

## 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 October 25, 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 December 6, 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

10-07199

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Salford Township**, Montgomery County, Pennsylvania and described according to a Plan of Subdivision prepared for Laverne Clemens, by Urwiler & Walter, Inc., dated 8/21/1986 and last revised 11/15/1986 and recorded in Plan Book A-48 page 50, as follows, to wit:

BEGINNING at a point on the Northerly side of the cul-de-sac at the end of Lori Lane (50 feet wide) which point is measured the 4 following courses and distances from a point of curve on the Northwesterly side of Freed Road, viz: (1) on 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; (2) North 78 degrees 48 minutes 40 seconds West, 384.40 feet to a point; (3) on the arc of a circle curving to the right having a radius of 50 feet the arc distance of 41.03 feet to a point of reverse curve; and (4) on the arc of a circle curving to the left having a radius of 60 feet the arc distance of 49.23 feet to the place of beginning; thence extending from said point of beginning, Southwestwardly along said cul-de-sac on the Northerly side of Lori Lane on the arc of a circle curving to the left having a radius of 60 feet the arc distance of 68.29 feet to a point; a corner of Lot No. 10 on said Plan; thence extending along the same, and also along Lot No. 8, the 2 following courses and distances, viz: (1) North 54 degrees 01 minutes 14 seconds West, 266.94 feet to a point; and (2) North 39 degrees 32 minutes 14 seconds East, 417.19 feet to a point in line of land now or late of John and Ruth Baumgartner; thence extending along the same and also partly along land now or late of Paul and Helene Satko, South 54 degrees 07 minutes 24 seconds East, 189.62 feet to a point, a corner of Lot No. 6; thence extending along the same, the 2 following courses and distances, viz: (1) South 35 degrees 52 minutes 36 seconds West, 176.15 feet to a point; and (2) South 11 degrees 11 minutes 20 seconds West, 205.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 7 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Joseph John Hanrahan and Lynn Marie Hanrahan, by Deed from World Savings & Loan Association, Dated 04/15/2002, Recorded 05/14/2002, in Book 5407, Page 1938.

Parcel Number: 50-00-01631-20-9.

Location of property: 117 Lori Lane, Harleysville, PA 19438-2016.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph John Hanrahan, Lynn M. Hanrahan and The United State of America c/o The United States Attorney for The Eastern District of PA** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for The Certificateholders of CWABS, 2004-BC5. Debt: \$381,967.27.

**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.

10-27618

ALL THAT CERTAIN message and tract or piece of land with the buildings thereon erected, situate in **Skippack Township**, Montgomery County, Pennsylvania, consisting of two lots or piece of ground, bounded and described as follows, to wit:

BEGINNING at a corner on the Westerly side of a twenty foot wide alley, a corner of this and Cadwalader's land; thence by the same North Eighty-five Degrees West Three Hundred and Seventy-two feet to an iron pin in the middle of a public road leading from Schwenksville to Skippack; thence along the middle of the aforesaid public road North Three Degrees Forty-five minutes West One Hundred and Thirty-five and Eighty-two one hundredths feet; to a point, a corner of land of Peter Paul, et ux. and other land of the Grantor herein; thence along the land of the said Peter Paul South Eighty Degrees Fifteen minutes West One Hundred Sixty-six and Fourteen one hundredths feet to an iron pin in the Perkiomen Creek; thence along the said Creek North Eight Degrees West Two Hundred Sixty-nine and six tenths feet to a corner of Erwin Knie's land; thence along the same, South Eighty-five Degrees East Two Hundred feet to an iron pin in the aforesaid public road leading from Schwenksville to Skippack; thence along the middle of said road South Three Degrees Forty-five minutes Twenty and two-tenths feet to the South Side of a twenty foot wide alley; thence along said alley South Eighty-five Degrees East Four Hundred and Twenty-four and Five-tenths feet to a stake on the Westerly side of another intersecting Twenty foot wide Alley; thence along the last mentioned alley South Five degrees West Three Hundred and Fifty-one and four-tenths feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN John E. Conway, by Deed from John E. Stott And Kathryn M. Stott, His Wife And Robert F. Stott And Carolyn R. Stott, His Wife, Dated 10/20/1972, Recorded 01/24/1973, In Book 3822, Page 310.

Mortgagor John E. Conway died on 01/26/2014, leaving a Last Will and Testament dated 04/11/2012. Letters Testamentary were granted to Roy Baylinson on 02/21/2014 in No. 115491. The Decedent's surviving devisee is Eva M. Conway. Letters of Administration cta/dbn were granted to her on 02/21/2014 in, No. 115491. Decedent's surviving devisee is Eva M. Conway. By order granted 05/09/2017, Roy Baylinson was released from the Foreclosure action.

Parcel Number: 51-00-03082-00-8.

Location of property: 4974 Skippack Pike a/k/a 4966 Skippack Pike, Skippack Township, PA 19473.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Eva M. Conway, in Her Capacity as Administratrix CTA and Devisee of The Estate of John E. Conway** at the suit of Bayview Loan Servicing, LLC, a Delaware Limited Liability Company. Debt: \$515,564.62.

**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.

11-02501

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, **Montgomery Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision of Montgomery Crossing Phase 1, prepared for the Cutler Group, Inc., by Urwiller and Walter, Inc., Sumneytown, Pennsylvania, dated July 1, 1989 and last revised February 7, 1995 said plan Recorded in the Office of the Recorder of Deeds at Norristown, Montgomery County, Pennsylvania in Plan Book A-55 Page 318, described as follows, to wit:

BEGINNING at a point of tangent on the southwesterly side of Tudor Drive (50 feet wide) said point being measured on the arc of a circle curving right having a radius of 20.00 feet and the Arc distance of 31.02 feet from a point of curve on the southeasterly side of Hanover Avenue (50 feet wide) thence extending from the said point of beginning along the said side of Tudor Drive South 44 degrees 49 minutes 24 seconds East 95.59 feet to a point of corner of Lot #207 as shown on the above mentioned plan, thence extending along the aforesaid lot South 44 degrees 00 minutes 54 seconds West 121.00 feet to a point, a common corner of the aforesaid lot #207 and lot #209 as shown on the above mentioned plan; thence extending along the aforesaid Lot # 209 North 45 degrees 59 minutes 06 seconds West 115.98 feet to a point East to a point on the Southeasterly side of Hanover Avenue; thence extending along the same the 2 following Courses and distances: (1) North 44 degrees 00 minutes 55 seconds East 102.94 feet to a point of Curve; and (2) on the arc of a circle curving to right having a radius of 20.00 feet and the arc distance of 31.82 feet to the first mentioned point of tangent and place of beginning.

BEING the same property conveyed to Denise Houser, her heirs and assigns, as sole owner, her personal representatives and assigns who acquired title by virtue of a deed from The Cutler Group, Inc., a Pennsylvania Corporation, dated February 9, 1999, recorded March 26, 1999, at Deed Book 5264, Page 1662, Instrument Number 006192, Montgomery County, Pennsylvania records.

Parcel Number: 46-00-01037-30-3.

Location of property: 120 Hanover Avenue, North Wales, PA 19454.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Denise Houser** at the suit of U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2006-WFHE4. Debt: \$824,886.78.

**Meredith H. Wooters**, Attorney.

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

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

12-09046

ALL THOSE FOUR CERTAIN lots or pieces of ground known as Lot Nos. 46, 47, 48 and 49, Section 'R' on a plan of Lot Development known as Horsham Terrace, **Horsham Township**, Montgomery County, State of Penna. and known as Plan No. 4019 made by William T. Muldrew, Civil Engineer of Jenkintown, Pennsylvania, dated 3/8/1926 and recorded in the Office for the Recording of Deeds, etc., in and for the County of Montgomery at Norristown, Pennsylvania in Deed Book No. 991 page 600, described as follows, to wit:

BEGINNING at a point on the Northwest side of Broadway (50 feet wide) at the distance of 185 feet measured South 42 degrees 49 minutes West from the Southwesterly side of Watson Avenue (40 feet wide).

CONTAINING in front or breadth on the said side of Broadway, 80 feet (each lot 20 feet in front) and extending of that width in length or depth between parallel lines at right angles to said Broadway, 125 feet.

TITLE TO SAID PREMISES VESTED IN Richard G. Lefebvre, Jr. and Joanne M. Lefebvre by Deed from William Joseph Williams and Dorothy E. Williams dated December 17, 1996 and recorded on December 30, 1996 in the Montgomery County Recorder of Deeds in Book 5172, Page 1036.

Parcel Number: 36-00-01075-00-5.

Location of property: 220 Broadway Avenue, Horsham, PA 19044.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Richard G. Lefebvre, Jr. a/k/a Richard Lefebvre, Jr. and Joanne M. Lefebvre a/k/a Joanne Lefebvre** at the suit of Deutsche Bank National Trust Company, as Trustee, on Behalf of the Holders of The Soundview Home Loan Trust 2005-1, Asset-Backed Certificates, Series 2005-1. Debt: \$252,560.49.

**Roger Fay**, Attorney.

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

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

12-25977

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Ambler Borough**, County of Montgomery and state of Pennsylvania, bounded and described according to a plan thereof made by C. Raymond weir, registered surveyor, ambler, Pennsylvania on 7/21/1941 as follows, to wit:

BEGINNING at a point on the northwesterly side of Walnut lane (40 feet wide) at the distance of 125.14 feet northeastwardly from a point formed by the intersection of the said side of Walnut lane with the northeasterly side of School Street (40 feet wide) both lines produced; thence extending north 33 degrees 19 minutes west, 125.89 feet to a point; thence extending north 03 degrees 13 minutes west, 32.08 feet to a point; thence extending north 53 degrees 31 minutes east, 51.44 feet to a point; thence extending south 30 degrees 37 minutes east, 159.50 feet to a point on the said northwesterly side of Walnut Lane; thence extending along the same, south 59 degrees 23 minutes west, 60 feet to the first mentioned point and place of beginning.

BEING all of lot no. 56 and the southwesterly 10 feet of lot no. 55 on plan of lots of 'hart tract' made by C. Raymond Weir, registered surveyor, ambler on 02/19/1938 and revised 11/29/1938 which said plan is recorded at Norristown, PA in deed book no. 1266 page 600 &c.

BEING THE SAME PREMISES which Stephen J. Smith and Elizabeth Smith, his wife by indenture bearing date the 22nd day of November A.D., 1995 and recorded at Norristown in the office for the recording of deeds, in and for the county of Montgomery on the 28th day of November A.D., 1995 in deed book 5132 page 1873 etc., granted and conveyed unto Michael J. Mcglade and Sarah E. Mcglade, his wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Michael J. McGlade and Sarah E. McGlade, by Deed from Stephen J. Smith and Elizabeth Smith, Dated 11/22/1995, Recorded 11/28/1995, in Book 5132, Page 1873.

Parcel Number: 01-00-05788-00-7.

Location of property: 135 Walnut Lane, Ambler, PA 19002-4411.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael J. McGlade, Sarah E. McGlade and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of Wilmington Trust, National Association, Not in its Individual Capacity, but as Trustee of ARLP Securitization Trust, Series 2015-1. Debt: \$540,797.94.

**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.

13-06165

ALL THAT CERTAIN tract of land known as Lot 31 as shown on the Final Record Plan of Country Fields, Phase I as prepared by Hanover Engineering Associates, Inc., dated 7/27/00 and last revised 8/31/00, as recorded in the Recorder of Deeds Office for Montgomery County on 10/18/00 in Plan Book A-59, Page 375-379, Situate in **New Hanover Township**, Montgomery County, Pennsylvania, is further described as follows:

BEGINNING at the Easterly corner of Lot 31, said iron pin being a common corner with Lot 32 and lands now or formerly of Ted A. and Cynthia S.C. Henson and lands now or formerly of James R. Jr. and Valerie A. Waddington; thence along said lands now or formerly of Waddington, South 41 degrees 18 minutes 00 seconds West, 126.00 feet to a point, said point being in common with said land now or formerly of Waddington and on the Easterly right-of-way of Burton Drive (60.00 feet wide); thence along said right-of-way the 3 following courses: (1) North 48 degrees 42 minutes 00 seconds West, 70.00 feet to a point; thence (2) along a curve to the right having a central angle of 90 degrees 00 minutes 00 seconds a radius of 110.00 feet, and an arc length of 172.79 feet to a point; thence (3) North 41 degrees 18 minutes 00 seconds East, 16.00 feet to a point, said point being on the Southerly right-of-way of Burton Drive (60.00 feet wide) and a common corner with Lot 32; thence along said Lot 32 South 48 degrees 42 minutes 00 seconds East, 180.00 feet to an iron pin, said pin being the Place of Beginning. Being the same premises which Linda N. Dougherty, widow by Deed dated 2/29/2008 and recorded 3/5/2008 in Montgomery County in Deed Book 5684 Page 1456 conveyed unto Linda N. Dougherty, in fee.

TITLE TO SAID PREMISES IS VESTED IN: Linda N. Dougherty.

Parcel Number: 47-00-00747-80-8.

Location of property: 2890 Burton Drive, Gilbertsville, PA 19525.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Linda N. Dougherty** at the suit of Banco Popular North America. Debt: \$435,604.15.

**William L. Byrne**, Attorney, I.D. #85076

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

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

13-33215

ALL THAT CERTAIN piece or parcel of land, situate, lying and being in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described from Survey and Plan thereof made by Herbert H. Metz, Registered Engineer, Lansdale, Pennsylvania, under date of October 17, 1949, as follow:

BEGINNING at a point in the middle line of Whitmer Road (33 feet wide) at the distance of 360.02 feet Northwestwardly from where the middle line of Whitmer Road intersects the middle line of Dreshertown Road (33 feet wide) a corner

of this and other land of the said Anna E. Worthington, of which this tract was a part; thence along the middle line of Whitmer Road, North 52 degrees 22 minutes West 110 feet to a point, a corner in the said other land of Anna E. Worthington; thence by said land, North 36 degrees 42 minutes East 600.13 feet to a point, a corner in land now or late of John B. Park; thence by said land now or late of John B. Park, South 52 degrees 52 minutes East 110 feet to a point, a corner to the aforesaid other land of Anna E. Worthington; thence by said land, South 36 degrees 42 minutes West 601.09 feet to the first mentioned point and place of beginning in the middle line of Whitmer Road.

BEING Lot No. 8 on the aforesaid Plan.

BEING the same property conveyed to James W. Caddle and Glendene Caddle who acquired title by virtue of a deed from Joseph F. Regan, Jr. and Mary P. Castro-Regan, husband & wife, dated October 30, 2002, recorded November 19, 2002, at Deed Book 5435, Page 493, Montgomery County, Pennsylvania records.

Parcel Number: 36-00-11674-00-8.

Location of property: 306 Witmer Road, Horsham Township, PA 19044 a/k/a 306 Witmer Road, Horsham, PA 19044.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **James W. Caddle and Glendene Caddle** at the suit of HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2007-14. Debt: \$703,503.76.

**Meredith H. Wooters**, Attorney.

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

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

13-34203

ALL THAT CERTAIN Unit in the property known, named and identified as RiverWalk at Royersford, a Condominium located in **Royersford Borough**, Montgomery County, 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 July 25, 2006, and recorded in Deed Book 5610, Page 317; First Amendment thereto dated July 28, 2007, recorded in Deed Book 5656, Page 2089; Second Amendment thereto dated October 10, 2007, and recorded in Deed Book 5670, Page 2089; Third Amendment thereto dated February 4, 2008, recorded in Deed Book 5681, Page 845; Fourth Amendment thereto dated February 18, 2008, recorded in Deed Book 5683, Page 866; Fifth Amendment thereto dated May 15, 2008, recorded in Deed Book 5696, Page 427; Sixth Amendment thereto dated July 17, 2008, recorded in Deed Book 5700, Page 2176; Seventh Amendment thereto dated October 24, 2008, recorded in Deed Book 5711, Page 2928, being and designated as Building No. 11, Unit No. 67, together with a proportionate undivided interest in the common elements (as defined in such declaration).

BEING the same premises which Beryl Y. Shurelds by Deed dated 3/28/2012 and recorded 1/31/2013 in Montgomery County in Deed Book 5862 Page 2116 granted and conveyed unto Sean M. Shurelds.

Parcel Number: 19-00-01412-63-6.

Location of property: 67 Rogerson Court, Building 11 #67, Royersford, PA 19468.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Sean M. Shurelds** at the suit of JP Morgan Chase Bank, National Association. Debt: \$284,198.54.

**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.

14-21000

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

BEGINNING at a point in the Northerly side of Waverly Road at the distance of 100 feet Eastwardly from the Easterly side of Berkeley Road (formerly Heist Avenue), thence extending Eastwardly along the said Northerly side of Waverly Road in width or breadth 100 feet and extending of that width or breadth between parallel lines at right angles to said Waverly Road Northwardly in length or depth 150 feet.

BOUNDED on the North, East and West by other land now or late of the Estate of George B. Heist, deceased and on the South by said Waverly Road.

BEING Lot No 205 of Heist Track.

BEING THE SAME PREMISES which Jonathan Mark Wiggins and Anne L. Wiggins, husband and wife, by Deed dated August 15, 2005 and recorded in the Montgomery County Recorder of Deeds Office on October 19, 2005 in Deed Book 5575, Page 2133 as Deed Instrument No. 2005151893, granted and conveyed unto Derek P. Walsh and Laura F. Phaneuf.

Parcel Number: 31-00-28135-00-4.

Location of property: 323 West Waverly Road, Glenside, PA 19038.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Derek P. Walsh and Laura F. Phaneuf** at the suit of U.S. Bank National Association as Trustee for CSFB Mortgage-Backed Pass-Through Certificates, Series 2005-11. Debt: \$260,916.78.

**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.

14-24552

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, and described according to a certain plan thereof known as "Subdivision Plan of 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 of tangent on the Southeasterly side of Patricia Avenue (50 feet wide) said point being at the distance of 15.71 feet measured on the arc of a circle curving to the right having a radius of 10.00 feet from a point of curve on the Northeasterly side of Brentwood Drive (50 feet wide) thence extending from said point of beginning North 42 degrees, 43 minutes, 30 seconds East along the Southeasterly side of Patricia Avenue 85.00 feet to a point; thence extending South 42 degrees 43 minutes 30 seconds West 95.00 feet to a point on the Northeasterly side of Brentwood Drive aforesaid; thence extending North 47 degrees, 16 minutes, 30 seconds West along the northeasterly side of Brentwood Drive 140.00 feet to a point of curve on the same; thence extending on the arc of a circle curving to the right having a radius of 10.00 feet the arc distance of 15.71 feet to the first mentioned point of tangent and place of beginning.

Parcel Number: 54-00-12991-00-5.

