 4/22/1988 and recorded 5/3/1988 in Deed Book Volume 4871, Page 2053, Berks County Records, granted and conveyed unto Susan K. Frederick Geiger and Samuel L. Geiger, her husband.

Parcel Number: 16-00-23196-00-8.

Location of property: 922 Queen Street, Pottstown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Dennis Dry** at the suit of Pottstown School District. Debt: \$3,643.36.

**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.

13-11917

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate along Washington Street, in **Conshohocken Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a certain Plan No. 6636, thereof prepared for the Real Estate Department of Alan Wood Steel Company by the Engineering Department thereof dated January 23, 1956, as follows, to wit:

BEGINNING at a point the intersection of the Easterly side of Ash Street (50 feet wide) with the Southerly side of Washington Street; thence along the said side of Washington Street on a curve to the left with a radius of twenty-five hundred sixty-one and seventy one-hundredths feet the arc distance of two hundred twenty-five and seventy-three one-hundredths feet to a point; thence along land heretofore conveyed by Seller to Schuylkill Valley Properties, Inc. and parallel to the Nail Mill Building, South two degrees, thirty-six minutes West, three hundred five and fourteen one-hundredths feet to a point marked by an iron pin; thence still along said land, North eighty-seven degrees, twenty-six minutes West, two hundred twenty-five and twenty-six one-hundredths feet to a point in the Easterly side of Ash Street, aforesaid marked by a railroad spike set in the Westerly face of a stone wall; thence along the said Easterly side of Ash Street, North two degrees, thirty- four minutes East, two hundred ninety-five and ten one-hundredths feet to the mentioned point and place of beginning.

Property Address: 20 Ash Street, Conshohocken, Pennsylvania Tax ID/Parcel No. 05-00-11852-00-5.

ALL THAT CERTAIN unit in the property known, named and identified as Millennium, a Condominium, located in **Conshohocken Borough**, County of Montgomery, Commonwealth of Pennsylvania, which has heretofore been submitted to the Provisions of the Uniform Condominium Act 68 PA C.S. 3101 et seq. by the recording in the Montgomery County Recorder of Deeds of a Declaration dated 10/18/2000 and recorded on 10/20/2000 in Deed Book 5335, Page 2384, being and designated as Unit (A) together with a proportionate undivided interest in the Common Elements (as defined in such Declaration of 10.689%).

AND

ALL THAT CERTAIN unit in the property known, named and identified as Millennium, a Condominium, located in **Conshohocken Borough**, County of Montgomery, Commonwealth of Pennsylvania, which has heretofore been submitted to the Provisions of the Uniform Condominium Act 68 PA C.S. 3101 et seq. by the recording in the Montgomery County Recorder of Deeds of a Declaration dated 10/18/2000 and recorded on 10/20/2000 in Deed Book 5335, Page 2384, being and designated as Unit (B) together with a proportionate undivided interest in the Common Elements (as defined in such Declaration of 10.689%).

Property Address: 225 and 227 Washington Street, Conshohocken, Pennsylvania Tax ID/Parcel No. 05-00-11856-95-5 and 05-00-11856-94-6.

Parcel Numbers: 05-00-11856-95-5, 05-00-11852-00-5, 05-00-11856-94-6.

Location of property: 225 Washington Street, Conshohocken, PA 19428, 227 Washington Street, Conshohocken, PA 19428 and 20 Ash Street, Conshohocken, PA 19428.

The improvements thereon are: Commercial Property.

Seized and taken in execution as the property of **Conshohocken Associates, L.P. and Washington Street Associates II, L.P.** at the suit of SFIII Conshohocken, LLC. Debt: \$63,718,260.69 plus interest, attorney's fees, and costs.

**Agatha C. Mingos**, Attorney. I.D. #310594

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

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

13-12920

ALL THAT CERTAIN brick and stone dwelling and lot or piece of ground, upon which the same is erected in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows:

BEGINNING at a point on the West side of Franklin Street 71 feet, 5-3/4 inches South of Chestnut Street; thence Westerly through the division of a brick and stone house 156 feet, 4-5/8 inches to an eight foot wide alley; thence Northerly 19 feet, 8 inches to other property of the aforesaid Edna Lees Mills Merrick; thence Easterly by the same 156 feet, 2-7/8 inches to Franklin Street; thence Southerly by the same 19 feet, 6 inches to the place of beginning.

Parcel Number: 16-00-10404-00-2.

Location of property: 75 North Franklin Street, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Daniel E. Velez** at the suit of Pottstown School District. Debt: \$4,036.37.

**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.

13-21566

ALL THAT CERTAIN lot or piece of ground, together with all improvements thereon, situate in **Springfield Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a Plan and Survey by Warren H. Keaton, Registered Surveyor of Ambler, Pennsylvania, dated December 15, 1973, as follows:

BEGINNING at an iron pin set in the Northerly line of Springfield Avenue (40 feet wide), which iron pin lies the four following courses and distances along said line from its intersection with the Easterly line of Bethlehem Pike (60 feet wide); (1) North 77 degrees, 46 minutes East, 46.16 feet; (2) North 66 degrees, 14 minutes East, 69.99 feet to a point of curvature; (3) along the arc of a curve to the right with a radius of 1472.05 feet, a distance of 149.86 feet to a point of tangency; (4) North 72 degrees, 04 minutes East, 50.00 feet to the point of beginning; thence along the line of Lot No. 5, lands now or late of the Anthony W. Olkewicz and Ann Olkewicz, husband and wife, North 17 degrees, 56 minutes West, 149.25 feet to an iron pin; thence along the line of lands now or late of Bethlehem Pike



Shopping Center, Inc., North 71 degrees, 30 minutes East, 50.00 feet; thence along the line of Lot No. 7, South 17 degrees, 56 minutes East, 149.74 feet; thence along the Northerly line of Springfield Avenue (40 Feet wide), South 72 degrees, 04 minutes West, 50.00 feet to the point of beginning.

BEING Lot No. 6.

CONTAINING 7,475 square feet of land, more or less.

BEING the same premises which Mark F. Hannings and Tara Hannings, by Deed dated August 20, 2003 and recorded October 22, 2003 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5478, Page 1352, granted and conveyed unto Sheila J. Rust (mother of Tara Hannings).

Parcel Number: 52-00-16213-00-7.

Location of property: 15 Springfield Avenue a/k/a 15 Springfield Road, Flourtown, PA 19031-1622.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sheila J. Rust** at the suit of GMAT Legal Title Trust 2014-1, U.S. Bank National Association, as Legal Title Trustee. Debt: \$273,342.32.

**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.

13-31028

ALL THAT CERTAIN lot or piece of ground, situate in **Collegetown Borough**, County of Montgomery and State of Pennsylvania bounded and described according to 'Collegetown Glen' Plan of Subdivision prepared for The Cutler Group, Inc. made by Urwiler & Walter, Inc., Sumneytown, PA dated September 1, 1987, last revised September 6, 1989 and recorded in Plan Book A-52, Page 306, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Sonnet Lane (50 feet wide), said point being a corner of Lot #53; thence extending from said point of beginning, along the Southwesterly side of Sonnet Lane, the two following courses and distances: (1) on the arc of a circle curving to the left, having a radius of 250 feet, the arc distance of 68.47 feet to a point of tangent; and (2) South 18 degrees, 30 minutes, 00 seconds East, 4.77 feet to a point, a corner of Lot #51; thence extending along same, South 71 degrees, 30 minutes, 00 seconds West, 142.83 feet to a point in line of Lot #47; thence extending along same, North 22 degrees, 44 minutes, 51 seconds West, 35.84 feet to a point, a corner of Lot #46; thence extending along same, North 06 degrees, 00 minutes, 00 seconds West, 77.27 feet to a point, a corner of Lot #53; thence extending along the same, North 87 degrees, 11 minutes, 37 seconds East, 143.43 feet to the first mentioned point and place of beginning.

BEING Lot #52 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Eric S. Steckerl and Sandra M. Liberatori-Steckerl, h/w, by Deed from The Cutler Group, Inc., dated 09/14/1993, recorded 09/22/1993 in Book 5055, Page 504.

Parcel Number: 04-00-01810-22-9.

Location of property: 331 Sonnet Lane, Collegetown, PA 19426-2589.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Eric S. Steckerl and Sandra M. Liberatori-Steckerl** at the suit of Bank of America, N.A. Debt: \$476,152.95.

**Vishal J. Dobaria**, Attorney. I.D. #311860

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

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

14-02777

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Dublin Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of property made for Frederick F. Heck, by William T. Weir, Registered Professional Engineer, on June 26, 1970 and recorded at Norristown, Pennsylvania, in Plan Book B-18, Page 29, as follows, to wit:

BEGINNING at a point in the original center line of Twining Road (thirty-three feet wide), which point is at the distance of four hundred eighty-six and four one hundredths feet measured South forty-six degrees, three minutes, six seconds West from the point of intersection of the said center line of Twining Road and the center line of Dale Road (extended) (presently thirty-four feet wide); thence extending along said Twining Road, South forty-six degrees, three minutes, six seconds West, one hundred fifty feet to a point a corner of Lot #1 on said plan; thence extending along said Lot #1 North thirty-six degrees, forty-eight minutes, twenty-four seconds West, crossing the Northwest side of Twining Road, as proposed to be widened, three hundred eleven and thirteen one-hundredths feet to a point in line of lands of Pennsylvania Railroad; thence extending along same North sixty degrees, fifty-two minutes, seventeen seconds East, one hundred fifty-one and fifty-five one-hundredths feet to a point a corner of Lot #3 on said plan; thence extending along the same South thirty-eight degrees, forty-eight minutes, twenty-four seconds East, two hundred seventy-two and twenty-two one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 2 on said plan.

BEING the same premises which Tyrone Johns and Alyce Johns, by Indenture dated 09-20-95 and recorded 09-25-95 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5126, Page 934, granted and conveyed unto Man K. Kim and Tok Su Kim, husband and wife, as Tenants by the Entirety.

Parcel Number: 54-00-16278-00-3.

Location of property: 1710 Twining Road, Willow Grove, PA 19090.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Man K. Kim a/k/a Mon K. Kim and Tok Su Kim** at the suit of Nationstar Mortgage, LLC. Debt: \$982,659.39.

**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.

14-07984

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

BEGINNING at a point on the Southwesterly side of Glenn Valley Drive (50 feet wide) which point is measured on a line along Glenn Valley Drive curving to the left having a radius of two hundred sixty-nine and twenty-three one-hundredths part the arc distance of seventy-two and ninety-two one-hundredths feet to a point on the Southwesterly side of Glenn Valley Drive, which point is at the distance of two hundred forty feet measured along Glenn Valley Drive on a course of South forty-nine degrees, fourteen minutes East from a point of curve on Glenn Valley Drive, which point of curve is measured along Glenn Valley Drive on a line curving to the right having a radius of one hundred twenty-five feet the arc distance of the hundred ninety-six and thirty-five one-hundredths feet from a point on the Southeasterly side of Glenn Valley Drive, which last mentioned point is at the distance of one hundred five feet measured along Glenn Valley Drive on a course of North forty degrees, forty-six minutes East from a point on the Northeasterly side of Roberts Street (sixty-six feet wide); thence extending from the first mentioned point of beginning along Glenn Valley Drive on a line curving to the left having a radius of two hundred sixty-nine and twenty-three one-hundredths feet the arc distance of twenty-seven feet to a point on Glenn Valley Drive; thence extending South nineteen degrees, thirty minutes West along line of Lot No. 72 on said plan and partly through the title line in the party wall to the house erected on this lot and the house erected on the lot adjoining to this Southeast one hundred forty-three and eight one-hundredths feet to a point in the title line in the bed of a certain easement for utility and driveway, which easement for utility and driveway extends Northeastwardly into Glenn Valley Drive and Southwestwardly into Calamia Drive and also connects with a certain other easement for utility and driveway, which extends in a Northwestwardly direction, and communicates with another easement for utility and driveway, which last mentioned easement for utility and driveway extend Northeastwardly into Glenn Valley Drive and Southwestwardly into Calamia Drive; thence extending North forty-nine degrees fourteen minutes East through the title line in the bed of the above first mentioned easement for utility and driveway and along the rear lines of Lots Nos. 192 and 193 on said plan, forty-two and eighty-five one-hundredths feet to a point; thence extending North twenty-five degrees, fourteen minutes, forty-eight seconds East along line of Lot No. 220 on said plan, one hundred twenty-nine and fifty-four one-hundredths feet to a point on the Southwesterly side of Glenn Valley Drive, being the first mentioned point and place of beginning.

BEING known as Lot No. 22 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Ronald Myers and Sandra Myers, h/w, by Deed from Stephanie A. Elko and Paul J. Elko, Tenants by the Entirety, dated 09/19/2005, recorded 01/13/2016, in Book 05586, Page 2856.

Parcel Number: 13-00-13720-00-1.

Location of property: 524 Glen Valley Drive a/k/a, 524 Glenn Valley Drive, Norristown, PA 19401-3129.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ronald Myers and Sandra Myers** at the suit of U.S. Bank National Association, as Trustee for Mastr Asset Backed Securities Trust 2006-WMC4, Mortgage Pass-Through Certificates Series 2006-WMC4. Debt: \$297,308.63.

**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.

14-09472

ALL THAT CERTAIN lot or piece of land, situate in **Norristown Borough**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a plan made by Hiltner & Hitchcock, Norristown, Pennsylvania, on 03/20/1920, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Sandy Street, at the distance of 120.23 feet, Southeastwardly from the Southeasterly side of Violet Street; thence North 13 degrees, East (incorrectly given in former Deed as "North 13 degrees, 30 minutes East"), the line passing through the middle of the partition wall between this and house late of John Lauro, 133.99 feet to the Southwesterly side of Airy Street; thence along said side of Airy Street, South 74 degrees, East 16.34 feet to land conveyed by John Lauro and wife to Girolomo Da Bene by Deed dated 01/18/1923, and recorded in Deed Book No. 463 877, Page 40; thence extending along said land, South 13 degrees, West (incorrectly given in former Deeds as "South 14 degrees, West"), 133.13 feet to a point on the Northeasterly side of Sandy Street aforesaid, thence extending along said side of Sandy Street, North 77 degrees, West 16.32 feet to the place of beginning.

Parcel Number: 13-00-33064-00-7.

Location of property: 515 Sandy Street, Norristown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **J.A.R. Investments** at the suit of Municipality of Norristown. Debt: \$1,540.08.

**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.

14-19484

ALL THAT CERTAIN lot or piece of ground, situate in **Perkiomen Township**, County of Montgomery, Commonwealth of Pennsylvania, described in accordance with a plan thereof made by Earl R. Ewing, Inc., Phoenixville, Pennsylvania dated September 30, 1963 and last revised July 28, 1966, as follows, to wit:

BEGINNING at a point in the center line of Meyers Road (33 feet wide) at the distance of three hundred fifty and sixty-seven one-hundredths feet measured North seventy-four degrees, thirty-four minutes East along the center line of Meyers Road from its intersection with the center line of Seitz Road (33 feet wide); thence along the center line of Meyers Road North seventy-four degrees, thirty-four minutes East, fifty feet to a nail (found); thence leaving Meyers Road and extending South twenty-three degrees, forty-three minutes East, two hundred nineteen and forty-five one-hundredths feet to a post (found); thence South forty-seven degrees, forty-one minutes West, sixty-six feet to an iron pin (found); thence South thirty-seven degrees, twenty-five minutes West, crossing an iron pin (found) twenty-nine and eighty-two one-hundredths feet from the end of this line the distance of one hundred forty-eight and eighty-two one-hundredths feet to a point in the center line of Seitz Road; thence along the center line of Seitz Road North fifty-two degrees, thirty-three minutes West, one hundred fifty-five and fifty one-hundredths feet to a point; thence by other land of Stanley L. Lineberger and Philomena R., his wife of which this was a part the two following courses and distances: (1) North thirty-seven degrees, twenty-seven minutes East, crossing an iron pin twenty-five feet from the beginning of this line the distance of two hundred forty-nine and eleven one-hundredths feet to an iron pin; (2) North twenty-three degrees, forty-three minutes West crossing an iron pin twenty-five feet from the end of this line the distance of sixty-three and twenty-seven one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Stephen J. Myers and Denise M. Myers, by Deed from Edward Schmidt and Kathleen Schmidt, dated 07/14/2005, recorded 07/29/2005, in Book 5564, Page 743.

Parcel Number: 48-00-01987-00-8.

Location of property: 251 Seitz Road, Schwenksville, PA 19473-1832.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Denise M. Myers and Stephen J. Myers** at the suit of HSBC Bank USA, National Association, as Trustee for Nomura Asset Acceptance Corporation Mortgage Pass Through Certificates Series 2006-AP1. Debt: \$277,394.32.

**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.

14-28863

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate at Ashbourne, in **Cheltenham Township**, County of Montgomery and State of Pennsylvania and described according to a survey and plan thereof made September 30, 1924, by William Muldrew, Esquire, Civil Engineer, as follows:

BEGINNING at a point in the North side of Gerard Avenue and the East side of Penn Street; thence North 33 degrees, 20 minutes East along the East side of Penn Street 140.58 feet to a stone; thence South 59 degrees, 10 minutes East, 59.59 feet to a point; thence South 33 degrees, 20 minutes West, 135.69 feet to a stone set in the North side of Gerard Avenue; thence along the North side of Gerard Avenue North 63 degrees, 50 minutes, 30 seconds West, 60 feet to a stone set as a corner formed by the North side of Gerard Avenue and the East side of Penn Street and beginning.

TITLE TO SAID PREMISES IS VESTED IN United States of America c/o United States Attorney for the Eastern District of Pennsylvania, Sarah Sipowicz-Velazquez a/k/a Sarah N. Sipowicz-Velazquez and Jose Velazquez by Deed from Spring Hill Holdings, LLC dated March 29, 2013 and recorded April 22, 2013 in Deed Book 5870, Page 01848.

Parcel Number: 31-00-11104-00-7.

Location of property: 327 Gerard Avenue, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **United States of America c/o United States Attorney for the Eastern District of Pennsylvania, Sarah Sipowicz-Velazquez a/k/a Sarah N. Sipowicz-Velazquez and Jose Velazquez** at the suit of Pacific Union Financial, LLC. Debt: \$408,106.90.

**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.

15-02625

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, described according to a survey and plan made by C. Raymond Weir, Registered Professional Engineer, Ambler, Pennsylvania, on June 11, 1954, as follows, to wit:

BEGINNING at a point on the Northwest side of North Hills Avenue (45 feet wide) which point is measured South 16 degrees, 11 minutes, 30 seconds West, 520.00 feet from a point, which point is measured on the arc of a circle curving to the right having a radius of 10.00 feet, the arc distance of 15.71 feet from a point on the Southwest side of Eastview Drive (50 feet wide).

CONTAINING in front or breadth on said North Hills Avenue 71.00 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to the said North Hills Avenue 150.00 feet.

BEING the same premises which Philip M. Plano and Frances A. Plano, husband and wife who acquired title by virtue of a Deed from Jon D. Chick and Kimberly Peiffer a/k/a Kimberly Chick, husband and wife, by Deed dated April 30, 2001 and recorded May 11, 2001 at Official Records Volume 5360, Page 202, Montgomery County, Pennsylvania records.

Parcel Number: 54-00-12430-00-8.

Location of property: 770 North Hills Avenue, Glenside, PA 19038.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Philip M. Plano a/k/a Philip Plano and Frances A. Plano** at the suit of Nationstar Mortgage LLC. Debt: \$264,949.68.

**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.

15-02939

THE LAND REFERRED TO in this commitment is described, as follows as described in Deed Book 5228, Page 1644 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 Final Plan of Village Mingo, made by Tri State Engineers and Land Surveyors, Inc., Southampton, Pennsylvania, in January 1972, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Mennonite Road (41.5 feet wide) which point is measured the 2 following courses and distances from a point of curve on the Northwesterly side of Cochise Lane (50 feet wide) viz: (1) on the arc of a circle curving to the right having a radius of 30 feet the arc distance of 47.12 feet to a point; and (2) North 44 degrees, 16 minutes, 30 seconds West, 295.00 feet to the point of beginning; thence extending from said point of beginning along the Northeasterly side of Mennonite Road North 44 degrees, 16 minutes, 30 seconds West, 75.00 feet to a point a corner of Lot No. 149 North 45 degrees, 30 seconds East, 75.00 feet to a point, a corner of Lot No. 151 on said plan; thence extending along the same South 45 degrees, 43 minutes, 30 seconds West, 140.00 feet to a point on the Northeasterly side of Mennonite Road, aforesaid.

BEING the first mentioned point and place of beginning.

BEING Lot No. 150 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Joseph R. Overton, Jr. and Jill D. Kuhns, as Joint Tenants With the Right Survivorship and not as Tenants in Common by Deed from Steven H. Gouveia and Pamela L. Gouveia, husband and wife dated 05/28/1998 recorded 06/09/1998 in Deed Book 5228, Page 1644.

Parcel Number: 61-00-03521-50-4.

Location of property: 912 Mennonite Road, Royersford, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jill D. Kuhns and Joseph Overton a/k/a Joseph R. Overton, Jr.** at the suit of PROF-2013-S3 Legal Title Trust II, by U.S. Bank National Association, as Legal Title Trustee. Debt: \$245,640.38.

**David Neeren**, 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.

15-03075

ALL THOSE TWO CERTAIN lots or pieces of ground, being Lots Numbered Seven Hundred and Numbered Seven Hundred One (700 and 701) on the revised Plan of Lots of the Edge Hill Land Association situate on the Northwest side of Chelsea Avenue at the distance of four hundred seventy-five feet measured Northeast from the Northeast side of Chestnut Avenue in the **Upper Dublin Township**, Montgomery County, Pennsylvania.

CONTAINING in front or breadth on the said Chelsea Avenue fifty (50) feet each lot being twenty-five feet and extending in length or depth Northwest between parallel lines at right angles to said Chelsea Avenue one hundred ten feet.

Parcel Number: 54-00-04120-00-2.

Location of property: 236 Chelsea Avenue, Upper Dublin, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **James E. Turner, Executor of the Estate of Fate Vaughn** at the suit of School District of Upper Dublin. Debt: \$3,501.44.

**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.

15-07597

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision of Oakland Farms, made for Oakland Associates by Yerkes Associates, Inc. Consulting Engineers and Surveyors, Bryn Mawr, Pennsylvania, dated July 15, 1974 and recorded in the Office of the Recorder of Deeds in Plan Book A-26, Page 26-B, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Plowshare Road (fifty feet wide), said point being measured the two following courses and distances from a point on the Northeasterly side of Chestnut Avenue: (1) on the arc of a curve curving to the left, having a radius of twenty feet, the arc distance of thirty-one and forty-two one-hundredths feet

to a point; (2) North forty degrees, seventeen minutes, thirty seconds East, three hundred five feet to a point; thence extending from said point of beginning along Lot No. 245, the two following courses and distances: (1) North forty-nine degrees, forty-two minutes, thirty seconds West, two hundred thirty-eight and seventy-two one-hundredths feet; (2) North thirty-three degrees, thirty-six minutes, thirty seconds West, crossing Transcontinental Gas Pipe Line Corporation right-of-way, fifty-five feet wide, one hundred thirty-four and five one-hundredths feet to a point in line of lands now or late of Markley's Swim Club; thence extending along said land, North sixty degrees, eleven minutes, thirty seconds East, fifty feet and eighty-six one-hundredths of a foot to a corner of Lot No. 243; thence extending along said lot, South forty-nine degrees, forty-two minutes, thirty seconds East, recrossing said Transcontinental Gas Pipe Line Corporation right-of-way, three hundred fifty and twenty one-hundredths feet to a point on the Northwesterly side of Plowshare Road; thence extending along said side of Plowshare Road, South forty degrees, seventeen minutes, thirty seconds West, eighty-five feet to the first mentioned point and place of beginning.

BEING Lot No. 244 on said plan.

BEING the same premises which David Brennan and Helen Brennan, husband and wife, by Deed dated 2/22/2007 and recorded 4/5/2007, in Deed Book 5641, Page 02434 and Deed Instrument No. 2007041382, granted and conveyed unto David Brennan, an adult individual.

Parcel Number: 63-00-06260-24-7.

Location of property: 113 Plowshare Road, Norristown, PA 19403.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **David Brennan** at the suit of Wilmington Trust, National Association, as Successor Trustee to Citibank N.A., as Trustee for Structured Asset Mortgage Investments II Trust 2007-AR3 Mortgage Pass-Through Certificates, Series 2007-AR3. Debt: \$303,981.29.

**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.

#### 15-10267

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in **Horsham Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a survey and plan thereof, made of Section 2 of 'Crestview' made by Herbert H. Metz, Registered Engineer, Lansdale, PA dated July 27, 1960 which plan is recorded in and for the Recorder of Deeds in Montgomery County at Norristown, PA on August 29, 1960 in Plan Book B-6, Page 19, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Crestview Road (50 feet wide), which point is measured on the arc of a circle curving to the left having a radius of 650 feet the arc distance of 50.01 feet from a point of curve which point of curve is measured South 41 degrees, no minutes East, 868.63 feet from a point, which point is measured on the arc of a circle curving to the right having a radius of 175 feet the arc distance of 27.49 feet from a point, which point is measured South 50 degrees, no minutes East, 186.75 feet from a point, which point is measured on the arc of a circle curving to the left having a radius of 225 feet the arc distance of 36.78 feet from a point, which point is measured South 40 degrees, 38 minutes East, 338.62 feet from a point, which point is measured on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.27 feet from a point on the Southeasterly side of Meetinghouse Road (46.5 feet wide) having been widened from its original width of 33 feet by the addition of 13.5 feet on its Southeasterly side), said beginning point being also a corner of Lot No. 70 on said plan; thence extending from said point of beginning on the arc of a circle curving to the left having a radius of 650 feet the arc distance of 80.01 feet to a point a corner of Lot No. 68 on said plan; thence extending along same South 37 degrees, 32 minutes, 30 seconds West, 166.37 feet to a point; thence extending North 41 degrees, West 100.54 feet to a point a corner of Lot No. 70 on said plan; thence extending along same North 44 degrees, 35 minutes, 30 seconds East, 152.46 feet to the first mentioned point and place of beginning.

BEING Lot No. 69 on the aforesaid plan.

TITLE TO SAID PREMISES IS VESTED IN Patrick O. Sullivan and Catherine Sullivan, h/w, by Deed from Christopher M. Giardetti and Lisa M. Giardetti, by Her Agent Christopher M. Giardetti, by Power of Attorney dated September 27, 2011 and recorded 04/16/12, dated 11/30/2011, recorded 06/06/2012, in Book 5837, Page 1091.

Parcel Number: 36-00-03133-00-8.

Location of property: 217 Crestview Road, Hatboro, PA 19040-1908.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Patrick O. Sullivan and Catherine Sullivan** at the suit of Wells Fargo Bank, N.A. Debt: \$315,332.08.

**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.

#### 15-12553

LAND referred to in this commitment is described as all that certain property situated in city of Horsham in the County of Montgomery, and State of Pennsylvania and being described in a Deed dated 12/18/96 and recorded 01/30/96 in Book 5138, Page 1657, among the land records of the county and state set forth above, and referenced as follows:



ALL THAT CERTAIN unit designated as Number 17, being a unit in Windsor Pass, a Condominium, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania as designated in Declaration of Condominium of Windsor Pass, a Condominium bearing date the 24th day of August A.D. 1981 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania on the 24th day of August A.D. 1981 in Deed Book 4655, Page 186, etc., and First Amendment to Declaration of Condominium of Windsor Pass, a Condominium bearing date the 11th day of December A.D. 1981 and recorded in the Office aforesaid on the 14th day of December A.D. 1981 in Deed Book 4671, Page 937 and Second Amendment to Declaration of Condominium of Windsor Pass, a Condominium bearing date the 30th day of June A.D. 1982 and recorded in the Office aforesaid on the 2nd day of July A.D. 1982 in Deed Book 4687, Page 893 and a Correction Amendment to Second Amendment to Declaration dated October 24, 1982 and recorded November 1, 1982 in Deed Book 4694, Page 1704; and Third Amendment to Declaration of Condominium of Windsor Pass, a Condominium bearing date the 24th day of October A.D. 1982 and recorded in the Office aforesaid on the 1st day of November A.D. 1982 in Deed Book 4694, Page 1671 and Plats and Plans for Windsor Pass, a Condominium bearing date the 24th day of August A.D. 1981 and recorded on the 24th day of August A.D. 1981 as Exhibit 'B' of the Declaration of Condominium of Windsor Pass, a Condominium above mentioned.

TOGETHER with all right, title and interest being a 3.03% undivided interview of in and to the common elements as set forth in the aforesaid Declaration of Condominium and all Amendments thereto.

TITLE TO SAID PREMISES IS VESTED IN Michael D. Gipson and Kathleen G. Gipson, by Deed from Associates Relocation Management Company, Inc., dated 01/25/1996, recorded 01/30/1996, in Book 5138, Page 1657. Parcel Number: 36-00-11953-18-8.

Location of property: 17 Windsor Pass a/k/a 17 Windsor Road, Condominium 17, Horsham, PA 19044-2030.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kathleen G. Gipson and Michael D. Gipson** at the suit of LSF9 Master Participation Trust. Debt: \$216,350.43.

**Vishal J. Dobaria**, Attorney. I.D. #311860

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

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

15-12587

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, and described according to a Certain Plan thereof known as "Subdivision Plan Section No. 1 Brentwood Village, made by C. Raymond Weir, Registered Professional Engineer, dated January 26, 1961, and revised February 27, 1961, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Patricia Avenue (fifty feet wide) said point being the two following courses and distances from a point of curve on Northwesterly side of Brentwood Drive (fifty feet wide): (1) leaving Brentwood Drive on the arc of a circle curving to the right having a radius of ten feet the arc distance of fifteen and seventy-one one-hundredths feet to a point of tangent on the Northeasterly side of Patricia Avenue; and (2) North forty-seven degrees, twenty-three minutes West along the Northeasterly side of Patricia Avenue one hundred forty feet to the point of beginning; thence extending from said point of beginning North forty-seven degrees, twenty-three minutes West along the Northeasterly side of Patricia Avenue twenty-three and ninety-eight one-hundredths feet to a point of curve on the same; thence extending Northwesterly and Northerly partly along the Northeasterly and partly along the Easterly sides of Patricia Avenue on the arc of a circle curving to the right having a radius of one hundred nine and sixty-five one-hundredths feet to a point of tangent on the Easterly side of same; thence extending North five degrees, thirty minutes West along the Easterly side of Patricia Avenue eleven and seventy one-hundredths feet to a point; thence extending South forty-seven degrees, twenty- three minutes East, twenty-three and ninety-eight one-hundredths feet to a point; thence extending South forty-two degrees, thirty-seven minutes West, one hundred sixty-seven and fifty-three one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot Number 61 as shown on the above mentioned plan.

Parcel Number: 54-00-12976-00-2.

Location of property: 1613 Patricia Avenue, Upper Dublin, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Eric Brunner and Gina Brunner** at the suit of School District of Upper Dublin. Debt: \$3,809.80.

**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.

15-16301

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Upper Providence Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan as Part of Providence Hollow Estates, prepared for Michael J. Clement, Sec. Gwynedd Glen, Inc., by Stout, Tacconelli and Associates, Inc., dated 6/7/1996 last revised 3/31/1997 and recorded in Plan Book as 7, Page 36, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Jasper Lane (50 feet wide) a corner of Lot No. 8 on said plan; thence from said point of beginning extending along said Lot No. 8 North 40 degrees, 04 minutes, 34 seconds East, 238.22 feet to a point, a corner in line of lands of John, Jr. and Joanne Scholl; thence extending along the same South 41 degrees, 15 minutes, 11 seconds East, 230.44 feet to a point a corner of Lot No. 6 on said plan; thence extending along the same South 61 degrees, 37 minutes, 59 seconds West, 231.94 feet to a point on the Northeasterly side of Jasper Lane aforesaid; thence extending along the same the two following courses and distances: (1) along the arc of a circle curving to the left having a radius of 175.00 feet, the arc distance of 65.84 feet; (2) North 49 degrees, 55 minutes, 26 seconds West, 78.28 feet to the first mentioned point and place of beginning.

BEING Lot No. 7 on said plan.

CONTAINING 42,421 square feet of land.

TITLE TO SAID PREMISES IS VESTED IN Steven Topieniak and David Topieniak by Deed from Steven Topieniak dated May 5, 2005 and recorded December 23, 2005 in Deed Book 05584, Page 0613.

Parcel Number: 61-00-02700-60-5.

Location of property: 13 Jasper Lane, Phoenixville, PA 19460.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Steven Topieniak and David Topieniak** at the suit of Bank of America, N.A. Debt: \$681,437.23.

**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.

15-22348

ALL THOSE TWO CERTAIN lots or pieces of ground, hereditaments and appurtenances, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, and described according to a certain plan thereof known as Plan of "Evergreen Manor" made by Weir and Thieme, Civil Engineers, dated July 1923 and revised August 1923, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Deed Book 782, Page 600, as one lot, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Elliot Avenue formerly known as Upland Avenue, (40 feet wide), said point being at the distance of 275 feet measured South 47 degrees, 55 minutes East along the Northeasterly side of Elliot Avenue from its point of intersection with the Southeasterly side of Coolidge Avenue (50 feet wide).

CONTAINING in front or breadth Southeastwardly along the Northeasterly side of Elliot Avenue 50 feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to Elliot Avenue 125 feet.

BEING Lots Nos. 33 and 34, Section No. 7 as shown on the above-mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Rosalyn Curry by Deed from Wilhemina J. Jones dated 07/31/2006 recorded 08/30/2006 in Deed Book 5614, Page 1688.

Parcel Number: 30-00-18128-00-4.

Location of property: 2619 Elliott Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Rosalyn Curry** at the suit of Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2006-4 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2006-4. Debt: \$343,228.04.

**Sherri J. Braunstein**, 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.

15-24009

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County Of Montgomery and State of Pennsylvania and described according to a Survey and Plan of Cedarbrook Park made by Albright and Friel, Incorporated, Civil Engineers of Philadelphia on August 24, 1939, as follows, to wit:

BEGINNING at a point on the Northeast side of Evergreen Avenue (45 feet wide) at its radial intersection with the Northeast side of Summit Road (40 feet wide); thence extending North 81 degrees, 55 minutes, 30 seconds East and along the Northwest side of said Evergreen Avenue 47.32 feet to a point said point being the center of a certain 8 feet wide driveway laid out on these premises and on the premises adjoining to the Northeast and which extending Northwestward for a depth of 60 feet from the Northwest side of said Evergreen Avenue; thence extending North 8 degrees, 4 minutes, 30 seconds West partly along the center of the said 8 feet wide driveway 80.47 feet to a point; thence extending South 72 degrees, 20 minutes, 14 seconds West, 74.23 feet to a point on the Northeast side of said Summit Road; thence extending South 23 degrees, 2 minutes East along the Northeast side of said Summit Road 62.82 feet to a point of curve; thence extending Southeastward on a line curving to the left on the arc of a circle curving having a radius of 10 feet the arc distance of 13.10 feet to the point and place of beginning.

BEING Lot Number 23 on the above plan.

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

BEING the same premises which Ralph A. Cerino and Marilyn T. Cerino, by Deed dated January 31, 2001 and recorded February 13, 2001 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5350, Page 0706, granted and conveyed unto Linda F. Smith.

Parcel Number: 31-00-09673-00-7.

Location of property: 21 Evergreen Avenue, Wyncote, PA 19095.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Linda F. Smith a/k/a Linda Smith and The United States of America** at the suit of Ocwen Loan Servicing, LLC. Debt: \$135,375.78.

**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 \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

15-27564

**PREMISES "A"**

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey thereof made by William T. Muldrew, Civil Engineer, and Surveyor, Jenkintown, PA, September 23rd, 1919, as follows, to wit:

BEGINNING at a point on the Easterly side of Fairview Avenue (formerly Lee Avenue) (50 feet wide) at the distance of one hundred and seventy-four and ninety one-hundredths feet Northerly from the Northerly side of Maple Avenue (50 feet wide); thence North twenty-eight degrees, thirty-two minutes East, twenty-five and ten one-hundredths feet South sixty-one degrees, twenty-eight minutes East, one hundred and eighty-one hundredths feet to a point on the Westerly side of a ten foot wide alleyway; thence South twenty-seven degrees, thirty-seven minutes West, twenty-five and fourteen one-hundredths feet; thence North sixty-one degrees, twenty-eight minutes West, thirty-nine and ninety-one hundredths feet to the center line of a party wall; thence North sixty-one degrees, twenty-six minutes East, forty-six and four one-hundredths feet to a point; thence North sixty-one degrees, twenty-eight minutes East, fourteen and ninety one-hundredths feet to the place of beginning.

**PREMISES "B"**

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

BEGINNING at a point located and measured from a point on the Northeastly side of Maplewood Avenue (50 feet wide), said latter point being also the Southeastly corner of an alley (10 feet wide), measured one hundred fourteen feet South sixty-one degrees, twenty-eight minutes East, along Maplewood Avenue from the intersection which the Northeastly side of said Maplewood Avenue makes with the Southeastly side of Fairview Avenue (formerly Lee Avenue) (50 feet wide); thence along the Southeastly side of said alley North twenty-seven degrees, thirty-seven minutes East, the distance of one hundred seventy-two and five one-hundredths feet to the said point of and place of beginning; thence from the place of beginning along the Southeastly side of said alley North twenty-seven degrees, thirty-seven minutes East the distance of seventy-eight feet to a point; thence South sixty-one degrees, twenty-eight minutes East the distance of twenty-four and twenty-one one-hundredths feet to a point on line of land conveyed to the Eastern Real Estate Company (by Deed dated December 28, 1914 and recorded in the Recorder's Office in Deed Book 725, Page 189); thence along the Northwestly line of land conveyed to the Eastern Real Estate Company, South twenty-five degrees, five minutes West the distance of seventy-eight feet to a point on said line; thence along line of lands retained by the Grantors North sixty-one degrees, twenty-eight minutes West the distance of twenty-eight and one-half feet to the point and place of beginning.

EXCEPTING THEREOUT AND THEREFROM ALL THAT CERTAIN lot or tract of ground, situate in **Abington Township**, County of Montgomery, and State of Pennsylvania, described, as follows, to wit:

BEGINNING at a point located by measuring from a point on the Northeastly side of Maplewood Avenue (50 feet wide), said latter point being also the Southeastly corner of an alley (10 feet wide), measured one hundred fourteen feet South sixty-one degrees, twenty-eight minutes East, along Maplewood Avenue from the intersection which the Northeastly side of said Maplewood Avenue makes with the Southeastly side of Fairview Avenue (formerly Lee Avenue) (50 feet wide); thence along the Southeastly side of said alley North twenty-seven degrees, thirty-seven minutes East the distance of two hundred twenty-five and five one-hundredths feet to the said point and place of beginning; thence from the place of beginning along the Southeastly side of said alley North twenty-seven degrees, thirty-seven minutes East the distance of twenty-five feet to a point; thence South sixty-one degrees, twenty-eight minutes East the distance of twenty-four and twenty-one one-hundredths feet to a point on line of land conveyed to the Eastern Real Estate Company (by Deed dated 12/28/1914, recorded in the Recorder's Office in Deed Book 725, Page 189); thence along the Northeastly line of land conveyed to the Eastern Real Estate Company, South twenty-five degrees, five minutes West the distance of twenty-five feet to a point on said line; thence along line of lands retained by the Grantors, North sixty-one degrees, twenty-eight minutes West the distance of twenty-five and one-half feet to the point and place of beginning.

Parcel Number: 30-00-19352-00-4.

Location of property: 1915 Fairview Avenue, Abington Township, PA.

The improvements thereon are: Vacant Land.

Seized and taken in execution as the property of **James P. Alekna and Karen E. Alekna** at the suit of Township of Abington. Debt: \$1,901.87.

**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.

15-29090

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Hanover Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a Record Plan of Subdivision "Northgate", Phase 1 C 2 & 3 (Section 6), made by VanCleeef, Engineers Associates, Doylestown, Pennsylvania dated 11/19/2007, and last revised 5/2/2008, and recorded in Plan Book 32, Pages 221-230, as follows, to wit:

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

BEING the same premises which Morgan Hill Drive, L.P., Debtor in Possession, by Deed dated 9/17/2012 and recorded 9/27/2012 in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book 5849, Page 2049 granted and conveyed unto Antoine Nguyen.

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

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

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Antoine Nguyen** at the suit of U.S. Bank National Association (Trustee for The Pennsylvania Housing Finance Agency). Debt: \$208,434.37.

**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.

15-31849

ALL THAT CERTAIN lot or piece of land, situate in **Upper Hanover Township** (incorrectly given in prior Deeds as Township of New Hanover), in the County of Montgomery and Commonwealth of Pennsylvania bounded and described, as follows, to wit:

BEGINNING at a point in a public road leading from the Borough of East Greenville towards Geryville, and land of Emil Weiss; thence by land of Henry and Charles Lorentz, North sixty-two degrees, East twelve and forty-five one-hundredths perches to a stone, a corner; thence by land of now or late Nathan Schwenk, South thirty-two degrees, ten minutes East, twenty-three and seven-tenths perches to a stone, a corner, in the line of Enos Schultz's land; thence by the same South fifty-three degrees, West twelve and four-tenths perches to an iron pin, a corner, in the line of Emil Weiss's land; thence by the same North thirty-two degrees, ten minutes West, twenty-six perches to the place of beginning.

CONTAINING one acre and one hundred and forty-eight square perches of land.

FEE SIMPLE TITLE VESTED IN Leland W. Fetzer and Christina M. Fetzer, as Tenants by the Entirety by Deed from Stanley G. Kreider, Roxanne May and Michael W. Kreider, Co-Executors of the Estate of Milton E. Kreider, Deceased, dated 6/2/2006, recorded 6/15/2006, in the Montgomery County Recorder of Deeds in Deed Book 5604, Page 1764.

HE SAID Christina M. Fetzer departed this life on March 1, 2016, whereby title to the aforementioned premises vested with Leland W. Fetzer.

Parcel Number: 57-00-03325-00-2.

Location of property: 1346 Tagart Road, East Greenville, PA 18041.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Christina M. Fetzer and Leland W. Fetzer** at the suit of American Heritage Federal Credit Union. Debt: \$226,076.56.

**Jessica N. Manis**, Attorney. I.D. #318705

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

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

15-32413

ALL THAT CERTAIN lot or piece of land, with the improvements thereon erected, situate in **Plymouth Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows:

BEGINNING at a point on the Southeasterly side of Jefferson Street, fifty feet wide, at the distance of one hundred seventy feet Northeastwardly from its point of intersection with the Northeastly side of an alley twenty feet in width, as laid out on plan of George Sinclair; thence extending along the Southeasterly side of Jefferson Street North thirty degrees, East thirty feet to a stake in line of land now or late of N. Sylvester; thence extending along said land South sixty degrees, East one hundred ten feet to a stake on the Northwesterly side of an alley twenty feet in width; thence extending along said side of said alley South thirty degrees, West thirty feet to a point in line of other land of Domenick DeSimone; thence extending along said land North sixty degrees, West the line passing through the middle of the party wall between the house erected hereon and the one on the adjoining lot, one hundred ten feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Peter A. Carbo and Helen M. Carbo by Deed from Peter A. Carbo dated September 9, 2004 and recorded October 21, 2004 in Deed Book 5530, Page 00285.

Parcel Number: 49-00-05419-00-4.

Location of property: 318 Jefferson Street, Plymouth Meeting, PA 19462.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Peter A. Carbo and Helen M. Carbo** at the suit of CIT Bank, N.A. Debt: \$175,931.31.

**Christine L. Graham**, 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.

16-00203

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvement thereon erected, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Property made for the Estate of Pennsylvania, applicant Jean Jill Greene 332 Ruscombe Avenue, Glenside, PA 19038 and Owner Estate of Mary E. Leftridge 328 Ruscombe Avenue by Charles E. Shoemaker, Inc., Engineers and Surveyor, 1007 Edge Hill Road, Abington, PA 19001 dated 9/4/1992 in Plan Book B 41, Page 253, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Ruscombe Avenue (50 feet wide), said point being at a corner of Lot Number 943 on a Plan known as Edge Hill Land Association recorded in the Recorder of Deeds Office in Deed Book 360, Page 426, also said point having measured North 43 degrees, 33 minutes, 00 seconds East, 325 feet from the Northeasterly side of Walnut Avenue (50 feet wide); thence extending from said point of beginning along the aforesaid lot also said lot being the lands now or late of William P. and Allenda L. Sealt North 46 degrees, 27 minutes, 00 seconds West, 110 feet to a point at corner of Lot Number 917 as shown on the aforesaid Plan of Edge Hill Lane Association; thence extending along the aforesaid lot and along Lot Number 918 and part of Lot Number 919 as shown on the aforesaid plan North 43 degrees, 33 minutes, 00 seconds East, 75 feet to a point a corner of part of Lot Number 946 as shown on Plan of Edge Hill Land Association; thence extending along part of the aforesaid lot South 46 degrees, 27 minutes, 00 seconds East, 110 feet to a point on the aforesaid Northwesterly side of Ruscombe Avenue; thence extending along the aforesaid Ruscombe Avenue South 43 degrees, 33 minutes, 00 seconds West, 75 feet to the first mentioned point and place of beginning.

BEING known and designated as Lot Number 1 as shown on the above mentioned plan, and being known and designated as Lots Number 944, 963 and part of 946 as shown on Plan of Lots known as Edge Hill Land Association recorded in the Recorder of Deeds Office in Deed Book 360, Page 426.

BEING Lot No. 92 as shown on said plan.

BEING the same premises which Carl N. Richardson and Rosalyn L. Richardson, husband and wife by Deed dated 12/19/03 and recorded 8/8/04 in Bucks County in Land Record Book 05510, Page 1392 Instrument Number 2004117562 conveyed unto Rosalyn L. Richardson, in fee.

Parcel Number: 30-00-60740-00-7.

Location of property: 328 Ruscombe Avenue, Glenside, PA 19038.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Rosalyn Richardson** at the suit of Ditech Financial, LLC. Debt: \$227,761.06.

**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.

16-01459

ALL THAT CERTAIN lot or piece of ground, with improvements thereon erected, situate in **Lower Salford Township**, County of Montgomery and State of Pennsylvania, described and known as Lot No. 167 Danielle Drive, according to a Plan of Subdivision made for Hunter Construction Company by Herbert H. Metz, Inc., dated December 29, 1978, and last revised February 6, 1979, which plan is recorded in Plan Book A-36, Page 75, which plan is commonly known as Hunter Crest, as follows, to wit:

BEGINNING at a corner of this lot and of Lot No. 168 on the aforesaid plan on the Northerly side of Danielle Drive (50 feet wide); thence along Lot No. 168 North eight degrees, thirty-nine minutes, thirty-four seconds East, one hundred fifty and eleven one-hundredths feet to a corner; thence along Lot No. 171 North seventy-five degrees, forty-seven minutes, sixteen seconds East, twenty-one and thirty-eight one-hundredths feet to a corner; thence along Lot No. 172 North fifty-one degrees, sixteen minutes, forty-one seconds East, thirty-seven feet to a corner; thence along Lot No. 166 South three degrees, seven minutes, twenty-seven seconds East, one hundred fifty-four and forty-nine feet to a point of curve; thence along the said Northerly side of said Danielle Drive along the arc of a circle curving to the left with a radius of 60 feet the arc distance of thirty-eight and fifty-nine feet the chord of said arc being South seventy-two degrees, ten minutes, forty-one seconds West, thirty-seven and ninety-three one-hundredths feet to a point of reverse curve; thence along the said Northerly side of Danielle Drive along the arc of a circle curving to the right with a radius of 60 feet the arc distance of forty-seven and two one-hundredths feet the chord of said arc being South seventy-six degrees, twelve minutes, thirty-three seconds West, forty-five and eighty-three one-hundredths feet to the point and place of beginning.

BEING the same property conveyed to Ronald S. Frantz and Marion Frantz, husband and wife who acquired title by virtue of a Deed from Ronald S. Frantz, no marital status shown, dated November 15, 2002, recorded March 26, 2003, at Deed Book 5450, Page 2078, Montgomery County, Pennsylvania records.

Parcel Number: 50-00-00544-20-7.

Location of property: 251 Danielle Drive, Harleysville, PA 19438.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Ronald S. Frantz and Marion Frantz** at the suit of U.S. Bank, National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corporation, CSMC Mortgage-Backed Pass-Through Certificates, Series 2006-1. Debt: \$262,012.99.

**Cristina L. Connor**, Attorney.

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

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



16-02239

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, known and designated as Lot 44 on a certain plan of lots made 09/1926 by Over & Tingley, Civil Engineers bounded and described, as follows:

BEGINNING at a point on the Southwesterly side of Wilson Road, 40 feet wide, at the distance of 150 feet Southeastwardly from the Southeasterly side of Swedesford Road 50 feet wide, a corner of Lot 38 on said plan; thence extending along the Southwesterly side of Wilson Road South 22 degrees, 52 minutes East, 50 feet to a corner of Lot 45 thence extending along Lot 45 South 67 degrees, 8 minutes West, 150 feet to a common corner of Lots 44, 45, 69 and 70 on said plan; thence extending along Lot 70 North 22 degrees, 52 minutes West, 50 feet to a common corner of Lots 44, 70, 41, and 40 on said plan; thence along Lots 40, 39, and 38 on said plan North 67 degrees, 8 minutes East, 150 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN David Kronheim by Deed from David Kronhelm and Patricia Kronheim dated March 26, 2004 and recorded April 26, 2004 in Deed Book 5505, Page 00454.

Parcel Number: 58-00-20866-00-1.

Location of property: 113 Wilson Road, King of Prussia, PA 19406.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Patricia Kronheim a/k/a Patricia Zinn Kronheim and David Kronheim** at the suit of Bayview Loan Servicing, LLC. Debt: \$467,728.67.

**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.

16-02605

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

BEGINNING at a point on the Northeasterly side of Ridge Turnpike at the distance of two hundred sixty-eight feet Southeasterly from the Southeasterly side of Whitehall Road, a corner of this and land of Edward J. and Nellie Ball; thence by said land, North forty degrees, thirty-five minutes East, the Line of a portion of the distance passing through the middle of the partition wall between this and the adjoining house, two hundred ninety-five and thirty-two one-hundredths feet more or less to a point, a corner of land now or late of Carroll Johnson; thence by the same South forty-nine degrees, twenty-five minutes East, thirty feet to a point, a corner of land of Russell S. and Freda B. Jacobs; thence by the same, South forty degrees, twenty-four minutes West, two hundred ninety-five and thirty-two one-hundredths feet more or less to a point on the Northeasterly side of Ridge Turnpike aforesaid; thence along said side of said Turnpike, North forty-nine degrees, thirty-six minutes West, thirty feet to the place of beginning.

BEING the same property conveyed to Brett A. Scioli and Barbara A. Sambrick-Scioli, husband and wife who acquired title by virtue of a Deed from Donald Parker, Jr. and Robin C. Parker, husband and wife, dated February 5, 1992, recorded February 10, 1992, at Official Records Volume 4998, Page 2149, Montgomery County, Pennsylvania records.

Barbara A. Sambrick-Scioli died on November 20, 2011, their interest in the property conveyed to Brett A. Scioli, a/k/a Brett Scioli.

Parcel Number: 63-00-06793-00-2.

Location of property: 1751 West Main Street, Norristown, PA 19403.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Brett A. Scioli, a/k/a Brett Scioli** at the suit of LSF9 Master Participation Trust. Debt: \$239,719.97.

**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.

16-02938

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

BEING known and designated as Lot No. 39 as shown and delineated on that certain Record Plan (Sheets 1, 2, 3 and 4) for "The Estates at Huntingdon Valley, Lower Moreland Township, Montgomery County, Pennsylvania," prepared by Boucher and James, Inc., Consulting Engineers, Planners, Land Surveyors, dated 9/1/2000, revised to 9/6/2002 and recorded 9/26/2002 in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-61, Pages 9 through 12.

BEING the same property conveyed to Hua Yeung, husband and Yuk S. Cheng, wife who acquired title, with Rights of Survivorship, by virtue of a Deed from K. Hovnanian at Lower Moreland II, LLC, dated August 27, 2004, recorded October 14, 2004, at Document ID 2004201694, and recorded in Book 05528, Page 2947, Montgomery County, Pennsylvania records.

Parcel Number: 41-00-05888-06-5.

Location of property: 20 Morning Glory Way, Lower Moreland Township, PA, 19006 a/k/a 20 Morning Glory Way, Huntingdon Valley, PA, 19006.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Hua Yeung, Yuk S. Cheng and The United States of America, Department of Treasury, Internal Revenue Service** at the suit of Wells Fargo Bank, N.A. Debt: \$603,353.19.

**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.

16-03336

ALL THAT CERTAIN unit designated as Unit 90-B being unit in Northridge Estates, Condominium, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, as designated in Declaration of Condominium and Northridge Estates, a Condominium, including plats and plans, bearing date 1/28/1987 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery on 2/3/1987 in Deed Book 4828, Page 1172, a First Supplementary Declaration of Condominium dated 2/26/1987 and recorded 3/3/1987 in Deed Book 4830, Page 1406, a Second Supplementary Declaration of Condominium, dated 4/8/1987 and recorded 4/10/1987 in Deed Book 4834, Page 1169, Third Supplementary Declaration of Condominium, dated 5/20/1987 and recorded 6/9/1987 in Deed Book 440, Page 77, a Fourth Supplementary Declaration of Condominium, dated 7/14/1987 and recorded 7/21/1987 in Deed Book 4845, Page 106, a Fifth Supplementary Declaration of Condominium, dated 7/28/1987 and recorded 8/19/1987 in Deed Book 4848, Page 936, a Sixth Supplementary Declaration of Condominium, dated 10/7/1987 and recorded 10/13/1987 in Deed Book 4853, Page 2336, a Seventh Supplementary Declaration of Condominium, dated 11/25/1987 and recorded 1/5/1988 in Deed Book 4862, Page 427, an Eighth Supplementary Declaration of Condominium, dated 2/1/1988 and recorded 2/17/1988 in Deed Book 4865, Page 938, a Ninth Supplementary Declaration of Condominium dated 4/6/1988 and recorded 4/15/1988 in Deed Book 4870, Page 399, a Tenth Supplementary Declaration of Condominium, dated 5/10/1988 and recorded 5/16/1988 in Deed Book 4873, Page 485, an Eleventh Supplementary Declaration of Condominium, dated 6/10/1988 and recorded 6/15/1988 in Deed Book 4876, Page 424, a Twelfth Supplementary Declaration of Condominium, dated 7/5/1988 and recorded 8/9/1988 in Deed Book 4882, Page 2066, a Thirteenth Supplementary Declaration of Condominium, dated 11/7/1988 and recorded 11/10/1988 in Deed Book 4893, Page 864 and a Fourteenth Supplementary Declaration of Condominium, dated 12/1/1988 and recorded 12/15/1988 in Deed Book 4896, Page 1864.

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

UNDER AND SUBJECT to the burdens and together with the applicable benefit of Declaration of Condominium of Forest Park, a Condominium, together with plats and plans, dated 11/27/1985 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery on 11/27/1985 in Deed Book 4785, Page 1173, which Declaration and plats and plans have since been amended by amendment to Declaration of Forest Park, a Condominium dated 7/25/1986 and recorded 8/26/1986 in Deed Book 4610, Page 1664, and Second Amendment dated 10/22/1986 and recorded 11/21/1986 in Deed Book 4820, Page 770.

BEING the same premises conveyed in Deed from Lawrence Coblenz recorded 01/13/1998 in Document Number 000712, Book 5213, Page 839 in said County and State.

BEING the same premises which Lawrence Coblenz by Deed dated 01/09/1998 and recorded 01/13/1998 in the Recorder's Office of Montgomery, Pennsylvania, Deed Book 5213, Page 839 Document #000712 granted and conveyed unto Catherine A. McDonald.

Parcel Number: 63-00-05514-67-8.

Location of property: 905 Northridge Drive, Unit 90-B, Norristown, PA 19403.

The improvements thereon are: Condominium Garden Style - Private Entrance.

Seized and taken in execution as the property of **Catherine A. McDonald** at the suit of Citizens Bank of Pennsylvania. Debt: \$105,489.20.

**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.

16-06198

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a Plan of Subdivision for the Nusco Construction by Michael Raynock and Associates, Land Surveyors, dated 11/8/1991 and last revised 6/25/1991 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A52, Page 493, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Noble Street (66 feet wide) at a corner of Lot No. 3 as shown on said plan, which point is at the distance of 30.00 feet measured North 41 degrees, 00 minutes, 00 seconds East along the said Northwesterly side of Noble Street from a point on the same at a corner of lands now or late of Arakelian as shown on said plan and which last mentioned point is at the distance of 195.48 feet measured in a general Northeastwardly direction along the said Northwesterly side of Noble Street from its point of intersection with the Northeastwardly side of Airy Street (no width given); thence extending from said point of beginning

North 49 degrees, 15 minutes, 00 seconds West along Lot No. 3 aforesaid the distance of 170.00 feet to a point a corner on the Southeasterly side of Hurst Alley (20 feet wide); thence extending North 41 degrees, 00 minutes, 00 seconds East along the said Southeasterly side of Hurst Alley, the distance of 30.00 feet to a point a corner of Lot No. 1 as shown on said plan; thence extending South 49 degrees, 15 minutes, 00 seconds East along Lot 1 the distance of 170.00 feet to a point on the said Northwesterly side of Noble Street; thence extending South 41 degrees, 00 minutes, 00 seconds West along the said Northwesterly side of Noble Street the distance of 30.00 feet to the first mentioned point on the same at a corner of the aforesaid Lot No. 3 and place of beginning.

FEE SIMPLE TITLE Vested in Rodney F. Seemungal and Kimberly Y. Bennett, as Joint Tenants with the Right of Survivorship, by Deed from, Jeffrey M. Isaacs, dated 3/15/2006, recorded 3/27/2006, in the Montgomery County Recorder of Deeds in Deed Book 5594, Page 2374, as Instrument No. 2006036240.

Parcel Number: 13-00-27843-10-7.

Location of property: 523 Noble Street, Norristown, PA 19401-5519.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Kimberly Y. Bennett and Rodney F. Seemungal by Deed from Jeffrey M. Isaacs, by Deed dated 03/15/2006, recorded 03/27/2006, in the Montgomery County Recorder of Deeds in Deed Book 5594, Page 2374** at the suit of Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I, Inc. Trust 2006-WMC2, Mortgage Pass-Through Certificates, Series 2006-WMC2. Debt: \$161,038.24.

**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.

16-08110

ALL THAT CERTAIN tract of land, including brick dwelling house and lot of land, situate on the South side of Queen Street, between Keim and Price Streets in **Pottstown Borough**, Montgomery County, Pennsylvania bounded and described, as follows, to wit:

BEING brick dwelling house and bungalow in rear of Lot known as 1032 Queen Street.

BEGINNING at a point on the South side of Queen Street at the distance of 340 feet West of Price Street, at a corner of this and land late of Hutt and Knod; thence Southerly along the same 140 feet to a 20 feet wide alley, passing in part of said course and distance through the middle of the division or partition wall of this and house adjoining to the East; thence Westwardly by said alley 21 feet, 6 inches to a corner of this and land late of Emma S. Frick; thence Northwardly by the same 140 feet to the South side of Queen Street, aforesaid; thence Eastwardly 21 feet, 6 inches to the place of beginning.

Parcel Number: 16-00-23320-00-1.

Location of property: 1032 Queen Street, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Kathleen E.S. Travis** at the suit of Pottstown Borough Authority and Borough of Pottstown. Debt: \$2,270.55.

**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.

16-08971

ALL THAT CERTAIN lots with message, situate in **East Greenville Borough**, Montgomery County, Pennsylvania, described, as follows:

BEGINNING at an iron pin in the center line of Fourth Street (formerly Third Street); thence by land now or late of Horace O. Reppert's land, South 25 1/4 degrees, East 158 feet, 09 inches to a stone placed for a corner in the middle of Cherry Alley; thence South 64 degrees, 20 minutes West through the middle of said alley 45 feet to an iron spike set for a corner in the middle of said alley; thence along the line of land now or late Oliver Schultz's land, North 25 1/4 degrees, West, 158 feet, 09 inches to an iron spike place for a corner in the center line of Fourth Street; thence along the same North 64 degrees, 20 minutes East, 45 feet to beginning.

BEING the same premises which Larry D. Sandt and Sandra M. Sandt by Deed dated 1/22/99 and recorded 2/18/99 in the Recorder's Office of Montgomery, Pennsylvania, Deed Book 5260, Page 064 granted and conveyed unto Michael D. Mumma and Kimberly A. Mumma.

Parcel Number: 06-00-01384-00-5.

Location of property: 218 Fourth Street, East Greenville, PA 18041.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Kimberly A. Mumma and Michael D. Mumma** 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: \$154,966.90.