Location of property: 1701 Patricia Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Leon E. Evans, III a/k/a Leon Emory Evans, III and Michele D. Evans** at the suit of Wells Fargo Bank, N.A. Debt: \$351,505.61.

**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.

14-27024

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the County of Montgomery, State of Pennsylvania, situate in **Cheltenham Township**, Montgomery County, Commonwealth of Pennsylvania, described according to a lot revision of development plan made by Franklin and Lindsey, Registered Engineers, Philadelphia, Pennsylvania, dated March 3, 1953, and recorded in the Office of the Recording of the Deeds at Norristown, Pennsylvania, on April 2, 1953, in Deed Book 2339, Page 601, as follows, to wit:

Beginning at a point on the northeasterly side of Edgemoor Road, fifty feet wide at the distance of six hundred eighty-seven and three hundred four thousandths feet measured northwestward along the northeasterly side of Edgemoor Road, from the southwestermmost terminus of a radial round corner connecting the northeasterly side of Edgemoor Road with the northwesterly side of Rowland Road, fifty feet wide; thence in a northwesterly direction along the northeasterly side of Edgemoor Road on the arc of a circle on a line curving to the left having a radius of thirteen hundred feet the arc distance of eighty-three feet to a point; thence extending north fifteen degrees eighteen minutes thirty-one seconds east, one hundred twenty-five feet to a point; thence in a southeasterly direction on the arc of a curve on a line curving to the right having a radius of fourteen hundred twenty-five feet the arc distance of ninety and nine hundred eighty-one thousandths feet to a point; thence extending south eighteen degrees fifty-eight minutes west, one hundred twenty-five feet to the northeasterly side of Edgemoor Road, the first mentioned point and place of beginning.

Being known as lot no. 29 in the above-mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Georges Darang, a/k/a George Darang and Marjorie Darang by deed from HSBC, USA, NA, as Indenture Trustee for the Registered Noteholders of Renaissance Home Equity Loan Trust 2007-2 By their Attorney-in-Fact, Ocwen Loan Servicing, LLC, specially Constituted by Power of Attorney dated 4/26/2007 dated December 1, 2008 and recorded June 25, 2009 in Deed Book 5734, Page 2082.

Parcel Number: 31-00-08896-00-1.

Location of property: 19 Edgemoor Road, Cheltenham, PA 19012.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Georges Darang a/k/a George Darang and Marjorie Darang** at the suit of Wilmington Trust, National Association, Not in its Individual Capacity but Solely as Trustee of MFRA Trust 2015-1. Debt: \$291,822.44.

**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.

14-30537

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

Beginning at a point on the southwesterly side of Wedgewood Drive (60 feet wide) said point being the 5 following courses and distances from a point of curve on the northwesterly side of proposed widening of Moyers Road (46.50 feet wide) (1) leaving Moyers Road on the arc of a circle curving to the left having a radius of 30 feet (incorrectly given in prior deed as 33 feet) the arc distance of 47.12 feet to a point of tangent on the southwesterly side

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

Being Lot #32.

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

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

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

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jill Hunter** at the suit of HSBC Bank USA, N.A. Debt: \$226,994.69.

**Andrew L. Markowitz**, Attorney.

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

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

14-32714  
PREMISES "A"

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate at Oak Lane in the **Township of Cheltenham**, County of Montgomery, State of Pennsylvania, described according to a survey and plan thereof made by Franklin & Clarke, dated 11/11/03, as follows:

BEGINNING at a point of intersection of the center lines of Sharpless Road and Valley Road; thence extending south 41 degrees 28 minutes west along the centerline of said Sharpless Road, 41 feet to a point of curve, thence still extending along the centerline of Sharpless Road, curving to the southwest with a radius of 741.91 feet, 273.86 feet to a point of reverse curve; thence still extending along the centerline of Sharpless Road, curving to the south with a radius of 741.91 feet, 10.27 feet to a point; thence north 43 degrees 17 minutes east along lands now or late of H. Clarence Miller and right angles to lands now or late of Hubert and Holmes, 2164.65 feet to a point in the centerline of said Valley road; thence extending along the centerline of Valley Road, curving to the southwest with a radius of 1811.37 feet, the distance of 27.75 feet to a point of reverse curve; thence still extending along the centerline of Valley Road, curving to the south with a radius of 600 feet, 1193.115 feet to the centerline of Sharpless Road, the place of beginning.

PREMISES "B"

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate at Oak Lane in the **Township of Cheltenham**, County of Montgomery, and State of Pennsylvania, described according to a survey and plan thereof made by Franklin and Clarke, C.E. dated 11/26/05, as follows:

BEGINNING at a point in the centerline of Valley Road (60 feet wide) a corner of lands now or late of Joshua M. Homes, thence south 45 degrees 12 minutes west along last mentioned lands north 43 degrees 48 minutes west 62.47 feet to a point, a corner, thence extending north 48 degrees 12 minutes east, along other lands now or late of E. Zanetti, Clarence Miller, 240.39 feet to a point in the centerline of Valley Road; thence along the centerline of Valley Road curving to the east, with a radius of 1,811.37 feet, the arc distance of 67.01 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Francisca Reyes by Deed from Nancy Hallager dated 06/27/2006 recorded 04/19/2007 in Deed Book 5643 Page 2631.

Parcel Number: 31-00-27298-00-4.

Location of property: 1100 Valley Road, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Francisca Reyes a/k/a Francisca M. Reyes** at the suit of HSBC Bank USA, National Association, as Trustee (the Trustee) for the Holders of Deutsche Alt-A Securities, Inc. Mortgage Loan Trust, Series 2007-RAMP1. Debt: \$962,421.45.

**David Neeren**, Attorney, I.D. #204252

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

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

15-01547

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the **Township of Upper Moreland**, County of Montgomery, Commonwealth of Pennsylvania, and described according to a Survey and Plan thereof made by George B. Mebus, Registered Professional Engineer, dated 07/16/1946, as follows, to wit:

BEGINNING at a point in the Northwesterly side of Edge Hill Road (45.00 feet wide, as widened by the addition of 3.50 feet on the Southeastly side thereof and as proposed to be widened 8.50 feet on the Northwesterly side thereof from the original width of 33.00 feet) at the distance of 472.75 feet Northeastwardly from the intersection which the said side of Edge Hill Road, produced, makes with the Northeastly side of Moreland Road (50.00 feet wide, as widened by the addition of 8.50 feet on the Southwesterly side thereof and as proposed to be widened 8.50 feet on the Northeastly side thereof from the original width of 33.00 feet) produced; thence North 64 degrees 27 minutes 22 seconds West, 172.50 feet to a point; thence North 16 degrees 41 minutes 02 seconds East, 142.13 feet to a point; thence South 44 degrees 56 minutes 20 seconds East, 196.47 feet to a point in the aforesaid side of Edge Hill Road; thence along the same the two (2) following courses and distances: (1) by a line extending in a Southwesterly direction curving to the left with a radius of 100.00 feet, the arc distance of 23.97 feet to a point of tangent; and (2) South 16 degrees 41 minutes 02 seconds West, 51.52 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Kevin Francis Crooker and Rebecca Gradel, by Deed from Edgar A. Rea, Dated 06/27/2007, Recorded 07/31/2007, in Book 5657, Page 2106.

Parcel Number: 59-00-05785-00-6.

Location of property: 2050 Edge Hill Road, Huntingdon Valley, PA 19006-5609.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kevin Francis Crooker a/k/a Kevin Crooker and Rebecca Gradel** at the suit of JP Morgan Chase Bank, N.A. Debt: \$325,482.87.

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

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

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

15-04828

ALL THOSE TWO CERTAIN lots or pieces of ground, situate in the **Borough of Hatboro**, County of Montgomery, Commonwealth of Pennsylvania, described according to a plan of property of Hatboro Farms, made by Edmund A. Bitting, Registered Professional Engineer, Abington, Pennsylvania, on April 26, 1948 as follows to wit:

BEGINNING at a point on the northwesterly side of Continental Road (fifty feet wide) which point is measured at the distance of one thousand seven hundred thirty three one-hundredths feet southwestwardly from the intersection which the northwesterly side of Continental Road produced makes with the center line of Horsham Road (forty five feet wide); and thence from said beginning point extending north thirty six degrees twenty four minutes forty five seconds west one hundred fifty six and thirty six feet to a point; thence extending south sixty eight degrees fifty three minutes west ninety two and ninety eight feet to a point; thence extending south forty seven degrees sixteen minutes east one hundred ninety and seventeen one-hundredths feet to a stake on the northwesterly side of Continental Road, aforementioned; and thence extending north along the said side of Continental Road, forty two degrees forty four minutes east eight and ten one-hundredths feet to a stake, a point of curve still on the said northwesterly side of Continental Road; and thence extending along the same on the arc of a curve curving to the right having a radius of two hundred forty three and eighty three one-hundredths feet, an arc distance of forty six and nineteen one-hundredths feet to the first mentioned point and place of beginning.

Being known and designated as Lots 1 and 2 on the aforementioned plan.

TITLE TO SAID PREMISES IS VESTED IN Eleanore C. Crawford by Deed from Henry C. Crawford, Jr. and Eleanore C. Crawford, his wife, dated 01/11/1996 recorded 03/27/1996 in Deed Book 5143 page 1012.

Parcel Number: 08-00-00925-00-3.

Location of property: 638 Continental Road, Hatboro, PA 19040.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Dieter P. Eisenhauer, as Administrator of The Estate of Eleanore C. Crawford a/k/a Eleanore C. Crawford and Known Heir of Eleanore C. Crawford a/k/a Eleanore C. Crawford, Estate of Eleanore C. Crawford a/k/a Eleanore C. Crawford c/o Dieter P. Eisenhauer, as Administrator and Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Eleanore C. Crawford a/k/a Eleanore C. Crawford** at the suit of Reverse Mortgage Solutions, Inc. Debt: \$144,007.02.

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

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

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

15-09609

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the **Township of Upper Moreland**, County of Montgomery and State of Pennsylvania, described according to a Final Plan for Dominic LaRosa made by Eastern Engineers and Surveyors, Inc., Warminster, Pennsylvania, dated 10/1/1987 and last revised 7/18/1988 and recorded in Plan Book A-50 page 81, described as follows, to wit:

BEGINNING at a point of curve on the Northeasterly terminus of Ashley Drive (of variable width) a corner of Lot 9 on said plan; thence extending from Ashley Drive and along Lot 9 on said plan North 45 degrees 30 minutes 29 seconds East 80.69 feet to a point on the Southwesterly side of County Line road (65 feet wide) thence along the same South 46 degrees 56 minutes East 152.06 feet to a point; thence extending from County Line road and along land now or late of Emil Scheck South 42 degrees 45 minutes 00 seconds West 38.47 feet to a corner of Lot 7 on said plan; thence along the same and along the center line of a 20 feet wide sanitary sewer easement North 77 degrees 11 minutes 46 seconds West 132.74 feet to a point of curve on the Southeasterly side of Ashley Drive; thence along the same on the arc of a circle curving to the left having a radius of 50 feet the arc distance of 50.00 feet to a point being the first mentioned point and place of beginning.

BEING Lot 8 on said plan.

CONTAINING in area 11,723 square feet.

TITLE TO SAID PREMISES IS VESTED IN John Kerr, by Deed from Lee Falgoust and Jean M. Falgoust, Dated 10/30/2000, recorded 11/22/2000, in Book 5339, Page 1249.

Parcel Number: 59-00-00485-14-9.

Location of property: 430 Ashley Drive, Hatboro, PA 19040-1222.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John Kerr** 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 Morgan Stanley Mortgage Loan Trust 2007-8Xs. Debt: \$273,360.78.

**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.

15-09850

ALL THAT CERTAIN lot or piece of ground, with the improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania. Being more fully described in a Deed dated 8/6/14, and recorded on 9/8/14, in Book 5926, Page 2280.

Parcel Number: 31-00-22312-00-4.

Location of property: 619 Paxson Avenue, Cheltenham, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Diane L. Panzeter** at the suit of School District of Cheltenham Township. Debt: \$5,121.36.

**Robert Daday**, Attorney.

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

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

15-10069

ALL THAT CERTAIN lot or piece of ground situate in **Upper Dublin Township**, Montgomery County, Pennsylvania bounded and described according to a Subdivision Plan of Marlisa Estates made for S.T.M. Corporation made by Charles E. Shoemaker, Inc. dated December 12, 1977, said plan being recorded in the Office for the Recording of Deeds etc. in and for Montgomery County, at Norristown, PA, in Plan Book A-33, page 77 as follows, to wit:

Beginning at a point on the Northerly side of Fulton Road (50 feet wide), said point being measured the two following courses and distances from a point of curve on the Easterly side of Limekiln Pike (55 feet wide); (1) leaving Limekiln Pike on the arc of a circle curving to the left having a radius of 15 feet the arc distance of 23.66 feet to a point on the Northerly side of Fulton Road; (2) North 01 degrees 36 minutes 30 seconds East 140.00 feet to the point of beginning, said point beginning also being a corner of Lot 17 as shown on the above mentioned plan; thence extending from said point of beginning along the last mentioned lot North 08 degrees 24 minutes 30 seconds West 202.26 feet to a point in line of Lot 215 of the Meetinghouse Manor Subdivision; thence extending along the same North 48 degrees 22 minutes 50 seconds East 61.66 feet to a point a corner of Lot 15 as shown on the above mentioned plan; thence extending along the same South 44 degrees 23 minutes 29 seconds East 231.73 feet to a point of curve on the Northwesterly side of Fulton Road; thence extending Southwestwardly and Southerly along the Northwesterly and Northerly side of Fulton Road on the arc of a circle curving to the right having a radius of 275 feet the arc distance of 164.16 feet to a point of tangent on the Northerly side of Fulton Road; thence extending along the same South 81 degrees 36 minutes 38 seconds West 33.68 feet to the first mentioned point and place of beginning.

Containing in area 28,289 square feet.

TITLE TO SAID PREMISES VESTED IN Anthony J. Montana and Linda Lee Montana by Deed from East Montco Service Corporation dated April 16, 1981 and recorded on April 21, 1981 in the Montgomery County Recorder of Deeds in Book 4618, Page 362 as Instrument No. 000763.

Parcel Number: 54-00-07038-02-7.

Location of property: 1528 Fulton Drive, Maple Glen, PA 19002.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Anthony J. Montana, Deceased and Linda Lee Montana** at the suit of U.S. Bank, N.A., Successor Trustee to Bank of America National Association as Successor by Merger to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset Backed Securities I Trust 2004-HE11 Asset-Backed Certificates Series 2004-HE11. Debt: \$326,196.60.

**Roger Fay**, Attorney.

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

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



15-22190

ALL THAT CERTAIN lot or piece of land, situate in **Douglass Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described in accordance with a Plan of Lots laid out for Homes for Better Living, Inc. by Ralph E. Shanef & Son Engineering Company dated April 12, 1965, as follows, to wit:

BEGINNING at a point on the Southerly side of a public road leading from the halfway house to Gilbertsville known as Gilbertsville Road (legal width 40 feet; lot plan width, 60 feet), said point being distant along Gilbertsville Road from the center line intersection of said road and Virmay Drive (50 feet wide) North 49 degrees 49 minutes East 230 feet and South 50 degrees 11 minutes East 30 feet; thence from said point of beginning along Lot No. 5 South 50 degrees 11 minutes East 150 feet to a corner on line other lands of James J. Moore and Mary C. Moore; thence by the same South 49 degrees 49 minutes West 100 feet to a corner of Lot No. 3; thence by the same North 50 degrees 11 minutes West 150 feet to a corner of the Southerly property line of Gilbertsville Road; thence along the same and distant 30 feet from the centerline thereof North 49 degrees 49 minutes East 100 feet to the place of beginning.

Being all of Lot No. 4 on the aforesaid Lot Plan.

Being the same premises which James I. Moyer and Mary Ellen Moyer, husband and wife, by deed dated 10/14/1992, recorded 10/21/1992, in the Office of the Recorder of Deeds, in and for Montgomery County, in Book 5022, Page 704, conveyed unto Joseph R. Alessi and Debra J. Alessi, husband and wife, Grantees herein.

Parcel Number: 32-00-02136-00-1.

Location of property: 116 Gilbertsville Road, Gilbertsville, PA 19525.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Joseph R. Alessi and Debra J. Alessi** at the suit of LSF9 Master Participation Trust. Debt: \$54,954.68.

**Sarah K. McCaffery**, 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.

15-29807

ALL THAT CERTAIN brick message or tenement and lot or piece of land, situate in the **Borough of Pottstown**, County of Montgomery, Pennsylvania, on the North side of Beech Street, between Hale and Warren Streets, being known as No 521 Beech Street

BOUNDED AND DESCRIBED as follows, to wit:

BEGINNING at a point on the Northeast corner of Beech and Hale Streets, thence Northwardly or Northeastwardly in the East side of Hale Street, 182 feet 2.5 inches to land, now or late of Philip Hoffman, thence by the same Southwardly (incorrectly described in previous deeds as Northwardly, 95 feet and 3 inches to the North side of Beech Street, aforesaid passing in part of a said course and distance through the middle of the brick division or partition wall of this and house, now or late of Philip Hoffman, immediately adjoining to the East, thence by the North side of said Beech Street Westwardly 51 feet 55 inches to the place of beginning.

Being the same premises which Karl G Glick and Charlotte Glick by Deed dated 8/29/2006 and recorded 9/22/2006 in Book 5617 page 1234 in Montgomery County conveyed unto **Cyrellene Huggins and Gabriel Cassell**, in fee.

Parcel Number: 16-00-01632-00-8.

Location of property: 521 Beech Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Gabriel Cassell and Cyrellene Huggins a/k/a Cyrellene Huggins** at the suit of U.S. Bank National Association (Trustee for The Pennsylvania Housing Finance Agency). Debt: \$105,890.23.

**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.

15-30425

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the **Borough of Schwenksville**, County of Montgomery and State of Pa., bounded and described according to a Final Plan of Subdivision prepared for Daniel Pellechio by Urviler & Walter, Inc., dated 4/26/1986 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pa in Plan Book A47 page 325 as follows, to wit:

BEGINNING at a point on the Southeasterly side of Court E (26 feet wide) at a corner of Lot No. 29 as shown on said Plan and which point is measured the two following courses and distances from a point of curve on the Northeastly side of Berger Lane (as laid out on said Plan) (1) leaving the said Northeastly side of Berger Lane on the arc of a curve curving to the right having a radius of 20 feet the arc distance of 36.43 feet to a point of compound curve on the said Southeasterly side of Court E (2) thence extending Northeastwardly along the said side of Court E on the arc of a curve curving to the right having a radius of 49.00 feet the arc distance of 34.34 feet to a point of tangent n the same and (3) thence extending North 88 degrees 39 minutes 49 seconds East along the said side of Court E the distance of 70.87 feet to the point of beginning, thence extending from said point of beginning North 88 degrees 39 minutes 49 seconds East along the said Southeasterly side of Court E the distance of 20.00 feet to a point a corner of Lot No. 31 as shown on said Plan, thence extending South 81 degrees 20 minutes 11 seconds East along Lot No. 31, and also for a portion of the distance extending through a certain party wall as shown on said Plan the distance of 133.54 feet to a point on the Northeastly side of Berger Lane, aforesaid; thence extending North

59 degrees 10 minutes 00 seconds West along the said side of Berger Lane the distance of 24.24 feet to a point a corner of Lot No. 29, aforesaid; thence extending North 01 degrees 20 minutes 11 seconds West along Lot No. 29 and also for a portion of the distance extending through another certain party wall as shown on said Plan the distance of 118 13 feet to the first mentioned point on the said Southeasterly side of Court E and place of beginning.

BEING LOT No. 30 as shown on the above mentioned Plan. Being the same premises which Daniel Pellechio and Joanne Pellechio, His Wife by Deed dated 12/5/2003 and recorded 1/9/2004 in Montgomery County in Deed Book 5459 Page 1722 conveyed unto Richard D Sheppard, in fee.

TITLE TO SAID PREMISES IS VESTED IN Walter E. Akerberg, Jr. and Christina L. Akerberg, as Tenants by the Entirety by Deed from Richard D. Sheppard dated 04/08/2005 recorded 04/18/2005 in Deed Book 5550 Page 1574. Parcel Number: 20-00-00091-087.

Location of property: 30 Berger Lane a/k/a 30 Court E, Schwenksville, PA 19473.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Christina L. Akerberg and Walter E. Akerberg, Jr.** at the suit of Ocwen Loan Servicing, LLC. Debt: \$152,797.07.

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

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

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

15-31617

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the **Township of Lower Moreland**, Montgomery County, Pennsylvania, described according to a Plan or Survey thereof made by Oliver L. King, Registered Professional Engineer on January 21, 1942, as revised December 1, 1945, as follows, to wit:

BEGINNING at a point in the center line of Byberry Road (thirty three feet wide) at the distance of one hundred sixty three and fifty five-one hundredths feet Southeast from the Southeasterly side of Foxchase and Huntington Turnpike (as widened to a width of fifty feet by the Pennsylvania Department of Highways); thence along the said center line of Byberry road South forty nine degrees, thirteen minutes East one hundred thirty feet to a point; thence South forty degrees, forty seven minutes West one hundred seventy four and seventy five one-hundred feet to a corner, thence North forty-nine degrees, thirteen minutes West one hundred thirty-five and twenty four one-hundredths feet to a corner; thence North forty two degrees; thirty minutes East one hundred seventy four and eighty-three one-hundredths feet to a point in the aforesaid center line of Byberry Road the first mentioned point and place of beginning.

BEING PART OF THE SAME PREMISES which Yiliya Levit dated January 30, 2004 and recorded November 23, 2004 at Norristown in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 5534, Page 522 granted and conveyed unto Richard Hantman.

Parcel Number: 41-00-01642-00-9.

Location of property: 1080 Byberry Road, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Richard Hantman a/k/a Richard J. Hantman** at the suit of Deutsche Bank National Trust Company, as Trustee, in Trust for Registered Holders of Long Beach Mortgage Loan Trust 2005-1, Asset-Backed Certificates, Series 2005-1. Debt: \$516,988.66.

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

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

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

15-32831

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

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

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

TITLE TO SAID PREMISES VESTED IN Wayne Lutz and Annette Lutz, husband and wife by Deed from Susan Hepner Howard dated November 25, 1997 and recorded on December 4, 1997 in the Montgomery County Recorder of Deeds in Book 5208, Page 2269.

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

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

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Wayne Lutz a/k/a Wayne G. Lutz and Annette Lutz a/k/a Annette M. Lutz** at the suit of Wells Fargo Bank, N.A., Successor by Merger to Wells Fargo Home Mortgage, Inc. f/k/a Norwest Mortgage, Inc. Debt: \$70,928.98.

**Roger Fay**, Attorney.

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

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

16-01750

ALL THAT CERTAIN lot or piece of ground, situate in the **Township of Cheltenham**, County of Montgomery and State of Pennsylvania described according to a Plan of Lots, Section #1, Springbourne, made by H. Gilroy Damon Associates, Inc., Civil Engineers, Sharon Hill, PA, dated 12/17/1975 and last revised 8/4/1977 as follows, to wit:

BEGINNING at a point on the Northeasterly side of Anselm Road (100 feet wide) which point is measured the following five courses and distances from a point of curve on the Northeasterly side of Dixon Road (variable width) (1) leaving Dixon Road on the arc of a circle curving to the left having a radius of 25 feet the arc distance of 27.77 feet to a point of tangent on the said Northwesterly side of Anselm Road (50 feet wide) (2) North 87 degrees 57 minutes 54 seconds East 41.49 feet to a point of curve (3) on the arc of a circle curving to the right having a radius of 860.06 feet the arc distance of 234.08 feet to a point of tangent (4) South 76 degrees 25 minutes 30 seconds East 125 feet to a point (5) North 13 degrees 33 minutes 30 seconds East 50 feet to the place of beginning (said point of beginning being in line of land of Lot #38 on said Plan); thence extending from said Anselm Road and partly along Lot #38 on said plan, North 13 degrees 33 minutes 30 seconds East 130 feet to a point; thence South 76 degrees 26 minutes 30 seconds East and crossing a 20 feet wide sewer easement 100 feet to a corner of Lot #40 on said plan; thence along same South 13 degrees 33 minutes 30 seconds West 130 feet to a point on the said Northeasterly side of Anselm Road; thence along same recrossing said 20 feet wide sewer easement North 76 degrees 26 minutes 30 seconds West 100 feet to a point being the first mentioned point and place of beginning.

BEING Lot #39 on said plan.

Containing in area 13,000 square feet.

TITLE TO SAID PREMISES IS VESTED IN John T. Williams and Joan Williams, his wife, by deed from Raymond R. De Masi, Jr. and Nancy De Masi, his wife, dated 01/13/1988, recorded 01/21/1988, in Book 4863, Page 1228. Parcel Number: 31-00-00165-03-8.

Location of property: 7906 Anselm Road, Cheltenham, PA 19027-1108.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John T. Williams and Joan Williams** at the suit of Ally Bank. Debt: \$276,914.93.

**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.

16-03762

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

BEGINNING at a point on the Westwardly side of Fairview Street (50 feet wide) distant North 70 feet 23 inches from the Northwestwardly property line intersection of Fairview and Center Streets; thence continuing along Fairview Street North 39 degrees 30 minutes East 50 feet to a corner of other lands of Peter Dori; thence along the same North 50 degrees 30 minutes West 140 feet to a corner on the easterly side of a given 20 feet wide alley; thence along the same South 39 degrees 30 minutes West 50 feet to a corner and South 50 degrees 30 minutes East 140 feet to the place of BEGINNING.

Reference Montgomery County Deed Book 5833, Page 1226.

Parcel Number: 64-00-01456-00-1.

Location of property: 7 Fairview Street, Stowe, PA 19464.

The improvements thereon are: A residential dwelling, as indicated above.

Seized and taken in execution as the property of **Tusshokia B. Banks-Price and Lee L. Price** at the suit of U.S. Bank National Association, as Trustee for The Pennsylvania Housing Finance Agency. Debt: \$125,307.24 (total amount of judgment).

**Leon P. Haller**, Attorney. I.D. #15700

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

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

16-05216

ALL THAT CERTAIN message or tenement and two lots or pieces of land, situate in **Norristown Borough**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described together as one lot, as follows, to wit:

BEGINNING at a point in the Northwesterly side of Violet Street, at the distance of one hundred thirty feet northeasterly from Chestnut Street, a corner of this land now or late of Vincenzo Intelligatto, thence Northwesterly along the line of said Intelligatto's land and at right angles with said Violet Street, one hundred fifty feet to land now or late of Lewis A. Irons; thence by said Iron's land, Northeasterly forty feet to a point in line of land now or late of William H. Davis and Anna Davis, his wife, and by the same parallel to the first line, Southeasterly, one hundred fifty feet to the Northwesterly side of Violet Street aforesaid and along said side of said Violet Street, Southwesterly, forty feet to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Willie Walker by Deed from Erik Jame Walker and Semyona Anderson-Walker dated September 23, 2004 and recorded on October 13, 2004 in the Montgomery County Recorder of Deeds in Book 06528, Page 2667 as Instrument No. 2004201434.

Parcel Number: 13-00-37252-00-4.

Location of property: 717 Violet Street, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Mark Coleman Known Heir of the Estate of Willie Walker, Deceased Mortgagor and Real Owner, LaToya Davenport Known Heir of the Estate of Willie Walker, Deceased Mortgagor and Real Owner, Erik Walker Known Heir of the Estate of Willie Walker, Deceased Mortgagor and Real Owner and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title, or Interest From or Under Willie Walker, Deceased Mortgagor and Real Owner** at the suit of Wells Fargo Bank, N.A., as Trustee for the Certificate Holders of Asset-Backed Pass-Through Certificates, Series 2005-WCW3. Debt: \$109,649.64.

**Roger Fay**, Attorney.

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

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

16-06878

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in **Upper Dublin Township**, Montgomery County Pennsylvania, described pursuant to a Subdivision Record Plan for Golfview Estates II, recorded in Montgomery County on 5/3/2006 in Plan Book P-26 page 454.

BEING Lot # 14.

TITLE TO SAID PREMISES IS VESTED IN Lynette L. DeShields, by Deed from Golf View Properties, LP, Dated 06/12/2006, Recorded 06/19/2006, in Book 05604, Page 2761.

Parcel Number: 54-00-07315-12-7 and (new).

Location of property: 332 Logan Avenue, Glenside, PA 19038-1112.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lynette L. Deshields a/k/a Lynette L. De Shields a/k/a Lynette Deshields** at the suit of Deutsche Bank National Trust Company, as Trustee for Home Equity Mortgage Loan Asset-Backed Trust Series Inabs 2006-D, Home Equity Mortgage Loan Asset-Backed Certificates Series Inabs 2006-D. Debt: \$310,029.07.

**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.

16-10728

ALL THAT CERTAIN lot or piece of land, situate in **Skippack Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Certain Plan known as Pheasant Hills, made by David Meixner, Registered Professional Engineer Lansdale, Collegeville, Pennsylvania on 3/31/1966 and recorded at Norristown, Pennsylvania in Plan Book B-11 page 96-A as follows, to wit:

BEGINNING at a point on the Southwesterly side of Lywiski Road (50 feet wide), which point is at the distance of 436.90 feet measured North 48 degrees 13 minutes West, from a point of tangent on the said side of Lywiski Road, which point of tangent is at the arc distance of 45.76 feet measure on the arc of a circle curving to the left having a radius of 25 feet from a point of curve on the Northwesterly side of Evansburg Road (no width given); thence extending from said point of beginning along Lot No. 18 on said plan, South 41 degrees 47 minutes West, 270 feet to a point in line of Lot No. 5 on said plan; thence extending along the rear of Lot No. 5 and rear of Lot No. 25 on said plan, North 48 degrees 13 minutes West, 150 feet to a point in line of Lot No. 16 on said plan, thence extending along said Lot no. 16 on said plan, North 41 degrees 47 minutes East, 270 feet to a point on the Southwesterly side of Lywiski Road, aforesaid; thence extending along the said side of said street, South 48 degrees 13 minutes East, 150 feet to the first mentioned point and place of beginning.

BEING Lot No. 17 as shown on said Plan.

BEING THE SAME PREMISES which Judith A. Colden and Charles C. Smith, Co-Executors of the Estate of Charles C. Smith a/k/a Charles C. Smith, Jr., dated June 27, 2013 and recorded June 28, 2013 at Norristown in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 5878, Page 1860 granted and conveyed unto Louis Andreacchio and Nicole Andreacchio, tenants by the entirety.

Parcel Number: 51-00-02377-00-2.

Location of property: 3824 Lywiski Road, Collegeville, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Louis Andreacchio and Nicole Andreacchio** at the suit of Lakeview Loan Servicing, LLC. Debt: \$284,769.33.

**Daniel Muklewicz**, Attorney. I.D. #320322

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

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

16-12398

TRACT NO. 1

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Pennsburg Borough**, County of Montgomery, Commonwealth of Pa., described in accordance with a plan of survey made for Joseph Upholster made by Urwiler and Walter Inc., Summeytown, Pa. dated 3/12/1970 and revised 4/1/1970 as follows, to wit:

BEGINNING at an iron pin on the southeasterly side of Main Street (50 feet wide) a corner of this and land of F. Russell Mitlan, said point being at the distance of 83 feet more or less measured south of the intersection of said side line of Main Street with the center line of Seventh Street; thence extending from said point of beginning and continuing along said side line of Main Street south 21 degrees 10 minutes 22 seconds east 74.35 feet to an iron pin, a corner of lands of Katherine Gaugler; thence extending along said lands of Gargler south 70 degrees 8 minutes 48 seconds west 193.83 feet to an iron pin; thence continuing along said lands and lands of Paul H. Bean, south 20 degrees 30 minutes east 91.20 feet to an iron pin in line of lands of Richard J. Landis; thence extending along said lands south 70 degrees 17 minutes 48 seconds west 360.09 feet to an iron pin on the northeasterly right of way line of Perkiomen Railroad; thence extending along the right of way line north 23 degrees 26 minutes 45 seconds west 158.07 feet to a point; thence extending north 68 degrees 29 minutes east 367.93 feet to a point in line of lands of F. Russell Mitlan, aforesaid; thence extending along lands the two following courses and distances: (1) south 21 degrees 31 minutes east 9.47 feet to an iron pin and (2) north 68 degrees 29 minutes east 193.11 feet to an iron pin the first mentioned point and place of beginning.

TRACT NO. 2

ALL THAT CERTAIN parcel or tract of land, situate in **Pennsburg Borough**, County of Montgomery and Commonwealth of Pa., bounded and described in accordance with a survey as made by Ralph E. Shaner & Son Engineering Co., as follows, to wit:

BEGINNING at the southeasterly corner of other lands of F. Russell Mitman, said point being on the westerly curb line of Main Street, otherwise known as State Highway Traffic House No. 29 and being distant along said curb line intersection as projected with the aforesaid Main Street and Seventh Street, south 25-1/4 degrees east 53 feet, thence from said point of beginning and continuing along the westerly curb line of Main Street south 25-1/4 degrees east 10 feet to a corner of other lands of now or late Joseph C. Upholster; thence along the same south 64-1/4 degrees west 218 feet to a corner on the westerly side of a proposed 18 foot wide alley; thence along the same and lands of the Upper Perkiomen Joint School District north 25-1/4 degrees west 10 feet; thence along the existing terminus of the present aforesaid 18 foot wide alley and other lands of f. russell mitman north 65-1/4 degrees east 218 feet to a corner on the westerly curb line of aforesaid main street and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Joseph Fraschilla and Caterina Fraschilla, h/w, by Deed from George E. Thomas and Carmel M. Thomas, his wife, Dated 10/13/2000, Recorded 10/24/2000, in Book 5336, Page 480. Parcel Number: 15-00-01568-00-1.

Location of property: 713 Main Street, Pennsburg, PA 18073-1507.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph A. Fraschilla a/k/a Joseph Fraschilla and Caterina Fraschilla** at the suit of MTGLQ Investors, L.P. Debt: \$246,978.20.

**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.

16-13206

ALL THAT CERTAIN parcel or tract of land situate in **West Pottsgrove Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a Plan of Lots known as 'Colonial Village' as subdivided by William Wallace Reeder, Licensed Engineer, under date June 2, 1964, and more fully described as follows, to wit:

BEGINNING at a point of tangency on the Westerly property line of Pulaski (Street) Drive, (50 feet wide) said point of beginning being distant from a point marking the Southwesterly property line intersection, as projected, of the aforesaid Pulaski Drive and another public road or street known as Von Steuben (Street) Drive, (50 feet wide) South 51 degrees 17 minutes East, 15.13 feet; thence from said point of beginning continuing along the Westerly property line of Pulaski Drive, South 51 degrees 17 minutes East 39.47 feet to a corner of Lot No. 38; thence along the same South 38 degrees 43 minutes West, 100.00 feet to a corner on the line of rear of Lot No. 28; thence along a portion of the rear of Lot No. 28 and all of Lot No. 29 and Lot No. 30, North 51 degrees 17 minutes West, 28.59 feet to a corner of the Southerly property line of Von Steuben Drive; thence along the same North 75 degrees 13 minutes East, 109.28 feet to a point of curvature; thence by a curve curving to the right having a radius of 30.00 feet and an arc length of 28.01 feet to a point of tangency and place of beginning.

BEING all of Lot 39 of plan of lots known as Colonial Village.

BEING the same premises which Patrick Fox by Deed dated April 16, 2012 and recorded April 20, 2012 at Norristown in the Office for the Recorder of Deeds in and for Montgomery County in Deed Book 5833 page 602, granted and conveyed unto Robert B. Miller and Carol A. Miller, husband and wife, in fee.

Parcel Number: 64-00-05399-00-9.

Location of property: 980 Von Steuben Drive, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Amber M. Keller f/k/a Amber M. Shostak and Nathan R. Keller** at the suit of U.S. Bank National Association (Trustee for the Pennsylvania Housing Finance Agency). Debt: \$145,301.57 plus interest to sale date.

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

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

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

16-13447

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, being lot no. 621 on the revised plan of lots of the Edge Hill Land Association, situate on the southeasterly side of Linden Avenue at the distance of 227 feet 6 5/8 inches northeastwardly from the northeasterly side of Maple Avenue in the **Upper Dublin Township**, County of Montgomery, Commonwealth of Pennsylvania.

CONTAINING in front or breadth on the said Linden Avenue 25 feet at right angles to said Linden Avenue 110 feet.

ALSO ALL THOSE THREE CERTAIN lots or pieces of ground, being lots no. 622, 623 and 624 on the revised plan of lots of the Edge Hill Land Association, situate on the southeasterly side of Linden Avenue at the distance of 252 feet 6 5/8 inches northeastwardly from the northeasterly side of Maple Avenue in **Upper Dublin Township**, County of Montgomery, Commonwealth of Pennsylvania.

CONTAINING in front or breadth on said Linden Avenue 75 feet (each lot 25 feet) and extending in length or depth southeastwardly between parallel lined at right angles to said Linden Avenue 110 feet.