**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.

16-10775

ALL THAT CERTAIN tract or piece of land, with the buildings and improvements thereon erected, situate on the Northwest side of the Perkiomenville Road #46011 in **Upper Frederick Township**, County of Montgomery and State of Pennsylvania, bounded and described, as follows:

BEGINNING at a stone, a corner in the above mentioned Perkiomenville Road and in line of land of Marie Wurst; thence along line of land of Marie Wurst, North 33 degrees, West 140 feet to a stake, a corner; thence along lands of Wallace B. Imbody, et ux., North 43 degrees, 15 minutes East, 50 feet to a stake a corner in line of lands of Wallace C. Imbody and wife's land; thence along line of Imbody's Land, South 33 degrees, East 140 feet to a point in the center line of Perkiomenville Road, South 43 degrees, 15 minutes West, 50 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jose M. Vanegas, by Deed from Donna A. Bulen and Eddie D. Bulen, dated 06/29/2007, recorded 07/10/2007, in Book 5654, Page 01638.

Parcel Number: 55-00-01333-00-7.

Location of property: 1419 Perkiomenville Road, Perkiomenville, PA 18074-9682.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jose M. Vanegas** at the suit of Wells Fargo Bank, N.A. Debt: \$105,109.95.

**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.

16-13138

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the **Lower Moreland Township**, County of Montgomery, Pennsylvania, bounded and described according to a certain plan thereof made for the Bell Telephone Company of Pennsylvania by Edward Pickering, Jr., Registered Surveyor, Woodbourne, Pennsylvania on August 6, 1943, as follows, to wit:

BEGINNING at the intersection of the center line of Second Street Pike (50 feet wide) and the Northeasterly side of a certain thirty-five foot wide street (called Murray Avenue); thence along said side of Murray Avenue South fifty-two degrees, five minutes East, two hundred and thirty-nine one-hundredths feet to a stone; thence North thirty-seven degrees, fifty-five minutes East, sixty-nine and eighty-three one-hundredths feet to a stone in line of lands now or late of Grant Heaton; thence along the same North fifty-two degrees, five minutes West, two hundred three and twelve one-hundredths feet to a point in the center line of said Second Street Pike; and thence along the same South thirty-five degrees, forty-one minutes West, seventy feet to the first mentioned point and place of beginning.

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

Location of property: 2445 Huntingdon Pike, Lower Moreland, PA.

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

Seized and taken in execution as the property of **Lois Brucker Whitacre, Executrix** at the suit of Lower Moreland Township School District. Debt: \$10,198.76.

**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.

16-14931

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

BEGINNING at the Southwest corner of Spruce and Gay Streets; thence Southward along said Gay Street, 140 feet to the North line of the 20 feet wide alley; thence Southwest along the North side of said line 30 feet to the point in the division line of Lot No. 52; thence Northwest along the same 140 feet to the South line of said Spruce Street; thence along the side of Spruce Street Eastward, 30 feet to the place of beginning.

BEING Lot No. 53 in plans of lots laid out by the Executors of Samuel Royer, deceased.

BEING the same premises which Francis X. McLaughlin by Deed dated August 31, 2011 and recorded September 9, 2011 at Norristown in the Office for the Recorder of Deeds in and for Montgomery County in Deed Book 5812, Page 02268, granted and conveyed unto Douglass A. Murphy, in fee.

Parcel Number: 16-00-27852-00-5.

Location of property: 740 Spruce Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Douglass A. Murphy** at the suit of Lakeview Loan Servicing, LLC. Debt: \$124,477.92.

**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.

16-14979

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

BEGINNING at a point on the Southwesterly side of Beech Street (50 feet wide), which point is measured the following three courses and distances from a point on the Southeasterly side of Potts Drive (50 feet wide), viz: (1) leaving the said Southeasterly side of Potts Drive on the arc of a circle curving to the right having a radius of 22 feet and the arc distance of 37.63 feet to a point of tangent on the Southwesterly side of Beech Street aforesaid; (2) thence extending along the Southwesterly side of Beech Street, South 77 degrees, 35 minutes East, 110.03 feet to a point, an angle on the Southwesterly side of Beech Street aforesaid; and (3) thence still along the Southwesterly side of Beech Street aforesaid South 63 degrees, 39 minutes East, 120.01 feet to the point and place of beginning; thence extending from said point of beginning and continuing along the Southwesterly side of said Beech Street, South 63 degrees, 39 minutes East, 50 feet to a point, a corner of this and Lot No. 288 on said plan; thence extending along the same, South 26 degrees, 21 minutes West, 100 feet to a point in the centerline of a 10 feet wide utility easement, being a corner of this and Lot No. 252 on said plan; thence extending along the centerline of said 10 feet wide utility easement, North 63 degrees, 39 minutes West, 50 feet to a point, a corner of this and Lot No. 290 on said plan; thence extending along the same, North 26 degrees, 21 minutes East, 100 feet to a point on the Southwesterly side of Beech Street aforesaid, being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Antonio D. Joseph and Christina H. Joseph, by Deed from Michelle E. Mettler, dated 03/02/2015, recorded 03/02/2015, in Book 5945, Page 1515.

Parcel Number: 16-00-01968-00-5.

Location of property: 356 West Beech Street, Pottstown, PA 19464-6404.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christina H. Joseph and Antonio D. Joseph** at the suit of Wells Fargo Bank, N.A. Debt: \$120,536.64.

**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.

16-15512

ALL THAT CERTAIN lot or piece of ground, situate in **Montgomery Township**, County of Montgomery, Commonwealth of Pennsylvania described according to a Plan of Subdivision of "The Orchard" for H. Hassan Builder, Inc. by Herbert H. Metz, Inc. dated 4/24/1984 and last revised 2/22/1985 and recorded in Plan Book A-46, Pages 268 to 271, as follows, to wit:

BEGINNING at a point on the Southeast side of Orchard Drive (50 feet wide), said point being measured along Orchard Drive the following two (2) courses and distances from the Southernmost terminus of a round corner connecting the Southeast side of Orchard Drive with the Northeast side of a 40 foot right-of-way leading to the future site of "The Village," viz: (1) on the arc of a circle curving to the right having a radius of 10 feet the arc distance of 15.71 feet; (2) North 41 degrees, 45 minutes, 00 seconds East, 64.50 feet to a point a corner of Lot No. 79 and the place of beginning; thence from said place of beginning and continuing along the Southeast side of Orchard Drive North 41 degrees, 45 minutes, 00 seconds, 38 feet to a corner of Lot No. 77; thence leaving the Southeast side of Orchard Drive and along Lot No. 77 South 48 degrees, 15 minutes, 00 seconds East, 140 feet to a point in line of the future site of "The Village"; thence along the future site of "The Village" South 41 degrees, 45 minutes, 00 seconds West, 38 feet to a point a corner of Lot No. 79; thence along Lot No. 79 North 48 degrees, 15 minutes, 00 seconds West, 140 feet to a point on the Southeast side of Orchard Drive and first mentioned point and place of beginning.

BEING the same property conveyed to Jarrod Spencer, no marital status shown who acquired title by virtue of a Deed from Omnath C. Anand, also known as Vijay C. Anand and Sharda Anand, husband and wife, dated August 31, 2009, recorded September 4, 2009, at Instrument Number 2009096480, and recorded in Book 5742, Page 02882, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 46-00-03014-34-2.

Location of property: 232 Orchard Drive, North Wales, PA 19454.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Jarrold Spencer a/k/a Jarrod B. Spencer** at the suit of Wells Fargo Bank, N.A. Debt: \$262,790.34.

**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.

16-15728

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



BEGINNING at a stone, a corner of this and land now or late of Jacob W. Adam, at the side of a public road leading from Zieglersville to Fruitville on the Limerick and Colebrookdale Turnpike Road; thence along the side of the said public road and land now or late of Jacob W. Adam, North 74 degrees, West 8.85 perches to a stone in the middle of said public road, and also in another public road leading to the Swamp Creek Mills from the aforementioned Turnpike Road, a corner of this and land now or late of David Hamell; thence by the same, North 19.2 perches to a stone in the middle of said public road, a corner of this and land now or late of Daniel C. Krause; thence by the same, South 71-1/2 degrees, East 12.2 perches to a stone, a corner of the same; thence by land now or late of Jacob W. Adam, South 9-3/4 degrees, West 18 perches to the place of beginning.

BEING the same premises which Mary Anne Wetzel, widow, by Barbara Ann Zilinski, her attorney-in-fact by Deed dated November 1, 1999 and recorded November 4, 1999 in Montgomery County in Book 5295, Page 1244 conveyed unto Ronald J. Diesinger, in fee.

TITLE TO SAID PREMISES IS VESTED IN Raymond D. Diesinger by Deed from Ronald J. Diesinger dated 06/05/2006 recorded 06/08/2006 in Deed Book 05603, Page 2196, Instrument #2006070029.

Parcel Number: 37-00-03130-00-1.

Location of property: 481 Gerloff Road, Schwenksville, PA 19473.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Donald Diesinger, Known Heir of Raymond D. Diesinger, Estate of Raymond D. Diesinger, c/o Linda S. Fulmer, Executrix, Linda Fulmer, Executrix of the Estate and Known Heir of Raymond D. Diesinger, Terry Patrick, Known Heir of Raymond D. Diesinger, Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Raymond D. Diesinger** at the suit of Bank of America, N.A. Debt: \$364,149.50.

**J. Eric Kishbaugh**, 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.

16-19887

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 for "Hayes Estates", Phase I made by Herbert A. Metz, Inc., dated 11/3/1987 and last revised on 09/07/1988 and recorded in Plan Book A-50, Page 474, as follows, to wit:

BEGINNING at a point of curve on the Northeasterly side of Fairgrounds Road (60 feet wide), at a point, a corner of this and Lot No. 108 as shown on the above mentioned plan; thence extending from said point of beginning and extending partly along the Northeasterly side of Fairgrounds Road and changing over to the Northwesterly side of Fairgrounds Road on the arc of a circle curving to the left having a radius of 292.00 feet the arc distance of 74.96 feet to a point, a corner in line of Lot No. 110; thence extending along the same North 14 degrees, 27 minutes, 16 seconds West, 141.10 feet to a point, a corner in line of Lot No. 89; thence extending along the same north 88 degrees, 45 minutes, 58 seconds East, 110.00 feet to a point, a corner in line of Lot No. 108; thence extending along the same South 00 degrees, 15 minutes, 14 seconds West, 129.76 feet to the first mentioned point and place of beginning.

BEING the same premises which Sal Lapio, individual, and Maxi Group, a Partnership, by Deed dated November 30, 1990 and recorded December 7, 1990 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 4964, Page 1715, granted and conveyed unto Ernest M. White and Ronda S. White, husband and wife.

AND THE SAID Ronda S. White departed this life on March 15, 2015. Title to the property passed to Ernest M. White, by operation of law.

Parcel Number: 35-00-03452-21-7.

Location of property: 1560 Fairgrounds Road, Hatfield, PA 19440.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ernest M. White** at the suit of Citimortgage, Inc. Debt: \$209,260.05.

**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.

16-20647

ALL THAT CERTAIN unit (hereinafter called the unit) in the property known as Cynwyd Court Condominium, located at 42 Conshohocken State Road in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the Pennsylvania Uniform Condominium Act, Act of 07/02/1980 P.L. 286, as designated in the Declaration of Cynwyd Court Condominium, dated 03/30/1984 and recorded in Deed Book 4733, Page 281, with plats and plans attached thereto as Exhibit "B" and First Amendment thereto dated 03/08/1985 and recorded 07/29/1985 in Deed Book 4773, Page 1352 and Second Amendment thereto dated 07/22/1985 and recorded 07/31/1985 in Deed Book 4790, Page 834 and Third Amendment thereto dated 06/30/1987 and recorded 06/21/1988 in Deed Book 4877, Page 5.

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

BEING known as Unit Number 4-E and the exclusive use of parking space Number 7.

TITLE TO SAID PREMISES IS VESTED IN Eunice H. Kim by Deed from Tonya Griffin dated November 9, 2005 and recorded November 22, 2005 in Deed Book 05580, Page 00443.

Parcel Number: 40-00-57152-70-5.

Location of property: 42 Conshohocken State Road, Unit 4E, Bala Cynwyd, PA 19004.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **Eunice H. Kim** at the suit of Ditech Financial, LLC. Debt: \$133,927.31.

**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.

16-20686

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Moreland Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan of Long Lane Farms made by Kissane-Leddy Associates, Inc., Civil Engineers and Land Surveyors dated 7/10/1979 and recorded in Montgomery County in Plan Book A-38, Page 65, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Philip Road (50 feet wide), said point being measured the three following courses and distances from a point of curve on the Northeasterly side of Long Lane (50 feet wide): (1) leaving Long Lane on the arc of a circle curving to the right having a radius of 20.00 feet, the arc distance of 31.42 feet to a point of compound curve on the Southeasterly side of Philip Road; and (2) thence extending from said point of curve along the Southeasterly and Southwesterly sides of Long Lane on the arc of a circle curving to the right having a radius of 125.00 feet, the arc Long Lane; and (3) thence extending along the same South 48 degrees, 05 minutes, 45 seconds East, 594.95 feet to the point of beginning, said point of beginning being a point a corner of Lot No. 29, as shown on the above mentioned plan; thence extending from the said point of beginning along the Southwesterly side of Philip Road South 48 degrees, 05 minutes, 45 seconds East, 125.00 feet to a point a corner of Lot No. 31, as shown on the above mentioned plan; thence extending along Lot No. 31 and partially along Lot No. 32 as shown on the above mentioned plan South 41 degrees, 54 minutes, 15 seconds West, 175.00 feet to a point a common corner of the aforesaid Lot No. 32 and Lot No. 34 as shown on the above mentioned plan; thence extending along Lot No. 34 as shown on the above mentioned plan North 48 degrees, 05 minutes, 45 seconds West, 125.00 feet to a point a corner of Lot No. 29 as shown on the above mentioned plan; thence extending along Lot No. 29 as shown on the above mentioned plan North 41 degrees, 54 minutes, 15 seconds East, 175.00 feet to the first mentioned point and place of beginning.

CONTAINING in area 21,875 square feet.

BEING Lot No. 30 as shown on the above mentioned plan.

Parcel Number: 41-00-06765-24-1.

Location of property: 500 Philip Road, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Alexander N. MacPhee and Anita Nayak-MacPhee** at the suit of Ventures Trust 2013 I-H-R. Debt: \$575,254.92.

**Jill M. Fein**, Attorney. I.D. #318491

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

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

16-22752

ALL THAT CERTAIN parcel or tract of land, situate in **Lower Pottsgrove Township**, County of Montgomery and State of Pennsylvania bounded and described in accordance with a survey made by Daniel Meixner, Registered Professional Engineer of Subdivision of land of Charles L. Sutton, dated 10/9/68, as follows, to wit:

BEGINNING at a point in the center line of Pruss Hill Road (50 feet wide), which point is measured South 48 degrees, 30 minutes East, 540.78 feet from an angle point in the center line of said road, which point is measured South 68 degrees, 08 minutes East, 56.77 feet from a point of intersection of the center line of Pruss Hill Road and the center line of Snell Road; thence extending from said point of beginning along the said center line of Pruss Hill Road South 48 degrees, 30 minutes East, 150.00 feet to a point a corner of Lot 3 on said plan; thence extending along the said South 37 degrees, 22 minutes, 30 seconds West, 649.63 feet to a point in line of lands now or late of Nathaniel Eggleston; thence extending along the same North 80 degrees, 34 minutes, 30 seconds West, 169.37 feet to a point in line of lands now or late of Joseph Drop; thence extending along the same and along lines of lands now or late of John Piechota and Willard Thomas through a wire fence North 37 degrees, 22 minutes, 30 seconds East, 784.80 feet to the first mentioned point and place of beginning.

BEING Lot 4 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Tye M. Kivela and Lisa R. Kivela, h/w, by Deed from Amelia Louise Foley, dated 03/06/1999, recorded 03/25/1999, in Book 5264, Page 1453.

Parcel Number: 42-00-03886-00-5.

Location of property: 2870 Pruss Hill Road, Pottstown, PA 19464-2212.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Tye M. Kivela and Lisa R. Kivela** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association. Debt: \$113,570.90.

**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.

16-22930

ALL THAT CERTAIN two story brick message and lot or piece of land appurtenant thereto, situate in the **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at the Northeast corner of Main and Jefferson Streets; thence Northeasterly, along the Southeasterly side of Jefferson Street, Northeasterly eighty feet to Cowden Alley (laid out twenty feet wide); thence along the Southwesterly side of Cowden Alley Southeasterly parallel to Main Street twelve and fifty-six hundredths feet to a point a corner of this and other land now or late of Mary P. Sclafani; thence still by the same land Southwesterly parallel with the first course, the line passing through the middle of the partition wall between the house erected on this lot and the house erected on the adjoining lot eighty feet to Main Street aforesaid; and thence along the Northeast side thereof Northwesterly twelve and fifty-six one-hundredths feet to the place or point of beginning.

BEING the same premises which Russell W. Piazza, Executor of the Estate of Elizabeth Durante, deceased by Deed dated October 22, 1982 and recorded in Montgomery County, in Deed Book 4694, Page 911 conveyed unto Salvatore Santoro and Lauri Santoro, Tenants by Entireties, in fee.

Parcel Number: 13-00-22176-00-5, Map #13045 042.

Location of property: 555 East Main Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Christopher Organtini and Dawn Organtini** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$48,560.42 plus interest to sale date.

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

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

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

16-23292

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

BEGINNING at a point in the middle line of a certain fifty feet wide public road or street called Lippincott Avenue at the distance of ninety feet and nine one-hundredths feet from the intersection of the middle line of Lippincott Avenue with the middle line of Spring Avenue; thence South sixty-one degrees, twelve minutes West, seventy feet to a point still in the middle of said Lippincott Avenue; thence North twenty-eight degrees, forty-eight minutes West, one hundred eighty-five feet to a point in the rear line of Lot No. 10; thence North sixty-one degrees, twelve minutes East, seventy feet to a point in the rear line of Lot No. 9; thence South twenty-eight degrees, forty-eight minutes East, one hundred eighty-five feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN James L. Minus, III by Deed from James L. Minus, III, Executor of the Estate of Norma D. Minus, Deceased, dated August 30, 2010 and recorded September 8, 2010 in Deed Book 5778, Page 02161. The said James L. Minus, III died on September 25, 2015 without a will or appointment of an Administrator.

Parcel Number: 40-00-32752-00-4.

Location of property: 204 Lippincott Avenue, Ardmore, PA 19003.

The improvements thereon are: Commercial - Funeral Home.

Seized and taken in execution as the property of **Milton E. Minus, Sr., Known Surviving Heir of James L. Minus, III, Leonard Minus, Known Surviving Heir of James L. Minus, III, Esther L. Gross, Known Surviving Heir of James L. Minus, III, Sara L. Dean, Known Surviving Heir of James L. Minus, III, Stanley M. Dean, Known Surviving Heir of James L. Minus, III and Unknown Surviving Heirs of James L. Minus, III** at the suit of The Bryn Mawr Trust Company. Debt: \$84,810.15.

**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.

16-24325

ALL THAT CERTAIN property, situated in **Abington Township**, in the County of Montgomery and Commonwealth of Pennsylvania, being more fully described in a Deed dated 12/14/2001 and recorded 5/22/2002, among the land records of the County and Commonwealth set forth above, in Deed Volume 5409, Page 738.

BEING the same premises which Christine Fisher a/k/a Christine Kenas, by Deed dated December 14, 2001, and recorded May 22, 2002, in the Office of the Recorder of Deeds in and for the County of Montgomery, Deed Book 5409, Page 738, granted and conveyed unto Christine Fisher, in fee.

Parcel Number: 30-00-45904-00-2.

Location of property: 2824 Mount Vernon Avenue, Willow Grove, PA 19090.

The improvements thereon are: A dwelling.

Seized and taken in execution as the property of **Christine Fisher** at the suit of LSF9 Master Participation Trust. Debt: \$233,486.69.

**Keri P. Ebeck**, 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.

16-25615

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a Map and Subdivision of Oakland Farms, Section I for Oakland Associates, by Yerkes Associates, Inc., Consulting Engineers and Surveyors, Bryn Mawr, Pennsylvania, dated 6/19/1974 and last revised 2/14/1977, as follows, to wit:

BEGINNING at a point on the Northeast side of Oakland Drive (60 feet wide), said point is measured the three following courses and distances from a point of curve on the Southeast side of Horseshoe Road (50 feet wide): (1) on the arc of a circle curving to the left in a Southwesterly and Southeasterly direction, having a radius of 20 feet, the arc distance of 29.52 feet to a point of reverse curve; (2) on the arc of a circle curving to the right, in Southeasterly direction, having a radius of 455 feet, the arc distance of 142 feet to a point of tangent; and (3) South 32 degrees, 38 minutes, 30 seconds East, 25 feet to a point; thence extending from said point and place of beginning along Lot No. 194, North 57 degrees, 21 minutes, 30 seconds East, crossing a 20 feet wide sanitary sewer easement, 229.87 feet to a point, a corner of land to be reserved for storm water control; thence extending along the same, the two following courses and distances: (1) South 24 degrees, 06 minutes, 10 seconds East, 47.10 feet to a point; and (2) thence extending South 53 degrees, 48 minutes, 25 seconds East, 41.21 feet to a point; thence extending South 57 degrees, 21 minutes, 30 seconds West, recrossing said 20 feet wide sanitary sewer easement, 237.76 feet to a point on the Northeast side of Oakland Drive; thence extending along said side of Oakland Drive, North 32 degrees, 38 minutes, 30 seconds West, 85 feet to the first mentioned point and place of beginning.

BEING Lot No. 195 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Ferruccio J. Auriemma and Diane L. Auriemma, husband and wife by Deed from Tyrone Akins and Carolyn Akins, husband and wife dated 08/20/1996 recorded 12/16/1996 in Deed Book 5171, Page 0005.

Parcel Number: 63-00-05519-39-4.

Location of property: 2301 Oakland Drive, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Diane Auriemma a/k/a Diane L. Auriemma, Ferruccio J. Auriemma and United States of America, Department of the Treasury - Internal Revenue Service** at the suit of Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I, Inc. Trust 2004-WMC2. Debt: \$259,126.85.

**Nicole LaBletta**, 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.

16-26770

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

BEGINNING at a point in the middle of the former Reading and Perkiomen Turnpike Road, at a corner of this and land of Edward M. Rhoads; thence by said land South 2 degrees, West 450.3 feet to an iron pin in the middle of Brown Street; thence along the middle of said street South 84 degrees, 53 minutes East, 69.8 feet to an iron pin; thence by land conveyed to Edward Smith North 3 degrees, 15 minutes East, 292.5 feet to an iron pin; thence by the same land North 5 degrees, 40 minutes East, 100 feet to a pin in the middle of the aforesaid Turnpike Road; thence along the same North 79 degrees, 10 minutes, 77.5 feet to the place of beginning.

ALL THAT CERTAIN parcel or tract of land, situate in **Lower Pottsgrove Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a draft as prepared by Ralph E. Shaner and Son Engineering Company dated June 8, 1976 and more fully described, as follows, to wit:

BEGINNING at the Northwesterly corner other lands of Kenneth Drumheller said point being in the bed of East High Street (50 feet wide); thence leaving East High Street and along the Westerly property line other lands of Kenneth Drumheller, South 0 degrees, 35 minutes West, 208.80 feet to a corner lands of Annie Minerva R. Linderman; thence along the same South 88 degrees, West 10.2 feet to a corner other lands of the grantor Annie Minerva R. Linderman, and intended to be conveyed to Charles Gundlach; thence along the latter land North 0 degrees, 35 minutes East, 208.8 feet to a corner in the bed of the aforesaid East High Street; thence along and in said East High Street, North 88 degrees, East 10.2 feet to a corner and place of beginning.

CONTAINING 2,130 square feet of land.

TITLE TO SAID PREMISES IS VESTED IN James R. Skapnit, Jr., by Deed from James R. Skapnit, Jr., Administrator of The Estate of Elsie E. Skapnit, dated 08/14/2013, recorded 08/28/2013, in Book 5886, Page 2756. James R. Skapnit was a co-record owner of the mortgaged premises as a Tenant by the Entirety. By virtue of James R. Skapnit's death on or about 07/29/1999, his ownership interest was automatically vested in the Surviving Tenant by the Entirety. Mortgage Elsie E. Skapnit a/k/a Elsie Skapnit died on 02/18/2012, and James R. Skapnit, Jr. was appointed Administrator/trix of her estate. Letters of Administration were granted to him on 08/14/2013 by the Register of Wills of No. 46-2013-X3071. Decedent's surviving heir at law and next-of-kin is James R. Skapnit, Jr.

Parcel Number: 42-00-01801-00-2.

Location of property: 2318 East High Street, Pottstown, PA 19464-3110.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James R. Skapnit, Jr., Individually and in His Capacity as Administrator of The Estate and Heir of The Estate of Elsie E. Skapnit a/k/a Elsie Skapnit and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Elsie E. Skapnit a/k/a Elsie Skapnit, Deceased** at the suit of Trifera LLC. Debt: \$87,124.89.

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

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

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

16-27669

ALL THAT CERTAIN tract or piece of ground, situate in **Douglass Township**, Montgomery County, Commonwealth of Pennsylvania, shown as Lot No. 30 on a Subdivision Plan "Flint" by A.G. Newbold P.E., recorded in Plan Book B-27, Page 58, bounded and described, as follows:

BEGINNING at a point on the Northwesterly boundary line in Pine Lane, said point being 235.00 feet distant from the intersection of the Northwesterly boundary line of Pine Lane and the Northerly boundary line of Onyx Lane measured North 49 degrees, 05 seconds, 40 seconds East; thence by Lot No. 31 North 40 degrees, 54 minutes, 20 seconds West, 145.00 to a point; thence by Lot No. 35 North 49 degrees, 05 minutes, 40 seconds East, 105.00 feet to a point; thence by Lot No. 29 South 40 degrees, 54 minutes, 20 seconds East, 145.00 feet to a point; thence by the Northwesterly boundary line of Pine Lane south 49 degrees, 05 minutes, 40 seconds West, 105.00 feet to the place of beginning.

CONTAINING 15,225 square feet.

BEING the same premises which John D. Little and Sandra E. Little, husband and wife, by Deed dated December 15, 2003, and recorded December 18, 2003, in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5490, Page 1172, granted and conveyed unto Daniel Ferst and Tara Ferst, husband and wife.

Parcel Number: 32-00-05796-00-4.

Location of property: 65 Pine Lane, Gilbertsville, Douglass Township, Montgomery County, PA 19525.

The improvements thereon are: A colonial two story single family dwelling.

Seized and taken in execution as the property of **Daniel Ferst and Tara Ferst, husband and wife**, at the suit of NS0154, LLC. Debt: \$42,208.23.

**Richard Brent Somach**, Attorney. I.D. #19521

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

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

16-27671

ALL THOSE TWO CERTAIN lots or pieces of ground, being Lots Numbered Seven Hundred and Numbered Seven Hundred One (700 and 701) on the revised plan of the lots of the Edge Hill Land Association, situate on the Northwest side of Chelsea Avenue at the distance of four hundred seventy-five feet measured Northeast from the Northeast side of Chestnut Avenue in **Upper Dublin Township**, Montgomery County, Pennsylvania.

CONTAINING in front or breadth on the said Chelsea Avenue fifty (50) feet, each lot being twenty-five feet, and extending in length or depth Northwest between parallel lines at right angles to said Chelsea Avenue one hundred ten feet.

SAVE AND EXCEPT:

Premises A:

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania bounded and described according to a Subdivision Plan made by Woodrow & Associates, Inc. dated 5/8/2005 last revised 5/15/2006 and recorded in Plan Book 27, Page 350, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Chelsea Avenue said point being a corner of Lot 2 as shown on the above mentioned plan measured a distance of 412.50 feet from the corner of Chestnut Avenue and Chelsea Avenue; thence extending from said beginning point along the Northwesterly side of Chelsea Avenue South 45 degrees, 00 minutes, 00 seconds West, 37.50 feet to a point; thence extending North 45 degrees, 00 seconds, 00 minutes West, 110 feet to a point; thence extending North 45 degrees, 00 minutes, 00 seconds East, 37.50 feet to a point a corner of Lot 2; thence extending along the same South 45 degrees, 00 minutes, 00 seconds East, 110 feet to the first mentioned point and place of beginning.

BEING Lot Number 1 as shown on the above mentioned plan.

Premises B:

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania bounded and described according to a Subdivision Plan made by Woodrow & Associates, Inc. dated 5/8/2005 last revised 5/15/2006 and recorded in Plan Book 27, Page 350, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Chelsea Avenue said point being a corner of Lot 1 as shown on the above mentioned plan measured a distance of 412.50 feet from the corner of Chestnut Avenue and Chelsea Avenue; thence extending from said point of beginning along Lot 1 North 45 degrees, 00 minutes, 00 seconds West, 110 feet to a point; thence extending South 45 degrees, 00 minutes, 00 seconds East, 37.50 feet to a point a corner of Lot 3; thence extending along the same South 45 degrees, 00 minutes, 00 seconds East, 110 feet to a point on the Northwesterly side of Chelsea Avenue; thence extending along the same South 45 degrees, 00 minutes, 00 seconds West, 37.50 to the first mentioned point and place of beginning.

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



BEING part of the same property which Lewis E. Weiss and Suki Weiss, his wife, granted and conveyed unto Tempy Vaughn, single woman and Fate Vaughn, single man, as Tenants in Common by Deed dated April 14, 1966 and recorded May 3, 1966 in the Recorder's Office of said County in Deed Book 3425, Page 1181.

Parcel Number: 54-00-04120-00-2.

Location of property: 236 Chelsea Avenue, Glenside, PA 19038.

The improvements thereon are: Residential single family property.

Seized and taken in execution as the property of **James E. Turner, Executor of the Estate of Fate Vaughn** at the suit of PNC Bank, National Association. Debt: \$90,482.36.

**Michael C. Mazack**, 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.

16-27687

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, located in **Springfield Township**, County of Montgomery and State of Pennsylvania, known as Lot No. 119 on a plan called 'Sunnybrook North Hills' made for Sunnybrook, Inc., dated June 1st, 1946, by Barton and Martin, Engineers, and recorded at Norristown in Plan Book 1680A, Page 55, and more particularly bounded and described, as follows, to wit:

SITUATE on the Northwesterly side of Paper Mill Road, (as shown on said plan) at the distance of 255 feet measured North 46 degrees, 13 minutes East from its intersection with the Northeasterly side of Golf Road (60 feet wide) (both lines produced).