BEING THE SAME PREMISES which James L. Jackson, Administrator C.T.A. Under the Will of Joseph W. Jackson, Jr, deceased, by Deed dated March 31, 1995 and recorded April 4, 1995 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5109, Page 424, granted and conveyed unto Levodis M. Johnson, Deceased.

Parcel Number: 54-00-10468-00-8.

Location of property: 121 Linden Avenue, Glenside, PA 19038.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Levodis M. Johnson, Deceased** at the suit of Bayview Loan Servicing, LLC. Debt: \$188,023.98.

**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.

16-13608

ALL THAT CERTAIN lot or piece of ground situate in **Horsham Township**, Montgomery County, Pennsylvania, and described according to a certain plan thereof known as plan of Subdivision "Oak Hill Farms" Sections 1, 2 and 3 made for Sohda Corporation by Russell S. Lyman, Registered Professional Engineer, dated June 7, 1962 and last revised August 2, 1967 as follows, to wit:

BEGINNING at a point on the Southeasterly side of Gerstley Road (50 feet wide), said point being the six following courses and distances from a point of curve on Northeasterly side of Moonflower Road (formerly known as Mimosa Lane) (50 feet wide) (1) leaving Moonflower Road 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 tangent on the Southeasterly side of Gerstley Road (2) North 43 degrees 00 minutes East along the Southeasterly side of Gerstley Road 85.63 feet to a point on curve (3) Northeastwardly along the Southeasterly side of Gerstley Road on the arc of a circle curving to the left having a radius of 400.00 feet the arc distance of 115.19 feet to a point of tangent (4) North 26 degrees 30 minutes East still along the Southeasterly side of Gerstley Road 243.71 feet to a point of curve on the same (5) Northeastwardly still along the Southeasterly side of Gerstley Road on the arc of a circle curving to the right having a radius of 275.00 feet the arc distance of 73.59 feet to a point of tangent and (6) North 41 degrees 50 minutes East still along the Southeasterly side of Gerstley Road 524 feet to the point of beginning.

CONTAINING in front or breadth Northeastwardly along the Southeasterly side of Gerstley Road 80.00 feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to Gerstley Road 175.00 feet.

TITLE TO SAID PREMISES VESTED IN William H. Randel by Deed from Linda M. Hell Shawaker dated July 19, 2005 and recorded on September 28, 2005 in the Montgomery County Recorder of Deeds in Book 5572, Page 1569 as Instrument No. 2005138482.

Parcel Number: 36-00-04642-00-2.

Location of property: 105 Gerstley Road, Hatboro, PA 19040.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **William H. Randel and Linda M. Hell a/k/a Linda Hell a/k/a Linda M. Showaker a/k/a Linda Showaker** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association. Debt: \$216,773.62.

**Roger Fay**, Attorney.

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

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

16-14636

ALL THAT CERTAIN lot, tract, or parcel of land and premises hereinafter particularly described, situate, lying and being in **Lower Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Survey made by Reeder and Magarity, Professional Engineers, of Upper Darby, Pennsylvania, dated the 1st day of November 1956, with additions dated the 16th day of November 1956, as follows to wit:

BEGINNING at a point on the Northwesterly side of Sandringham Road (50 feet wide) said point being the 2 following courses and distances from a point of curve on the Northwesterly side of Gainsboro Circle (50 feet wide);

(1) on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 27.53 feet to a point of reverse curve on the Northwesterly side of Sandringham Road and (2) Southwestwardly along the Northwesterly side of Sandringham Road on the arc of a circle curving to the left having a radius of 213.10 feet the arc distance of 99.85 feet to the place of beginning; thence extending from the said point of beginning Southwestwardly along the Northwestwardly side of Sandringham Road on the arc of a circle curving to the left having a radius of 213.10 feet the arc distance of 73.45 feet to a point in line of Lot No. 38 on said Plan; thence extending along the same North 33 degrees, 12 minutes West 129.37 feet to a point; thence extending North 59 degrees, 38 minutes, East 78.97 feet to a point in line of Lot No. 40 on said Plan; thence extending along the same South 30 degrees, 22 minutes East 138.17 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 39 (1218) Sandringham, on said Plan.

TOGETHER with and subject to the free and uninterrupted right, liberty and privilege of using the presently existing driveway apron erected partly on the hereinabove described and granted premises and partly on the premises adjoining to the Northeast in common with the owners, tenants and occupiers of the premises adjoining to the Northeast at all times hereafter forever; subject, nevertheless to the proportionate part of the expenses in keeping same in good order and repair.

UNDER AND SUBJECT, nevertheless, to the Agreements, Easements, Ordinances, Covenants and Rights-of-way of Record.

BEING the same premises which Elayne Bresson, by Deed dated December 08, 2004 and recorded in the Montgomery County Recorder of Deeds Office on January 24, 2005 in Deed Book 5541, page 985, Deed Instrument #2005012535, granted and conveyed unto Rachel R. Thomas.

Parcel Number: 40-00-53480-00-3.

Location of property: 1218 Sandringham Road, Bala Cynwyd, PA 19004.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Rachel R. Thomas** at the suit of Wilmington Trust Company Not in its Individual Capacity but Solely as Successor Trustee to U.S. Bank National Association, as Trustee, for MASTR Alternative Loan Trust 2005-3. Debt: \$450,100.20.

**Samantha Gable**, Attorney.

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

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

16-20139

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Ambler Borough**, Montgomery County, Pennsylvania, described according to a plot plan prepared by Doyle-Tourism Co., dated March 3, 1955 and revised November 16, 1956 made by C. Raymond Weir, Registered Professional Engineer, as follows, to wit:

BEGINNING at a point on the northeasterly side of Southern Avenue (50 feet wide) at the distance of 79 feet measured on a bearing of South 80 degrees 45 minutes East from the southeasterly side of Park Avenue minutes East from the southeasterly side of Park Avenue, (50 feet wide) thence extending North 9 degrees 15 minutes East passing through the middle of a party wall and crossing a 12 foot wide private right of way 158 feet to a point; thence extending South 80 degrees 45 minutes East along the northeasterly side of the aforesaid 12 foot wide private right of way 26 feet to a point; thence extending South 9 degrees 15 minutes West re-crossing the aforesaid 12 foot wide private right of way 158 feet to a point on the northeasterly side of Southern Avenue aforesaid; thence extending North 80 degrees 45 minutes West along the northeasterly side of Southern Avenue 26 feet to the first mentioned point and place of beginning.

BEING known as Lot #307 on the above mentioned plan.

TOGETHER with the right to the use of the 12 feet wide alley of right of way as now laid out in common with the other lot owners abutting thereon, which alley or right of ways at the rear of lots fronting on Southern Avenue between the within described premises and Park Avenue.

SUBJECT to the owners of the lots abutting on the said alley or right of way to keep the alley or right of way to the rear of their premises in proper repair.

BEING THE SAME PREMISES WHICH Frank Alio, Sr. and Marian Alio, his wife (father and mother of said grantee) by deed dated 5/29/69 and recorded 6/9/69 in Montgomery County, in Deed Book 3557, page 821, Granted and conveyed unto James Alio (son of said grantors), in fee.

Parcel Number: 01-00-04570-00-1.

Location of property: 307 Southern Avenue, Ambler, PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Dominic A. Rocco and Helen J. Rocco** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$203,855.23 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.

16-20510

ALL THAT CERTAIN tract or parcel of land, situate on Buchert Road, **New Hanover Township**, Montgomery County, PA, according to a survey made by All County and Associates dated December 11, 2000, being more fully bounded and described as follows:

BEGINNING at a point at or near the centerline of Buchert Road; thence from said point of beginning, extending along said Buchert Road, North 05 degrees 03 minutes 06 seconds East, a distance of 150.04 feet to a point at or near the centerline of said road; thence leaving the same, South 84 degrees 52 minutes 39 seconds East a distance of 275.00 feet to an iron pin, having passed through an iron pin, at a distance of 39.32 feet from the beginning of the last described line, thence North 05 degrees 07 minutes 21 seconds East, a distance of 200.00 feet to an iron pin, having passed through an iron pin, at a distance of 100.00 feet from the terminus of the last described line; thence South 84 degrees 52 minutes 39 seconds East, a distance of 255.97 feet to an iron pin, having passed through an iron pin, at a distance of 97.15 feet from the beginning of the last described line; thence crossing a creek, South 05 degrees, 07 minutes 21 seconds West a distance of 433.39 feet to an iron pin; thence along the Southerly side of said creek, the three (3) courses and distances as follows: (1) North 83 degrees 22 minutes 39 seconds West, a distance of 139.05 feet to an iron pin; (2) North 80 degrees 30 minutes 09 seconds West, a distance of 201.46 feet to an iron pin and (3) North 66 degrees 15 minutes 09 seconds West, a distance of 201.46 feet to the first mentioned point and place of beginning having passed through an iron pin at a distance of 42.00 feet from the terminus of the last described line.

BEING the same premises which David Longo and Dona Longo, by Deed dated January 16, 2015 and recorded January 20, 2015 in the Office of the Recorder of Deeds for Montgomery County in Record Book 5941 page 2810 granted and conveyed unto Donna L. Longo.

Parcel Number: 47-00-00536-00-2.

Location of property: 387 Buchert Road, New Hanover Township, Pottstown, PA 19464.

The improvements thereon are: Single family residential.

Seized and taken in execution as the property of **Donna Longo** at the suit of Branch Banking and Trust Company, Successor in Interest to Susquehanna Bank, Successor to Patriot Bank. Debt: \$149,035.70.

**Keith Mooney**, 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.

16-24407

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, Situate in Bryn Mawr, in **Lower Merion Township**, County of Montgomery PA, bounded and described according to a survey and plan thereof made by Milton R. Yerkes, Civil Engineer, dated April 30, 1923, as follows, to wit:

BEGINNING at a point in the middle line of Merion Avenue at the distance of 174 feet Southwestwardly from a spike set at the junction of the middle line of Merion Avenue with the side line of Lancaster Avenue, thence along the middle line of Merion Avenue, South 45 degrees 19 minutes West 26 feet thence by land now or late of Annie S. Bennett, South 44 degrees 41 minutes East 161.81 feet to a spike, thence by land now or late of Jos A Morris, North 45 degrees 19 minutes East 26 feet thence by land now or late of William A Maxwell, Jr, passing through the middle of the partition wall separating the house on the premises hereby granted from the house adjoining on the Northeast North 44 degrees 41 minutes West 161.81 feet to the middle line of Merion Avenue, the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Aubrey C. Cook and Ann P. Cook, His Wife, by Deed from Edwin C. Baldwin, Jr. and M. Patricia Baldwin, His Wife, Dated 09/11/1968, Recorded 09/18/1968, in Book 3527, Page 82.

Aubrey V. Cook was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Aubrey V. Cook's death on or about 07/12/1981, his ownership interest was automatically vested in the surviving tenant by the entirety.

Parcel Number: 40-00-36836-00-6.

Location of property: 17 South Merion Avenue a/k/a 17 Merion Avenue, Bryn Mawr, PA 19010-3202.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ann P. Cook a/k/a Ann Cook** at the suit of Wells Fargo Bank, N.A. Debt: \$231,895.28.

**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.

16-24456

ALL THAT CERTAIN Unit in the property known, named and identified as "The Woodwinds Condominium" located in **Hatboro Borough**, Montgomery County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniformed Condominium Act, 68 PA. C.S 3101 et. Seq., by the recording in the Montgomery County Department of Records of a Declaration dated April 26, 1988 and recorded on April 26, 1988 in Deed Book 4871 page 360 and First Amendment thereto dated May 24, 1988 and recorded May 25, 1988 and recorded May 25, 1988 in Deed Book 4874 page 157, being and designated as Unit No. 8 Hatter Court, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 1.22%.

Parcel Number: 08-00-02162-07-1.

Location of property: 8 Hatters Court, Hatboro, PA 19040.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Zsuzsanna Pavlov** at the suit of The Woodwinds Condominium Association. Debt: \$6,201.62.

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

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$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.



16-25002

ALL THAT CERTAIN Unit designated as 2-B (the "Unit"), being a unit in one Breyer Estates, a condominium, located in Elkins Park, **Cheltenham Township**, Montgomery county, Pennsylvania, as designated in the Declaration of Condominium dated as of August 16, 1985 and recorded in the Office for the Recording of Deeds in and for Montgomery County (the "Recorder's Office") in Deed Book 4776, page 7, as amended by an Amendment to Declaration of condominium of One Breyer Estates, a Condominium, dated May 21, 1987, and recorded in the Recorder's Office in Deed Book 4838, page 1649, and further amended, by a second Amendment to Declaration of condominium of One Breyer Estates, a condominium dated August 26, 1987, and recorded in the Recorder's office in Deed Book 4849, page 867, and amended and restated pursuant to an Amended and Restated Declaration of Condominium dated as of December 15, 1986 and recorded in the Recorder's Office in Deed Book 4849, Page 2305, a Third Amendment to Declaration of Condominium of One Breyer Estates, a Condominium dated November 30, 1987, and recorded in the Recorder's Office in Deed Book 4858, page 2092, a Fourth Amendment to Declaration of Condominium dated December 17, 1987, and recorded in the Recorder's Office in Deed Book 4860, Page 1602, and a Fifth Amendment to Declaration of condominium of One Breyer Estates, a Condominium dated January 29, 1988, and recorded in the recorder's Office in Deed Book 4864, Page 754, (the "Declaration"), Which Declaration includes the Condominium plats and Plans attached as Exhibit "D" thereto (the "Plats and Plans").

TOGETHER with all right, title and interest, being a 1.13% undivided interest, of, in and to the Common Elements, as more fully set forth in the Declaration and the Plats and Plans, and together with all right, title and interest in and to all Limited Common Elements appurtenant to the Unit, as more fully set forth in the Declaration and the Plats and Plans, including, without limitation, one ( 1) parking space in the Residential Parking Garage identified on the Plats and Plans as space number 11.

UNDER AND SUBJECT to all agreements, covenants, conditions, restrictions and other matters of record.

ALSO UNDER AND SUBJECT to the provisions, easements and covenants contained in the Declaration and the Plats and Plans.

TOGETHER WITH all and singular the improvements, streets, alleys, passages, ways, waters, water-courses, rights, liberties, privileges, hereditament, and appurtenances whatsoever thereunto belonging or in anyway appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever or it, the said Grantor, as well at law as in equity, or otherwise howsoever, of, in and to the same and every part thereof.

TO HAVE AND TO HOLD the unit and the hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee and Grantee's heirs and assigns, to and for the only proper use and behoof of the said Grantee and Grantee's heirs and assigns, forever.

UNDER AND SUBJECT, as aforesaid.

AND the said Grantee, for and on behalf of the said Grantee and Grantee's heirs and assigns, by the acceptance of this Deed, covenants and agrees to pay such charges for the maintenance of, repairs to, replacement of, and expenses in connection with the Common Elements and Limited Common Elements appurtenant to the Unit as may be assessed from time to time by One Breyer Estates Condominium Association in accordance with the Pennsylvania Uniform Condominium Act, and further covenants and agrees that the Unit conveyed by this Deed shall be subject to a charge for all amounts so assessed and that, except insofar as Section 3315(b) of the Pennsylvania Uniform Condominium Act may relieve a subsequent unit owner of liability for prior unpaid assessments, this covenant shall run with and bind the Unit hereby conveyed and all subsequent owners thereof.

BEING the same property which Breyer Associates, a Pennsylvania limited partnership, granted and conveyed unto Jerome Haftel and Brenda Haftel, husband and wife by deed dated January 28, 1988 and recorded February 5, 1988 in the Recorder's Office of said County in Deed Book 4864 Page 2015

Parcel Number: 31-00-03129-34-1.

Location of property: 100 Breyer Drive, Apartment 2B, Elkins Park, PA 19027.

The improvements thereon are: Residential single family.

Seized and taken in execution as the property of **Brenda Haftel and Jerome Haftel** at the suit of PNC Bank, National Association. Debt: \$143,771.56.

**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.

16-25760

ALL THAT CERTAIN lot or piece of ground with building and improvements thereon erected, located in **Springfield Township**, County of Montgomery, and State of Pennsylvania known as Lot No 357 on a plan called "Sunnybrook-North Hills" made for Sunnybrook, Inc dated June 1st 1946, by Carton and Martin, Engineers and recorded at Norristown, in Plan Book No. 1680-A page 55 and more particularly bounded and described as follows, to wit:

BEGINNING at a point on the Southerly side of Garth Road (50 feet wide) at the distance 75 feet Westwardly from the Westerly side of Dale Road (50 feet Wide) (Both lines produced), thence extending Southwardly on a line at right angles to said side of Garth Road 135 feet to a point, then extending South 86 degrees 38 minutes West 50 feet to a point of curve, thence extending Northwestwardly on a line curving to the right having a radius of 669.63 feet the arc distance of 12.52 feet to a point, thence extending North 2 degrees 17 minutes 44 seconds West 135 feet to a point on the Southerly Side of Garth Road and thence Southeastwardly along the same on a line curving to the left having a radius of 534.63 feet the arc distance of 10 feet to a point, thence North 86 degrees 38 minutes East 50 feet to the first mentioned point and place of beginning.

BEING the same premises conveyed to Richard P. Silverman and Carol A. Silverman from Mark D. Vuolo and Kathleen Vuolo by deed dated 03/17/1993 and recorded 04/12/1993 in Montgomery County as instrument# 1993130132 book 5038 page 963.

Parcel Number: 52-00-06916-00-7.

Location of property: 302 Garth Road, Oreland, PA 19075.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Carol A. Silverman and Richard P. Silverman** at the suit of HSBC Bank USA, N.A., as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-WMC1. Debt: \$200,402.81.

**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.

16-25952

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Hereditaments and Appurtenances, situate in **Upper Moreland Township**, County of Montgomery, Commonwealth of Pennsylvania, and described according to a plan thereof made by Charles E. Shoemaker, Registered Professional Engineer, dated the 27th day of November 1954 and revised on the 1st day of January 1995, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Abbeyview Avenue (38 feet wide) at the distance of 67.56 feet measured on a bearing of South 52 degrees 19 minutes East along the said side of Abbeyview Avenue from a point an angle in the same, said point or angle being at the distance of 99.49 feet measured on a bearing of South 40 degrees 30 minutes East still along the said side of Abbeyview from another point and angle in the same, said point or angle point at the distance of 238.59 feet measured on a bearing South 50 degrees 49 minutes East still along the said side of Abbeyview Avenue from its point of intersection with the Southeasterly side of Davisville Road (36.5 feet wide); thence extending North 38 degrees 45 minutes East 122.04 feet to a point; thence extending South 52 degrees 19 minutes East 63.47 feet to a point; thence extending South 38 degrees 45 minutes West 122.04 feet to a point on the Northeasterly side of Abbeyview Avenue; thence extending North 52 degrees 19 minutes West along the said side of Abbeyview 63.47 feet to the first mentioned point and place of beginning.

BEING known as Lot E as shown on above mentioned Plan.

TITLE TO SAID PREMISES IS VESTED IN Walter A. Bradby, by Deed from Michael Sexton And Jennifer L. Dando, Dated 12/12/2008, Recorded 12/19/2008, in Book 5717, Page 01469.

Mortgagor Walter A. Bradby died on 11/09/2016, and upon information and belief, her surviving heirs are Brian Bradby, Michael Bradby, and Bobby Bradby. By executed waivers Brian Bradby, Michael Bradby, and Bobby Bradby waived their right to be named in the foreclosure action.

Parcel Number: 59-00-00079-00-6.

Location of property: 17 Abbeyview Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Walter A. Bradby, Deceased** at the suit of Ditech Financial, LLC. Debt: \$242,067.80.

**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.

16-26327

ALL THAT CERTAIN message and tenement and lot of land situate in the **Borough of Telford**, Montgomery County, PA bounded and described as follows, to wit:

BEGINNING at an iron pin in the middle of West Broad Street; thence along land formerly of Abner B. Slemmer, now Edwin Stover, the next 5 courses and distances to wit: South 42.5 degrees East, 78.2 feet, this line passing through the middle of the partition wall between the 2 adjoining houses; South 47 degrees West, 1.6 feet South 42.5 degrees East, 5.3 feet South 47 degrees West 4.4 feet to an iron pin; and South 42.5 degrees East, 73.9 feet to an iron pin in the line formerly of Andrew B. Vogel now Raymon M. Kulp; thence along said Raymon M. Kulp's land South 47 degrees West, 32.6 feet to an iron pin, and South 42.5 degrees East, 3.8 feet to an iron pin and South 47 degrees West 7.5 feet to an iron pin in line of land late of Wilson Bardnt, now Jacob Leidy, thence along said Leidy's land North 43 degrees West 161.2 feet to an iron pin in the middle of West Broad Street aforesaid; thence along the middle of West Broad Street, North 47 degrees East 47.5 feet more or less to the point of beginning.

TITLE TO SAID PREMISES IS VESTED IN Duy N. Loufik and Dara L. Loufik, by Deed from Ryan C. Roush and Michelle S. Roush, husband and wife, dated 11/18/2011, recorded 11/21/2011, in Book 5820, Page 45.

Parcel Number: 22-02-00250-00-5.

Location of property: 140 West Broad Street, Telford, PA 18969-1917.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Duy N. Loufik and Dara L. Loufik** at the suit of Wells Fargo Bank, N.A. Debt: \$128,919.19.

**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.

16-26328

ALL THAT CERTAIN lot or piece of land situated in the **Borough of Pottstown**, County of Montgomery, Commonwealth of Pennsylvania, with buildings and thereon erected, bounded, limited and described as follows, to wit:

BEGINNING at a point in the Eastern line of Isabella Street a distance of Sixty feet Southwardly from Morris Avenue a corner of this and Lot No. 53; thence by said lot Eastwardly one hundred and thirty-five feet (135') to a twenty feet wide alley; thence by said alley Southwardly twenty feet to a point a corner of this and lot No. 51; thence by the same Westwardly one hundred and thirty-five feet to Isabella Street aforesaid; thence by the same Northwardly twenty feet to the place of BEGINNING.

BEING A PORTION of Lot No. 52 as shown on plan prepared by George F. Shaner, Registered Engineer dated June 5, 1951.

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

BEGINNING at a point in the East side of Isabella Street at the distance of thirty feet South from Morris Street, a corner of this and Lot No. 54; thence by the same East One Hundred Thirty-five feet to a twenty feet wide alley; thence by the same South Thirty feet to Lot No. 52; thence by the same West One Hundred Thirty-five feet to Isabella Street aforesaid; thence by the same North thirty feet to the place of BEGINNING.

BEING Lot No. 53 on a plan prepared by George F. Shaner, Registered Engineer dated June 5, 1951.

ALL THAT CERTAIN lot of land situate in the Seventh Ward of the **Borough of Pottstown**, Montgomery County, Commonwealth of Pennsylvania, with the buildings thereon erected, bounded, limited and described as follows, to wit:

BEGINNING at a stake, the Southeast corner of Isabella Street and Morris Avenue; thence by said Isabella Street, Southwesterly thirty feet to a stake, a corner of Lot No. 53; thence by said lot, Southeasterly One Hundred Thirty-five feet to a Twenty foot wide alley; thence by said alley, Northeasterly Thirty-three feet Eight inches to a stake in the Southerly line of Morris Avenue; thence by said Morris Avenue Northwesterly One Hundred and thirty-five feet and five eighths of an inch to the point or place of BEGINNING.

BEING Lot No. 54 on a plan of lots prepared by George F. Shaner, Registered Engineer dated June 5, 1951.

Being the same premises conveyed from Barbara L. Neely to Samantha Heyne by deed dated March 24, 2009 and recorded on April 2, 2009 at Book 5725, Page 2631 and Instrument No. 2009030493 in the Montgomery County Recorder of Deeds Office.

Parcel Number: 16-00-15944-00-6.

Location of property: 950 Morris Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Samantha Heyne** at the suit of Nationstar Mortgage, LLC. Debt: \$159,709.37.

**Samantha Gable**, Attorney.

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

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

16-26841

THE land referred to herein below is situated in the County of Montgomery, State of Pennsylvania, and is described as follows:

ALL THAT CERTAIN two contiguous tracts, lots or pieces of land, with the brick message or tenement and other improvements thereon, hereditaments and appurtenances, situate in the **Borough of North Wales, (formerly Township of Gwynedd)**, County of Montgomery and State of Pennsylvania, bounded and described as follows; to wit:

FIRST the lot or piece of land, late of Adam Moore, deceased.

BEGINNING at a corner in the middle of Montgomery avenue, thence extending by land of Jane Hopkins, late of the said Adam Moore, north fifty-nine degrees west, one hundred and fifty-two feet to a corner, thence again by land of the same south twenty-nine degrees and a half west, fifty feet to a corner of the lot next hereinafter described, it also being a corner of the cemetery grounds of the reformed church; thence by the lot described hereinafter south fifty-nine degrees east, one hundred and fifty-two feet to a corner in the middle of Montgomery avenue aforesaid; thence along title middle of the same north twenty-nine degrees and a half east, fifty feet to the place of beginning.

CONTAINING twenty-seven square perches and nearly two hundred and fifty square feet of land more or less.

THE other of said lots or pieces of land, late of Mary Ann Margaret Moore, deceased, upon which has been erected a brick message and other improvements.

BEGINNING at a stake set for a corner at the northwest side of Montgomery avenue, aforesaid; thence extending by land of George W. Snyder, late of David Moyer and John M. Nice, north fifty-nine degrees west, one hundred and thirty-two feet to a corner in the line of the aforesaid cemetery grounds, thence along said line north twenty-nine degrees and a half east, forty feet to the corner of the lot first above described, thence along the line of the same south fifty-nine degrees east, one hundred and thirty-two feet to a corner at the northwest side of Montgomery avenue aforesaid; thence along the said side of the same south twenty-nine degrees and a half west, forty feet to the place of beginning.

CONTAINING nineteen square perches and one hundred and seven square feet of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN James M. Phelps, Jr. and Eve Lauren Hoernlein, by Deed from Meigan Kelly and Michael Keane, w/h, Dated 06/30/2005, Recorded 08/03/2005, in Book 5565, Page 98.

Parcel Number: 14-00-01736-00-5.

Location of property: 612 East Montgomery Avenue, North Wales, PA 19454-2956.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James M. Phelps, Jr. a/k/a James Michael Phelps, Jr. and Eve Lauren Hoernlein a/k/a Eve Lauren Hoernlein** at the suit of Bank of America, N.A. Debt: \$242,088.33.

**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.

16-29024

ALL THAT CERTAIN Unit, designated as Unit Number 222, being a Unit in the Chelbourne Plaza Condominium, SITUATE in the **Township of Cheltenham**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 Pa. C.S. 3101 et seq., as designated in the Declaration of Condominium of Chelbourne Plaza Condominium bearing date 7/18/1988 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania on 7/29/1988 in Deed Book 4881 page 817, and Plats and Plans for Condominium bearing date 7/18/1988 and recorded as Exhibit 'B', and The By-Laws of Chelbourne Plaza Condominium dated 7/18/1988 and recorded 7/29/1988 in Deed Book 4881 page 888.

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

TITLE TO SAID PREMISES IS VESTED IN **Wendel G. Boberg** and **Sherry M. Boberg**, h/w, by Deed from Chelbourne Plaza Partners, LP., a Pennsylvania Limited Partnership, by its attorney in fact and **Jerald Slipakoff**, by Power of Attorney dated January 11, 1993 and recorded January 15, 1993, Dated 04/29/1993, Recorded 05/13/1993, in Book 5041, Page 0597.

By virtue of **SHERRY M. BOBERG's** death on or about 09/03/2013, her ownership interest was automatically vested in the surviving tenant by the entirety.

Parcel Number: 31-00-26564-18-9.

Location of property: 46 Township Line Road 222, Unit 222 a/k/a 46 Township Line Road, Condominium 222, Elkins Park, PA 19027.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Wendel G. Boberg** at the suit of Wells Fargo Bank, N.A. Debt: \$57,019.34.

**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.

16-29155

ALL THAT CERTAIN lot or ground with the bungalow type dwelling house thereon erected situate in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in State Highway Route No. 100 leading from Boyertown to Pottstown, a corner of property now or late of **Stanley E. McIlvee**, formerly **Russell T. Gresh** and **Maria A. Gresh**, his wife; thence along the same South 23 degrees West 74.43 feet to a corner of property now or late of **Ruth E. Fosnocht**; thence along the same North 76 degrees West 175 feet to an iron pin, a corner likewise of land of said **Ruth E. Fosnocht**; thence along the same North 23 degrees East 74.43 feet to a corner of land aforementioned **Stanley E. McIlvee**; thence along the same South 67 degrees East 175 feet to the place of beginning.

The description is according to a survey made July 29, 1950, by **George F. Shaner**, Registered Professional Engineer, Pottstown, PA for **Russell T. Gresh** and **Maria A. Gresh**.

TITLE TO SAID PREMISES IS VESTED IN **JESSE GEISINGER AND JENNIFER GEISINGER**, H/W, by Deed from **MARK C. FAIR**, Dated 11/01/2012, Recorded 11/08/2012, in Book 5853, Page 2488.

Parcel Number: 60-00-01021-00-8.

Location of property: 1859 Farmington Avenue, Pottstown, PA 19464-1329.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jesse Geisinger and Jennifer Geisinger** at the suit of Wells Fargo Bank, N.A. Debt: \$132,483.08.

**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.

16-30334

ALL THAT message and lot or piece of ground, situate in the **Borough of Norristown**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a survey thereof made by **Hiltner and Hitchcock** in April of 1926, as follows, to wit:

BEGINNING at a point on the Southeasterly side of **Stanbridge Street** at the distance of 59.10 feet measured Southwestwardly from **Beech Street**, as proposed, a corner of this and land now or late **Paul Lubiandt**;

thence at right angles to said Stanbridge Street and along the line of land of said Paul Lubiandi Southeastwardly, the line passing through the middle of the partition wall dividing the house on this lot from the one on the adjoining lot, 190.00 feet to the Northwesterly side of a proposed 20 feet wide alley, thence along said side of said alley Northeasterly 19.10 feet to a corner in the line of land of Belville Smythe; thence Northwestwardly along the line of land of said Belville Smyth 190.00 feet to the Southeasterly side of Stanbridge Street aforesaid; thence along said side of said Stanbridge Street Southwestwardly 19.10 feet to the first mentioned point and place of beginning.

BEING THE SAME PREMISES which John R. Greenwood by deed dated 12/30/09 and recorded 19/26/10 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5783, Page 560, granted and conveyed unto James R. Halek.

Parcel Number: 13-00-34892-00-6.

Location of property: 838 Stanbridge Street, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **James R. Halek** at the suit of Nationstar Mortgage, LLC. Debt: \$155,824.81.

**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.

17-01327

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Hereditaments and Appurtenances, SITUATE at Ardmore, in the **Township of Lower Merion**, County of Montgomery and State of Pennsylvania, being lot marked No. 20 on a Certain Plan of Lots made for Margaret C. Green by Samuel M. Carrigues, Esq., Civil Engineer, in October, 1891, which said Plan is recorded at Norristown in the Office of the Recording of Deeds, etc., in and for said County of Montgomery in Deed Book 353 page 125 &c. bounded and described according thereto as follows, to wit:

BEGINNING at a point in the middle of Linwood Avenue (formerly Cherry Avenue) at the distance of 100 feet Southwestward from the Southeast side line of Spring Avenue; thence extending by Lot No. 21 on said Plan, South 24 degrees, 34 minutes East 150 feet to a point, a corner; thence by Lot No. 25 on said Plan, South 65 degrees 26 minutes West 50 feet to a point, a corner; thence by Lot No. 19 on said Plan, North 24 degrees 34 minutes West 150 feet to the middle of the said Linwood Avenue (formerly Cherry Avenue) thence along the middle of the said Linwood Avenue (formerly Cherry Avenue) North 65 degrees 26 minutes East 50 feet to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Edward Ross and Patricia Ross by Deed from Keith E. Swartley and Ethel C. Swartley dated June 26, 2002 and recorded on August 1, 2002 in the Montgomery County Recorder of Deeds in Book 5418, Page 0695 as Instrument No. 016459.

Parcel Number: 40-00-32716-00-4.

Location of property: 207 Linwood Avenue, Ardmore, PA 19003.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Edward Ross and Patricia Ross** at the suit of Wells Fargo Bank, N.A. as Successor by Merger to World Savings Bank, FSB. Debt: \$189,803.25.

**Roger Fay**, Attorney.

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

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

17-02157

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

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

BEING Lot No.1 on said plan.

Being inter-alia the same premises which Ryan P. Rex by Deed dated 6/25/2015 and recorded 6/26/15 in Montgomery County in Deed Book 5959, Page 1008 conveyed unto Joseph Carfi and Kelly Malloy, in fee.

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

Location of property: 409 North Avenue, Blue Bell, PA 19422.

The improvements thereon are: A single family residential dwelling.  
Seized and taken in execution as the property of **Joseph Carfi and Kelly Malloy** at the suit of Ditech Financial, LLC.  
Debt: \$221,680.16.

**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.

17-03343

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

SITUATE on the East side of Charlotte Street between Jefferson Avenue and Oak Street bounded and described as follows, to wit:

BEGINNING at a point in the middle line- of the party wall of this and premises and adjoining on the North in the East line of Charlotte Street; 323 feet 6 inches, North of Jefferson Avenue and thence Eastwardly 110 feet passing in said course through the middle of said party wall to land now or late of the Hartman Estate; thence Southwardly 22 feet 6 inches to land now or late of Anson D. Longaker, thence Westwardly along said Longaker's premises 110 feet to Charlotte Street aforesaid; thence Northwardly along said Charlotte Street 22 feet 6 inches to the point or place of beginning.

TITLE TO SAID PREMISES IS VESTED IN **JOSEPH LASCIC AND KATIELYNN LASCIC, HUSBAND AND WIFE**, by Deed from **DAVID L. HOLLINGER AND CHRISTINE C. HOLLINGER, HUSBAND AND WIFE**, Dated 01/08/2008, Recorded 01/23/2008, in Book 5679, Page 02202.

Parcel Number: 16-00-03400-00-4.  
Location of property: 384 North Charlotte Street, Pottstown, PA 19464-5362.  
The improvements thereon are: Residential property.  
Seized and taken in execution as the property of **Joseph Lascik and Katielynn Lascik** at the suit of Wells Fargo Bank, N.A. Debt: \$83,488.04.

**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.

17-03475

ALL THAT CERTAIN message or tenement and Lot or Piece of ground, Situate in the **Borough of Pottstown**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the South side of Walnut Street, 359 feet 2 inches East from the Southeast corner of Washington and Walnut Street; thence extending through and along the corner of the division wall of this and the property adjoining on the West Southwardly 140 feet to the North side of a 20 feet wide alley known as Rowan Alley; thence along the said alley Eastwardly 23 feet 10-1/2 inches to a corner of this and land now or late of Annie Friedman; thence extending Northwardly through and along the corner of a division wall of this and the property now or late of Annie Friedman 140 feet to Walnut Street; thence along said Walnut Street Westwardly 23 feet 10-1/2 inches to the place of beginning.

EXCEPTING AND RESERVING therefrom and thereout all that certain message or tenement and lot or piece of land, situate in the **Borough of Pottstown**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the South side of Walnut Street 370 feet 10-1/4 inches East from the Southeast corner of Washington and Walnut Street; thence extending through and along the center of the division wall of this and the property adjoining of the West Southwardly 140 feet to the North side of a 20 feet wide alley known as Rowan Alley; thence along said alley Eastwardly 11 feet 8-1/4 inches to a corner of this and land now or late of Annie Friedman; thence extending Northwardly through and along the center of a division wall of this and the property now or late of Annie Friedman 140 feet to Walnut Street; thence along said Walnut Street Westwardly 11 feet 8-1/4 inches to the place of beginning.

BEING THE SAME PREMISES which Genises Housing Corporation, a Pennsylvania, Non-Profit Corporation by Deed dated May 29, 2009 and recorded on June 3, 2009 in the Office for the Recording of Deeds in Book 5732 and Page 1076 conveyed unto Ayisha Quill.

Parcel Number: 16-00-30168-00-2.  
Location of property: 540 Walnut Street, Pottstown, PA 19464.  
The improvements thereon are: Residential real estate.  
Seized and taken in execution as the property of **Ayisha A. Quill a/k/a Ayisha Quill** at the suit of Ocwen Loan Servicing, LLC. Debt: \$53,722.67.

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

17-04259

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

ALL THAT lot or piece of land, with the buildings and improvements thereon erected, situate in the **Borough of Norristown**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan thereof made by Hiltner and Hitchcock, in October 1925, as follows, to wit:

BEGINNING at a point on the south side of Sandy Street at the distance of one hundred eight and forty four hundredths feet northeastwardly from the old Borough line a corner of land recently conveyed to John Corso, thence extending along said side of said Sandy Street, North 75 degrees 52 minutes East twenty six and sixty one one hundredths feet to a point in line of land of Camillo Pulcini, thence along the land of the said Camillo Pulcini South 15 degrees East four hundred feet to a point in line of land of the Estate of Walter Cooke, thence along said Cooke's land South 75 degrees 52 minutes West twenty six and sixty one one hundredths feet to a point in line of land recently conveyed to John Corso, thence along said Corso's land the line extending through the middle of the partition wall between the house on this and the adjoining property North 15 degrees West four hundred feet to the place of beginning.