CONTAINING in front or breadth on the said Northwesterly side of Paper Mill Road, 60 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to the said side of Paper Mill Road, 135 feet.

TITLE TO SAID PREMISES IS VESTED IN Susan I. Egbert-Boyle, by Deed from Joseph H. Boyle and Susan I. Egbert-Boyle, h/w, dated 02/09/2012, recorded 07/18/2013, in Book 5881, Page 681.

Parcel Number: 52-00-13045-00-7.

Location of property: 117 Paper Mill Road, Oreland, PA 19075-1918.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph H. Boyle a/k/a Joseph Boyle and Susan I. Egbert-Boyle a/k/a Susan Boyle** at the suit of Wells Fargo Bank, N.A. Debt: \$133,725.96.

**Vishal J. Dobaria**, Attorney. I.D. #311860

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

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

16-28115

PREMISES A:

ALL THOSE CERTAIN two lots of land together with the improvements erected thereon, being 244 North Keim Street, in **Pottstown Borough**, Montgomery County, Pennsylvania, shown as Lots 43 and 44 on the plan of Edgewood Terrace, being bounded and described, as follows:

BEGINNING at a point on the Southeast side of Keim Street at the division line between Lots 42 and 43; thence Southeastwardly along Lot 42, 139 feet to a 20 feet wide alley; thence Northeastwardly along the same 40 feet to Lot 45; thence Northwestwardly along the same 139 feet to Keim Street aforesaid; thence Southwestwardly along the same 40 feet to the place of beginning.

BEING Parcel No. 16-00-16776-00-2.

PREMISES B:

ALL THOSE CERTAIN two lots of land, situate on the Southeast side of Keim Street and known as 220 North Keim Street, now known as 242 North Keim Street (for informational purposes only), in **Pottstown Borough**, Montgomery County, Pennsylvania, being Lots 41 and 42 on the plan of Edgewood Terrace, bounded and described, as follows, to wit:

BEGINNING at a point on the Southeast line of Keim Street, 160 feet Northeast from the line of Morris Avenue at the corner of Lot 40; thence Northeastwardly along said Keim Street 40 feet to Lot 43; thence along the same Southeastwardly 139 feet to a 20 feet wide alley; thence along same Southwestwardly 40 feet to Lot 40; thence along same Northwestwardly 139 feet to the place of beginning.

BEING Parcel No. 16-00-16768-00-1.

BEING the same premises which Matthew T. Pethel and Colleen D. Pethel f/k/a Colleen D. Megay, by Matthew T. Pethel, his Attorney-in-fact, by Deed dated 3/22/2013 and recorded 3/29/2013 in the Recorder's Office of Montgomery, Pennsylvania, Deed Book 5868, Page 314 granted and conveyed unto Ashlyn E. Musser.

Parcel Numbers: 16-00-16776-00-2 and 16-00-16768-00-1.

Location of property: 242-244 North Keim Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Ashlyn E. Musser** at the suit of U.S. Bank National Association (Trustee for The Pennsylvania Housing Finance Agency). Debt: \$123,519.99.

**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.

16-29112

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Pottstown Borough**, County of Montgomery, State of Pennsylvania, bounded and described according to a plan and survey thereof made by George F. Shaner, Engineer, on July 9, 1947, as follows, to wit:

BEGINNING at a point being the intersection of the Southwesterly side of Eighth Street with the Southeasterly side of Johnson Street; thence extending along the Southwesterly side of Eighth Street, aforesaid, South 54 degrees, 26 minutes East, 31 feet, 7-1/2 inches to a point; thence at right angles to said Eighth Street extending through the middle of a portion wall, South 35 degrees, 57 minutes West, 8 feet to a point; thence extending North 54 degrees, 26 minutes West, 35 feet, 1 inch to a point on the Southwesterly side of Johnson Street aforesaid; thence along the said side of said Street, North 38 degrees, 29 minutes East, 80 feet, 1-1/4 inches to the place of beginning.

BEING the same premises which Raymond T. Bromfield, by Deed dated September 21, 2007, and recorded October 1, 2007, in the Recorder of Deeds Office in and for the County of Montgomery, Pennsylvania, in Book 2413, Page 2416, granted and conveyed unto Bobbie Jo Lare, in fee. The said Bobby Jo Lare departed this life on 2/28/2016 vesting title in Robert Lare, Marie A. Maderia, and the Unknown Heirs of Bobbie Jo Lare, Deceased.

Parcel Number: 16-00-07236-00-2.

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

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **The Unknown Heirs of Bobbie Jo Lare Deceased, Marie A. Maderia Solely in Her Capacity as Heir of Bobbie Jo Lare, Deceased and Robert Lare Solely in His Capacity as Heir of Bobbie Jo Lare, Deceased** at the suit of Pennsylvania Housing Finance Agency. Debt: \$127,006.39.

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.

16-29336

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 Map of Knollbrook, made for Richelou Custom Builders, Inc., made by Yerks Associates, Inc., Bryn Mawr, Pennsylvania dated 5/14/1973 and last revised 12/9/1974, described, as follows, to wit:

BEGINNING at a point on the title line in bed of Robinson Lane which point is measured the following 3 courses and distances from a point on the title in the bed of Franklin Knoll Drive: (1) on the arc of a circle curving to the left having a radius of 200 feet the arc distance of 30.23 feet to a point of tangent; (2) South 83 degrees, 18 minutes, 40 seconds East, 60.01 feet to a point of curve; (3) on the arc of a circle curving to the right having a radius of 225 feet the arc distance of 115.50 feet to the place of beginning; thence extending from same and extending in the bed of Robinson Lane and crossing a sanitary sewer easement on the arc of a circle curving to the right having a radius of 225 feet the arc distance of 247.40 feet to a point; thence extending through the bed of Robinson Lane, South 76 degrees, 17 minutes, 10 seconds West, 53.73 feet to a point in line of Lot #24; thence along the same the following 2 courses and distances: (1) North 13 degrees, 42 minutes, 50 seconds West, 30.24 feet to a point; (2) South 76 degrees, 17 minutes, 10 seconds West, 111.28 feet to a corner of Lot #19; thence along same North 35 degrees, 00 minutes, 40 seconds West, 99.14 feet to a corner of Lot #22; thence along same and re-crossing said sanitary sewer easement, North 42 degrees, 43 minutes, 20 Seconds East, 198.63 feet to the first mentioned point and place of beginning.

BEING Lot #23 on said plan.

CONTAINING in area, 25,783 square feet.

FEE SIMPLE TITLE VESTED IN Barry Craig Geftman by Deed from, Barry Craig Geftman and Diane Jahn Geftman, his wife, dated 10/22/1987, recorded 12/2/1987, in the Montgomery County Recorder of Deeds in Deed Book 4858, Page 2287 as Instrument No. 23156. Barry Craig Geftman departed this life on October 30, 2015, whereupon title vested onto Geoffrey Jahn Geftman, Brooke Geftman and Laura Geftman.

Parcel Number: 40-00-51160-25-3.

Location of property: 608 Robinson Lane, Haverford, PA 19041.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Geoffrey Jahn Geftman, Co-Personal Representative of the Estate of Barry Craig Geftman, Deceased, Brooke Geftman, Co-Personal Representative of the Estate of Barry Craig Geftman, Deceased and Laura Geftman, as Known Heir of Barry Craig Geftman, Deceased** at the suit of M&T Bank. Debt: \$1,518,761.30.

Jessica N. Manis, Attorney. I.D. #318705

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

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

16-29395

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

BEGINNING at a point on the Southwest side of Rambo Street at the distance of 80 feet Southeasterly from the South corner of Rambo Street and Prospect Avenue, a corner of this and Lot No. 4 on plan of lots recorded in Deed Book 946, Page 600; thence along said side of Rambo Street Southeasterly 30 feet to a point; thence extending Southwesterly the line for a portion of the distance passing through the center of a partition wall 120 feet to the Northeast side of a 20 feet wide public alley; thence along said side of said alley Northeasterly 30 feet to a point a corner of Lot No. 4; thence extending along said lot Northeasterly 120 feet to the first mentioned point and place of beginning.

BEING the same premises which David S. Beaver and Leanne M. Beaver, by Deed dated April 27, 2011 and recorded May 3, 2011 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5799, Page 2052, granted and conveyed unto Mark K. Hayden.

Parcel Number: 02-00-05024-00-5.

Location of property: 412 East Rambo Street, Bridgeport, PA 19405.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mark K. Hayden** at the suit of Manufacturers and Traders Trust Company also known as M&T Bank Successor by Merger to Hudson City Savings Bank, FSB c/o Bank of America, N.A. Debt: \$153,143.09.

**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.

16-29652

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon to be erected, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania bounded and described according to a survey and plan thereof made by George F. Shaner, Registered Engineer dated January 19, 1948 and known as Brookside Homes, Inc. which said plan is recorded at Norristown, Pennsylvania in Deed Book 1898, Page 600, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Adams Street (fifty feet wide) at the distance of six hundred twenty-nine feet, three and one-quarter inches Northeastwardly from a point of tangent in the said side of Adams Street, which said point of tangent is at the distance of twenty-four feet, nine inches measured on the arc of a circle curving to the left having a radius of twenty feet from a point of curve on the Northeasterly side of Wilson Street (forty feet wide); thence from said point of beginning along Lot #93 North twenty-eight degrees, eighteen minutes West, one hundred feet to a point in the center line of a certain ten feet wide Utility Easement; thence extending along the center line of same North sixty-one degrees, forty-two minutes East, fifty feet to a point; thence extending along Lot #95 South twenty-eight degrees, eighteen minutes East, one hundred feet to a point on the said Northwesterly side of Adams Street; thence extending along the same South sixty-one degrees, forty-two minutes West, fifty feet to the first mentioned point and place of beginning.

BEING Lot #94 on the above mentioned plan.

UNDER AND SUBJECT to the following conditions and restrictions:

THE FOLLOWING LIMITATIONS, reservations, restrictions, covenants, agreements and provisions are hereby established by Brookside Homes, Inc., a PA Corporation, to govern the subdivisions and future use of a tract of land known as Tract No. 1, Brookside Manor, in the Borough of Pottstown, and are to apply to all lots as shown on the controlled map of Brookside Manor property, dated March 29, 1948, and recorded in Deed Book 2898, Page 600, said plan having been approved by the property officials of the Borough of Pottstown on December 3, 1947.

THE LAND for which these articles apply shall be used for residential purposes only except in such instances where land may be taken for use by the county or state for government buildings and also except for the office of a resident member of a recognized profession.

ALL LOTS in the tract shall be known and described as residential lots, with the exceptions of Lots 63 and 64, which are designated for a business center and playground. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance to the neighborhood no signs, except the usual flat wall sign for the professional offices shall be used or permitted on any part of the said premises. No trailer, basement, tent, shack, garage or other out building erected in the tract shall at anytime be used as a residence temporarily or permanently nor shall any structure of temporary character be used as a residence. No cesspools will be permitted on any lots in the development but sewage disposal on any lot on this tract shall be provided by means of connections to the public sewage mains and no private sewage disposal system be permitted. No livestock shall be maintained on the premises except watchdog and/or other usual family pet. No signs shall be permitted on any lots or building except such as may be necessary to announce the sale or rental of the property in which event the said sign shall not be offensive in size, shape or character and shall not exceed in size 12 inches high and 18 inches long. The right to modify, change, waive or annul in whole or in part these foregoing articles is expressly reserved by the Brookside Homes, Inc., in its absolute discretion at any time as to land. If the parties hereto or any of them or their heirs or assigns shall violate or attempt to violate any of the covenants herein it shall be lawful for any other person or persons owning any real property situate in said development or subdivision to prosecute any proceedings at law or equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

THESE COVENANTS are to run with the land and shall be binding on all the parties and all persons claiming under them until 1975 at which time said covenants shall be automatically extended for successive periods of 10 years unless by a vote of the majority of the then owners of the lots it is agreed to change the said covenants in whole or in part.

THAT the invalidation of any one of the covenants by judgments of Court Order shall in no wise affect any of the other provisions which shall remain in full force and effect.

TITLE TO SAID PREMISES IS VESTED IN Shawn E. Kosinski and Kate M. Filipovic, by Deed from Jerry Murray Administrator for The Estate of Fernley C. Murray, dated 10/31/2007, recorded 11/08/2007, in Book 5671, Page 1395. Parcel Number: 16-00-00296-00-3.

Location of property: 879 North Adams Street, Pottstown, PA 19464-4340.

The improvements thereon are: Residential property.

Seized and taken in execution the property of **Shawn Z. Kosinski a/k/a Shawn E. Kosinski and Kate M. Filipovic** at the suit of Lakeview Loan Servicing, LLC. Debt: \$130,122.85.

**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.

16-29910

ALL THAT CERTAIN lot or piece of ground, with the message or tenement thereon erected, situate in Overbrook Hills in Merion, **Lower Merion Township**, County of Montgomery, Pennsylvania on the Northwest side of City Line Avenue (sometimes known as City Line or City Avenue) at the distance of 370.9 feet Southwest from the point on the corner formed by the intersection of the Northwest side of City Line Avenue if extended with the Southwest side of Henly Road (if extended).

CONTAINING in front or breadth on the said City Line Avenue 60 feet and extending of that width in length or depth Northwest between parallel lines at right angles to the said City Line Avenue 125 feet to a certain 15 feet wide driveway which extends Northwest into Henley Road.

BEING the same premises which Gregory Bodison and Tracy B. Bodison, his wife, by Deed dated February 19, 1998 and recorded April 7, 1998 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5221, Page 1443, granted and conveyed unto Tracy B. Bodison.

Parcel Number: 40-00-11192-00-9.

Location of property: 1513 City Avenue, Wynnewood, PA 19096.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Tracy B. Bodison** 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: \$326,587.36.

**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.

16-29921

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate on the North side of Ninth Street in the **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described according to a survey thereof by George F. Shaner, Registered Engineer, as follows:

BEGINNING at a corner of this and Lot 315 on the Northerly side of Ninth Street; thence along said Lot 318 North 35 degrees, 5 minutes East, 140 feet to a point on the Southerly side of a certain 80 feet wide alley; thence along the Southerly side of said alley South 54 degrees, 52 minutes East, 50 feet to a point, a corner of this and Lot No. 317; thence along said Lots 327, South 35 degrees, 6 minutes West, 140 feet to a point on the Northerly side of Ninth Street; thence along the Northerly side of Ninth Street North 54 degrees, 52 minutes West, 50 feet to the point or place of beginning.

BEING known as Lot No. 316 on Lincoln Manor Plan of Lots.

UNDER AND SUBJECT to restrictions or contained in Deed Book 393, Page 28 at Norristown, Pennsylvania.

TOGETHER with the rights and privileges to use a certain sewer serving the within premises, located on Lot 317.

BEING the same premises which Harvey Paul Schatz and Elizabeth Jane Schatz, his wife by Indenture dated 08/29/1962, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, aforesaid, in Deed Book 3258, Page 288, granted and conveyed unto Walter M. Bakay and Hosia Mary Bakay, his wife, in fee.

Parcel Number: 16-00-21584-00-9.

Location of property: 15 West Ninth Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Hosia Bakay a/k/a Hosia Mary Bakay** at the suit of Nationstar HECM Acquisition Trust 2016-3, Wilmington Savings Fund Society, FSB, Not Individually, but Solely as Trustee. Debt: \$179,555.88.

**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.

16-29930

ALL THAT CERTAIN lot along the North side of Montgomery Avenue, West of 5th Street in **Souderton Borough**, Montgomery County, Pennsylvania, bounded and described according to a recent survey and plan of building lots of Prospect Manor dated April 8, 1939 as prepared by Stanley F. Moyer, Registered Engineer and Land Surveyor, Souderton, Pennsylvania being Lot No. 8 on said plan, as follows, to wit:

BEGINNING at a point in the center line of Montgomery Avenue 50 feet wide said point being 356.45 feet Southwest of the intersection of the center lines of Montgomery Avenue and South 5th Street (incorrectly noted on prior Deeds as Fifty Street); thence along Montgomery Avenue South 54 degrees, 26 minutes West the distance of 75.45 feet to an iron pin a corner of lands of the former Kate Hagey Estate; thence along the same North 36 degrees, 49 minutes West the distance of 165.60 feet to an iron pin; thence North 53 degrees, 11 minutes East the distance of 75.45 feet to a corner; thence along Lot No. 9 South 36 degrees, 49 minutes East the distance of 167.25 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Daniel A. Walker and Heather A. Gallagher, by Deed from Damion M. Covelens and Carrie B. Covelens, dated 07/28/2011, recorded 07/29/2011, in Book 5808, Page 01633.

Daniel A. Walker was a co-record owner of the mortgaged premises as a Tenant by the Entirety. By virtue of Daniel A. Walker's death on or about 03/03/2016, his ownership interest was automatically vested in the Surviving Tenant by the Entirety.

Parcel Number: 21-00-05184-00-6.

Location of property: 425 Montgomery Avenue, Souderton, PA 18964-1511.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Heather Gallagher a/k/a Heather A. Walker a/k/a Heather A. Gallagher** at the suit of Wells Fargo Bank, N.A. Debt: \$220,839.90.

**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.

16-30201

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Towamencin Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan made for Upper Gwynedd-Towamencin Municipal Authority by Czop/Specter, Inc., Consulting Engineers and Surveyors, Worcester, Pennsylvania, dated August 27, 1986 and last revised July 21, 1988 recorded in Montgomery County, in Plan Book A-50, Page 117, as follows, to wit:

BEGINNING at a point on the Easterly Ultimate Right of Way Line of Bustard Road, said point being a corner of this lot and Lot No. 1 on said plan; thence extending from said point and place of beginning along the said side of Bustard Road the next two courses and distances: (1) North 24°, 41° East, 121.76 feet to a point; (2) thence North 34°, 54' East, 127.42 feet to a point; thence leaving Bustard Road and extending South 58°, 2' East, 128.44 feet to a point, a concrete monument to be set; thence extending along Lot No. 1 on said plan, the next two courses and distances: (1) South 24°, 41' West, 230.88 feet to a point, a concrete monument to be set; (2) thence North 65°, 19' West, 150 feet to a point on the said side of Bustard Road, said point being the first mentioned point and place of beginning.

BEING the same premises which Upper Gwynedd-Towamencin Municipal Authority, by Deed dated 12/14/1988 and recorded 12/22/1988 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 4897, Page 1240, granted and conveyed unto Daniel J. Flore, Jr. and Betty L. Flore.

Parcel Number: 53-00-01180-00-9.

Location of property: 2065 Bustard Road, Harleysville, PA 19438.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Daniel J. Flore, Jr. and Betty L. Flore** at the suit of Citizens Bank of Pennsylvania. Debt: \$246,156.83.

**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.

16-30219

ALL THOSE THREE CERTAIN lots or pieces of land, situate on May Farm, in **West Norriton Township**, formerly Norriton, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by James Cresson, Civil Engineer, in August, 1920, as follows, to wit:

BEGINNING at a marble stone on the Southwestern side of Marshall Street, at the distance of one hundred sixty-four and fifty-two one-hundredths feet Westerly from the West corner of Centre Avenue and Marshall Street, a corner of this and Lot No. 7; thence along Lot No. 7 at right angles to Marshall Street, Southerly one hundred forty feet to a marble stone on the Northern side of a twenty feet wide alley; thence along said side of said alley, Westerly sixty feet to a stake a corner of Lot No. 3; thence parallel to the first line, Northerly one hundred forty feet to a stake on the Southwestern side of Marshall Street aforesaid and along said side thereof, Easterly sixty feet to the place of beginning.

BEING Lots No. 4, 5 and 6 on said plan.

TITLE TO SAID PREMISES IS VESTED IN John S. Hicks, by Deed from Edward Kosinski, dated 07/19/2006, recorded 08/29/2016, in Book 05614, Page 1016.

Parcel Number: 63-00-05077-00-8.

Location of property: 1436 West Marshall Street, Norristown, PA 19403-3246.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John S. Hicks** at the suit of The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A. as Successor to JP Morgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2006-RZ4. Debt: \$153,788.32.

**Vishal J. Dobaria**, Attorney. I.D. #311860

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

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



17-02794

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Merion Township**, Montgomery County, Pennsylvania bounded and described according to a Certain Plan of Elsie Evelyn 2 Lot Subdivision made by Joseph M. Estock, P.E. dated 7/20/1993 and recorded in Montgomery County in Plan Book A-54, Page 428 (erroneously set forth in prior Deed as Page 420), as follows, to wit:

BEGINNING at a point on the Westerly side of Gulph Ridge Drive said point being a corner of Lot No. 29 of said plan; thence along Lot No. 29 of said plan, South 67 degrees, 45 minutes, 30 seconds West, 125.00 feet to a point; thence along a portion of Open Space Parcel 'C' as shown on said plan the two following courses and distances, viz: (1) North 22 degrees, 14 minutes, 30 seconds West, 99.02 feet to a point; and (2) North 74 degrees, 34 minutes, 59 seconds East, 127.50 feet to a point on the Westerly side of Gulph Ridge Drive; thence along the Westerly side of Gulph Ridge Drive the two following courses and distances, viz: (1) by a curve deflecting to the left having a radius of 225.00 feet and an arc distance of 26.80 feet to a point of tangency; and (2) South 22 degrees, 14 minutes, 30 seconds East, 57.14 feet to a point the place of beginning.

BEING Lot No. 30 of said plan.

TITLE TO SAID PREMISES IS VESTED IN Blair Thomas, as Sole Owner, by Deed from Pulte Home Corporation of The Delaware Valley, a Michigan Corporation, dated 09/29/2000, recorded 12/14/2000, in Book 5342, Page 0502. Parcel Number: 58-00-17192-21-8.

Location of property: 401 Gulph Ridge Drive a/k/a 401 Gulph Ridge Drive, Unit 84, King of Prussia, PA 19406-3213.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Blair Thomas** at the suit of Deutsche Bank National Trust Company as Trustee for Indymac Indx Mortgage Loan Trust 2004-AR5, Mortgage Pass-Through Certificates Series 2004-AR5. Debt: \$358,781.81.

**Vishal J. Dobaria**, Attorney. I.D. #311860

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

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

17-02797

ALL THAT CERTAIN lot or piece of ground, with improvements thereon erected, situate in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Land Development Plan of "Longford Crossing" made for Pulte Homes, by Bohler Engineering, Inc., Civil Engineers, dated February 6, 2004, and last revised April 29, 2005, and recorded in Plan Book 25, Page 19, as follows, to wit:

BEGINNING at an interior point, said point being a corner of Lot No. 184 as shown on the above mentioned plan; thence; extending from said point of beginning along Lot No. 184 as shown on said plan, North 48°, 03', 00" East, 65.17 feet to a point; thence, extending South 41°, 57', 00" East, 32.92 feet to a point; thence, extending South 48°, 03', 00" West, 65.17 feet to a point; thence, extending North 41°, 57', 00" West, 32.92 feet to the first mentioned point and place of beginning.

BEING Lot No. 183 as shown on said plan.

BEING part of the same premises which Broadway Realty, a Pennsylvania Limited Partnership, by Deed dated February 7, 2005 and recorded February 7, 2005, in Montgomery County in Deed Book 5543, Page 1, conveyed unto Pulte Homes of PA, Limited Partnership, a Michigan Limited Partnership, in fee.

BEING the same premises which Pulte Homes of PA, L.P., by Deed dated 4/9/08 and recorded 4/11/08 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5688, Page 2553, and Instrument #2008037416, granted and conveyed unto Maria A. Rankin, as sole owner, in fee.

Parcel Number: 61-00-00723-00-1, Map #61047B183.

Location of property: 1 Unity Way, Phoenixville, PA 19460.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Maria A. Rankin** at the suit of Bayview Loan Servicing, LLC. Debt: \$552,639.05.

**Samantha Gable**, Attorney.

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

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

17-04026

ALL THAT CERTAIN lot or piece of ground, situate in **Limerick Township**, County of Montgomery and Commonwealth of Pennsylvania, being bounded and described according to a Record Subdivision Plan West of "The Estates at Landis Brooke" made for Landis Brooke Associates, L.P. by Van Engineering Associates dated 3/14/2000 and last revised 5/9/2001 and recorded in plan Book A-60, Page 336, as follows, to wit:

BEGINNING at a point in the Northwesterly side of Sunny Brook Road (50 feet wide), a corner of this and Lot 20 on said plan; thence along the side of said road North 62 degrees, 01 minutes East, 119.40 feet to a concrete monument (to be set); thence continuing along the said of said road on the arc of a circle curving to the right, having a radius of 500.00 feet in a Northeasterly direction the arc distance of 10.70 feet to a point, a corner of Lot 18; thence leaving said road along Lot 18 North 26 degrees, 45 minutes, 24 seconds West, 226.74 feet to a point in line of lands now or late of James A. and Lillian Sapp; thence by lands of Sapp South 84 degrees, 26 minutes, 02 seconds West, 145.98 feet to a point, a corner of Lot 20 aforesaid; thence along line of Lot 20 South 27 degrees, 59 minutes, 00 seconds East, 282.24 feet to the point and place of beginning.

BEING Lot Number 10 as shown on the abovementioned plan.

CONTAINING in area 33.784 square feet, be the same more or less.

BEING the same premises which Landis Brooke Associates, L.P. by Deed dated 08/09/2002 and recorded 12/02/2012 in the Recorder's Office of Montgomery, Pennsylvania, Deed Book 5438, Document #028242, Page 0031 granted and conveyed unto Edward L. James, Jr. and Dawn James, husband and wife.

Parcel Number: 37-00-04913-22-5.

Location of property: 168 Sunny Brook Road, Limerick, PA 19468.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Dawn James** at the suit of U.S. Bank National Association, as Trustee for American General Mortgage Loan Trust 2010-1 American General Mortgage Pass-Through Certificates, Series 2010-1. Debt: \$404,755.35.

**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.

17-04058

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements erected or to be erected thereon, situate in **New Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision for Windlestrae Associates, drawn by Urwiler & Walter, Inc., Summeytown, PA, Job No. 02136, dated 12/8/1989 and revised by various dates as being recorded in Plan Book 28, Pages 227-236 and/or Plan Book 29, Pages 237-246, as follows, to wit:

BEGINNING at a point on the Easterly side of Garnet Drive, said point of beginning is being measured along the arc of a circle curving to the right having a radius of 26.00 feet the arc distance of 40.84 feet from a point on the Northerly side of Lilac Lane; thence extending from said point of beginning and extending along the said Easterly side of Garnet Drive, North 03 degrees, 48 minutes, 06 seconds East, 108.81 feet to a point a corner of Lot No. 682 as shown on said plan; thence extending along the line of said Lot No. 682, South 86 degrees, 11 minutes, 54 seconds East, 119.00 feet to a point in line of Lot No. 678 as shown on said plan; thence extending along the line of said Lot No. 678, South 34 degrees, 16 minutes, 44 seconds East, 106.33 feet to a point on the Northerly side of Lilac Lane, aforesaid; thence extending along the said Northerly side of Lilac Lane, the two following courses and distances, viz: (1) measuring in a Westerly direction along the arc of a circle curving to the right having a radius of 124.00 feet the arc distance of 116.87 feet to a point of tangent; and (2) North 86 degrees, 11 minutes, 54 seconds West, 58.26 feet to a point of curve; thence leaving the said Northerly side of Lilac Lane and measuring along the arc of a circle curving to the right having a radius of 26.00 feet the arc distance of 40.84 feet to a point on the Easterly side of Garnet Drive, aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 677 on said plan.

UNDER AND SUBJECT, however, to a Clear Sight Triangle Easement and a Storm Sewer Easement located upon and extending through premises as being more fully shown and set forth on the above mentioned recited Plan Books and Pages.

TITLE TO SAID PREMISES IS VESTED IN Roque Espinal-Valdez and Mireya Espinal-Valdez, husband and wife, by Deed from Sirva Relocation Credit, LLC, a Delaware Limited Liability Company, dated 03/28/2012, recorded 05/03/2012, in Book 5834, Page 1016.

Parcel Number: 47-00-05011-41-8.

Location of property: 100 Lilac Lane, Gilbertsville, PA 19525-8110.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Roque Espinal-Valdez and Mireya Espinal-Valdez** at the suit of Wells Fargo Bank, N.A. Debt: \$338,047.95.

**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.

17-04105

ALL THAT CERTAIN piece or parcel of ground, with the buildings and improvements thereon erected, situate in **Horsham Township**, County of Montgomery, Commonwealth of Pennsylvania, and described according to a certain plan thereof known as Plan of Property made for William H. Kolin, by Miles B. Potter, Professional Engineer, dated December 3, 1971, as follows, to wit:

BEGINNING at a point formed by the intersection of the Northeasterly side of Watson Avenue with the Northwesterly side of Wilson Avenue; thence extending from said point of beginning North 47°, 11' West, along the Northeasterly side of Watson Avenue 144.75 feet to a point; thence extending North 42°, 49' East, 105 feet to a point; thence extending South 47°, 11' East, 144.75 feet to a point on the Northwesterly side of Wilson Avenue aforesaid; thence extending South 42°, 49' West, along the Northwesterly side of Wilson Avenue 105 feet to the first mentioned point of intersection and place of beginning.

BEING the same premises which Samuel Felver, by Deed dated 1/26/1978 and recorded 1/31/1978 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 4277, Page 349, granted and conveyed unto Gary Sims and Charlyne M. Sims.

Parcel Number: 36-00-11870-00-1.

Location of property: 206 Wilson Avenue, Horsham, PA 19044.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Charlyne M. Sims and Gary Sims** at the suit of Citizens Bank of Pennsylvania. Debt: \$313,748.94.

**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.

17-04225

ALL THAT CERTAIN lot or piece of ground, situate in **Limerick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision made for Skippack Associates, made by Urwiler & Walter, Inc., Registered Professional Associates, Sumneytown, PA, dated 1/11/1979, and last revised 3/26/1979, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Haines Drive, said point being measured along the arc of a circle curving to the right, having a radius of 25 feet, the arc distance of 39.27 feet from a point on the Southwesterly side of Saylor Road; thence, extending from said point of beginning along Haines Drive the following four courses and distances: (1) South 38 degrees, 48 minutes West, 81.76 feet to a point; (2) along the arc of a circle curving to the left, having a radius of 375 feet, the arc distance of 150.59 feet to a point of tangent; (3) South 15 degrees, 47 minutes, 27 seconds East, 151.02 feet to a point of curve; (4) along the arc of a circle curving to the right, having a radius of 325 feet, the arc distance of 15.00 feet to a point, a corner of Lot No. 2; thence, extending along Lot No. 2, North 49 degrees, 30 minutes, 40 seconds West, 437.30 feet to a point; thence, extending North 44 degrees, 54 minutes, 34 seconds East, 157.50 feet to a point of curve on the Southeasterly side of Limerick Road; thence extending along said road along the arc of a circle curving to the left, having a radius of 175 feet, the arc distance of 69.81 feet to a point of tangent; thence, extending North 46 degrees, 44 minutes, 30 seconds East, 151.41 feet to a point of curve; thence, along the arc of a circle curving to the right, having a radius of 15 feet, the arc distance of 5.80 feet to a point of tangent on the Southwesterly side of Saylor Road; thence, extending along Saylor Road, South 51 degrees, 12 minutes, 00 seconds East, 232.20 feet to a point of curve; thence, extending along the arc of a circle curving to the right, having a radius of 25 feet, the arc distance of 39.27 feet to a point on the Northwesterly side of Haines Drive, the first mentioned point and place of beginning.

BEING Lot No. 1 on said plan.

BEING the same premises which John J. Manorek and Joan L. Manorek by Deed dated 4/28/09 and recorded 6/11/09 in the Recorder's Office of Montgomery, Pennsylvania, Deed Book 5733, Page 871, Document # 09-060802 granted and conveyed unto Carla D. Watts, as Sole Owner.

Parcel Number: 37-00-01115-00-9.

Location of property: 10 Haines Drive, Schwenksville, PA 19473.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Carla D. Watts** 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: \$315,514.52.

**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.

17-05922

PREMISES "A"

ALL THAT CERTAIN tract or piece of ground with the buildings thereon erected, situate in **Lansdale Borough** (formerly in the Township of Upper Gwynedd) County of Montgomery and Commonwealth of Pennsylvania, being bounded and described according to a survey thereof made by Metz and Weir, Civil Engineers dated December 24, 1920, as follows, to wit:

BEGINNING at an iron pipe set for a corner in the middle of a public road known as Hancock Street (33 feet wide), being also on the Western boundary line of the North Pennsylvania Railroad; thence extending along the middle line of said Hancock Street North 46 degrees, 3 minutes West, 691.94 feet to an iron pipe, a corner of land now or late of Susie C. Ogden; thence along said land now or late of the said Susie C. Ogden and land now or late of Floyd F. Vogel North 44 degrees, 22 minutes East, 484.5 feet to an iron pipe set for a corner on the Western boundary line of the North Pennsylvania Railroad; thence extending along said land of the said North Pennsylvania Railroad Company South 6 degrees, 59 minutes East, 768.75 feet to the place of beginning.

BEING Parcel #11-00-07588-00-6.

PREMISES "B"

ALL THAT CERTAIN tract of land, situate in **Lansdale Borough**, County of Montgomery, State of Pennsylvania, bounded and described, as follows:

BEGINNING at a point at the intersection of the center line of Hancock Street (48 feet wide), as now constructed, with the East property line of the Stony Creek Railroad (100 feet wide), said point being 63.37 feet South 44 degrees, 31 minutes, 30 seconds East of a bolt set in the center line of the Stony Creek right of way; thence along the said East property line of the railroad aforesaid North 24 degrees, 61 minutes East, 111.12 feet to a point in line of other land of Andale Company of which this was a part; thence along said land the two (2) following courses and distances, to wit: South 44 degrees, 31 minutes, 80 seconds East, 214.87 feet and South 44 degrees, 59 minutes, 30 seconds West, 104.0 feet to a point in the center line of Hancock Street aforesaid; thence along said center line North 44 degrees, 31 minutes, 30 seconds West, 176.61 feet to the place of beginning.

BEING Parcel #11-00-07604-00-8.

## PREMISES "C-1"

ALL THAT CERTAIN tract or piece of land, situate in **Lansdale Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with surveys thereof made by Metz & Weir C.E., as of December 24th, 1920 and March 9th, 1922, as follows:

BEGINNING at a point in the middle line of Hancock Street, at the distance of 636.6 feet on a course North forty-five degrees, three minutes West from the Northwest right of way line of the North Pennsylvania Railroad; thence North forty-five degrees, three minutes West along the middle of Hancock Street 294.68 feet; thence to an iron pipe in the Northeast right of way line of the Stony Creek Railroad; thence North twenty-four degrees, fifty-three minutes East along the right of way of the Stony Creek Railroad 286.16 feet to an iron pipe in the right of way line of said Railroad Company; thence South forty-three degrees, five minutes East, 239.88 feet to an iron pipe at the corner of this and land now or late of Floyd Vogel; thence North forty-four degrees, fifty-seven minutes East along said land 106.16 feet to an iron pipe; thence along said land now or late of said Vogel South forty-five degrees, three minutes East, 146 feet to a corner; thence along land now or late of William H. Blank South forty-four degrees, fifty-seven minutes West, 355.18 feet to the place of beginning.

CONTAINING 2 and 305/1000 acres of land more or less.

EXCEPTING THEREOUT AND THEREFROM: ALL THAT CERTAIN tract of land, situate in **Lansdale Borough**, County of Montgomery, State of Pennsylvania, bounded and described as follows:

BEGINNING at a point at the intersection of the center line of Hancock Street (48 feet wide), as now constructed, with the East property line of the Stony Creek Railroad (100 feet wide), said point being 53.37 feet South 44 degrees, 31 minutes, 30 seconds East or a bolt set in the center line of the Stony Creek right of way: thence along the said East property line of the railroad aforesaid North 24 degrees, 51 minutes East, 111.12 feet to a point in line of other land of Andale Company of which this was a part; thence along said land the two (2) following courses and distances, to wit: South 44 degrees, 31 minutes, 30 seconds East, 214.67 feet and South 44 degrees, 59 minutes, 30 seconds West, 104.0 feet to a point in the center line of Hancock Street aforesaid; thence along said center line North 44 degrees, 31 minutes, 30 seconds West, 176.61 feet to the place of beginning.

## PREMISES "C-2"

ALL THAT CERTAIN tract or piece of land, situate in **Lansdale Borough**, County of Montgomery and Commonwealth of Pennsylvania, being bounded and described according to a survey made thereof by Metz & Weir, C.E. on December 24, 1920, as follows:

BEGINNING at an iron pipe set for a corner on the West right of way line of the North Pennsylvania Railroad Company at the distance of seven hundred sixty-eight and seventy-five one-hundredths feet, North five degrees, fifty-nine minutes West from an iron pipe set for a corner at the intersection of the West boundary line of the said North Pennsylvania Railroad Company's Land with the middle line of Hancock Street as laid out thirty-three feet wide, being a corner of this and land of M. Henry Orr; thence extending along said land of said M. Henry Orr, South forty-four degrees, twenty-two minutes West, one hundred twenty-nine and thirty-one one-hundredths feet to an iron pipe, a corner of land of William H. Blank; thence extending along said land of said William H. Blank North forty-five degrees, three minutes West, three hundred eighty-five and ninety-six one-hundredths feet to an iron pipe, a corner; thence still extending along said land of the said William H. Blank, South forty-four degrees, fifty-seven minutes West, one hundred five and eighteen one-hundredths feet to an iron pipe, a corner of a twenty feet wide lane hereinafter mentioned; thence crossing said twenty feet lane and extending along land of Susie C. Ogden, North forty-five degrees, three minutes West, two hundred thirty-nine and eighty-eight one-hundredths feet to an iron pipe, a corner of land of the Stony Creek Railroad Company; thence extending along said land of the said Stony Creek Railroad Company North twenty-four degrees, fifty-three minutes East, three hundred eighty-one and three-tenths feet to an iron pipe, a corner: thence along said land of said Stony Creek Railroad Company North forty-two degrees, eighteen minutes East (incorrectly given in prior deed as "West"), one hundred ninety-one and four one-hundredths feet to a stone, a corner of the land of the North Pennsylvania Railroad Company; thence extending along said land of the said North Pennsylvania Railroad Company, South forty-six degrees, ten minutes East, three hundred sixty-seven and seven-four one-hundredths feet to an iron pipe, a corner of other land of the North Pennsylvania Railroad Company being the Western boundary of the North Pennsylvania Railroad Company's right of way; thence extending along said Western boundary of said North Pennsylvania Railroad Company South five degrees, fifty-nine minutes East, five hundred ten and seventy-five one-hundredths feet to the place of beginning.

CONTAINING 6.706 acres of land, more or less.

BEING Parcel No. 11-00-07600-00-3.

## PREMISES "D"

ALL THAT CERTAIN tract of land with building and improvements thereon erected, situate in **Lansdale Borough**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a plan of subdivision of property of Elizabeth Mae Hawthorne, widow, by Herbert H. Metz, Inc., Registered Engineers, Lansdale, Pennsylvania, dated September 16, 1969, revised January 20, 1970, as follows, to wit:

BEING Tract No. 1 on said plan.

BEGINNING at a point in the present centerline of Hancock Street, 657.10 feet more or less, 45 degrees, 16 minutes Southeast of the Westerly right of way line of the Bethlehem-Philadelphia Branch of North Pennsylvania Railroad ("The Reading Company"); thence along lands now or late of Wilbur W. Hawthorne North 44 degrees, 24 minutes East the distance of 353.99 feet to a point a corner of lands of grantor and lands of said now or late Wilbur W. Hawthorne; thence North 45 degrees, 03 minutes, 07 seconds West the distance of 171.51 feet to an iron pin found a corner of this and lands now or late Andale Company; thence along the same South 46 degrees, 03 minutes, 36 seconds West the distance of 364.64 feet to a present centerline of said Hancock Street; thence along the same South 45 degrees, 16 minutes East the distance of 175.66 feet to the point and place of beginning.

CONTAINING a gross area (to present centerline of Hancock Street) of 61,464 square feet (1.4114 acres), more or less.

CONTAINING a net area (to the Northeast side of Hancock Street) of 58,714 square feet (1.3478 acres), more or less.  
BEING 176 East Hancock Street.

BEING Assessment Parcel Number 11-00-07596-00-7.

PREMISES "E"

ALL THAT CERTAIN tract of land with buildings and improvements thereon erected, situate in **Lansdale Borough**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a plan of subdivision of property of Elizabeth Mae Hawthorne, widow, by Herbert H. Metz, Inc., Registered Engineers, Lansdale, Pennsylvania, dated September 16, 1969, revised January 20, 1970, as follows, to wit:

BEGINNING at a point in the present centerline of Hancock Street five hundred eighty-one and one-tenths feet, more or less, forty-five degrees, sixteen minutes Southeast of the Westerly right of way line of the Bethlehem-Philadelphia Branch of North Pennsylvania Railroad ("The Reading Company"); thence along lands now or late of Mountain Valley Bottling Company, North forty-four degrees, twenty-four minutes, sixteen seconds East the distance of three hundred fifty-three and seventy-four one-hundredths feet to A. C. B. Mon. found; thence North forty-five degrees, three minutes, seven seconds West the distance of sixty-eight feet to a point a corner of other lands of grantor; thence along the same, South forty-four degrees, twenty-four minutes, sixteen seconds West the distance of three hundred fifty-three and ninety-nine one-hundredths feet to the present center line of said Hancock Street; thence along the same, South forty-five degrees, sixteen minutes East the distance of sixty-eight feet to the point and place of beginning.

BEING County Parcel Number 11-00-07592-00-2.

PREMISES "F"

ALL THAT PARCEL of land, situate in **Lansdale Borough**, County of Montgomery, Commonwealth of Pennsylvania, as follows, to wit:

BEGINNING at point where the original Borough Line of Lansdale intersects the Westerly side of the Bethlehem Branch right of way formerly of the North Pennsylvania Railroad, now Consolidated Rail Corporation (Conrail) near Engineering Station 1263+57, more or less, and 33 feet, more or less, measured Westerly from the original centerline of said right of way; thence, Northwardly parallel to said centerline 746 feet, more or less, to another angle point; thence, Westwardly 60 feet, more or less to another angle point; thence, Southwardly 672 feet more or less, to a point in said borough line; thence Southeastwardly 98 feet, more or less, to the point and place of beginning.

CONTAINING 1.03 acres, more or less.

County Parcel No. 11-00-07603-00-9.

**Attachment - Parcel Numbers Subject of Foreclosure:**

11-00-07588-00-6 (originally identified 11-00-07588-00-6) 11-00-07588-01-5 (originally identified 11-00-07604-00-8) Parcel, Address (all Lansdale Borough), Lot, Deed Book and Page No., Deed Recordation Date, Approximate Sale Date.

11-00-07603-00-9, 318 Andale Green Drive, 143, Book 5972, Page 1308, 09/30/2015, 09/24/2015  
 11-00-07596-00-7, 316 Andale Green Drive, 144, Book 5972, Page 1308, 09/30/2015, 09/24/2015  
 11-00-07600-01-2, 314 Andale Green Drive, 145, Book 5972, Page 1308, 09/30/2015, 09/24/2015  
 11-00-07592-00-2, 312 Andale Green Drive, 146, Book 5972, Page 1308, 09/30/2015, 09/24/2015  
 11-00-07600-00-3, 310 Andale Green Drive, 147, Book 5972, Page 1308, 09/30/2015, 09/24/2015  
 11-00-07588-02-4, 310 Almond Drive, 158, Book 5992, Page 1615, 03/22/2016, 03/17/2016  
 11-00-07588-03-3, 312 Almond Drive, 159, Book 5992, Page 1615, 03/22/2016, 03/17/2016  
 11-00-07588-04-2, 314 Almond Drive, 160, Book 5992, Page 1615, 03/22/2016, 03/17/2016  
 11-00-07588-05-1, 316 Almond Drive, 161, Book 5992, Page 1615, 03/22/2016, 03/17/2016  
 11-00-07588-00-9, 318 Almond Drive, 162, Book 5992, Page 1615, 03/22/2016, 03/17/2016  
 11-00-07588-01-8, 214 Compass Drive, 106, Book 5999, Page 2507, 05/24/2016, 05/20/2016  
 11-00-07588-02-7, 212 Compass Drive, 107, Book 5999, Page 2507, 05/24/2016, 05/20/2016  
 11-00-07588-03-6, 210 Compass Drive, 108, Book 5999, Page 2507, 05/24/2016, 05/20/2016  
 11-00-07588-04-5, 208 Compass Drive, 109, Book 5999, Page 2507, 05/24/2016, 05/20/2016  
 11-00-07588-05-4, 206 Compass Drive, 110, Book 5999, Page 2507, 05/24/2016, 05/20/2016  
 11-00-07588-06-3, 204 Compass Drive, 111, Book 5999, Page 2507, 05/24/2016, 05/20/2016  
 11-00-07588-07-2, 202 Compass Drive, 112, Book 5999, Page 2507, 05/24/2016, 05/20/2016  
 11-00-07588-08-1, 200 Compass Drive, 113, Book 5999, Page 2507, 05/24/2016, 05/20/2016  
 11-00-07588-18-1, 212 Foxtail Way, 153, Book 6012, Page 602, 08/19/2016, 08/09/2016  
 11-00-07588-20-9, 216 Foxtail Way, 154, Book 6012, Page 602, 08/19/2016, 08/09/2016  
 11-00-07588-21-8, 220 Foxtail Way 155, Book 6012, Page 602, 08/19/2016, 08/09/2016  
 11-00-07588-22-7, 224 Foxtail Way 156, Book 6012, Page 602, 08/19/2016, 08/09/2016  
 11-00-07588-23-6, 228 Foxtail Way 157, Book 6012, Page 602, 08/19/2016, 08/09/2016  
 11-00-07588-24-5, 230 Compass Drive, 98, Book 6027, Page 155, 12/14/2016, 11/23/2016  
 11-00-07588-25-4, 228 Compass Drive, 99, Book 6027, Page 155, 12/14/2016, 11/23/2016  
 11-00-07588-26-3, 226 Compass Drive, 100, Book 6027, Page 155, 12/14/2016, 11/23/2016  
 11-00-07588-27-2, 224 Compass Drive, 101, Book 6027, Page 155, 12/14/2016, 11/23/2016  
 11-00-07588-28-1, 222 Compass Drive, 102, Book 6027, Page 155, 12/14/2016, 11/23/2016  
 11-00-07588-30-9, 220 Compass Drive, 103, Book 6027, Page 155, 12/14/2016, 11/23/2016  
 11-00-07588-31-8, 218 Compass Drive, 104, Book 6027, Page 155, 12/14/2016, 11/23/2016  
 11-00-07588-32-7, 216 Compass Drive, 105, Book 6027, Page 155, 12/14/2016, 11/23/2016  
 11-00-07588-10-9, 351 East Hancock Street, 167, Book 6031, Page 783, 01/18/2017, 01/12/2017  
 11-00-07588-11-8, 353 East Hancock Street, 168, Book 6031, Page 783, 01/18/2017, 01/12/2017



11-00-07588-12-7, 355 East Hancock Street, 169, Book 6031, Page 783, 01/18/2017, 01/12/2017  
 11-00-07588-13-6, 357 East Hancock Street, 170, Book 6031, Page 783, 01/18/2017, 01/12/2017  
 11-00-07588-14-5, 359 East Hancock Street, 171, Book 6031, Page 783, 01/18/2017, 01/12/2017  
 11-00-07588-15-4, 361 East Hancock Street, 172, Book 6031, Page 783, 01/18/2017, 01/12/2017  
 11-00-07588-16-3, 363 East Hancock Street, 173, Book 6031, Page 783, 01/18/2017, 01/12/2017  
 11-00-07588-17-2, 365 East Hancock Street, 174, Book 6031, Page 783, 01/18/2017, 01/12/2017  
 11-00-07588-37-2, 226 Foxtail Way, 148, Book 6033, Page 2275, 02/14/2017, 01/26/2017  
 11-00-07588-38-1, 222 Foxtail Way, 149, Book 6033, Page 2275, 02/14/2017, 01/26/2017  
 11-00-07588-40-9, 218 Foxtail Way, 150, Book 6033, Page 2275 02/14/2017, 01/26/2017  
 11-00-07588-41-8, 214 Foxtail Way, 151, Book 6033, Page 2275 02/14/2017, 01/26/2017  
 11-00-07588-42-7, 210 Foxtail Way, 152, Book 6033, Page 2275 02/14/2017, 01/26/2017  
 11-00-07588-33-6, 307 Evergreen Way, 163, Book 6036, Page 2948, 03/16/2017, 03/15/2017  
 11-00-07588-34-5, 305 Evergreen Way, 164, Book 6036, Page 2948, 03/16/2017, 03/15/2017  
 11-00-07588-35-4, 303 Evergreen Way, 165, Book 6036, Page 2948, 03/16/2017, 03/15/2017  
 11-00-07588-36-3, 301 Evergreen Way, 166, Book 6036, Page 2948, 03/16/2017, 03/15/2017  
 Location of property: 215 East Hancock Street, Lansdale, PA 19446.  
 The improvements thereon are: Vacant Land.  
 Seized and taken in execution as the property of **Andale Properties, LLC** at the suit of Liberty Bell Capital IV, L.P.  
 Debt: \$8,055,089.93.

**Lauren P. McKenna**, Attorney. I.D. #59145  
 Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount 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 August 30, 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**

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**ACTION TO QUIET TITLE**  
 IN THE COURT OF COMMON PLEAS OF  
 MONTGOMERY COUNTY, PENNSYLVANIA  
 CIVIL ACTION - LAW  
 No. 2016-16046

**ACTION TO QUIET TITLE**

**TO:** Gordon J. Lewis, his heirs, executors, administrators, and all persons claiming to have any claim against 3460 Hillside Drive, Huntingdon Valley, PA 19006.

TAKE NOTICE THAT Albert Martin has filed a Complaint in Action to Quiet Title in the aforesaid Court, averring their interest based on purchase of the property at upset tax sale held by the Montgomery County Tax Claim Bureau and praying the Court to decree their title and right of possession to said premises, more particularly described in the said Complaint, indefeasible as against all, and you are hereby notified to file an Answer within twenty (20) days following the date of this publication, in default of which an Order may be entered against you, requiring you to take such action as may be ordered by the Court within thirty days after the entry of such Order in default of which final judgment shall be entered.

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 plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

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**ARTICLES OF DISSOLUTION**

Notice is hereby given to all creditors and claimants of the **Detective Christopher Jones Foundation, Inc.**, a non-profit business corporation, that the Board of Directors has approved a proposal that the corporation dissolve voluntarily and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 5975 of the Pennsylvania Business Corporation Law of 1988.

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**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS OF  
 MONTGOMERY COUNTY, PENNSYLVANIA  
 CIVIL ACTION - LAW  
 NO. 2017-15470

NOTICE IS HEREBY GIVEN that on June 9, 2017, the Petition of Ashley Copeland, on behalf of Anthony L. Mosteller, a minor child, was filed in the above named Court, praying for a Decree to change his name to ANTHONY L. COPELAND.

The Court has fixed August 9, 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. 2017-16472

NOTICE IS HEREBY GIVEN that on June 21, 2017, the Petition of Kathryn Elizabeth Pettit was filed in the above named Court, praying for a Decree to change her name to KATHRYN PETTIT NAPOLITANO.

The Court has fixed August 16, 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. 2017-16349

NOTICE IS HEREBY GIVEN that on June 20, 2017, the Petition of Madeline Jane Earle was filed in the above named Court, praying for a Decree to change the name to ELLIOTT SLOANE EARLE.

The Court has fixed August 9, 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. 2017-16565

NOTICE IS HEREBY GIVEN that on June 23, 2017, the Petition of Patricia Kay Lebow was filed in the above named Court, praying for a Decree to change her name to ELYSE KAY LEBOW.

The Court has fixed August 16, 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.

**Gary P. Lewis, Esquire**  
P.O. Box 575  
Royersford, PA 19468

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2017-16536

NOTICE IS HEREBY GIVEN that on June 22, 2017, the Petition of Sandra G. Arntz was filed in the above named Court, praying for a Decree to change her name to SANDRA G. SEVELAND.

The Court has fixed August 16, 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. 2017-10251

NOTICE IS HEREBY GIVEN that on May 19, 2017, the Petition of Sasha Ariel Lauren Kulick was filed in the above named Court, praying for a Decree to change her name to SASHA ARIEL LAUREN MUELLER.

The Court has fixed August 9, 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.

**Carl M. Knapp, Esquire**  
809 N. Bethlehem Pike, Building C  
Ambler, PA 19002

**CIVIL ACTION**

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2017-12723

**NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE**

**Nationstar Mortgage LLC d/b/a Champion Mortgage Company,**  
Plaintiff

vs.

**Horace Eggleston Solely in His Capacity as Heir of J. D. Eggleston, Deceased, The Unknown Heirs of J. D. Eggleston, Deceased & Cheri Wiley Solely in Her Capacity as Heir of J. D. Eggleston, Deceased, Mortgage and Real Owner,**  
Defendants

**To:** Horace Eggleston, Solely in His Capacity as Heir of J. D. Eggleston, Deceased and The Unknown Heirs of J. D. Eggleston, Deceased, Mortgage and Real Owner, Defendant(s), whose last known address is 201 & 205 Highland Avenue, Ambler, PA 19002.

This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt.

You are hereby notified that Plaintiff, Nationstar Mortgage LLC d/b/a Champion Mortgage Company, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Montgomery County, Pennsylvania, docketed to No. 2017-12723, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 201 & 205 Highland Avenue, Ambler, PA 19002 whereupon your property will be sold by the Sheriff of Montgomery County.

**NOTICE**

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

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

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

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

**Rebecca A. Solarz, Atty. for Plaintiff**  
**KML Law Group, P.C.**  
Mellon Independence Center, Ste. 5000  
701 Market St.  
Phila., PA 19106-1532  
(215) 627-1322

**Milstead & Associates, LLC**  
**BY: Bernadette Irace, Esquire**  
**ID No. 313008**  
1 E. Stow Road  
Marlton, NJ 08053  
(856) 482-1400  
Attorneys for Plaintiff  
File No. 206937-1

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2015-05385

**Deutsche Bank National Trust Company, as Trustee,  
for Carrington Mortgage Loan Trust, Series  
2005-NC3 Asset Backed Pass-Through Certificates,  
Plaintiff**

vs.

**Soeung May Known heir to Raing Noykathok, Deceased  
Mortgagor**

**Rateda Noykathok Known heir to Raing Noykathok,  
Deceased Mortgagor**

**Ratina Noykathok Known heir to Raing Noykathok,  
Deceased Mortgagor**

**Thaiwann Noykathok Known heir to Raing Noykathok,  
Deceased Mortgagor**

**Unknown heirs, successors, assigns and all persons,  
firms or associations claiming right, title or interest  
from or under Raing Noykathok, Deceased Mortgagor,  
Defendants**

**TO: Unknown heirs, successors, assigns and all persons,  
firms or associations claiming right, title or interest  
from or under Raing Noykathok, Deceased Mortgagor**

**TYPE OF ACTION: CIVIL ACTION/ COMPLAINT  
IN MORTGAGE FORECLOSURE**

**PREMISES SUBJECT TO FORECLOSURE:  
883 Wedgewood Dr., Landsdale, PA 19446**

**NOTICE**

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

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

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

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

**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**

**BARNETT, RAYMOND L., dec'd.**

Late of Borough of Ambler.  
Administratrix CTA: JEAN MARIE  
FITZPATRICK,  
c/o Brittany J. Camp, Esquire,  
100 Four Falls, Suite 300,  
West Conshohocken, PA 19428-2950.  
ATTORNEY: BRITTANY J. CAMP,  
HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,  
100 Four Falls, Suite 300,  
West Conshohocken, PA 19428-2950

**BENDER, ROCCO S., dec'd.**

Late of Cheltenham Township.  
Administratrix: MIRIAM BENDER,  
c/o Clemm and Associates, LLC,  
527 Plymouth Road, Suite 414,  
Plymouth Meeting, PA 19462.  
ATTORNEY: KATIE M. CLEMM,  
527 Plymouth Road, Suite 414,  
Plymouth Meeting, PA 19462

- BIANCO, ANTHONY A. also known as ANTONIO A. BIANCO and ANTONIO BIANCO, dec'd.**  
Late of Lower Merion Township.  
Executrix: KAREN CARNEY, Donohue, McKee & Mattson, Ltd., 1100 Township Line Road, Havertown, PA 19083.  
ATTORNEY: JOSEPH T. MATTSON, DONOHUE, MCKEE & MATTSON, LTD., 1100 Township Line Road, Havertown, PA 19083
- BRACCIO, MICHAEL JOSEPH, dec'd.**  
Late of Borough of Ambler.  
Administratrix: VERONICA BRACCIO, 160 Reiffs Mill Road, Ambler, PA 19002.
- GALARUS, SARA R., dec'd.**  
Late of Plymouth Township.  
Executor: PATRICIA A. GROBAKER, 1608 Sandy Hill Road, Plymouth Meeting, PA 19462.
- GREGG, JOHN PENNYPACKER also known as JOHN P. GREGG and JOHN GREGG, dec'd.**  
Late of Lower Merion Township.  
Executrix: MARY L. BUCKMAN, 585 Skippack Pike, Suite 100, Blue Bell, PA 19422.  
ATTORNEY: MARY L. BUCKMAN, FORD & BUCKMAN, P.C., 585 Skippack Pike, Suite 100, Blue Bell, PA 19422
- HOFFMAN, RITA B. also known as RITA HOFFMAN, dec'd.**  
Late of Cheltenham Township.  
Executrix: FRAN L. HOFFMAN, c/o Brian R. Gilboy, Esquire, Two Logan Square, Suite 730, 100 N. 18th Street, Philadelphia, PA 19103.  
ATTORNEY: BRIAN R. GILBOY, GILBOY & GILBOY LLP, Two Logan Square, Suite 730, 100 N. 18th Street, Philadelphia, PA 19103
- KEELER, GRACE S., dec'd.**  
Late of Franconia Township.  
Executor: KEITH B. KEELER, c/o 301 N. Main Street, Telford, PA 18969.  
ATTORNEY: RONALD R. BOLIG, 301 N. Main Street, Telford, PA 18969
- KUGLER, WALTER REINHOLD, dec'd.**  
Late of Plymouth Township.  
Executrix: FLORENCE KUGLER, 335 Cambridge Road, Plymouth Meeting, PA 19462.
- LUKENS, BARBARA V. also known as BARBARA A. LUKENS, dec'd.**  
Late of Upper Frederick Township.  
Executors: ARDIS LUKENS, MATTHIAS PETER LUKENS AND JON M. LUKENS, c/o W. Roderick Gagne, Esquire, 3000 Two Logan Square, Philadelphia, PA 19103.  
ATTORNEY: W. RODERICK GAGNE, PEPPER HAMILTON LLP, 3000 Two Logan Square, Philadelphia, PA 19103
- McCOY JR., FRANCIS X. also known as FRANK X. McCOY and FRANK McCOY, dec'd.**  
Late of Whitemarsh Township.  
Executor: GREGORY A. LOCKE, c/o John J. McAneney, Esquire, 400 Maryland Drive, P.O. Box 7544, Fort Washington, PA 19034-7544.  
ATTORNEY: JOHN J. McANENEY, TIMONEY KNOX, LLP, 400 Maryland Drive, P.O. Box 7544, Fort Washington, PA 19034-7544
- MOTHER DEVINE (a/k/a EDNAROSE RITCHINGS, SWEET ANGEL DEVINE), dec'd.**  
Late of Lower Merion Township.  
Administrator: TOMMY GARCIA, c/o Joel S. Lubber, 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
- MURPHY, JACQUELINE J., dec'd.**  
Late of Springfield Township.  
Executrix: ANNA MARIE FORTE, c/o Francis J. Moran, Esquire, 278 Stonegate Drive, Devon, PA 19333.  
ATTORNEY: FRANCIS J. MORAN, 278 Stonegate Drive, Devon, PA 19333
- MURRAY, MARY KATHERINE also known as KATHERINE MURRAY, dec'd.**  
Late of Lower Merion Township.  
Executor: ELLEN MURRAY, 1100 Township Line Road, Havertown, PA 19083.  
ATTORNEY: CHARLES McKEE, 1100 Township Line Road, Havertown, PA 19083
- NOLAN SR., EDWARD J. also known as EDWARD J. NOLAN and EDWARD NOLAN, dec'd.**  
Late of Lower Salford Township.  
Executor: EDWARD J. NOLAN, JR., ATTORNEY: CHRISTOPHER H. MEINZER, MLO ASSOCIATES, 516 Main Street, Pennsburg, PA 18073, 215-679-4554
- PETERSEN JR., RICHARD T. also known as RICHARD PETERSEN, RICHARD T. PETERSEN and RICHARD PETERSEN, JR., dec'd.**  
Late of Upper Moreland Township.  
Executor: RONALD T. PETERSEN, c/o 104 N. York Road, Hatboro, PA 19040.  
ATTORNEY: LAURA M. MERCURI, 104 N. York Road, Hatboro, PA 19040
- POWELL, GERTRUDE B., dec'd.**  
Late of Lower Providence Township.  
Administratrix: BARBARA A. POWELL, 35 Brant Road, Norristown, PA 19403.