BEING THE SAME PREMISES conveyed to James G. Shaw by deed from The Estate of Sally Shaw and James D. Shaw, Executor dated 3/2/15 and recorded 03/09/2015 in Montgomery County Book 5946, Page 343.  
Parcel Number: 13-00-32916-00-2.

Location of property: 726 Sandy Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **James G. Shaw Individually and as Executor of the Estate of Sally Shaw Deceased** at the suit of Bank of America, N.A. Debt: \$95,627.84.

**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.

17-04325

LAND situated in the **Township of Montgomery** in the County of Montgomery in the State of PA:

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the **Township of Montgomery**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan made for Montgomeryville Woods, Inc., developers by Wilhelm & Associates, Engineers, dated May 19, 1977 and last revised September 26, 1977 in plan book A-31 pages 19-A and 19-D as follows, to wit:

BEGINNING at a point on the northerly side of Cricklewood Circle, said point being measured the 10 following courses and distances from a point, a corner of lands now or late of Richard F. Nicholas viz: (1) on the arc of a circle curving to the right having a radius of 20 feet, the arc distance of 31.42 feet to a point of tangent; (2) north 51 degrees 41 minutes 30 seconds west 64 feet to a point of curve; (3) thence on the arc of a circle curving to the left having 0 radius of 319.66 feet, the arc distance of 81.97 feet to a point of tangent; (4) north 66 degrees 23 minutes 04 seconds west 35 feet to a point of curve; (5) on the arc of a circle curving to the right having a radius of 117 feet, the arc distance of 83.50 feet to a point of tangent; (6) thence north 25 degrees 20 minutes 17 seconds west 3.66 feet to a point of curve; (7) on the arc of a circle curving to the right having a radius of 10 feet, the arc distance of 13.36 feet to a point of curve; and (8) on the arc of a circle curving to the left having a radius of 175 feet, the arc distance or 489.61 feet to a point of tangent; (9) south 70 degrees 46 minutes 19 seconds west 204 feet; and (10) on the arc of a circle curving to the left having a radius of 175 feet, the arc distance of 80.04 feet to the point of beginning, a corner of lot 69; thence extending from said point, north 70 degrees 46 minutes 19 seconds east 47.88 feet to a point, a corner of lot no. 71; thence along the same, south 37 degrees 34 minutes 33 seconds east 139.23 feet to a point on the northerly side of Cricklewood Circle; thence along the same on the arc of a circle curving to the left having a radius the arc distance of 24 feet to the point and place of beginning.

BEING lot no. 70 on said plan.

TITLE TO SAID PREMISES IS VESTED IN **JAMIE DELACRUZ AND EDWIN NEAL DELACRUZ, JR., WIFE AND HUSBAND**, by Deed from **JAMIE DELACRUZ, A MARRIED**, Dated 07/20/2010, Recorded 08/06/2010, in Book 5776, Page 28, Instrument No. 2010066310.

Parcel Number: 46-00-00666-24-2.

Location of property: 254 Cricklewood Circle, Lansdale, PA 19446-1420.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jamie Delacruz and Edwin Neal Delacruz, Jr.** at the suit of Bank of America, N.A. Debt: \$188,020.48.

**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.

17-04366

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

BEGINNING at a point on the Southwest side of Jacoby Street at the distance of 250 feet Northwestwardly from Arch Street a corner of this and land now or late of George Leaver; thence by the same at right angles to the said Jacoby Street Southwesterly 140 feet to Minor Street; thence along the Northwest side of thereof Northwesterly 25 feet to other land now or late of the said George Leaver; thence by the same parallel to the first line Northwesterly passing through the middle of the partition wall between the house hereby conveyed and the adjoining house 140 feet to Jacoby Street, aforesaid; thence along the Southwest side thereof Southeasterly 25 feet to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Lisa Crowder Gibson and Brenda L. Crowder aka Brenda L. Crowder-Queenan, Deceased Mortgagor by Deed from Brenda L. Crowder and King D. Crowder, III dated June 18, 2008 and recorded on June 18, 2008 in the Montgomery County Recorder of Deeds in Book 5696, Page 01916 as Instrument No. 2008063296.

Parcel Number: 13-00-17072-00-6.

Location of property: 226 Jacoby Street a/k/a 226 East Jacoby Street, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Keith Queenan, Administrator of the Estate of Brenda L. Crowder a/k/a Brenda L. Crowder-Queenan, Lisa Crowder Gibson and Brenda L. Crowder a/k/a Brenda L. Crowder-Queenan** at the suit of Bank of New York Mellon, f/k/a The Bank of New York, as Trustee, on Behalf of the Holders of the Alternative Loan Trust 2006-6CB, Mortgage Pass-Through Certificates, Series 2006-6CB. Debt: \$105,641.76.

**Roger Fay**, Attorney.

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

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

17-04676

ALL THAT CERTAIN message or tenement and tract of land, situate in the third (formerly ninth) ward, **Borough of Pottstown**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a survey as previously made by George F. Shaner, R.E., as of March 12, 1957, and more fully described as follows, to wit:

BEGINNING at a point set for the southwesterly property line intersection of seventh street (50 feet wide) and North State Street (40 feet wide); thence from said point of beginning continuing along the westerly side of North State Street, south 38 degrees 13 minutes west, 140.17 feet to a corner on the northerly side of a given 20 foot wide alley; thence along the same north 54 degrees 52 minutes west, 57.50 feet to a corner and north 35 degrees 08 minutes east, 140.00 feet to a corner on the southerly property line of aforesaid seventh street; thence along the same south 54 degrees 52 minutes east, 65.00 feet to a corner and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Patricia M. Marcincavage and Nancy A. Yoder by deed from Patricia M. Marcincavage dated January 27, 1983 and recorded January 31, 1983 in Deed Book 4700, Page 2479. The said Patricia M. Marcincavage died on November 23, 2012 thereby vesting title in Nancy A. Yoder by operation of law.

Parcel Number: 16-00-28468-00-1.

Location of property: 415 State Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Nancy A. Yoder** at the suit of Nationstar Mortgage, LLC d/b/a Champion Mortgage Company. Debt: \$114,664.81.

**Joseph I. Foley**, Attorney.

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

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

17-04954

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Lower Salford Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of Subdivision of "The Estates at Indian Creek: for Bonbrit Development Corporation, Inc., by Stout, Tacconelli and Associates, Inc., Civil Engineering and Land Surveying, dated April 4, 1995, last revised December 6, 1995 recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book A-56 page 124, as follows, to wit:

BEGINNING at a point on the northeasterly side of Arrowhead Lane (50.00 feet wide) at a corner of Lot No. 12 as shown on said plan and which point is measured the four following courses and distances from a point of curve on the northwesterly side of Indian Creek Road (T-431) (60.00 feet wide) viz (1) leaving the said northwesterly side of Indian Creek Road on the arc of a curve, curving to the right, having a radius of 25.00 feet the arc distance of 41.09 feet to a point of tangent on the said northeasterly side of Arrowhead Lane; (2) thence extending north 62 degrees 08 minutes 30 seconds west along the said side of Arrowhead Lane, the distance of 71.70 feet to a point of curve on the same; (3) thence extending northwestwardly along the said northeasterly side of Arrowhead Lane on the arc of a curve, curving to the right, having a radius of 300.00 feet the arc distance of 86.15 feet to a point of tangent on the same; and (4) thence extending north 45 degrees 41 minutes 21 seconds west along the said side of Arrowhead Lane, the distance of 241.32 feet to a point of beginning; thence extending from said point of beginning, North 45 degrees 41 minutes 21 seconds west along the said northeasterly side of Arrowhead Lane the distance of 255.00 feet to a point a corner of Lot No. 10, as shown on said plan; thence extending north 44 degrees 18 minutes 39 seconds east along Lot No. 10, the distance of 322.45 feet to a point, a corner of the same; thence extending south 44 degrees 53 minutes 49 seconds east partly along Lot No. 10 and also along Lot No. 12, aforesaid, the distance of 251.11 feet to a point, a corner of said Lot No. 12; thence extending along Lot No. 12, the two following courses and distances, viz: (1) extending south 42 degrees 00 minutes 00 seconds west the distance of 97.06 feet to an angle point, a corner; and (2) thence extending south 44 degrees 18 minutes 39 seconds west the distance of 222.00 feet to the first mentioned point on the said northeasterly side of Arrowhead Lane and place of beginning. The southeasterly portion thereof containing part of the bed of a certain 30.00 feet wide sanitary sewer easement and the entire bed of a certain 20.00 feet wide storm sewer easement, both as shown on said plan.

BEING Lot No. 11 as shown on the above mentioned plan.



TITLE TO SAID PREMISES IS VESTED IN Sukhchain Singh, by Deed from Weichert Relocation Resources, Inc., A New Jersey Corporation, Dated 09/15/2006, Recorded 12/20/2006, in Book 5628, Page 01664.

Parcel Number: 50-00-00056-00-2.

Location of property: 817 Arrowhead Lane, Harleysville, PA 19438-2141.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sukhchain Singh and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of Wells Fargo Bank, N.A. Debt: \$556,976.62.

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

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

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

17-05269

ALL THAT CERTAIN unit, designated as Unit Number 15-G, being a Unit in Chatham Village of Towamencin Condominium, situate in **Towamencin Township**, County of Montgomery and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of Chatham Village of Towamencin Condominium, including the Plans attached thereto as an Exhibit, being dated the Fifteenth day of June 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 Twenty-second day of June A.D., 1981 in Deed Book 4634 page 170, etc.

TOGETHER with a .286 percent undivided interest of in and to the common elements as set fourth in the aforesaid Declaration of Condominium.

BEING THE SAME PREMISES which Anthony J. Gabriele, by Deed dated 9/7/2006 and recorded 9/25/2006 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 05817, Page 1390, granted and conveyed unto Mary Ann T. Brown.

Parcel Number: 53-00-05754-20-5.

Location of property: 142 Oberlin Terrace, Condominium 15-G, Lansdale, PA 19446.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Jeffrey D. Brown, Known Heir of Mary Ann T. Brown, Deceased, Gregory C. Brown, Known Heir of Mary Ann T. Brown, Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Mary Ann T. Brown, Deceased** at the suit of Nationstar Mortgage, LLC. Debt: \$117,741.11.

**Samantha Gable**, Attorney.

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

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

17-05383

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

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

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

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

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

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Preston Showell and Gloria S. Showell** at the suit of Wells Fargo Bank, N.A. Debt: \$205,789.09.

**Cristina L. Connor**, Attorney.

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

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

---

17-05438

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pa, described according to a survey and plan of Briarwood Manor, thereof made by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pa, on 7/18/1956, described as follows, to wit:

SITUATE on the southeast side of Arline Avenue (50 feet wide) at the distance of 275 feet southwest from the southwest side of Pershing Avenue (50 feet wide) containing in front or breadth on said Arline Avenue 37.50 feet and extending of that width in length or depth southeast between parallel lines at right angles to said Arline Avenue 110 feet. the southeast line thereof partly passing through the party wall between these premises and the premises adjoining on the southwest.

BEING lot no. 124-A Arline Avenue and also being lot no. 18 and part of lot no. 17, Block "0" on plan of Roslyn Heights.

TITLE TO SAID PREMISES IS VESTED IN Rayya Aderson by deed from Estate of Fanchea J. Ruddell, a/k/a Fanchea Joan Ruddell a/k/a Fanchea Ruddell, Deceased, by Paul J. Ruddell, Executor and Fanchea M. Ruddell-Hagan, Specific Devisee, Estate of Fanchea J. Ruddell, a/k/a Fanchea Joan Ruddell a/k/a Fanchea Ruddell, Deceased, dated October 18, 2013 and recorded November 4, 2013 in Deed Book 5894, Page 02032.

Parcel Number: 30-00-01592-00-7.

Location of property: 1365 Arline Avenue, Abington, PA 19001.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Rayya Aderson** at the suit of Citizens Bank, N.A. Debt: \$160,990.30.

**Lauren M. Moyer**, Attorney.

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

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

---

17-05495

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

BEGINNING at a point on the Northwesterly side of Spruce Street (50 feet wide) at the distance of 91.63 feet Northeastwardly from the point of intersection of the said side of Spruce Street with the Northerly side of Mineral Street (50 feet wide)(both lines produced); thence along lot No. 5, North 43 degrees 30 minutes West 110 feet to a point in line of lot No. 10; thence along lots 10 and 9, North 46 degrees 30 minutes East 91.02 feet to a point a corner of lot No. 3; thence along said lot 3, South 43 degrees 30 minutes East 110 feet to a point on the Northwesterly side of Spruce Street, aforesaid thence along said side thereof South 36 degrees 30 minutes West 91.62 feet to the point or place of beginning.

Being lot No.4 on the aforesaid plan.

BEING PART OF THE SAME PREMISES which Linda J. Noecker, dated September 27, 2012 and recorded October 1, 2012 at Norristown in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 5850, Page 41 granted and conveyed unto Carey J. Weaver, sole owner.

Parcel Number: 16-00-28348-00-4.

Location of property: 1015 Spruce Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Carey J. Weaver** at the suit of Home Point Financial f/k/a Stonegate Mortgage Corporation. Debt: \$141,405.32.

**Daniel Muklewicz**, Attorney. I.D. #320322

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

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

17-05701

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, bounded and described according to a recent survey and plan thereof made December 13, 1919, by William T. Muldrew, Civil Engineer, as follows, to wit:

BEGINNING at a point on a certain 20 feet wide Street (now called Hilltop Lane) at the distance of 137.92 feet Eastward from the Southeastly side of Woodland Avenue (50 feet wide); thence extending along said side of said 20 feet wide street, North 77 degrees, 35 minutes, East 85.76 feet to a point in line of land of Michael B. Hauser, Estate of which this was a part; thence extending along same South 71 degrees, 13 minutes West 60.38 feet to a point; thence extending North 12 degrees, 34 minutes West 92.46 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN James K. Rivers, by Deed from James K. Rivers and Nancy M. Rivers, his wife, Dated 05/12/1981, Recorded 05/14/1981, in Book 4624, Page 471.

Parcel Number: 31-00-14971-00-1.

Location of property: 154 Hilltop Lane, Wyncote, PA 19095-1314.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James K. Rivers** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association. Debt: \$128,573.56.

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

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

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

17-05910

ALL THAT CERTAIN lot or piece of ground, situate at Ardmore in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, being the Northeast portion of Lot # 30 on a plan of lots laid out for Margaret C. Green in October 1891 by Samuel M. Garrigues, Civil Engineers, which plan is recorded at Norristown in Deed Book 363, Page 125, bounded and described in accordance with said Plan as follows:

BEGINNING at a point in the middle line of Edgemont Avenue, at the distance of 181.55 feet North 65 degrees 26 minutes East from a stone at the intersection of the middle line of the said Edgemont Avenue and the County Line Road, thence by a line dividing said Lots # 30, North 24 degrees 34 minutes West passing through the middle of the partition wall separating the house on the premises hereby granted from the house adjoining on the Southwest, 150 feet; thence by Lot # 15, North 65 degrees 26 minutes East, 27.65 feet; thence by Lot # 29 on said Plan, South 24 degrees 34 minutes East, 150 feet to the middle line of Edgemont Avenue; and thence along the middle line of Edgemont Avenue, South 65 degrees 26 minutes West, 27.65 feet to the place of beginning.

BEING THE SAME PREMISES CONVEYED TO Christopher Holder and Aubrey Leodore by Deed from Joseph M. Demeo DATED 02/04/2011 and recorded 02/15/2011 in Montgomery County Deed Book 5793 page 979.

Parcel Number: 40-00-16708-00-1.

Location of property: 228 Edgemont Avenue, Ardmore, PA 19003.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Christopher Holder and Aubrey Leodore** at the suit of Bank of America, N.A. Debt: \$289,751.46.

**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.

17-06407

Premises A

ALL THAT CERTAIN following described tract of land the building lot or piece of ground situate, lying and being in Ringing Rocks Park, **Lower Pottsgrove Township**, County of Montgomery and State of Pennsylvania, known as and by Lot No. 6 in Block A on tract of the property known as Ringing Rocks Realty Company, recorded in the Office for the Recording of Deeds, etc., in and for the said County of Montgomery, at Norristown, bounded and described as follows, to wit:

BEGINNING at an iron pin at the Southeast corner or intersection of Lots Nos. 5 and 6 of Section A, thence in a Northwesterly direction along Lot 5, 84 feet 7 inches to an iron pin; thence in a Southerly direction along Lot No. 3, Section I, 87 feet 6 inches to an iron pin being the intersection of Lot No. 3, Section I and Lots Nos. 6 and 7, Section B and Lots Nos. 6 and 7 Section A; thence in an Easterly direction 111 feet 8 inches to an iron pin; thence in a Northerly direction the two following courses and distances, 21 feet 6 inches and 5 feet to the place of beginning.

Premises B

ALL THAT CERTAIN tract or piece of ground situate in **Lower Pottsgrove Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a survey dated November 3, 1971 by A.G. Newbold, P.E. as follows:

BEGINNING at a pin marking a corner common to lands now or late of Karl D. Kohler and lands now or late of Vernon Anderson; thence by lands intended to be conveyed to Karl D. Kohler the following two courses and distance (1) North 59 degrees West 44.00 feet to a pin (2) North 16 degrees 14 minutes East 74.66 feet to a pin; thence by lands of the grantor South 88 degrees 25 minutes East 45.00 feet to a pin; thence by other lands of John J. Clemmer, South 16 degrees 49 minutes West 97.25 feet to the place of beginning.

BEING the same property conveyed to Shawn D. Capp who acquired title by virtue of a deed from Vance Jaffe, no marital status shown, dated June 8, 2012, recorded June 13, 2012, at Instrument Number 2012057428, and recorded in Book 5838, Page 00303, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 42-00-03760-00-5.

Location of property: 1267 Ringing Rocks Park, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Shawn D. Capp** at the suit of Wells Fargo Bank, N.A. Debt: \$98,254.66.

**Cristina L. Connor**, Attorney.

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

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

17-06408

ALL THAT CERTAIN two story frame dwelling house and two lots or pieces of land, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northeast side of Chestnut Street at the distance of 73.3 feet Southeastwardly from the Southeastern side of Walnut Street, a corner of this and a land of Charles Monastero, thence extending along said Monastero's land Northeasterly, 114.8 feet, more or less, to a point, a corner of this and land of Thomas W. Edmundson's estate; thence extending along said Edmundson Estate's Land, Southeasterly, 37.4 feet to a point, a corner of this and land of Angelo Arena and Mary, husband and wife; thence extending along said Arena's land, the line for a portion of the distance passing through the middle of the partition wall dividing the house erected on this lot from the one erected on the adjoining lot, Southwestwardly, 112.5 feet to a point on the Northeast side of Chestnut Street, Northwestly 37.3 feet to the first mentioned point and place of beginning.

BEING the same property conveyed to Chukwuma Utah and Chinedum Utah, husband and wife who acquired title by virtue of a deed from MediPharm Enterprises, Inc. a Pennsylvania Corporation, dated August 2, 2006, recorded October 9, 2008, at Instrument Number 2008100643, and recorded in Book 5710, Page 01579, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 13-00-08788-00-1.

Location of property: 413 East Chestnut Street, Norristown, PA 19401.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Chinedum Utah, Chukwuna Utah and The United States of America, Department of the Treasury, Internal Revenue Service** at the suit of Deutsche Bank National Trust Company as Trustee for the Soundview Home Loan Trust 2007-NS1 Asset-Backed Certificates, Series 2007-NS1. Debt: \$84,756.94.

**Cristina L. Connor**, Attorney.

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

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

17-06422

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 7 and Plan made of Oak Lane Manor, Section No. 6-A made by Franklin and Lindsey, Registered Engineers, Philadelphia on the Nineteenth day of May A.D. 1950 as follows, to wit:

BEGINNING at a point on the Southwesterly side of Lanfair Road (50 feet wide) which point is measured North thirty-seven degrees forty minutes forty-nine seconds West two hundred six and nine hundred twenty thousandths feet from a point, which point is measured on the arc of a circle curving to the right having a radius of one thousand two hundred sixty-one and forty-two hundredths feet the arc distance of two hundred ninety-seven and twenty-six 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 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 thousandths feet from a point on the Northwesterly side of Ivinetta Road (50 feet wide).

CONTAINING in front or breadth on the said Lanfair Road sixty-three feet and extending of that width in length or depth Southwesterly - between parallel lines at right angles with the said Lanfair Road one hundred twenty feet.

BEING THE SAME PREMISES which Menachem M. Meller and Sharon Dyckman Meller, his wife, by Deed dated 8/26/1994 and recorded 9/30/1994 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5092, Page 1592, granted and conveyed unto Harold Ofori Frimpong and Amy Frimpong, his wife.

Parcel Number: 31-00-16543-00-4.

Location of property: 46 Lanfair Road, Cheltenham, PA 19012.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Amy Frimpong and Harold Ofori Frimpong** at the suit of Bayview Loan Servicing, LLC, a Delaware Limited Liability Company. Debt: \$265,837.49.

**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.

17-06614

ALL THAT CERTAIN message, lot or piece of ground, known and designated as Lot No. 11 on Plan of C. William Hedrick, with the buildings and improvements thereon erected, situate in **Hatfield Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey thereof made April 19, 1954, by Stanley F. Moyer, Registered Engineer and Land Surveyor, as follows, to wit:

BEGINNING at a point in the center line of Towamencin Avenue, forty-two feet in width, at the distance of six hundred ten feet and six one-hundredths of a foot Easterly from an iron pin set in the center line of West Broad Street, fifty feet in width; thence extending along the said center line of Towamencin Avenue, South eighty-nine degrees thirty-nine minutes East sixty feet and ninety-three one-hundredths of a foot to a point a corner of Lot No. 12 on said plan; thence extending along said lot North zero degrees twenty-one minutes East one hundred sixty feet to a point a corner of other land of C. William Hedrick and Ruth L. Hedrick, his wife; thence extending along said land North eighty-nine degrees thirty-nine minutes West sixty feet and ninety-three one-hundredths of a foot to a point a corner of Lot No. 7 on said plan; thence extending along said lot South zero degrees twenty-one minutes West one hundred sixty feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to restrictions as of record.

BEING the same premises which Frank W. Snyder and Carol A. Snyder, by Deed dated June 19, 2002 and recorded June 28, 2000 in Montgomery County in Deed Book 5321 page 1581 granted and conveyed unto Carol A. Snyder, in fee.

Parcel Number: 09-00-01765-00-8.

Location of property: 349 Towamencin Avenue, Hatfield, PA 19440.

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

Seized and taken in execution as the property of **Carol A. Snyder** at the suit of Penn Community Bank, Formerly Known as First Savings Bank of Perkasio. Debt: \$72,642.82.

**Kelly L. Eberle**, Attorney.

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

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

17-07118

ALL THAT CERTAIN lot or piece of ground situate in **Towamencin Township**, County of Montgomery and State of Pennsylvania bounded and described in accordance with a lot subdivision plan of Towamencin Colonial Village made for William E Nash, Developer by Herbert Hallman Metz, Jr Registered Professional Engineer, dated June 26, 1968 last revised September 19, 1968 as follows, to wit:

BEGINNING at a point on the Southeasterly side of Troxell Road (50 feet wide at this point) which point is measured South 42 degrees 20 minutes 30 seconds West 324.73 feet from a point in the same which point is measured South 42 degrees 01 minutes West 123.64 feet from a point of tangent in the same which point is measured on the arc of a circle curving to the left having a radius of 25 feet the arc distance of 39.56 feet from a point of curve on the southwesterly side of Pickwick Lane (50 feet wide) thence from said point of beginning extending along lot No. 54 on said plan South 47 degrees 39 minutes 30 seconds East 197.48 feet to a point in line of lot No 40, thence extending along the same and lot No 41 South 27 degrees 12 minutes 25 seconds West 79.52 feet to a point a corner of lot No 52 on said plan, thence extending along the same North 56 degrees 30 minutes 22 seconds West 213.57 feet to a point on the southeasterly side of Troxell Road aforesaid, thence extending along the same on the arc of a circle curving to the right having a radius of 607.27 feet the arc distance of 93.78 feet to a point of tangent in the same thence continuing along the same North 42 degrees 20 minutes 30 seconds East 16.26 feet to the first mentioned point and place of beginning.

BEING lot No. 53.

TITLE TO SAID PREMISES IS VESTED IN Kenneth R. Hartman, Jr. And Julianne Brostowicz, by Deed from Steven P. Cook And Linda L. Cook, His Wife, Dated 06/30/2004, Recorded 07/08/2004, in Book 5515, Page 974.

Parcel Number: 53-00-08604-00-1.

Location of property: 843 Troxel Road, Lansdale, PA 19446-4630.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kenneth R. Hartman, Jr. and Julianne Brostowicz** at the suit of Wells Fargo Bank, N.A. Debt: \$199,604.55.

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

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

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

17-07121

LAND referred to in this commitment is described as all that certain property situated in **Norristown Borough**, in the County of Montgomery, and state of PA and being described in a deed dated 10/13/2000 and recorded 11/01/2000 in book 5337 page 321 among the land records of the county and state set forth above, and referenced as follows:

(BEING no. 504 Buttonwood Street), bounded and described as follows, to wit: Beginning at a point on the southeast side of Buttonwood Street, at the distance of 130 feet northeasterly from Alry street in the center of the partition wall between the house erected on this land the house erected on the adjoining land, now or late of Elma R. Guilbert; thence extending along the southeast side of Buttonwood Street, northeasterly 15 feet to a point, a corner of this and land now or late of William H. Harvey; thence by the same, southeasterly the line passing through the middle of the partition wall between the house parallel in Airy Street 107 feet to a point on the northwesterly side of a certain 3 feet wide alley laid out in rear of this and other lots now or late of Elma R. Guilbert for the common use, forever of the owners and occupiers of said lands extending along into Hurst alley; thence by said 3 feet wide alley parallel with Buttonwood Street, southwesterly 15 feet to a point, a corner of this and other land now or late of Elma R. Guilbert; thence by the same the line passing through the middle of the partition wall between, this house and the house erected on said other land now or late of Elma R. Guilbert, northwesterly parallel to Airy Street 107 feet to Buttonwood street and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Natalie R. Chesson, by Deed from JAR Investment Inc., A Pennsylvania Corporation, Dated 10/13/2000, Recorded 11/01/2000, in Book 5337, Page 321.

Mortgagor Natalie R. Chesson a/k/a Natalie Renee Daly died on 03/23/2016, and upon information and belief, her surviving heirs are Stephen Daly and Curtis Chesson, III.

Parcel Number: 13-00-05244-00-8.

Location of property: 504 Buttonwood Street, Norristown, PA 19401-4205.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Stephen Daly, in His Capacity as Heir of Natalie R. Chesson a/k/a Natalie Renee Daly, Deceased, Curtis Chesson, III, in His Capacity as Heir of Natalie R. Chesson a/k/a Natalie Renee Daly, Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Natalie R. Chesson a/k/a Natalie Renee Daly, Deceased** at the suit of LSF9 Master Participation Trust. Debt: \$81,105.38.

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

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

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

17-07126

ALL THOSE CERTAIN lots or pieces of ground with the buildings and improvements thereon erected, situate in **Horsham Township**, County of Montgomery and State of Pennsylvania, described according to a Plan thereof entitled "Plan of Lots, Hallowell", made by Charles E. Shoemaker, Registered Professional Engineer, dated August 6, 1951 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 2201 page 601, as follows to wit:

BEGINNING at a point on the Southwesterly side of County Line Road (56.5 feet wide) at the distance of Four hundred forty (440.00) feet measured South 48 degrees 16 minutes East along the said side of County Line Road from its intersection with the Southeasterly side of a proposed unnamed road (60 feet wide) (both lines produced).

CONTAINING in front or breadth on the side of County Line Road One hundred twenty (120) feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to said County Line Road One hundred fifty (150) feet.

BEING Lot Numbers 27 and 28 on the above mentioned Plan.

BEING the same premises conveyed to Paul F. Brock by deed from Vincent Piazza, dated 8/13/2010 and recorded 8/17/2010 in Book 5776 Page 2377 of Montgomery County.

Parcel Number: 36-00-02872-00-8.

Location of property: 643 West County Line Road a/k/a 643 County Line Road, Hatboro, PA 19040.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Paul F. Brock** at the suit of Pennsylvania Housing Finance Agency. Debt: \$192,954.34.

**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.

17-07596

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot No. 48 according to a Plan made for Sunnybrook, Inc. by C. Raymond Weir, Registered Professional Engineer on 4/14/1951 and recorded 06/19/1951 in the Office for the Recording of Deeds at Norristown, Pennsylvania, in Deed Book 2175 page 601, which Plan shows revisions of Roslyn Valley No. 3 and portion of Roslyn Park Sections 1 and 2, said lot being more fully bounded and described as follows:

BEGINNING at a point on the Southwesterly side of Fernwood Avenue (40 feet wide) (where the same extends in a Southeasterly direction) at the arc distance of 69.81 feet measured along the arc of a curve deflecting to the right having a radius of 50 feet from a point of reverse curve at its Northeasterly end and said curve connecting the Southwesterly side of Fernwood Avenue (where the same extends in a Southeasterly direction) with the Southeasterly side of Fernwood Avenue (40 feet wide) where the same extends in a Northeasterly direction; thence from the point of beginning along Lot No. 49 on said Plan and partially crossing a certain right-of-way for Township Drainage (40 feet wide), South 16° 36' 30" East, 183.68 feet to a point; thence along the rear line of Lot No. 20 on said Plan, South 23° 19' 30" West, 39.67 feet to a point; thence along the rear of Lot Nos. 24 and 25 and part of Lot No. 26 on said Plan and crossing said right-of-way for Township Drainage (20 feet wide), North 68° 11' 5" West, 135.36 feet to a point; thence along Lot No. 47 on said Plan and re-crossing the first mentioned right-of-way for Township Drainage, North 19° 35' 30" East, 172.81 feet to a point on the Southwesterly side of Fernwood Avenue (where the same extends on the Southeasterly direction); thence along the said side of Fernwood Avenue along the arc of a curve deflecting to the left having a radius of 50 feet, the arc distance of 31.59 feet to the first mentioned point and place of beginning.

BEING THE SAME PREMISES which John R. Gindlesperger and Christine S. Gindlesperger, by Deed dated 9/25/2002 and recorded 11/7/2002 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5433, Page 0551, granted and conveyed unto John R. Gindlesperger.

Parcel Number: 30-00-20240-00-7.

Location of property: 2634 Fernwood Avenue, Abington, PA 19001.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John R. Gindlesperger** at the suit of Citizens Bank, N.A. f/k/a RBS Citizens, N.A. Debt: \$129,326.56.

**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.

17-07728

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in Merion, in the **Township of Lower Merion**, County of Montgomery, and Commonwealth of Pennsylvania, designated and known as lot #105 on a certain survey and plan made for Alexander Ferguson and Robert A. Ferguson, Jr., by William W. Reeder, Registered Surveyor, Philadelphia, Pa. January 23, 1924 and revised June 9, 1925, and bounded and described according thereto as follows, to wit:

Situate on the northeasterly side of Kenilworth Road (40 feet wide) at the distance of 270.5 feet measured south 20 degrees 43 minutes east along the said side of Kenilworth Road from its intersection with the southeasterly side of Rockland Avenue (40 feet wide) containing in front or breadth southeasterly along the said side of Kenilworth Road 30 feet and extending of that width in length or depth northeasterly between parallel lines at right angles to Kenilworth Road, 80 feet. The northwesterly line thereof passing through the center of the party wall between these premises and the premises adjoining to the northwest, and the southeasterly line thereof running through the center of a 7 feet wide driveway laid out between these premises and the premises adjoining to the southeast and through the center of the party wall between the garage erected on these premises and the garage erected on the premises adjoining to the southeast.

TITLE TO SAID PREMISES IS VESTED IN Catherine M. Gillis by deed from Joseph H. Newby dated 05/25/1995 recorded 06/06/1995 in Deed Book 5114 Page 0954.

Parcel Number: 40-00-28132-00-7.

Location of property: 519 Kenilworth Road, Merion Station, PA 19066.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Catherine M. Gillis** at the suit of PNC Bank, National Association. Debt: \$151,212.29.

**Elizabeth L. Wassall**, Attorney. I.D. #77788

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

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

17-08231

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

BEGINNING at a point on the South side of Jefferson Avenue, a corner of this and Lot No. 35; thence by said lot, Southwardly one hundred and twenty feet (120'00") to a twenty feet (20'00") wide alley; thence by the same Eastwardly thirty feet (30'00") to Lot No. 37; thence by the same Northwardly one hundred and twenty feet (120'00") to Jefferson Avenue aforesaid; thence by the same Westwardly thirty feet (30'00") to the place of BEGINNING.

BEING Lot No. 36 on a plan of lots known as Washington Hill Addition to Pottstown, and known as No. 576 Jefferson Avenue, Pottstown, Pennsylvania.

BEING the same premises which JACK O. RODGERS AND MARY E. RODGERS, by deed dated 07/23/1998, recorded 07/23/1998, in the Office of the Recorder of Deeds, in and for Montgomery County, in Book 5234, Page 1676, Instrument # 013895, conveyed unto JACK O. RODGERS, Grantees herein.

Parcel Number: 16-00-16216-004.

Location of property: 576 Jefferson Avenue, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Jack O. Rodgers** at the suit of LSF9 Master Participation Trust. Debt: \$92,445.57.

**Bradley J. Osborne**, Attorney.

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

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

17-08271

ALL THAT CERTAIN lot or piece of ground with buildings and improvements to be thereon erected situate in **Montgomery Township**, Montgomery County, Pennsylvania, bounded and described according to Plan of the Orchard Phase IV, prepared for H. Hassan Builders, Inc., made by Herbert H. Metz, Inc. Civil Engineers Surveyors, Lansdale, Inc., dated April 24, 1984 last revised April 24, 1987, said plan recorded in the Office of Recording of Deeds in Plan Book A-49 page 173 as follows, to wit:

BEGINNING at a point on the Northwesterly side of Jonathan Drive (50 feet wide) said point also being a corner of Lot No. 385 and place of beginning; thence extending from said place of beginning and along Lot No. 385, North 27° 26' 45" West, 125.73 feet to a point in line of Lot No. 336; thence extending partly along Lot No. 335, North 62° 33' 15" East, 24 feet to a point a corner of Lot No. 387; thence extending along Lot No. 387, South 27° 26' 45" East, 126.62 feet to a point on the Northwesterly side of Jonathan Drive; thence extending along the Northwesterly side of Jonathan Drive on the arc of a circle curving to the right having a radius of 325 feet the arc distance of 24.02 feet to a point a corner of Lot No. 385; being the first mentioned point and place of BEGINNING.

BEING Lot No. 386 on the above mentioned plan.

BEING THE SAME PREMISES which Sin Ku Lee, Won Woo Lee and Il Kwon Lee n/k/a James K. Lee, by Deed dated 1/19/2006 and recorded 2/17/2006 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5590, Page 2543, granted and conveyed unto Sin Ku Lee, Won Woo Lee and Il Kwon Lee n/k/a James K. Lee.

Parcel Number: 46-00-01685-62-7.

Location of property: 134 Jonathan Drive, North Wales, PA 19454.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sin Ku Lee, Won Woo Lee and Il Kwon Lee n/k/a James K. Lee** at the suit of Citizens Bank of Pennsylvania. Debt: \$65,614.34.

**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.

17-08273

ALL THAT CERTAIN piece of land, situate in the **Township of Hatfield**, County of Montgomery and State of Pennsylvania, bounded and described according to a recent survey and plan dated August 23, 1940, with revision on January 31, 1946 as prepared by Stanley F Moyer Registered Professional Engineer and Land Surveyor, of Souderton, PA, as follows, to wit:

BEING Lot Number 6 on said plan.

BEGINNING at a point in the center line of Vine Street, said point being 337 85 feet East of an iron pin marking the intersection of the center line of Vine Street and Maple Avenue; thence along the center line of the former North 41 degrees 55 minutes East the distance of 100 00 feet to an iron pin, thence along lands of Fred W. Mancill, Jr., formerly Conrad Klein, South 45 degrees 48 minutes East the distance of 656 85 feet to an iron pin, thence along lands of William J Moore South 42 degrees 51 minutes West the distance of 99 95 feet to an iron pin, thence along other lands of said Elmer D Ruth of which this was a part, North 45 degrees 48 minutes West the distance of 655 22 feet to the place of Beginning.

TITLE TO SAID PREMISES IS VESTED IN Wayne A. Davis and Carolyn M. Davis, husband and wife, as tenants by the entirety BY DEED FROM Wayne A. Davis, a married man DATED 04/23/1999 RECORDED 05/10/1999 IN DEED BOOK 5270 PAGE 2215.

Parcel Number: 35-00-10702-00-9.