**PRITCHARD, PATRICIA EDMISTON, dec'd.**

Late of Horsham Township.  
 Executrix: ALLYSON E. PRITCHARD,  
 1337 NW Still Water Trail,  
 Lawton, OK 73507.

**RATIGAN, ROSEANNE M., dec'd.**

Late of Lower Merion Township.  
 Executor: JAMES A. RATIGAN,  
 233 Hearn Avenue,  
 Berwyn, PA 19312.  
 ATTORNEY: LINDA M. ANDERSON,  
 ANDERSON ELDER LAW,  
 206 Old State Road,  
 Media, PA 19063

**REMSHARD, CAROL J., dec'd.**

Late of Upper Merion Township.  
 Executrix: NICOLE BATTAGLIA,  
 341 Overlook Lane,  
 Gulph Mills, PA 19428.

**ROTH, ELINOR L., dec'd.**

Late of Lower Gwynedd Township.  
 Executor: RAYMOND J. CHEPIGA,  
 c/o Janet E. Amacher, Esquire,  
 311 N. Summeytown Pike,  
 North Wales, PA 19454.  
 ATTORNEY: JANET E. AMACHER,  
 311 N. Summeytown Pike,  
 North Wales, PA 19454

**SAYBOLT, LEROY E. also known as LEROY EDWARD SAYBOLT, dec'd.**

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

**SCHLEGEL, FRANKLIN C. also known as FRANKLIN SCHLEGEL, dec'd.**

Late of Franconia Township.  
 Executrix: LINDA S. EVANS,  
 c/o David W. Conner, Esquire,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446.  
 ATTORNEY: DAVID W. CONNER,  
 DISCHELL, BARTLE & DOOLEY, PC,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446

**SCHOLL JR., EDWIN R., dec'd.**

Late of Montgomery Township.  
 Executors: JULIE A. GERMANO,  
 KATHERINE M. SCHOLL AND  
 EDWIN R. SCHOLL, III,  
 204 Highland Court,  
 North Wales, PA 19454.

**STAFFIERI, FRED also known as FRED L. STAFFIERI, dec'd.**

Late of Hatboro, PA.  
 Co-Executrices: DONNA STAFFIERI AND  
 JUDY SMALL,  
 95 Meadow Lane,  
 Richboro, PA 18954.

**SUTTON III, WILLIAM F. also known as WILLIAM FINLAW SUTTON, III, WILLIAM F. SUTTON and BILL SUTTON, dec'd.**

Late of Upper Dublin Township.  
 Executrices: KATHRYN L. BAKER AND  
 RACHEL A. TAYLOR,  
 c/o John H. Potts, Esquire,  
 Strafford Office Bldg. #2, Suite 106,  
 200 Eagle School Road,  
 Wayne, PA 19087-3115.  
 ATTORNEY: JOHN H. POTTS,  
 HERR, POTTS & POTTS,  
 Strafford Office Bldg. #2, Suite 106,  
 200 Eagle School Road,  
 Wayne, PA 19087-3115

**TORRISI, PHILIP S., dec'd.**

Late of Lower Merion Township.  
 Executrix: CAMILLE M. DiMARCO,  
 301 Colfax Road,  
 Havertown, PA 19083.  
 ATTORNEY: LINDA M. ANDERSON,  
 ANDERSON ELDER LAW,  
 206 Old State Road,  
 Media, PA 19063

**TOUB, DAVID H., dec'd.**

Late of Lower Merion Township.  
 Executrix: MARILYN W. TOUB,  
 c/o Andrew J. Haas, Esquire,  
 One Logan Square,  
 130 N. 18th Street,  
 Philadelphia, PA 19103-6998.  
 ATTORNEY: ANDREW J. HAAS,  
 BLANK ROME LLP,  
 One Logan Square,  
 130 N. 18th Street,  
 Philadelphia, PA 19103-6998

**WEAVER, SHANE PARKER, dec'd.**

Late of Borough of Lansdale.  
 Co-Administrators: SCOTT B. WEAVER AND  
 TAMMY A. WEAVER,  
 467 Franklin Street,  
 Lansdale, PA 19446.

**WESTERFIELD, MERLE, dec'd.**

Late of Springfield Township.  
 Executor: JOHN SALWEN,  
 149 Lee Hook Road,  
 Lee, NH 03861.  
 ATTORNEY: PETER T. COMMONS,  
 COMMONS & COMMONS LLP,  
 6377 Germantown Avenue,  
 Philadelphia, PA 19144

**Second Publication****ABBONIZIO, NICHOLAS JOSEPH, dec'd.**

Late of East Norriton Township.  
 Executor: CHRIS CORRELL,  
 118 Steinbright Drive,  
 Collegeville, PA 19426.

**ALLEN, ROBERT DEE, dec'd.**

Late of West Norriton Township.  
 Executrix: JOAN T. COX.  
 ATTORNEY: GORDON W. GOOD,  
 3460 Lincoln Highway,  
 Thorndale, PA 19372



**ANGELICHIO JR., LEON F., dec'd.**

Late of Borough of Souderton.  
 Administratrix: MARIA R. BASILE,  
 2624 N. Charlotte Street,  
 Pottstown, PA 19464.  
 ATTORNEY: DOROTHY K. WEIK,  
 LANDIS, HUNSBERGER, GINGRICH & WEIK,  
 LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**BAKER, KATHERINE FRANCES GEHRES also known as**

**KATHERINE BAKER,  
 KATHERINE GEHRES BAKER and  
 KATHERINE G. BAKER, dec'd.**  
 Late of Lower Gwynedd Township.  
 Executor: RAYMOND E. BAKER, JR.,  
 828 Plymouth Road,  
 Lower Gwynedd, PA 19002.  
 ATTORNEY: ROBERT C. GERHARD, III,  
 GERHARD & GERHARD, P.C.,  
 815 Greenwood Avenue, Suite 8,  
 Jenkintown, PA 19046,  
 215-885-6785

**BRADLEY, EMMA R., dec'd.**

Late of Towamencin Township.  
 Executors: GRANT WOLFGANG AND  
 LETITIA ALDERFER,  
 c/o John T. Dooley, Esquire,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446.  
 ATTORNEY: JOHN T. DOOLEY,  
 DISCHELL, BARTLE & DOOLEY, PC,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446

**BRICKMAN, MARK H. also known as  
 MARK BRICKMAN, dec'd.**

Late of Lower Merion Township.  
 Administratrices: DANA SCHER,  
 22 Lodges Lane,  
 Bala Cynwyd, PA 19004,  
 MELISSA STEIN,  
 21 Upper Mountain Avenue,  
 Montville, NJ 07045.  
 ATTORNEY: HEATHER L. TURNER,  
 137 Narberth Avenue,  
 Narberth, PA 19072

**DANA, STEPHEN RAY also known as  
 STEVE DANA and  
 STEPHEN DANA, dec'd.**

Late of Upper Merion Township.  
 Executrix: SHARON M. DANA,  
 330 Marielle Drive,  
 King of Prussia, PA 19406.

**DELROSSI JR., ALFRED F., dec'd.**

Late of Upper Merion Township.  
 Executrix: EMILIA L. GEHRING,  
 c/o Robert W. Maher, Esquire,  
 400 Greenwood Avenue, 1st Floor,  
 Wayne, PA 19095.  
 ATTORNEY: ROBERT W. MAHER,  
 DYER & MAHER,  
 400 Greenwood Avenue, 1st Floor,  
 Wayne, PA 19095

**DICK, MINNIE L., dec'd.**

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

**FINNEMEYER, BARRIE ELIZABETH, dec'd.**

Late of Hatfield Township.  
 Executor: H. JAMES FINNEMEYER,  
 c/o David W. Conner, Esquire,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446.  
 ATTORNEY: DAVID W. CONNER,  
 DISCHELL, BARTLE & DOOLEY, PC,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446

**FRAZIER, JOHN HENRY also known as  
 JOHN H. FRAZIER, dec'd.**

Late of Cheltenham Township.  
 Executrix: MARIONETTE Y. WILSON,  
 c/o Lee M. Herman, Esquire,  
 426 E. Baltimore Pike,  
 Media, PA 19063.  
 ATTORNEY: LEE M. HERMAN,  
 426 E. Baltimore Pike,  
 Media, PA 19063

**FREEMAN, MARGARET BERTHA WEST  
 also known as MARGARET FREEMAN and  
 MARGARET B. FREEMAN, dec'd.**

Late of Borough of Jenkintown.  
 Executrix: DEBORAH JACKSON,  
 c/o Robert W. Maher, Esquire,  
 400 Greenwood Avenue, 1st Floor,  
 Wyncote, PA 19095.  
 ATTORNEY: ROBERT W. MAHER,  
 DYER & MAHER,  
 400 Greenwood Avenue, 1st Floor,  
 Wyncote, PA 19095

**GREEN, STANLEY G., dec'd.**

Late of Borough of North Wales.  
 Administrator: DANIEL J. GREEN,  
 c/o Jeanna L. Lam, Esquire,  
 Ten Penn Center, Suite 2300,  
 1801 Market Street,  
 Philadelphia, PA 19103.  
 ATTORNEY: JEANNA L. LAM,  
 OFFIT KURMAN, PA,  
 Ten Penn Center, Suite 2300,  
 1801 Market Street,  
 Philadelphia, PA 19103

**HERRMANN, ROBERT EDWARD, dec'd.**

Late of Abington Township.  
 Administrator: MARK HERRMANN,  
 38 W. Lodges Lane,  
 Bala Cynwyd, PA 19004.

**HOMA, JOHN ROBERT, dec'd.**

Late of Montgomery Township.  
 Executor: CAROL A. HOMA,  
 c/o Janet E. Amacher, Esquire,  
 311 N. Summeytown Pike, Suite 1A,  
 North Wales, PA 19454.  
 ATTORNEY: JANET E. AMACHER,  
 311 N. Summeytown Pike, Suite 1A,  
 North Wales, PA 19454

**LANDES, ARLENE M. also known as**

**ARLENE MAE LANDES, dec'd.**  
Late of Upper Providence Township.  
Executor: DAVID LANDES,  
245 Vaughn Road,  
Upper Providence, PA 19468.  
ATTORNEY: ERIC J. LANDES,  
RICK LINN, LLC,  
993 N. Charlotte Street, Suite 3-B,  
Pottstown, PA 19464

**LEE, ANNE DULANY also known as**

**ANNE D. LEE, dec'd.**  
Late of Whitemarsh Township.  
Executrix: ANNE L. LOHR,  
c/o Jennifer A. Kosteva, Esquire,  
100 Four Falls, Suite 300,  
West Conshohocken, PA 19428-2983.  
ATTORNEY: JENNIFER A. KOSTEVA,  
HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,  
100 Four Falls, Suite 300,  
West Conshohocken, PA 19428-2983

**LUDOVICO, BARBARA J., dec'd.**

Late of Abington Township.  
Executor: CHARLES T. LUDOVICO,  
c/o Edward J. Campanella, Esquire,  
477 W. Valley Road,  
Wayne, PA 19087.  
ATTORNEY: EDWARD J. CAMPANELLA,  
477 W. Valley Road,  
Wayne, PA 19087

**LYNCH, LYNDA also known as**

**LYNDA ANN LYNCH and  
LYNDA R. LYNCH, dec'd.**  
Late of Upper Merion Township.  
Executor: CHRISTOPHER R. LYNCH,  
c/o Dawn Getty Sutphin, Esquire,  
852 11th Avenue,  
Prospect Park, PA 19076.  
ATTORNEY: DAWN GETTY SUTPHIN,  
852 11th Avenue,  
Prospect Park, PA 19076

**PORTSCHELLER, JUDITH M., dec'd.**

Late of Whitemarsh Township.  
Executrix: ANNE LESHNER,  
c/o Robert A. Alston, Esquire,  
Friedman Schuman, PC,  
101 Greenwood Avenue, Fifth Floor,  
Jenkintown, PA 19046.  
ATTORNEY: ROBERT A. ALSTON,  
FRIEDMAN SCHUMAN, PC,  
101 Greenwood Avenue, Fifth Floor,  
Jenkintown, PA 19046

**ROSEN, EARL, dec'd.**

Late of Cheltenham Township.  
Executrix: JOAN G. ROSEN,  
c/o Michael H. Krekstein, Esquire,  
Ten Penn Center, Suite 1100,  
1801 Market Street,  
Philadelphia, PA 19103.  
ATTORNEY: MICHAEL H. KREKSTEIN,  
FINEMAN KREKSTEIN & HARRIS,  
Ten Penn Center, Suite 1100,  
1801 Market Street,  
Philadelphia, PA 19103

**SMITH, ANNA T., dec'd.**

Late of Plymouth Township.  
Executor: CHERYL A. McCORMICK,  
c/o Sommar, Tracy & Sommar,  
210 S. Broad Street,  
Lansdale, PA 19446.  
ATTORNEY: KEVIN J. SOMMAR,  
SOMMAR, TRACY & SOMMAR,  
210 S. Broad Street,  
Lansdale, PA 19446

**SPECTOR, ALLEN, dec'd.**

Late of Plymouth Township.  
Executrix: CHARLOTTE SPECTOR,  
c/o Jonathan H. Ellis, Esquire,  
261 Old York Road,  
Jenkintown, PA 19046.  
ATTORNEY: JONATHAN H. ELLIS,  
PLOTNICK & ELLIS, P.C.,  
261 Old York Road,  
Jenkintown, PA 19046

**TAGGART, JOHN H., dec'd.**

Late of Skippack Township.  
Executrix: PATRICIA R. TAGGART,  
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

**Third and Final Publication****ACKER, STANLEY THEODORE also known as  
STANLEY ACKER, dec'd.**

Late of Plymouth Township.  
Executors: MELISSA ACKER REICHNER AND  
HENRY F. REICHNER,  
4 Tohopeka Lane,  
Philadelphia, PA 19118.

**ARONOWITZ, BERNARD, dec'd.**

Late of Borough of Ambler.  
Executrix: SUSAN D. KRANE,  
104 Branbury Avenue,  
North Wales, PA 19454.  
ATTORNEY: JOHN KESSLER,  
Beaver Hill South, Suite 400B,  
100 West Avenue,  
Jenkintown, PA 19046

**BATTLE, EMMA PEARL, dec'd.**

Late of Cheltenham Township.  
Administratrix: KEWANA BATTLE-MASON,  
420 Lonsdale Court,  
Upper Marlboro, MD 20774.

**BURNS, MIRIAM C. also known as  
MIRIAM BURNS, dec'd.**

Late of Borough of Lansdale.  
Executor: JOHN T. DOOLEY,  
1800 Pennbrook Parkway, Suite 200,  
Lansdale, PA 19446.  
ATTORNEY: JOHN T. DOOLEY,  
DISCHELL, BARTLE & DOOLEY, PC,  
1800 Pennbrook Parkway, Suite 200,  
Lansdale, PA 19446.

**CLEMONS SR., TRANIES also known as****TRANIES CLEMONS, dec'd.**

Late of West Pottsgrove Township.  
 Executrix: TRANIES CLEMONS, JR.,  
 2462 Magnolia Drive,  
 Gilbertsville, PA 19525,  
 SHELIA A. DeGRAFFENREID,  
 3206 Rockford Road,  
 Durham, NC 27713.  
 ATTORNEY: REBECCA A. HOBBS,  
 OWM LAW,  
 41 E. High Street,  
 Pottstown, PA 19464

**CRAFT, BERYL J., dec'd.**

Late of Montgomery Township.  
 Executrix: DEBORAH J. McMENAMIN,  
 c/o John H. Filice, Esquire,  
 Rubin, Glickman, Steinberg & Gifford,  
 2605 N. Broad Street, P.O. Box 1277,  
 Lansdale, PA 19446.

**DIAMOND, ANNA G., dec'd.**

Late of Upper Gwynedd Township.  
 Executor: DIANE J. KOBASA,  
 579 Tinsmith Way,  
 Lansdale, PA 19446.

**DURBEC, BRUNHILDE, dec'd.**

Late of Borough of Lansdale.  
 Executor: RICHARD T. SANDS,  
 c/o Janet E. Amacher, Esquire,  
 311 N. Sumneytown Pike, Suite 1A,  
 North Wales, PA 19454.  
 ATTORNEY: JANET E. AMACHER,  
 311 N. Sumneytown Pike, Suite 1A,  
 North Wales, PA 19454

**FERGUSON, CHARLES K., dec'd.**

Late of Springfield Township.  
 Administrator: ERIC FERGUSON,  
 c/o Hilary Fuelleborn, Esquire,  
 745 Yorkway Place,  
 Jenkintown, PA 19046.  
 ATTORNEY: HILARY FUELLEBORN,  
 LUSKUS & FUELLEBORN, P.C.,  
 745 Yorkway Place,  
 Jenkintown, PA 19046

**GALE, MARY, dec'd.**

Late of Whitemarsh Township.  
 Co-Executors: CHARLES H. GALE, IV AND  
 NANCY GRANESE,  
 c/o Janet E. Amacher, Esquire,  
 311 N. Sumneytown Pike, Suite 1A,  
 North Wales, PA 19454.  
 ATTORNEY: JANET E. AMACHER,  
 311 N. Sumneytown Pike, Suite 1A,  
 North Wales, PA 19454

**GALLOWAY JR., FRANCIS WILLIAM also known as****FRANCIS WILLIAM GALLOWAY and****FRANCIS W. GALLOWAY, JR., dec'd.**

Late of Lower Merion Township.  
 Administratrix: MIRELLA RICCHETTI-  
 GALLOWAY,  
 c/o Gary A. Zlotnick, Esquire,  
 Zarwin Baum DeVito Kaplan Schaer & Toddy, PC,  
 1818 Market Street, 13th Floor,  
 Philadelphia, PA 19103.  
 ATTORNEY: GARY A. ZLOTNICK,  
 ZARWIN BAUM DeVITO KAPLAN SCHAER &  
 TODDY, PC,  
 1818 Market Street, 13th Floor,  
 Philadelphia, PA 19103

**GALULLO, RAYMOND J., dec'd.**

Late of East Norriton Township.  
 Executrix: SUSAN M. HAGGERTY,  
 344 Courtland Avenue,  
 Harleysville, PA 19438.  
 ATTORNEY: DAVID A. PECKMAN,  
 29 Mainland Road,  
 Harleysville, PA 19438

**GEHMAN, KATHRYN L., dec'd.**

Late of Franconia Township.  
 Executrix: ROXANN SCHLOSSMAN,  
 2700 Perkiomenville Road,  
 Harleysville, PA 19438.  
 ATTORNEY: BRIAN D. GOURLEY,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**HERRMANN, LINDA JANE also known as****LINDA J. HERRMANN, dec'd.**

Late of Lower Moreland Township.  
 Executor: WILLIAM H. HERRMANN, JR.,  
 3975 Longfellow Road,  
 Huntingdon Valley, PA 19006.  
 ATTORNEY: EDWARD A. FOX,  
 808 Bethlehem Pike, Rear,  
 Erdenheim, PA 19038

**HERSHEY, ELIZABETH M., dec'd.**

Late of Franconia Township.  
 Executrix: KIM D. RICHTER,  
 1134 Rickert Road,  
 Perkasio, PA 18944.  
 ATTORNEY: BRIAN D. GOURLEY,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**HILDEBRANDT, BEATRICE KATHERINE, dec'd.**

Late of West Norriton Township.  
 Administratrix: LISA M. BUGDA,  
 3101 Sky Drive,  
 Eagleville, PA 19403.

**HITSCHLER JR., CHARLES W. also known as****CHARLES WILLIAM HITSCHLER, JR., dec'd.**

Late of Lower Gwynedd Township.  
 Executor: CHARLES W. HITSCHLER, III,  
 c/o Peter E. Moshang, Esquire,  
 100 Four Falls, Suite 300,  
 West Conshohocken, PA 19428.  
 ATTORNEY: PETER E. MOSHANG,  
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,  
 100 Four Falls, Suite 300,  
 West Conshohocken, PA 19428

**JOHNSTON, MARILYN ANN, dec'd.**

Late of Upper Gwynedd Township.  
 Executor: WILLIAM A. JOHNSTON, IV,  
 c/o David J. Winkowski, Esquire,  
 30 Valley Stream Parkway,  
 Malvern, PA 19355.  
 ATTORNEY: DAVID J. WINKOWSKI,  
 STRADLEY, RONON, STEVENS & YOUNG, LLP,  
 30 Valley Stream Parkway,  
 Malvern, PA 19355

**KESSON, JANE H., dec'd.**

Late of Cheltenham Township.  
 Executrix: CINDI PASCERI,  
 c/o Hilary Fuelleborn, Esquire,  
 745 Yorkway Place,  
 Jenkintown, PA 19046.  
 ATTORNEY: HILARY FUELLEBORN,  
 LUSKUS & FUELLEBORN, P.C.,  
 745 Yorkway Place,  
 Jenkintown, PA 19046

**KISS, STELLA M., dec'd.**

Late of Lower Gwynedd Township.  
 Executors: CAROLE K. MACKRELL AND  
 EMIL P. KISS, JR.,  
 c/o Paul C. Heintz, Esquire,  
 1500 Market Street, Suite 3400,  
 Philadelphia, PA 19102.  
 ATTORNEY: PAUL C. HEINTZ,  
 OBERMAYER REBMANN MAXWELL &  
 HIPPEL LLP,  
 1500 Market Street, Suite 3400,  
 Philadelphia, PA 19102

**KRATZ, FRANKLIN, dec'd.**

Late of Lower Frederick Township.  
 Executor: JAY W. KRATZ,  
 2532 Faust Road,  
 Gilbertsville, PA 19525.  
 ATTORNEY: RICHARD E. WELLS,  
 WELLS, HOFFMAN, HOLLOWAY &  
 MEDVESKY, LLP,  
 635 E. High Street, P.O. Box 657,  
 Pottstown, PA 19464

**KRIEBEL, BARRY E. also known as  
BARRY E. KRIEBEL, SR., dec'd.**

Late of Horsham Township.  
 Co-Executor: KELLY C. SNYDER,  
 301 Willowbrook Road,  
 Horsham, PA 19044.  
 ATTORNEY: DAVID P. GRAU,  
 911 N. Easton Road, P.O. Box 209,  
 Willow Grove, PA 19090

**LEWIS, CONSTANCE H. also known as  
CONSTANCE HARRIET LEWIS, dec'd.**

Late of Whitpain Township.  
 Executor: STEPHEN LEWIS,  
 c/o Diane K. Foxman, Esquire,  
 890 Ashbourne Way,  
 Schwenksville, PA 19473.  
 ATTORNEY: DIANE K. FOXMAN,  
 LAW OFFICE OF DIANE K. FOXMAN,  
 890 Ashbourne Way,  
 Schwenksville, PA 19473

**MAKINSON-SANDERS, CHARLES A., dec'd.**

Late of Borough of North Wales.  
 Administratrix: CARENE R. MAKINSON-  
 SANDERS,  
 312 W. Montgomery Avenue,  
 North Wales, PA 19454.  
 ATTORNEY: SUZAN G. LEONARD,  
 311 Summeytown Pike, Ste. 1A,  
 North Wales, PA 19454

**MALINOWSKI, COLDEN MICHAEL also known as  
COLDEN MALINOWSKI, dec'd.**

Late of New Hanover Township.  
 Administrators: DAVID M. MALINOWSKI AND  
 PATRICIA MALINOWSKI,  
 c/o Mark W. Tanner, Esquire,  
 1845 Walnut Street, 21st Floor,  
 Philadelphia, PA 19103.  
 ATTORNEY: MARK W. TANNER,  
 FELDMAN SHEPHERD WOHLGELERNTER  
 TANNER WEINSTOCK DODIG LLP,  
 1845 Walnut Street, 21st Floor,  
 Philadelphia, PA 19103

**MASON, HOWARD JOSEPH, dec'd.**

Late of Towamencin Township.  
 Executrix: LINDSAY MIRACLE,  
 509 Oneida Pl., NW,  
 Washington, DC 20011.

**McCUNE, WALLACE G. also known as  
WALLACE GILFILLAN McCUNE, MD and  
WALLACE G. McCUNE, MD, dec'd.**

Late of Upper Dublin Township.  
 Executor: WILLIAM McCUNE, IV AND  
 ELIZABETH McCUNE.  
 ATTORNEY: JAMES F. CARNEY,  
 610 W. Germantown Pike, Suite 400,  
 Plymouth Meeting, PA 19462

**METZLER, DAVID A. also known as  
DAVID ALLEN METZLER, dec'd.**

Late of Horsham Township.  
 Executrix: VIRGINIA CALLOW METZLER,  
 570 Lamplighter Road,  
 Horsham, PA 19044.

**MORGAN, JOAN MARY also known as  
JOAN M. MORGAN, dec'd.**

Late of Lower Providence Township.  
 Administratrix: SUSAN K. MASCARO,  
 245 E. Mount Kirk Avenue,  
 Eagleville, PA 19403.

**MOYER, SADIE L., dec'd.**

Late of Franconia Township.  
 Executor: RALPH M. MOYER,  
 207 W. Summit Street, Apt. 2136,  
 Souderton, PA 18964.  
 ATTORNEY: JEFFREY K. LANDIS,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**MURGIA, CHARLES also known as  
CHARLES MURGIA, SR., dec'd.**

Late of Hatfield Township.  
 Executrix: JANET DUNN,  
 c/o Robert M. Sebia, Esquire,  
 375 Morris Road, P.O. Box 1479,  
 Lansdale, PA 19446-0773.  
 ATTORNEY: ROBERT M. SEBIA,  
 HAMBURG, RUBIN, MULLIN, MAXWELL &  
 LUPIN, PC,  
 375 Morris Road, P.O. Box 1479,  
 Lansdale, PA 19446-0773

**MURPHY, DANIEL P., dec'd.**

Late of Abington Township.  
 Administratrix: LII A. MURPHY.  
 ATTORNEY: JOHN J. GONZALES,  
 LAW OFFICES OF JOHN J. GONZALES, P.C.,  
 609 Lakeside Drive,  
 Southampton, PA 18966,  
 215-322-2040

**PENDELL, DONALD J., dec'd.**

Late of Upper Pottsgrove Township.  
 Executor: JOHN D. PENDELL,  
 c/o Janet E. Amacher, Esquire,  
 311 N. Summeytown Pike, Suite 1A,  
 North Wales, PA 19454.  
 ATTORNEY: JANET E. AMACHER,  
 311 N. Summeytown Pike, Suite 1A,  
 North Wales, PA 19454

- RIGHTER, WILLIAM ROBERT** also known as **WILLIAM R. RIGHTER, dec'd.**  
Late of Upper Hanover Township.  
Executor: CARL W. RIGHTER,  
3458 W. Ott Drive,  
Taylorsville, UT 84129.
- ROSENWALD, JULIA K., dec'd.**  
Late of Cheltenham Township.  
Executor: JULIUS ROSENWALD, III,  
c/o Leonard J. Cooper, Esquire,  
1650 Market Street, Suite 2800,  
Philadelphia, PA 19103.  
ATTORNEY: LEONARD J. COOPER,  
COZEN O'CONNOR,  
1650 Market Street, Suite 2800,  
Philadelphia, PA 19103
- SAMUEL, LIONEL S., dec'd.**  
Late of Borough of Norristown.  
Administrator: LIONEL SAMUEL, JR.,  
131 Modeno Road,  
Coatesville, PA 19320.  
ATTORNEY: GENE L. CHERTOCK,  
SUBIN ASSOCIATES, LLP,  
1484 Brookfield Road,  
Yardley, PA 19067
- SANSALONE, WILLIAM W. also known as WILLIAM SANSALONE, dec'd.**  
Late of Upper Merion Township.  
Executrix: SANDRA E. WEAVER,  
c/o John I. Gordon, Esquire,  
632 Germantown Pike,  
Lafayette Hill, PA 19444.  
ATTORNEY: JOHN I. GORDON,  
LAW OFFICE OF JOHN I. GORDON,  
632 Germantown Pike,  
Lafayette Hill, PA 19444
- SCHLOSSER, ESTHER C., dec'd.**  
Late of Franconia Township.  
Executor: DENNIS R. SCHLOSSER,  
c/o Jay C. Glickman, Esquire,  
Rubin, Glickman, Steinberg & Gifford,  
2605 N. Broad Street, P.O. Box 1277,  
Lansdale, PA 19446.
- SCHMIDT, ALICIA JULIE-MARI, dec'd.**  
Late of Borough of Pottstown.  
Administrator: JOSEPH SCHMIDT,  
40 W. 8th Street,  
Lansdale, PA 19446.  
ATTORNEY: MICHAEL A. CIANCI,  
CIANCI LAW OFFICES,  
617 Swede Street,  
Norristown, PA 19401
- SCLAFANI, HELEN I., dec'd.**  
Late of Worcester Township.  
Executrix: MARIE S. GOLDKAMP,  
c/o Adam L. Fernandez, Esquire,  
460 Norristown Road, Suite 110,  
Blue Bell, PA 19422.  
ATTORNEY: ADAM L. FERNANDEZ,  
WISLER PEARLSTINE, LLP,  
460 Norristown Road, Suite 110,  
Blue Bell, PA 19422
- STEVENS, SHARON M., dec'd.**  
Late of Marlborough Township.  
Co-Executors: MICHAEL C. STEVENS, II AND SARAH M. STEVENS,  
c/o Tomlinson & Gerhart,  
414 Main Street, P.O. Box 14,  
East Greenville, PA 18041.  
ATTORNEY: MICHELLE M. FORSELL,  
TOMLINSON & GERHART,  
414 Main Street, P.O. Box 14,  
East Greenville, PA 18041
- STINSON JR., MATTHEW P. also known as MATTHEW PATRICK STINSON, JR., dec'd.**  
Late of East Norriton Township.  
Co-Executors: MATTHEW F. STINSON, SR. AND FRANCES C. STINSON,  
c/o Jessica R. Grater, Esquire,  
Wolf, Baldwin & Assoc.,  
P.O. Box 444,  
Pottstown, PA 19464.
- SWISKI, JESSIE M., dec'd.**  
Late of Upper Moreland Township.  
Executor: EDWARD A. SWISKI, JR.,  
c/o Douglas G. Thomas, Esquire,  
104 N. York Road,  
Hatboro, PA 19040.  
ATTORNEY: DOUGLAS G. THOMAS,  
104 N. York Road,  
Hatboro, PA 19040
- THACKER, KAREN SUE, dec'd.**  
Late of Towamencin Township.  
Executor: WILLIAM J. MAYBIN,  
2246 Lenhart Road,  
Colmar, PA 18915.  
ATTORNEY: CHARLOTTE A. HUNSBERGER,  
LANDIS, HUNSBERGER, GINGRICH & WEIK, LLP,  
114 E. Broad Street, P.O. Box 64769,  
Souderton, PA 18964
- TOMLINSON, VIRGINIA E., dec'd.**  
Late of Harleysville, PA.  
Executor: MARGARET E. PINCHOCK,  
676 Store Road,  
Harleysville, PA 19438.  
ATTORNEY: JOSEPH J. BALDASSARI,  
FUREY & BALDASSARI, P.C.,  
1043 S. Park Avenue,  
Audubon, PA 19403
- TROUTMAN, WILLIAM S., dec'd.**  
Late of Upper Providence Township.  
Executor: WILLIAM H. TROUTMAN,  
c/o Unruh, Turner, Burke & Frees, P.C.,  
120 Gay Street, P.O. Box 289,  
Phoenixville, PA 19460.  
ATTORNEY: DOUGLAS L. KAUNE,  
UNRUH, TURNER, BURKE & FREES, P.C.,  
120 Gay Street, P.O. Box 289,  
Phoenixville, PA 19460
- TUPPER JR., WILLARD CAREY also known as WILLARD C. TUPPER, JR., dec'd.**  
Late of West Norriton Township.  
Executor: CRAIG A. TUPPER,  
31 Par Circle,  
Pottstown, PA 19464.
- VANDERBECK, JOHN MARK also known as J. MARK VANDERBECK and MARK VANDERBECK, dec'd.**  
Late of Borough of Lansdale.  
Executrix: KATHY ANN VANDERBECK,  
9727 Touchton Road, Apt. 2001,  
Jacksonville, FL 32246.  
ATTORNEY: MARK T. CARLIDGE,  
NACHMIAS MORRIS & ALT, PC,  
20 Ash Street, Suite 200,  
Conshohocken, PA 19428



**WABER, MIRIAM, dec'd.**

Late of Lower Providence Township.

Executors: LEWIS WABER,  
PAUL WABER AND  
MAXINE WABER,  
c/o Leonard J. Cooper, Esquire,  
One Liberty Place, Suite 2800,  
1650 Market Street,  
Philadelphia, PA 19103.  
ATTORNEY: LEONARD J. COOPER,  
COZEN O'CONNOR,  
One Liberty Place, Suite 2800,  
1650 Market Street,  
Philadelphia, PA 19103

**WALT, SHEREL A. also known as  
SHEREL AUSTIN WALT, dec'd.**

Late of Douglass Township.  
Executrix: LESLIE D. EIDLE,  
c/o E. Kenneth Nyce Law Office, LLC,  
105 E. Philadelphia Avenue,  
Boyertown, PA 19512.  
ATTORNEY: NICOLE C. MANLEY,  
E. KENNETH NYCE LAW OFFICE,  
105 E. Philadelphia Avenue,  
Boyertown, PA 19512

**WENTZEL, MARGARET K. J., dec'd.**

Late of Borough of Pottstown.  
Executrix: CHRISTIE BIRCHESSE,  
c/o Jessica R. Grater, Esquire,  
Wolf, Baldwin & Assoc.,  
P.O. Box 444,  
Pottstown, PA 19464.

**WILLIAMS, JACKLYN PAULA also known as  
JACKIE WILLIAMS, dec'd.**

Late of Worcester Township.  
Executrix: PAULA METZRADT,  
3610 Baker Street,  
Collegeville, PA 19426.

**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*

**Americans For Seniors** with its principal place of business at 940 Ruby Circle, Gilbertsville, PA 19525.

The name and address of the person owning or interested in said business is: Eliud Otieno.

The application has been filed on April 22, 2017.

**Laborcity** with its principal place of business at 2701 Renaissance Blvd., 4th Floor, King of Prussia, PA 19406.

The name and address of the entity owning or interested in said business is: Labor On Demand, LLC, 2701 Renaissance Blvd., 4th Floor, King of Prussia, PA 19406.

The application was filed on June 22, 2017.

**Royal Athena** with its principal place of business at 2701 Renaissance Blvd., 4th Floor, King of Prussia, PA 19406.

The name and address of the entity owning or interested in said business is: Righters Ferry Associates, L.P., 2701 Renaissance Blvd., 4th Floor, King of Prussia, PA 19406.

The application was filed on June 29, 2017.

**Royal Worthington** with its principal place of business at 2701 Renaissance Blvd., 4th Floor, King of Prussia, PA 19406.

The name and address of the entity owning or interested in said business is: Worthington Associates Unit A-1 Owner, L.P., 2701 Renaissance Blvd., 4th Floor, King of Prussia, PA 19406.

The application was filed on June 29, 2017.

**TRUST NOTICES****Third and Final Publication****THE RAYMOND J. GALULLO TRUST**

Notice is hereby given of the death of Raymond J. Galullo, late of East Norriton Township, Montgomery County, Pennsylvania. All persons having claims or demands against said decedent or the Raymond J. Galullo Trust, are requested to make known the same to the Trustee or the Trust's attorney and all persons indebted to said decedent or his Trust are requested to make payment without delay to the Trustee named below.

**Trustee:** Susan M. Haggerty  
c/o David A. Peckman, Esquire  
29 Mainland Road  
Harleysville, PA 19438

**EXECUTIONS ISSUED****Week Ending July 4, 2017****The Defendant's Name Appears  
First in Capital Letters**

ADVANCED PAVING AND MASONRY CONTRACTORS:  
PUMA CONSTRUCTION, INC.: PUMA, BRIAN:  
M&T BANK, GRNSH., ET AL. - Pickford, Richard;  
201623699; \$27,500.00.  
BRUCE, GEORGE - Wells Fargo Bank Na, et al.;  
201128195; ORDER/REINSTATED/IN REM 198,22.  
CALEL, JUAN: SHIRLEY - Deutsche Bank  
National Trust Company, et al.; 201630315.  
CHIBWE, MALAMA - Us Bank National Association,  
et al.; 201332043.  
CIONE, LAUREN: MOORE, CHARLES -  
Pacific Union Financial, LLC; 201701791.  
COVINGTON, JAMES: MICHELE -  
Wells Fargo Bank Na; 201608990; ORDER/IN  
REM/\$214,419.00.  
DIMUZIO, ELAINA: PNC BANK, GRNSH. -  
Asset Acceptance, LLC; 201311829; \$139.52.  
ELLIS, CHRISTINE - Bac Home Loans Servicing, L.P.,  
et al.; 200930403; ORDER/AMENDED  
IN REM 193,404.8.

FALCONE, CARLA: MARC - Us Bank National Association, et al.; 201622377; \$455,301.84.  
 FEGLEY, TROY: DICAROLO-FEGLEY, JENNIFER - Bank Of New York Mellon, et al.; 201630365; \$164,166.56.  
 FRANKLIN, CRYSTAL: PNC BANK, GRNSH. - Lvnv Funding, LLC; 201425592; \$3,663.05.  
 GALLO KEAGY, YVONNE: PNC BANK, GRNSH. - Fia Card Services Na, et al.; 201010745; \$24,489.56.  
 HALL, ALISON: ALLISON - Wells Fargo Bank National Association; 201702802.  
 HOLLAND, DELOIS: BANK OF AMERICA, GRNSH. - Credit Acceptance Corporation; 201601472; \$5,669.13.  
 INTERVENTION, INC.: FLORIDA HOUSE EXPERIENCE: BAKER, IVAN: TD BANK, GRNSH., ET AL. - Shelton, James; 201716540; \$18,000.00.  
 KARLSSON, GALENA - Nationstar Mortgage, LLC; 201612762; ORDER/IN REM/ 199,838.75.  
 KELLY, MARK: CITIZENS BANK OF PENNSYLVANIA, GRNSH. - Lvnv Funding, LLC; 201316313; \$5,857.45.  
 LANG, PHILIP: PHILIP - The Bank Of New York Mellon Trust Company Na, et al.; 201608903.  
 LEAHY, JOSEPH: LEAHY TRANSPORTATION, INC.: SANTANDER BANK, GRNSH. - American Express Bank Fsb; 201612200; WRIT/EXEC.  
 LEY, SANDRA: ESTATE OF SANDRA J LEY: CARSON, JOHN, ET AL. - Wells Fargo Bank Na; 201707313; \$86,990.77.  
 MYERS, MARION - Wells Fargo Bank Na, et al.; 201009779; \$350,163.15.  
 NATURE FOUNDATION, INC.: US BANK, GRNSH. - De Lage Landen Financial Services, Inc.; 201715213; \$113,474.78.  
 OH, HAN - Green Tree Servicing, LLC; 201329676.  
 PRIVITERA, ELAINE: ELAINE: WELLS FARGO BANK, GRNSH. - Cash A Check Plus, et al.; 200517241; \$3,511.40.  
 SCHINDLER, RONALD - Wells Fargo Bank Na; 201331308; ORDER/156,999.66.  
 SOLOMON, JENNADEE - United Guaranty Commercial Insurance Company Of Nc; 201220014.  
 TATUM, KIANA: FULTON BANK NA, GRNSH. - Midland Funding, LLC; 201703117; \$3,876.70.  
 ULLERY, DOUG: BRANCH BANKING AND TRUST COMPANY, GRNSH. - American Express Centurion Bank; 201702922; WRIT/EXEC.  
 UTAH, CHINEDUM: CHUKWUMA: UNITED STATE OF AMERICA - Nationstar Mortgage, LLC; 201707546.  
 VANBASTEN, WILLEM - Continental Bank, et al.; 201627829.  
 VOINEA, SYLVIA - Cabrini College; 201702321; WRIT/EXEC.  
 WOON, MELANIE - Christiana Trust, et al.; 201709665.  
 YAROCH, CAILIN: UNKNOWN HEIRS OF MATTHEW YAROCH - American Heritage Federal Credit Union; 201629975; 232,995.70.  
 YI, CINDY - Wells Fargo Bank Na; 201524846; \$229,022.69.

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**JUDGMENTS AND LIENS ENTERED**
**Week Ending July 4, 2017**
**The Defendant's Name Appears  
 First in Capital Letters**

ADAMS, JEFFREY - Perkiomen Performance Inc; 201716394; Judgment fr. District Justice; \$1013.63.  
 ANDERSON, GORDON - Discover Bank; 201716375; Judgment fr. District Justice; \$4,942.04.  
 ARTESANS CONCRETE - Brown, Ronald; 201716419; Judgment fr. District Justice; \$3654.95.  
 BAROSKA, ROBERT - Midland Funding Llc; 201716492; Judgment fr. District Justice; \$1,099.52.  
 BLACK, JULIA - Midland Funding Llc; 201716420; Judgment fr. District Justice; \$9960.52.  
 BRILE, LORI - Midland Funding Llc; 201716482; Judgment fr. District Justice; \$878.72.  
 BROWN, CAROLINE: JOHN: BROWNS TRANSPORT LLC - Michael Cross & Co Ltd; 201716539; Judgment fr. District Justice; \$6679.50.  
 CHRIST, ZACK - Midland Funding Llc; 201716450; Judgment fr. District Justice; \$6609.90.  
 CLAY, KENNETH - Midland Funding Llc; 201716716; Judgment fr. District Justice; \$1260.49.  
 CODER, BARBARA - Capital One Bank Usa Na; 201715580; Judgment fr. District Justice; \$4979.90.  
 EGAN, NICHOLAS - Midland Funding Llc; 201716786; Judgment fr. District Justice; \$1310.51.  
 ELDRIDGE, DANIEL - Midland Funding Llc; 201716489; Judgment fr. District Justice; \$970.21.  
 EWING, STEPHEN - Midland Funding Llc; 201716421; Judgment fr. District Justice; \$965.57.  
 EZIC, JASMINE: RENATE - Poorman, Stephen; 201716080; Complaint In Confession of Judgment; \$65,000.00.  
 GAONA, ANNETTE - Capital One Bank Usa Na; 201716373; Judgment fr. District Justice; \$2,233.77.  
 GIBBS, BRIANNA - Cermanski, Steven; 201716574; Judgment fr. District Justice; \$2490.05.  
 HANEY, LISA - Midland Funding Llc; 201716699; Judgment fr. District Justice; \$3963.24.  
 HESS, ANDREW - Midland Funding Llc; 201716422; Judgment fr. District Justice; \$3643.40.  
 ITKIN, LYNNE - Capital One Bank Usa Na; 201716348; Judgment fr. District Justice; \$2,878.57.  
 JACKSON, ARLENE - Midland Funding Llc; 201716702; Judgment fr. District Justice; \$890.46.  
 JOHNSTON, PATRICIA - Barclays Bank Delaware; 201716368; Judgment fr. District Justice; \$3,411.54.  
 KURTZ, HEATHER - Capital One Bank Usa Na; 201716337; Judgment fr. District Justice; \$5,509.02.  
 MAKINSON, ROSE - Barclays Bank Delaware; 201716361; Judgment fr. District Justice; \$1,723.06.  
 MARRERO GLASS & METAL INCORPORATED: MARRER GLASS & METAL INCORPORATED: MARRERO, JAIME - Ebf Partners Llc; 201709013; Foreign Judgment; \$159902.46.  
 MCMULLEN, JUNE - Discover Bank; 201716380; Judgment fr. District Justice; \$1,773.42.  
 MILOSAVLJEVIC, LJILJANA - Midland Funding Llc; 201716490; Judgment fr. District Justice; \$2472.92.  
 OSCAR, CAITLIN - Capital One Bank Usa Na; 201716345; Judgment fr. District Justice; \$2,176.73.  
 PAVONE, MICHAEL - Midland Funding Llc; 201716706; Judgment fr. District Justice; \$951.94.

PERRY, BRIAN: BP CONSTRUCTION LLC - Woodroffe, Carol; 201716769; Judgment fr. District Justice; \$754.39.

PILECKI, EVELYN - Capital One Bank Usa Na; 201716376; Judgment fr. District Justice; \$4,428.22.

RIOS, JOSEPH - Midland Funding Llc; 201716494; Judgment fr. District Justice; \$10,781.07.

ROSSI, DOMENIC - Midland Funding Llc; 201716727; Judgment fr. District Justice; \$1,824.94.

RUFO, ANTHONY: LA TERRASSE - City Of Phila Department Of Revenue; 201715299; Certification of Judgment; \$4,664.14.

RUFO, ANTHONY: LA TERRASSE - City Of Phila Department Of Revenue; 201715327; Certification of Judgment; \$1,479.76.

RUFO, ANTHONY: LA, TERRASSE - City Of Phila Department Of Revenue; 201715331; Certification of Judgment; \$1,541.70.

SCOTT, RAYMOND - Midland Funding Llc; 201716475; Judgment fr. District Justice; \$1,195.85.

STOICO, ROSS - Lvnv Funding Llc; 201716459; Certification of Judgment; \$5,037.18.

THACKER, DAVID - Midland Funding Llc; 201716794; Judgment fr. District Justice; \$853.50.

YUCHA, DANIEL - Midland Funding Llc; 201716487; Judgment fr. District Justice; \$3448.03.

**ABINGTON TWP. -  
entered municipal claims against:**

Walz, William; 201716725; \$164.50.

**CHELTENHAM TWP. -  
entered municipal claims against:**

Jones, Jazmin; 201716496; \$2,622.76.

Reia Consulting Llc; 201716495; \$1,807.53.

Schroeder, Ruhi; 201716512; \$2,451.76.

Waridi, Zenobia; 201716660; \$3685.76.

**CHELTENHAM TWP. SCHOOL DIST. -  
entered municipal claims against:**

Pollock, Brett: Marjorie; 201716491; \$3,036.03.

Wilson, Joyce: Starr-Dinnall, Paulette; 201716658; \$751.76.

**LOWER POTTS GROVE TWP. -  
entered municipal claims against:**

Moyer, Gary: Cathy; 201716567; \$199.75.

**PENNA. UNEMP. COMP. FUND -  
entered claims against:**

Atris Inc; 201762001; \$8310.09.

Bmdk 2230 Incorporated; 201762000; \$5517.35.

Cbiz Retirement Consulting Inc: Cbiz Insurance Services; 201761985; \$25645.94.

Ivd Inc: Industrial Valley Design; 201762004; \$27,664.47.

Jim Murray Ltd; 201761982; \$3299.80.

Kings Pizza Inc; 201761999; \$1377.35.

Parnell, Dale: Bachman, Bruce: Bachnell Construction; 201761983; \$12914.60.

Pernier Urgent Care Llc; 201762003; \$6,352.94.

Risnychok, Theodore: Country Flower Shoppe Of Blue Bell: Risnychok, Theodore; 201762002; \$18,722.58.

Stowe Auto And Truck Repair Llc; 201761974; \$5230.12.

Verizon Select Services Inc; 201761984; \$9941.00.

Williams & Williams Management Group Inc; 201761986; \$37229.11.

**POTTS GROVE SCHOOL DIST. -  
entered municipal claims against:**

Bedell, Howard: Judith; 201716737; \$7,031.88.

Finnegan, Barbara; 201716517; \$2,862.20.

Foose, Robin; 201716520; \$1,223.06.

Kauffman, Robert; 201716522; \$1,713.56.

Smoyer, Howard: Sandra; 201716649; \$5124.32.

Wezel, Steven: Mary; 201716525; \$1,760.18.

**POTTSTOWN SCHOOL DIST. -  
entered municipal claims against:**

Anderson, Christopher; 201716314; \$2,293.58.

Choi, Jun Kil; 201716303; \$1958.92.

Daniels, Thomas: Andrea; 201716550; \$1,317.33.

Egolf, Nancy: Rodney; 201716374; \$3298.71.

Erb, Lee: Delores; 201716551; \$2,832.00.

Gonzalez, Nelson: Luis; 201716545; \$1,657.02.

Johnson, J.; 201716552; \$1,559.09.

Lauffer, Michael: Sampson-Lauffer, Jessica; 201716316; \$1721.44.

Ludy, Karen; 201716292; \$1735.73.

Ludy, Karen; 201716336; \$1717.17.

Ludy, Karen; 201716385; \$1746.09.

Ludy, Karen; 201716555; \$1,678.27.

Old Holdings Llc; 201716547; \$1,492.64.

Pace, Ronald: Heirs Unknown Heirs Successors Assigns Of Ronald B Pace; 201716230; \$2524.97.

Patel, Ragesh: Amita; 201716556; \$1,452.92.

Properous One Llc; 201716549; \$1,595.41.

Ribick, Robert; 201716302; \$3980.94.

Schenck, Richard; 201716748; \$2,009.07.

Wallace, Neil; 201716372; \$2024.09.

Whittaker, George: Whittaker 401 K; 201716564; \$1,640.31.

**UNITED STATES ATTYS. OFFICE  
FOR EASTERN DISTRICT OF PENNA. -  
entered municipal claims against:**

Green, Howard; 201716351; \$1,547,280.28.

**UNITED STATES INTERNAL REV. -  
entered municipal claims against:**

Alfalfas Inc; 201770509; \$23,897.10.

Amr Construction Inc; 201770512; \$243070.34.

Bailey, Jason; 201770520; \$7513.77.

Bailey, Jason: Michelle; 201770519; \$19098.94.

Baranek, Joan; 201770511; \$101,811.47.

Calvario, Adelfo; 201770516; \$11326.68.

Compusuloveusa Inc; 201770513; \$10360.83.

Conshohocken Dental Group Llc: Endy, Donna; 201770528; \$40335.15.

Delstar Properties Llc; 201770518; \$31005.00.

Fran Taylor Plumbing And Heating Llc; 201770529; \$4236.05.

Gribosh, Matthew; 201770514; \$15557.97.

In, Andrew: Jennifer; 201770525; \$40661.44.

Little, Marvin; 201770522; \$33106.72.

Manzo, Joseph; 201770526; \$43952.12.

Mayo, Edgar; 201770523; \$7499.06.

Messinger, Todd; 201770506; \$49,059.78.

Misinkavitch, Peter; 201770507; \$10,978.22.

Moody, Susan; 201770517; \$32237.58.

Obenour, Mark; 201770531; \$21662.16.

Pietrangelo, Peter; 201770508; \$12,801.32.

Rim Rock Llc: Camp Rim Rock; 201770500; \$47111.37.

Rusfeldt, Mary: Aden; 201770521; \$809710.05.

Sacks, Charles; 201770504; \$463,270.61.  
 Sacks, Linda; 201770505; \$463,270.61.  
 Schultz Enterprises Inc; 201770527; \$93513.46.  
 Silver Star Auto Haus Ltd; 201770510; \$10,849.92.  
 Smith, Dina; 201770524; \$37354.23.  
 Stevens, Stephanie; 201770501; \$63195.60.  
 Underwriting Specialists Inc; 201770515; \$17297.63.  
 Villar, Fernando; Joanne; 201770530; \$25194.39.

**UPPER MORELAND SCHOOL DIST. -  
 entered municipal claims against:**

Roberts, Joan; Heirs Unknown Heirs Successors And  
 Assigns Of Joan M Robert; 201716578; \$3,758.11.  
 Shores, Lois; 201716493; \$6,729.35.

**UPPER MORELAND TWP. SCHOOL DIST. -  
 entered municipal claims against:**

Hoorfar Realty Group-Willow Grove Llc; 201716371;  
 \$18613.74.

**UPPER PERKIOMEN SCHOOL DIST. -  
 entered municipal claims against:**

Cantrell, Emilia; 201716568; \$2,067.03.  
 Detweiler, Mary; 201716334; \$4394.74.  
 Fv & Es Llc; 201716248; \$6822.62.  
 Miller, Joseph; 201716246; \$3169.33.  
 Myhr, Stephen; 201716570; \$1,589.97.  
 Omalley, Kevin; Meghan; 201716572; \$1,766.87.  
 Peart, Sidney; 201716237; \$4229.01.  
 Pusey, Ralph; Colleen; 201716235; \$3071.08.  
 Smith, Truman; Shirley; 201716251; \$4541.55.  
 Walton, Robert; 201716304; \$3614.73.  
 Watkins, Kevin; 201716576; \$1,646.96.

**WEST NORRITON TWP. -  
 entered municipal claims against:**

Lyons, Brian; 201716228; \$1630.79.  
 Oconnell, Matthew; Lori; 201716311; \$2,270.13.

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**LETTERS OF ADMINISTRATION**

**Granted Week Ending July 4, 2017**

**Decedent's Name Appears First,  
 Then Residence at Death, and  
 Name and Address of Administrators**

ANGELICCHIO, LEON F., JR. - Souderton Borough;  
 Basile, Maria R., 2624 N. Charlotte Street  
 Pottstown, PA 19464.  
 DEMAISON, HENRI E. - Abington Township;  
 Catardi, Kathryn M., 936 Garfield Avenue  
 Ardsley, PA 19038.  
 FREEDMAN, BEATRICE - Abington Township;  
 Freedman, Dennis I., 705 Lynwood Drive  
 Langhorne, PA 19053-1911.  
 GUNN, MICHAEL P. - Royersford Borough;  
 Gunn, James F., 765 Botany Loop  
 Murrells Inlet, SC 29576; Menitt, David G.,  
 Po Box 550 Reedsville, PA 17084.  
 HORN, DAVID R. - Conshohocken Borough;  
 Sheridan, Deborah A., 4309 Sylvan Drive  
 Reading, PA 19606.  
 JONES, ARTHUR W. - East Norriton Township;  
 Jones, Stephanie C., 233 Hoeffcker Road  
 Phoenixville, PA 19460; Jones, Arthur W., Jr.,  
 328 Glasgow Street Pottstown, PA 19464;  
 Jones, Erica M., 6495 Pioneer Drive  
 Macungie, PA 18062.

JONES, GOLDIE - Cheltenham Township;  
 Lewis, Joseph, 1408 Wistar Drive  
 Wyncote, PA 19095.  
 KAPISH, MARANDA - Upper Providence Township;  
 Kapish, Frank J., 322 Meadowview Drive  
 Collegeville, PA 19426.  
 LEFLAR, JACQUELINE - Springfield Township;  
 Sager, Margaret, 100 Four Falls  
 West Conshohocken, PA 19428-2950.  
 QUEENAN, JAMES C. - Lower Gwynedd Township;  
 Queenan, Bobby J., 1034 Wissahickon Avenue  
 Penllyn, PA 19422.  
 QUINN, DIANE M. - West Norriton Township;  
 Sellers, Anita, 11 Jack Reynolds Way  
 Avondale, PA 19311.  
 SAMUEL, LIONEL S. - Norristown Borough;  
 Samuel, Lionel, 131 Modena Road  
 Coatesville, PA 19320.  
 SANDO, MICHAEL P. - West Norriton Township;  
 Sando, James M., 402 School Street  
 North Wales, PA 19454-3125.  
 SHELLEY, JAMES P. - Lower Moreland Township;  
 Shelley, James P., Jr., 454 Booth Circle  
 Haverford, PA 19041.  
 SLICK, MARLYN - Whitmarsh Township;  
 Slutsky, Robert, 600 West Germantown Pike  
 Plymouth Meeting, PA 19462.

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**SUITS BROUGHT**

**Week Ending July 4, 2017**

**The Defendant's Name Appears  
 First in Capital Letters**

ADAMS, ROBERT - Mccall, Tammy; 201716408;  
 Complaint for Custody/Visitation.  
 ALL BATH CONCEPTS LLC - Soven, Andrew;  
 201716441; Defendants Appeal from District Justice.  
 ANASTASI, ERNEST; ERIN - Nationstar Mortgage Llc;  
 201716656; Complaint In Mortgage Foreclosure;  
 Wolf, Katherine M.  
 AQUAHAB LP: AFC FITNESS: AQUATIC &  
 FITNESS CENTER, ET.AL. - Kweku-Kennedy,  
 Thomasina; 201716452; Civil Action;  
 Hickey, J. Patrick.  
 AQUAHAB LP: AFC FITNESS: AQUATIC &  
 FITNESS CENTER, ET.AL. - Kweku-Kennedy,  
 Thomasina; 201716681; Civil Action;  
 Hickey, J. Patrick.  
 ARDIFF, ROBERT - Sandler, Ashley; 201716684;  
 Complaint Divorce.  
 ASHMORE, WILLIAM - Drexel University; 201716403;  
 Civil Action; Watson, J. Scott.  
 BIBB, JUSTYN - Bank Of America Na; 201716445;  
 Civil Action; Baroska, Robert L. Iii.  
 BLAKE, RODERICK - Blake, Michelle; 201716245;  
 Complaint Divorce; Myers, Lenore.  
 BONAMICO, ARMANDA: ARMANDA: THEODORE -  
 Carrington Mortgage Services Llc; 201716534;  
 Complaint In Mortgage Foreclosure; Lutz, Daniel T.  
 BREY, DANIEL - Portfolio Recovery Associates Llc;  
 201716712; Civil Action; Gerding, Carrie A.  
 BRIDGEFORD, LINDA - Portfolio Recovery  
 Associates Llc; 201716664; Civil Action;  
 Gerding, Carrie A.



- BROOKS, TONDELAYO - Ucres Inc; 201716749;  
Defendants Appeal from District Justice.
- BULER, DAVID - Leatherman, Craig; 201716771;  
Defendants Appeal from District Justice.
- BURMAN, SCOTT: SCOTT BURMAN  
PLUMBING AND HEATING PLACEMENT  
SERVICES LLC - Brew4You Inc; 201716692;  
Civil Action; Donoghue, Jason.
- CANTWELL, LORENE - Bank Of America; 201716413;  
Civil Action; Baroska, Robert L. Iii.
- CANTWELL, LORENE - Bank Of America Na;  
201716447; Civil Action; Baroska, Robert L. Iii.
- CAPP, SHAWN - Portfolio Recovery Associates Llc;  
201716694; Civil Action; Gerding, Carrie A.
- HELL LLC - Settles, Janiya; 201716593; Petition.
- CICCARELLI, DANIEL - Ferrari, Patricia; 201716742;  
Complaint Divorce.
- CIUFO, ROBERTA - Portfolio Recovery Associates Llc;  
201716705; Civil Action; Gerding, Carrie A.
- CLARK, CHESTER - Clark, Nineveh; 201716460;  
Complaint Divorce.
- COOPER, DAVID - Portfolio Recovery Associates Llc;  
201716720; Civil Action; Gerding, Carrie A.
- COPE, GARY - Portfolio Recovery Associates Llc;  
201716700; Civil Action; Gerding, Carrie A.
- CRESPO, CYNTHIA - Fernandez, William;  
201716466; Complaint Divorce.
- CUMMINGS, TERENCE - American Express  
Centurion Bank; 201716473; Civil Action;  
Felzer, Jordan W.
- CUMMINS, MARC - Volk, Jeramy; 201716767;  
Petition for Protection from Sexual Viol.
- CUMMINS, MARK - Shawell, Christina; 201716740;  
Petition for Protection from Sexual Viol.
- DAROCHA, RICARDO - Portfolio Recovery  
Associates Llc; 201716701; Civil Action;  
Gerding, Carrie A.
- DAVIDUK, RODGER - Koeck, Steve; 201716588;  
Petition to Appeal Nunc Pro Tunc.
- DEFRANGESCO, JONATHAN - Defrangesco, Jamie;  
201716566; Complaint Divorce.
- DELBOVE, JANET - Discover Bank; 201716642;  
Civil Action; Cawley, Jonathan Paul.
- DONNON, NICHOLE - Donnon, Andrew; 201716384;  
Complaint for Custody/Visitation; Miller, Barry M.
- DUTKA, JEFFREY - Emanuel, Maseco; 201716458;  
Civil Action; Habgood, Richard J.
- DUTKO, DIANE - Citibank Na; 201716569;  
Civil Action; Paul, Nathalie.
- ECK, SUSAN: OCCUPANTS - Caliber Home Loans Inc;  
201715931; Complaint in Ejectment; Wapner, Peter.
- ELLIOT, LEARIE - Portfolio Recovery Associates Llc;  
201716641; Civil Action; Gerding, Carrie A.
- EVANS, BARBARA - Evans, Gregory; 201716415;  
Complaint Divorce; Gallagher, William J.
- FARBER, HAROLD: CENTER FOR DERMATOLOGY  
LASER AND COSMETIC SURGERY LLC -  
Penn Valley Plaza Partners; 201716732;  
Civil Action; Zaid, Marc A.
- FARVER, NOAH - Farver, Kasey; 201716387;  
Complaint Divorce.
- FOGLE, KEVIN - Portfolio Recovery Associates Llc;  
201716718; Civil Action; Gerding, Carrie A.
- FREDERICK, WILLIAM - Portfolio Recovery  
Associates Llc; 201716698; Civil Action;  
Gerding, Carrie A.
- GARCIA LUGO, CLAUDIA - Figueroa-Martinez,  
Milton; 201716440; Complaint for Custody/Visitation.
- GARDNER, KEVIN - Deutsche Bank  
National Trust Company; 201716511; Complaint  
In Mortgage Foreclosure; Brunner, Abigail.
- GAROFALO, ELISA - Portfolio Recovery Associates Llc;  
201716697; Civil Action; Gerding, Carrie A.
- GIANNONE ENTERPRISES LLC - Laserson, David;  
201716405; Defendants Appeal from District Justice.
- GILL, HARRY: HARRY - Kranick, Cyril; 201716297;  
Civil Action; Aivazoglou, John.
- GOLDSTEIN, ALEXANDRA - Portfolio Recovery  
Associates Llc; 201716703; Civil Action;  
Gerding, Carrie A.
- GONORA, FREDERICK - Portfolio Recovery  
Associates Llc; 201716665; Civil Action;  
Gerding, Carrie A.
- GORMAN, DAWN - Portfolio Recovery Associates Llc;  
201716662; Civil Action; Gerding, Carrie A.
- GRIFFIN, SARAH - Green, Gregory; 201716414;  
Complaint for Custody/Visitation; Michener, Ian J.
- GULLOTTI, DOMINIC: ELIZABETH: ELIZABETH -  
Wells Fargo Bank Na; 201716554; Complaint In  
Mortgage Foreclosure; Bennett, Elizabeth M.
- HAGMANN, KENNETH - Sofi Lending Corp;  
201716601; Civil Action; Cawley, Jonathan Paul.
- HAN, SANG: KYUNG: HUANG, MINJUN, ET.AL. -  
Wells Fargo Bank Na; 201716743; Complaint In  
Mortgage Foreclosure; Wapner, Peter.
- HARRIS, HEATHER - Montgomery County  
Society For Prevention Of Cruelty To Anim;  
201716068; Petition; Beeghley, David B.
- HIRSCH, DAVID: DAVID: OCCUPANTS -  
Federal Home Loan Mortgage Corporation;  
201716203; Complaint in Ejectment; Wapner, Peter.
- HOWARD, MICHAEL - Howard, Kristen;  
201716453; Complaint for Custody/Visitation.
- HURT, JESSICA - Discover Bank; 201716608;  
Civil Action; Cawley, Jonathan Paul.
- JASPAN, SCOTT - Jaspan, Kellyn; 201716541;  
Complaint for Custody/Visitation;  
Feinman, Sarinia Michaelson.
- JOHNSON, TASHANDA - Weems-Womack, Jordan;  
201716613; Complaint for Custody/Visitation.
- JONES, LINDSEY - Olibrice, Emmanuel;  
201716647; Complaint for Custody/Visitation.
- KARPEN, LEONARD - Discover Bank; 201716639;  
Civil Action; Cawley, Jonathan Paul.
- KAVOUSSI, HAROLD - Crader, Marsha;  
201716735; Foreign Subpoena.
- KLEIN, JACK - Klein, Patricia; 201716191;  
Complaint Divorce; Rogowska, Jewls C.
- KOHN, MEREDITH - Robbons, Steven; 201716462;  
Complaint Divorce; Litt, Kerry M.
- KOVACH, KEVIN - Kovach, Kacee; 201716123;  
Complaint for Custody/Visitation; Sager, Daniel.
- LEWIS, RYAN - Cattani, Andrea; 201716661;  
Complaint for Custody/Visitation;  
Bobman, Rochelle N.
- LIGHT, ROBERT - Loandepotcom Llc; 201716611;  
Complaint In Mortgage Foreclosure;  
Bennett, Elizabeth M.
- LIM, JAE: JAE: JONG, ET.AL. - Pnc Bank  
National Association; 201716122; Complaint In  
Mortgage Foreclosure.
- LINK, CYNTHIA - Floyd, Danta; 201715294;  
Petition.



- LOPER, DANA: WILLIAMS, DWAYNE - Loper, Edwina; 201716571; Complaint for Custody/Visitation.
- MALETTTO, STEPHANIE - Hillcrest Village Apartments; 201716317; Defendants Appeal from District Justice.
- MAPFRE INSURANCE COMPANY - Lee, Bo; 201716454; Civil Action; Rosenbaum, Jeffrey M.
- MARTINEZ NOLASCO, ROSA - Sandoval Raudales, Edin; 201716338; Complaint for Custody/Visitation; Hykel, Renee.
- MCCARTY, MICHAEL - Law Offices Of Alan R Mege; 201716592; Civil Action; Mege, Alan R.
- MCILHENNY, ANTHONY: LISA - First Guaranty Mortgage Corporation; 201716446; Complaint In Mortgage Foreclosure; Bennett, Elizabeth M.
- MCKETHAN, ROSLYN - Chhs Hospital Company Llc; 201716417; Civil Action; Sarker, Neil.
- MEREDITH, MARIA - Meredith, Christopher; 201716467; Complaint Divorce.
- MILLER, STEPHANIE - Miller, Stephen; 201716733; Complaint Divorce.
- MOORE, ZACHARY - Harvin, Brianna; 201716187; Complaint for Custody/Visitation; Cutillo Teare, Maria.
- MOREIRA, LORENZO - Moreira, Paula; 201716178; Complaint Divorce.
- NATIONAL CONSUMER TELECOM AND UTILITIES EXCHANGE INC - Harmon, Icarus; 201716411; Civil Action; Piontek, Vicki.
- NATIONAL CONSUMER TELECOM AND UTILITIES EXCHANGE INC - Ou, Som; 201716412; Civil Action; Piontek, Vicki.
- NATIONAL CONSUMER TELECOM AND UTILITIES EXCHANGE INC - Barnhardt, Dawn; 201716410; Civil Action; Piontek, Vicki.
- ODONNELL, MICHAEL - Odonnell, Joanna; 201716455; Complaint Divorce.
- PAMBIANCHI, MALLORY - Eppley, Justin; 201716708; Complaint Divorce.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Thorpe, Willie; 201716072; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Gray, Maurice; 201716188; Appeal from Suspension/Registration/Insp; Tornetta, David A.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Michie, Kyle; 201716386; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Lambert, John; 201716396; Appeal from Suspension/Registration/Insp; Hilles, Henry S. Iii.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Dorsogna, Michael; 201716425; Appeal from Suspension/Registration/Insp; Fioravanti, Michelle A.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Osisek, Phyllis; 201716400; Appeal from Suspension/Registration/Insp; Guyer, Edwin L.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Matusevich, Robert; 201716186; Appeal from Suspension/Registration/Insp; Cooper, Zachary B.
- PFMGG LLC - Gerbier, Melissa; 201716679; Petition.
- PINNIX, BANNER - Wack, Brittany; 201716688; Complaint for Custody/Visitation.
- POUSSAINT, LAVERNE - Extended Stay America; 201716448; Defendants Appeal from District Justice.
- SAUTNER, RYAN - Rossi, Megan; 201716456; Complaint for Custody/Visitation; Famous, Natalie L.
- SHEDBALKAR, SANTOSH - Wu, Chi-Tao; 201716182; Complaint Divorce.
- SIBLEY, ASHLEY - Discover Bank; 201716605; Civil Action; Cawley, Jonathan Paul.
- SMITH, JAMAL - Portfolio Recovery Associates Llc; 201716579; Plaintiffs Appeal from District Justice.
- SMITH, KIMBERLY - Gersch, Joseph; 201716247; Complaint for Custody/Visitation; Duffy, Liam J.
- SMITH, SHERAE - Smith, Jason; 201716474; Complaint Divorce; Jacqueline, James M.
- SOVEN, ANDREW - All Bath Concepts Llc; 201716442; Plaintiffs Appeal from District Justice; Deluca, Robert A.
- SUGALSKI, GARY - Midland Funding Llc; 201716439; Plaintiffs Appeal from District Justice.
- TATE, SHANEE - Gallo, Joseph; 201716731; Defendants Appeal from District Justice.
- THOMER, DANIEL - Carroll, Isiah; 201716722; Civil Action; Rosenbaum, Jeffrey M.
- TRANSUNION LLC - Ou, Som; 201716648; Civil Action; Piontek, Vicki.
- TUCKER, BRIAN: DAVIS, RONITA - Yates, Sandra; 201716406; Complaint for Custody/Visitation.
- VELTRI, TERESA - Senlick, Jonathan; 201716416; Complaint for Custody/Visitation; Pagnanelli, Enrico.
- WALDSPURGER, LAWRENCE - Waldspurger, Amanda; 201716600; Complaint Divorce; Bolig, Ronald R.
- WEST, RYSHARD: JOHNSON, CANDES - Davenport, Sheila; 201716104; Complaint for Custody/Visitation.
- WILLIAMS, ALIA - Chhs Hospital Company Llc; 201716513; Civil Action; Weinstein, Yale D.
- WILLIAMS, COURTNEY - Williams, Trisha; 201716190; Complaint Divorce.
- WILSON, SHARON - Branham, Gresiteena; 201716398; Complaint Divorce.
- YARNELL, STEPHEN - Porter, Barbara; 201716390; Complaint Divorce; McBrien, Frederick W. Iii.
- ZANINE, LOUIS: CAROL - Discover Bank; 201716640; Civil Action; Cawley, Jonathan Paul.
- ZOMOLSKY, STEPHEN - Wells Fargo Bank Na; 201716599; Complaint In Mortgage Foreclosure; Bennett, Elizabeth M.

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## WILLS PROBATED

### Granted Week Ending July 4, 2017

#### Decedent's Name Appears First, Then Residence at Death, and Name and Address of Executors

- ADELMAN, IRENE P. - Horsham Township; Fox, Jon D., 101 Greenwood Avenue Jenkintown, PA 19046.
- ALLEN, SYLVIA E. - Cheltenham Township; Allen, Kimberly, 6901 N. 12Th Street Philadelphia, PA 19126.
- CARPENTER, KATHLEEN A. - Lower Moreland Township; Matysik, William A., 1133 Laurel Lane Huntingdon Valley, PA 19006.

- CLEMONS, TRANIES, SR. - West Pottsgrove Township;  
Clemons, Tranies, Jr., 2462 Magnolia Drive  
Gilbertsville, PA 19525; Degraffenreid, Shelia A.,  
3206 Rockford Rd Durham, NC 27713.
- COLE, CHARIS P. - Upper Moreland Township;  
Pitcairn, Cameron C., 3081 Buck Road  
Bryn Athyn, PA 19009; Pitcairn, Duncan B.,  
2666 Alnwick Road Bryn Athyn, PA 19009.
- CRAFT, BERYL J. - Montgomery Township;  
Memenamin, Deborah J., 1233 Barness Drive  
Warminster, PA 18974.
- DOBKIN-KARDON, JANICE - Lower Merion  
Township; Dobkin, Louis, 109 West Allens Lane  
Philadelphia, PA 19119.
- DONOFRY, GEORGE J., SR. - Horsham Township;  
Donofry, Lawrence W., 1129 Colonial Avenue  
Andalusia, PA 19020.
- EITZEN, LESLIE - Lower Gwynedd Township;  
Wingerson, Lois E., 4538 Us Hwy 26  
Dubois, WY 82513.
- FERNANDEZ, PEDRO C. - Lower Merion Township;  
10 S. Bryn Mawr Ave Bryn Mawr, PA 19010.
- FIECHTER, JERENE W. - Plymouth Township;  
Fiechter, Bayard R., 20 Druim Moir Lane  
Philadelphia, PA 19118.
- FINNEMEYER, BARRIE E. - Hatfield Township;  
Finnemeyer, H. J., 224 Oak Park Road  
Hatfield, PA 19440.
- FRAZIER, JOHN H. - Cheltenham Township;  
Wilson, Marionette Y., 7923 Green Lane  
Wyncote, PA 19095.
- GEISS, RUTH P. - Whitpain Township;  
English, William, Jr., 28 W Airy Street  
Norristown, PA 19401-4722.
- HOMA, JOHN R. - Montgomery Township;  
Homa, Carol A., 610 Cowpath Road  
Lansdale, PA 19446.
- HUMPHREYS, BARBARA C. - Upper Merion  
Township; Goldenthal, Mary H.,  
605 Hanover Court Chesterbrook, PA 19087.
- KATZ, SYLVIA - Cheltenham Township;  
Johnson, Sheila, 9579 A James Street  
Phila, PA 19114.
- KAUFFMAN, LESTER B. - Abington Township;  
Kaplinsky, Ellen J., 344 Dogwood Lane  
Elkins Park, PA 19027.
- KELLY, MADELEINE M. - Abington Township;  
Kelly, James P., 1062 Marie Road Rydal, PA 19046.
- KIM, YUNG S. - Montgomery Township;  
Kim, Eugene D., 25 Marlinton Ave  
Dallas, PA 18612.
- KREWSON, DOROTHY M. - Abington Township;  
Fox, Jon D., 101 Greenwood Avenue  
Jenkintown, PA 19046; Krewson, Charles R. Iv,  
618 Seminole Avenue Jenkintown, PA 19046.
- LANDES, ARLENE M. - Upper Providence Township;  
Landes, David, 245 Vaughan Road  
Royersford, PA 19468.
- LEABMAN, SIDNEY I. - Lower Merion Township;  
Leabman, Ilene, 1213 N. Woodbine Avenue  
Narberth, PA 19072.
- MAGUIRE, SARAH R. - Abington Township;  
Maguire, James J., 1405 Rothley Avenue  
Roslyn, PA 19001.
- MCCLEARY, MAXINE P. - Lower Gwynedd Township;  
McCleary, Brian P., 501 Wyndon Road  
Ambler, PA 19002-2220; McCleary, G. B.,  
4000 Tree Line Drive Honey Brook, PA 19344.
- MELVILLE, DOUGLAS N., SR. - Hatboro Borough;  
Durkin, John T., Jr., 338 Chestnut Lane  
Ambler, PA 19002.
- NACE, JOYCE S. - Pottstown Borough;  
Fichthorn, Jennifer E., 641 Willow Street  
Pottstown, PA 19464; Nace, Jacqueline S.,  
1256 Maple Street Pottstown, PA 19464.
- NIECE, CHESTER A. - Upper Gwynedd Township;  
Niece, Kyle R., 811 Green Street  
Lansdale, PA 19446.
- NUDING, CATHERINE A. - Franconia Township;  
Kinsey, Sharon A., 10 S Hamilton Street  
Telford, PA 18969; Nuding, Walter M.,  
221 Lewis Rd Milan, PA 18831.
- PROUT, EDITH E. - Lower Gwynedd Township;  
Prout, James G., 701 Glendalough Road  
Erdenheim, PA 19038.
- RIBICK, GEORGE E. - Upper Providence Township;  
Willard, Maryann T., 1604 Wildlife Drive  
Chester Springs, PA 19425.
- RICCARDI, HELEN L. - Lower Salford Township;  
Riccardi, Anthony F., 340 Yoder Road  
Harleysville, PA 19438.
- RIGHTER, WILLIAM R. - Upper Hanover Township;  
Righter, Carl W., 3458 W. Ott Drive  
Taylorsville, UT 84129.
- ROSENWALD, JULIA K. - Cheltenham Township;  
Rosenwald, Julius Iii, 463 Carpenter Hill Road  
Bennington, VT 05201.
- SCHWARTZ, GOLDIE - Upper Dublin Township;  
Schwartz, Barry S., 1617 Arran Way  
Dresher, PA 19025.
- SCLAFANI, HELEN I. - Worcester Township;  
Goldkamp, Marie S., 1086 Hemlock Drive  
Blue Bell, PA 19422.
- STIMMEL, ETHEL L. - Whitpain Township;  
Boyd, Carol S., 217 New Galena Road  
Chalfont, PA 18914; Stimmel, David,  
855 Lewis Lane Ambler, PA 19002.
- TORRISI, PHILIP S. - Lower Merion Township;  
Dimarco, Camille M., 301 Colfax Road  
Havertown, PA 19083.
- WALT, SHEREL A. - Douglass Township;  
Eidle, Leslie D., 187 Weller Road Barto, PA 19504.

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## RETURN DAY LIST

July 24, 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 MCCH electronic directory for assigned courtroom.**

1. 100 Centre Avenue Condominium Association v. Harrity - Plaintiff's Petition for Supplemental Relief in Aid of Execution (Seq. 19 D) - **H. Barrow.**
2. Amir v. McNamera - Defendant's Motion to Consolidate Both Docket Numbers (Seq. 6) - **M. Simon - M. Hanamirian.**

3. Battaglia v. Montgomery County Transportation Authority - Plaintiff's Motion for Leave to File Amended Petition for Review of Administrative Hearing and Compensation (Seq. 6) - **F. Caiola**.
4. Brooks v. Medwid - Defendant's Motion to Compel Attendance at Oral Deposition (Seq. 26 D) - **W. Coppol - B. Hoffler**.
5. Bruno v. Soll - Defendant's Motion to Compel Plaintiff to Serve Answers to Interrogatories and Responses to Request for Production of Documents (Seq. 7 D) - **M. Hanamirian - N. Mancheski**.
6. Cohn v. Mickman - Defendant's Motion to Withdraw Appearance - **C. Cohn - S. Yeh**.
7. Collons v. Sahin - Plaintiff's Amended Motion to Hold for Plaintiff on False Swearings (Seq. 92 D) - **N. Fausto**.
8. Complete Healthcare Resources-Eastern, Inc. v. Cedar Haven Acquisition, LLC - Defendant's Motion for Protective Order to Quash Subpoenas Duces Tecum and Ad Testificadum (Seq. 38 D) - **F. Crowley - F. Emmerich**.
9. Complete Healthcare Resources-Eastern, Inc. v. Cedar Haven Acquisition, LLC - Plaintiff, Complete Healthcare Resources-Eastern, Inc.'s Second Motion to Compel Discovery (Seq. 41 D) - **F. Crowley - F. Emmerich**.
10. Continental Paper Grading Company v. Bengal Converting Services, Inc. - Plaintiff's Motion to Compel Discovery (Seq. 8 D) - **S. McLaughlin - G. Lightman**.
11. Cornelison v. Marlene - Defendant's Motion to Compel Plaintiff's Responses to Discovery (Seq. 4D) - **P. Timoney - J. O'Rourke**.
12. Custis v. Hampton - Defendant, James and Evelyn Hampton's Motion to Compel Plaintiff's Deposition (Seq. 44 D) - **S. Kafrisen - G. Keahey**.
13. Dozier v. Seidel - Defendant's Motion to Compel Answers to Interrogatories and Response to Request for Production of Documents (Seq. 24 D) - **M. Weinberg - C. Harrington**.
14. Duardo v. Walker - Plaintiff's Motion to Compel Discovery in Aid of Execution and Requests for Production of Documents (Seq. 31 D).
15. Edwin v. Briar House Condominium Association - Defendant Total Turf Landscape Services, Inc.'s Motion to Compel Plaintiff's IME (Seq. 58 D) - **J. Michels - J. Devlin**.
16. Estate of Anne Hackett v. Lankenau Medical Center - Defendant's Motion to Overrule Plaintiff's Objections to Supplemental Interrogatories and Requests dated 5/5/17 (Seq. 40D) - **M. Van Der Veen - E. Hosmer**.
17. Estate of Charles Vorndran a/k/a Charles F. Vorndran v. Second Alarmers Association and Rescue Squad of Montgomery County - Plaintiff's Motion to Extend to the Time to File Certificates of Merit (Seq. 36) - **S. Lavner - D. Zaslo**.
18. Finance of America Reverse, LLC v. Brown - Plaintiff's Motion to Reassess Damages (Seq. 13) - **H. Spivak**.
19. Firstlease, Inc. v. Hatooka - Plaintiff's Motion to Compel Discovery Answers and Request for Production of Documents to David Hatooka (Seq. 12 D) - **J. Cohen - T. Bielli**.
20. Firstlease, Inc. v. Hatooka - Plaintiff's Motion to Compel Discovery Answers and Request for Production of Documents to Linda Hatooka (Seq. 13 D) - **J. Cohen - T. Bielli**.
21. FM Development Company, Inc. v. Borough of Royersford - Motion of Appellant to Sustain Appeal for Failure of Appellee to File Record in Compliance With (Seq. 5) - **S. Welz - B. Dunbar**.
22. Ford v. Yorgey - Motion to Compel Answers to Interrogatories and Response to Request for Production of Documents (Seq. 11 D) - **M. Greenfield - R. Jellen**.
23. Frey v. Peco Energy an Exelon Company - Defendant's Motion to Compel Plaintiff to Execute Authorizations for Her Medical Provider (Seq. 17 D) - **T. Pitt - T. Young**.
24. Galante v. Coughlin - Defendant's Motion to Compel Plaintiff's Economic Damages (Seq. 32D) - **J. Haggerty - J. Rubin**.
25. Garcia v. JBS Souderton, Inc. - Plaintiff's Motion to Compel Defendant's Deposition (Seq. 11-D) - **R. Huber - J. Muldowney**.
26. Garcia v. Southeastern Pennsylvania Transportation Authority - Plaintiff's Motion to Compel Answers to Plaintiff's Interrogatories and Request for Production of Documents (Seq. 13 D) - **L. Thomas - D. Onorato**.
27. Garg v. Trusik - Plaintiff's Petition for Relief from Judgment of Non Pros (Seq. 44) - **G. DiPippo - D. Picker**.
28. Godwin v. Panichella - Defendants' Motion to Compel Plaintiff's Responses to Discovery (Seq. 7 D) - **D. Krain - L. Borelli**.
29. Goodchild v. Ambrosio - Plaintiff's Motion to Compel Responses to Discovery (Seq. 8 D) - **R. Braker**.
30. Goodwin v. Spall Rydzewski Anderson Lalle - Plaintiff's Motion to Compel Defendants' Depositions and Answers to Written Discovery (Seq. 103 D) - **M. Weisberg - J. McCarron**.
31. Grzywna v. Holy Redeemer Health System - Plaintiff's Motion to Compel Deposition of Michelle Walsh, R.N. (Seq. 44 D) - **D. Sherman - A. Romanowicz**.
32. Hancock v. Total Turf Golf Services, Inc. - Defendant, Total Turf Golf Services, Inc., d/b/a The Arrimour Group - Motion for Leave to Join Additional Defendants (Seq. 17) - **L. Fodera - R. Stabinski**.
33. Hayes-Bender v. The Junction House Pub - Defendant's Motion to Compel Discovery Directed to Plaintiff (Seq. 9 D) - **A. Levin - R. Michetti**.
34. Hittle v. Sandoval-Arrelano - Plaintiff's Motion to Compel Responses to Interrogatories and Requests for Production of Documents (Seq. 21 D) - **D. Schreiber - C. Economides - T. O'Neill**.
35. Jenkins v. Mosher - Defendant's Motion to Compel Compliance With Defendant's Subpoena (Seq. 16 D) - **N. Mittin - P. Bemiller**.
36. JMMMPC Company v. Geise - Plaintiff's Motion to Compel Defendant's Answers to Interrogatories in Aid of Execution (Seq. 7 D) - **J. Colavecchi**.
37. JP Morgan Chase Bank National Association v. Lawler - Plaintiff's Motion to Reassess Damages (Seq. 32) - **P. Wapner**.
38. Kramer v. Redners Warehouse Market - Plaintiff's Motion to Compel Defendant's Response to Interrogatories and Request for Production of Documents (Seq. 17 D) - **R. McIlvaine - J. McNulty**.

39. *Laskey v. Sivitz* - Defendant's Motion to Compel Answers to Interrogatories and Response to Request for Production of Documents - **F. Murphy - J. Law.**
40. *Lee v. Abington Memorial Hospital* - Defendant's Motion to Compel Answers to Interrogatories and Request for Production of Documents (Seq. 33 D) - **A. Dashevsky - D. Adelsberger.**
41. *Lewis v. Labus* - Defendants' Motion to Compel Plaintiff's Answers to Interrogatories and Document Requests (Seq. 20 D) - **R. Miller - J. Feenane.**
42. *Limerick Golf Club Estates, Inc. v. LGCC, LLC* - Defendant's Petition for Dismissal of a Complaint (Seq. 16 D) - **D. Breidenbach - J. Bryman.**
43. *Litchmore v. Mirabile* - Petition to Hold Custodian of Record for Dr. Breslin in Contempt for Failure to Appear for Deposition (Seq. 25 D) - **R. Gerson - J. Gilman.**
44. *Littley v. Pilon* - Plaintiff's Motion to Compel Full and Complete Answers to Discovery (Seq. 22 D) - **J. Young - M. Boyle - S. Pratt.**
45. *Ma v. Tagliolini* - Plaintiffs' Motion for Leave to File an Amended Complaint (Seq. 31 D) - **D. Dessen - M. Detweiler - J. Denner.**
46. *Macon v. McCray* - Defendant's Motion to Compel Plaintiff's Responses to Discovery Requests (Seq. 13 D) - **J. Fenerty - L. Sabato.**
47. *Malantonio v. Franzones Pizzeria Restaurant* - Defendant's Motion to Compel Plaintiff, Mary Malantonio to Provide Answers to Second Set of Discovery (Seq. 44 D) - **M. Pansini - B. Boyle.**
48. *McCrae v. Park Run Management Company* - Defendant Field of Dreams Landscaping, LLC's Motion to Compel Responses to Discovery Requests (Seq. 26 D) - **T. Knowles - J. Devlin.**
49. *McCrae v. Park Run Management Company* - Defendant's Motion to Answer Interrogatories and Provide Documents Responsive to Request for Production of Documents (Seq. 25 D) - **T. Knowles - J. Devlin.**
50. *Miller v. The Hillis Group, LLC* - Defendant's Motion to Remand to Arbitration (Seq. 8) - **D. Jacquette - K. McCloskey.**
51. *Motley v. Beckman* - Motion of Defendants to Compel Plaintiff's IME (Seq. 9 D) - **M. Simon - A. Bunker.**
52. *National Credit Union Administration v. Gill* - Defendant's Petition to Withdraw as Counsel (Seq. 21) - **S. Dieterick - J. Thomas.**
53. *Nguyen v. Shepard* - Defendant's Motion to Deem Request for Admissions Addressed to Plaintiff (Seq. 19 D) - **A. Zibelman - D. Bailey.**
54. *Nigro v. Paulkath Builders, Inc.* - Defendant Dryvit Systems, Inc.'s Motion to Compel Plaintiff's Responses to First Set of Interrogatories and Production of Documents (Seq. 65-D) - **S. Reidenbach.**
55. *Nix v. Gillespie* - Plaintiff's Motion to Compel Defendant's Answers to Interrogatories and Request for Production of Documents (Seq. 10 D) - **F. Campese - J. Krawczyk.**
56. *Pudles v. Semler* - Defendant's Motion to Extend for Response to Lawsuit Filed by Plaintiff Gary A. Pudles (Seq. 1 D).
57. *Rizzuti v. James* - Plaintiff's Motion to Compel More Complete Production Documents Addressed to Defendant Habib Daboura (Seq. 52 D) - **A. Altopiedi - W. Robinson - K. Nosari.**
58. *Rockville Ambulatory Surgery, L.P. v. Aetna, Inc.* - Plaintiff's Motion for Admission of William K. Meyer Pro Hac Vice (Seq. 10) - **J. Martin - T. Helbig.**
59. *Rockville Ambulatory Surgery, L.P. v. Aetna, Inc.* - Plaintiff's Motion for Admission of D. Brian Hufford Pro Hac Vice (Seq. 14) - **J. Martin - T. Helbig.**
60. *Scheetz v. Granese* - Petition for Leave to Withdraw Entry of Appearance (Seq. 20) - **D. Cheetham.**
61. *Scott v. Summers* - Defendant's Motion to Remand to Arbitration Program (Seq. 24-D) - **M. Leabman - J. Gilman.**
62. *Sharonview Federal Credit Union v. Adesanya* - Motion for Sanctions (Seq. 66) - **L. Speziale.**
63. *Skibbe v. Erie Insurance Group* - Defendant's Motion to Compel More Specific Answers to Written Discovery Requests Directed to Plaintiff (Seq. 12 D) - **D. Abrams - S. Tredwell.**
64. *Smith v. Perkiomen Apartments* - Defendant Berger Rental Communities and Perkiomen Apartments' Motion to Compel Plaintiff's Medicare Lien Ledger (Seq. 52 D) - **G. Schell - D. Krebbs.**
65. *Smith v. Woodbury* - Additional Defendant Gerald W. Snyder & Associates, Inc.'s Motion to Compel Plaintiff's Discovery Responses (Seq. 30 D) - **J. Lukomski - J. Bowman.**
66. *Springfield Township School District v. 9209 Realty, LLC* - Springfield Township School District's Motion to Compel Inspection of Property (Seq. 19 D) - **L. Szczesny - D. Schneider.**
67. *Stephen v. Smith* - Defendant's Petition for Withdrawal of Appearance (Seq. 72) - **D. Sager.**
68. *Suhoskey v. Lankenau Hospital* - Petition to Strike Defendant's Praecipe for Judgment of Non Pros for Failure to File Certificate of Merits (Seq. 44) - **K. Chanler.**
69. *U.S. Bank National Association v. Doe* - Plaintiff's Motion to Restore Elcon Roberts to Indent of Defendant's for Judgment on the Pleadings (Seq. 11) - **J. Quinn.**
70. *U.S. Bank National Association v. Piccone* - Motion to Return Case to Active Status (Seq. 36) - **C. Graham - C. Fiore.**
71. *Vinson v. Springhouse Forge, L.P.* - Defendants' Motion to Compel Plaintiff to Provide Authorization (Seq. 9 D) - **W. Bishop - E. Devine.**
72. *Watson v. Crestview Church Road Operation* - Defendant's Motion to Compel the Depositions of the Plaintiff (Seq. 25 D) - **C. Culleton - R. Dillon.**
73. *Wheeler v. Levy* - Plaintiff's Motion to Compel Discovery (Seq. 41 D) - **P. Isicrate - E. Gabay - M. Burns.**
74. *Williams v. Burton* - Defendant's Motion to Compel Plaintiff's Authorization for New Hope Integrated Behavioral Health Care (Seq. 63 D) - **J. Aris - J. Gilman.**
75. *Williams-Jones v. Attia* - Defendant's Motion to Compel Plaintiff's Deposition (Seq. 22-D) - **L. Rosenfeld - K. Carmen.**
76. *Yom v. Gomez-Diaz* - Defendant's Motion to Compel Plaintiff's Records from Internal Revenue Services (Seq. 30 D) - **J. Solnick - L. Zikoski.**