Location of property: 2319 East Vine Street, Hatfield, PA 19440.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Carolyn Davis a/k/a Carolyn M. Davis and Wayne Davis a/k/a Wayne A. Davis** at the suit of Deutsche Bank Trust Company Americas as Indenture Trustee for the Registered Holders of Saxon Asset Securities Trust 2004-3 Mortgage Loan Asset-Backed Notes, Series 2004-3. Debt: \$242,337.61.

**J. Eric Kishbaugh**, Attorney. I.D. #33078

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

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

17-08524

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

BEGINNING at a point on the Southerly side of Glenside Avenue (33 feet wide street) 130.00 feet Eastwardly from the Easterly side of Limekiln Turnpike; thence extending along the said side of Glenside Avenue, South 82 degrees, 30 minutes East, 40 feet to a point; thence by other land of the Estate of George D. Heist, the three following courses and distances, namely South 7 degrees, 30 minutes West, 130.00 feet to a point; thence North 82 degrees, 30 minutes West, 40.00 feet to a point; thence North 07 degrees, 30 minutes East, 130.00 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN BRENDAN HUGH MCNERNEY AND TASHA MARIE MCNERNEY, by Deed from STEPHEN MASCIONE AND DOROTHY A. MASCIONE, Dated 03/30/2010, Recorded 04/05/2010, in Book 5762, Page 2701.

Parcel Number: 31-00-11524-00-1.

Location of property: 544 West Glenside Avenue, Glenside, PA 19038-2906.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Brendan Hugh McNerney and Tasha Marie McNerney** at the suit of Wells Fargo Bank, N.A. Debt: \$171,272.25.

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

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

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



17-08614

ALL THAT CERTAIN Lot or Piece of ground with the buildings and improvements thereon erected, hereditaments and Appurtenances, Situate in the **Township of Abington**, County of Montgomery and State of Pennsylvania being Lot No. 577 and 578 on a Certain Plan of Lots of Glenside Highlands, recorded in Norristown in deed Book No. 465 Page 500, Bounded and described together as one lot according to the , as follows, to wit:

BEGINNING at the point of intersection of the Northeasterly side of Oakdale Avenue (50 feet wide) with the Southeasterly side of Sylvania Avenue (50 feet wide) thence extending northeasterly along said side of Sylvania Avenue 155 Feet 6-3/8 inches to a point in line of lot No 601, thence extending Southeastwardly along same and Lots No. 600, 599, 598, and 597, 130 feet 6-1/4 inches to a point in line of Lot No. 579, thence extending Southwardly along same 150 feet to a point in said side of Oakdale Avenue. Thence extending northwestwardly along same 90 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Patrick K. Grubb and Marjorie G. Grubb, his wife, as tenants by the entirety, by deed from E. Parry Warner and James A. Warner, Administrators CTA of the Estate of Elizabeth T. Warner, deceased, dated 11/24/1993, recorded 11/29/1993, in Book 5062, Page 543.

Parcel Number: 30-00-47348-00-7.

Location of property: 2329 Oakdale Avenue, Glenside, PA 19038-4210.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Marjorie G. Grubb a/k/a Marjorie Grubb and Patrick K. Grubb a/k/a Patrick Grubb** at the suit of Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2007-NC1 Mortgage Pass-Through Certificates, Series 2007-NC1. Debt: \$344,407.60.

**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.

17-09075

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, situate in the **Township of Lower Salford**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of Indian Crest Farms made by Chambers Associates, Consulting Engineers and Surveyors dated 7/11/1978 last revised 1/28/1980 and recorded in Plan Book A 39 Page 10 A as follows, to wit:

BEGINNING at a point on the Northerly side of Indian Crest Way (irregular width) a corner of Lot No. 102 on said Plan, which point is measured in the arc of a circle curving to the left having a radius of 10 feet the arc distance of 15.94 feet from a point on reverse curve therein, which point is measured in the arc of a circle curving to the right having a radius of 175 feet the arc distance of 67.68 feet from a point of curve therein which point is measured South 51 degrees 47 minutes 25 seconds East 39.15 feet from a point of tangent herein which point is measured on the arc of a circle curving to the left having a radius of 10 feet the arc distance of 15.71 feet from a point of curve on the Southeasterly side of Kulp Road (35 feet from existing centerline); thence extending from said beginning point and along Lot No. 102 on said Plan North 21 degrees 55 minutes 46 seconds East 164.23 feet to a point in line of lands now or late of Paul and Elizabeth Allebach; thence extending along the same South 68 degrees 36 minutes 20 seconds East 38.00 feet to a point a corner of Lot No. 104 on said Plan; thence extending along the same South 21 degrees 22 minutes 42 seconds West 144.76 feet to a point on the Northeasterly side of Indian Crest Way; thence extending along the same on the arc of a circle curving to the left having a radius of 50.00 feet the arc distance of 45.67 feet to a point on the Northerly side of Indian Crest Way, the first mentioned point and place of beginning.

Being Lot No. 103 on said Plan.

Being the same property conveyed from Kay McGarvey a/k/a Kathleen Bowers to Lauren DiSanto by deed dated September 21, 2009 and recorded October 6, 2009 in Instrument No. 2009106847 in Book 5746 Page 00675 of Official Records.

Parcel Number: 50-00-01267-54-6 (Map #50012B046).

Location of property: 385 Indian Crest Way, Harleysville, PA 19438.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Lauren DiSanto** at the suit of Nationstar Mortgage, LLC. Debt: \$175,280.18.

**Samantha Gable**, Attorney.

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

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

17-09178

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in **Horsham Township**, Montgomery County, State of Pennsylvania, Parcel No. 36-00-06-173-53-2, being known as 1366 Landis Drive, North Wales, PA 18954, bounded and described according to a final Subdivision Plan of Glen Acres, Phase I made for The Cutler Group, Inc., made by Charles E. Shoemaker, Inc., Engineers and Surveyors, Abington, Pennsylvania dated July 21, 1997 and last revised July 30, 1998 said plan recoded in the Office of Recorder of Deeds at Norristown, Montgomery County, Pennsylvania in Plan Book A-58 page 137 as follows, to wit:

BEGINNING at a point on the Southwesterly side of Landis Drive (50 feet wide) said point of beginning being at a point of corner of Lot No. 3 as shown in the above mentioned plan; thence extending from said point and

along the aforesaid lot South 57 degrees 09 minutes 21 seconds West 249.66 feet to a point of corner of lands now or late of Robert A. and Marian Moore; thence extending along the aforesaid land North 45 degrees 55 minutes 38 seconds West 232.98 feet to a point common corner of the aforesaid lands and Lot no. 5 as shown in the above mentioned plan; thence extending along the aforesaid Lot 5 North 75 degrees 03 minutes 39 seconds East 338.15 feet to a point of curving to the left having the radius of 400.00 feet and the arc distance of 125.00 feet to the first mentioned point of curve and place of beginning.

CONTAINNING in area 48,716.00 square feet.

Being the same premises which premises which deed to David J. Piatok and Arlene L. Piatok, his wife, from David J. Piatok, deed dated 03/15/2001 and recorded 03/2/2001, in Book 5358, Page 0502.

Parcel Number: 36-00-06173-53-2.

Location of property: 1366 Landis Drive, North Wales, PA 19454.

The improvements thereon are: Single family.

Seized and taken in execution as the property of **David J. Piatok and Arlene L. Piatok** at the suit of The Bank of New York Mellon et al. Debt: \$591,402.38.

**Patrick J. Wesner**, Attorney. I.D. #203145

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

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

17-09336

ALL THAT CERTAIN tract or piece of ground, shown as Lot No. 5 situate in **Douglass Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan dated September 24, 1975, and revised February 2, 1976, by A. G. Newbold, P.E., as follows, to wit:

BEGINNING at a spike in the bed of Little Road, LR 46010, said spike marking the southerly corner of lands now or late of William Heuer; thence by the bed of Little Road South 40 degrees West 194.22 feet to a point; thence by Lot No. 4 North 53 degrees 43 minutes 30 seconds West 331.50 feet to a point; thence by Lot No. 6 North 36 degrees 03 minutes 20 seconds East 20.00 feet to a point; thence by lands now or late of William Heuer the two following courses and distances: (1) North 85 degrees 00 minutes 40 seconds East 276.87 feet to a pin; (2) South 50 degrees 01 minute 30 seconds East 136.36 feet to the place of beginning.

Parcel Number: 32-00-07401-04-6.

Location of property: 134 Little Road, Sassamansville, PA 19472.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Angel L. Reyes, III, Brandi R. Reyes and Amy B. Jackson** at the suit of Superior Credit Union. Debt: \$158,868.26.

**Robert J. Wilson**, 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.

17-09367

ALL THAT CERTAIN brick, messuage and lot of land, Situate on the East side of Spruce Street, between Jefferson Avenue and Oak Street in the **Borough of Pottstown**, County of Montgomery and Commonwealth of PA, bounded and described as follows, to wit:

BEGINNING at a point on the East side of Spruce Street, at the distance of 25 feet North from the Northeast corner of Jefferson Avenue and Spruce Street at a corner of this and land now or late of W W Brendlinger, thence by the same Eastwardly 93 feet 4 inches to other land now or late of W W Brendlinger, passing in part of said course and distance through the middle of the brick division or partition wall of this and the house of said W W Brendlinger, immediately adjoining on the South, thence by the said other land now or late of W W Brendlinger, Northwardly 27 feet to land now or late of W D Hertzog, thence by the same Westwardly 93 feet 4 inches to the East side of Spruce Street, aforesaid, thence by the same Southwardly 27 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Robert W. Powell and Karen M. Powell, h/w, by Deed from Michael B. Fluke and Amy L. Fluke, h/w, Dated 04/27/2005, Recorded 06/01/2005, in Book 5556, Page 463.

Parcel Number: 16-00-27516-00-8.

Location of property: 354 Spruce Street, Pottstown, PA 19464-5340.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert W. Powell and Karen M. Powell** at the suit of U.S. Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corporation, CSFB Mortgage-Backed Pass-Through Certificates, Series 2005-8. Debt: \$77,336.23.

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

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

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

17-09482

ALL THAT CERTAIN messuage and lot of land situate in the east ward of the **Borough of Lansdale**, in the County of Montgomery and State of Pennsylvania bounded and described as follows, to wit:

BEGINNING at a stake set for a corner on the southwest side of 5th street (43 feet wide) at the distance of 200 feet northwestward from an iron pin set for a corner of land now or late of C. J. Heppie, or Lot No. 12 on said plan, containing in front or breadth on said 5th street, northwestward, 25 feet and extending of that width in length or depth between parallel lines at right angles to said 5th street, southwestward, 153 feet and 6 inches to an alley 20 feet wide, dedicated to public use. The northwest boundary line passing through the middle of the partition wall of this and the adjoining house on the northwest.

Bounded on the northeast by said 5th street, southeast by lands now or late of John M. Harley, or Lot No. 8, southwest by said alley, and northwest by land now or late of John C. Martin.

TITLE TO SAID PREMISES IS VESTED IN Monir Ahmed and Aleya Ahmed by deed from Dilruba Khan dated September 29, 2006 and recorded October 12, 2006 in Deed Book 5619, Page 01280.

Parcel Number: 11-00-05388-00-1.

Location of property: 308 West 5th Street, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Monir Ahmed and Aleya Ahmed** at the suit of U.S. Bank National Association, as Trustee for GSAA Home Equity Trust 2007-1, Asset-Backed Certificates, Series 2007-1. Debt: \$163,607.54.

**Lauren M. Moyer**, Attorney.

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

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

17-10049

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, being Lot # 71, plan of ideal building lots, situate in the **Borough of Norristown**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey thereof made by Will D. Hiltner, Registered Engineer, dated October 1946 as follows, to wit:

Beginning at a point on the southeast side of Noble Street, at the distance of two hundred thirty three and ninety two one hundred feet southwesterly from the southwest side of beech street, a point a corner of Lot No. 72, thence extending along said lot southeasterly one hundred seventy and seventy tenths feet to a point on the northwest side of an alley twenty feet wide, thence extending along the northwest side of said alley, southwesterly twenty five to a point a corner of Lot # 70, thence extending along said lot, northwesterly the line for a portion of the distance passing through the center line of a partition wall dividing the house erected on these premises from the one on the adjoining premises, one hundred seventy and seven tenths feet to a point on the southeast side of Noble Street aforesaid, thence extending along the said southeast side of noble street, northeasterly twenty five feet to the first mentioned point and place of beginning together with the full free and uninterrupted right, liberty and privilege of the joint use of the alley twenty feet wide, extending between Elm Street and Beech Street in common with the owners and occupiers of the land abutting on said alley, twenty feet wide, at all time hereafter forever.

TITLE TO SAID PREMISES IS VESTED IN John Wortham, as sole owner BY DEED FROM Richard Gambone and Colleen Gambone DATED 07/15/2004 RECORDED 03/11/2005 IN DEED BOOK 05546 PAGE 1122 Instrument #2005034878.

Parcel Number: 13-00-27676-00-4.

Location of property: 814 Noble Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under John Wortham** at the suit of U.S. Bank National Association, as Trustee for the Registered Holder of Asset-Backed Securities Corporation Home Equity Loan Trust 2004-HE7 Asset-Backed Pass-Through Certificates, Series 2004-HE7. Debt: \$113,959.25.

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

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

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

17-12068

ALL THAT CERTAIN lot or piece of ground, situate in **Pottstown Borough**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a Plan of "Upland Village" made by Coventry Associates, Pottstown, Pennsylvania, dated January 27, 1978, and last revised March 18th, 1982, and recorded in Plan Book A-44, page 235 A, B, and C, as follows, to-wit:

BEGINNING at a point in the Southeasterly side of Upland Street, said point being a corner of this and Lot No. 33 as shown on said Plan, thence extending from said beginning point and extending along the said side of Upland Street, North 39 degrees 46' 01 6" East, 40.00" to a point, a corner of Lot No. 31, thence extending along Lot No. 31, South 50 degrees 13' 58 4" East, 100.00' to a point in line of open space, thence extending along the same, South 39 degrees 46' 01 6" West, 40.00' to a point, a corner of Lot No. 33, thence extending along Lot No. 33, North 50 degrees 13' 58 4" West, 100.00' to said point and place of beginning.

BEING Lot No. 32, as shown on said Plan.

BEING THE SAME PREMISES AS Alphonso Jackson, Secretary of Housing and Urban Development, by Deed dated July 17, 2006, and recorded on July 31, 2006, by the Montgomery County Recorder of Deeds in Book 5610, at Page 771, Instrument No. 2006093651, granted and conveyed unto Steven C. Fuller and Mashell Hazlak, as Joint Tenants with Rights of Survivorship.

Parcel Number: 16-00-29665-28-9.

Location of property: 616 Upland Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Steven C. Fuller and Mashell Hazlak** at the suit of The Bank of New York Mellon. Debt: \$168,381.94.

**M. Troy Freedman**, Attorney. I.D. #85165

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

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

17-15042

ALL THAT CERTAIN frame message or tenement and lots of land, situate in the Sixth Ward of the **Borough of Pottstown**, County of Montgomery, and State of Pennsylvania, on the North side of Maple Street, between Roland and Mt. Vernon Street, being known as 1215 Maple Street, bounded and described as follows, to wit:

BEGINNING at a point a corner of this and a 20 feet wide alley, leaving Northwardly from Maple Street, said beginning point being at the distance of 140 feet Eastwardly from the Northeast corner of Roland and Maple Street; thence by said 20 feet wide alley, Northwardly 140 feet to a 20 feet wide alley; thence by the same Eastwardly 20 feet 3 inches to other lands of Stanley Swinehart; thence by the same Southwardly 140 feet to the North side of Maple Street aforesaid passing in part of said course and distance through house No. 1217 Maple Street; thence by the North side of said Maple Street Westwardly 20 feet 3 inches to the place of BEGINNING.

BEING the same premises which Frederick B. Hill, Sheriff of Montgomery County by deed dated March 4, 1983 and recorded April 6, 1983 in the Office for the Recording of Deeds in and for Montgomery County in Deed Book 4704 page 2181, granted and conveyed unto the Grantor herein, in fee.

Parcel Number: 16-00-20492-00-3.

Location of property: 1215 Maple Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Constance Ann March** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$102,175.84 plus interest to sale date.

**Heather Riloff**, Attorney.

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

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

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

Notice is hereby given the schedules of distribution by the Sheriff on December 6, 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**

**ARTICLES OF AMENDMENT**

NOTICE IS HEREBY GIVEN that Articles of Amendment to the Articles of Incorporation of the **SOUDERTON INDUSTRIAL DEVELOPMENT AUTHORITY**, a Pennsylvania Professional Corporation, with its registered office located at 114 East Broad Street, Souderton, PA 18964 will be filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg on October 20, 2017, pursuant to the provisions of the Business Corporation Law of the Commonwealth of Pennsylvania.

The nature and character of the amendment is to change the term of existence of the Authority to fifty (50) years from the date of the filing of the Articles of Amendment to the Authority's Articles of Incorporation. **Robert G. Bricker, Esquire**  
**Landis, Hunsberger, Gingrich & Weik, LLP**  
114 E. Broad Street, P.O. Box 64769  
Souderton, PA 18964

**ARTICLES OF INCORPORATION**

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

**Family Heating & Air Conditioning, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**Laurry's Appliance Service, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**Moncho's Construction, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**ARTICLES OF INCORPORATION  
NONPROFIT**

**Friends of Saint Paul's Elkins Park** has been incorporated under the provisions of the PA Nonprofit Corporation Law of 1988.

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

**TWIN LAKES COMMUNITY ASSOCIATION** has been incorporated under the provisions of the Nonprofit Corporation Law of 1988, as amended, for the purposes as follows: to manage, maintain, care for, preserve and administer a planned community to be known as the Twin Lakes Planned Community located in Richland Township, Bucks County, Pennsylvania.

**CARL N. WEINER, Solicitor**  
**HAMBURG, RUBIN, MULLIN, MAXWELL & LUPIN, P.C.**  
375 Morris Road, P.O. Box 1479  
Lansdale, PA 19446-0773

**CERTIFICATE OF ORGANIZATION**

Notice is hereby given that a Certificate of Organization has been filed with the Pennsylvania Department of State for **294 Horsham Road LLC**, in accordance with the provisions of the Pennsylvania Limited Liability Company Act of 1994.

**William B. Eagan, Esquire**  
**Eagan & Eagan Law Offices**  
410 N. Easton Road, P.O. Box 459  
Willow Grove, PA 19090

**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2017-23133

NOTICE IS HEREBY GIVEN that on September 28, 2017, the Petition of Brandon T. Fong was filed in the above named Court, praying for a Decree to change the name to SAMANTHA VERITY FONG.

The Court has fixed November 15, 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. 2017-23442

NOTICE IS HEREBY GIVEN that on September 27, 2017, the Petition of Geeta Ashutosh Bhargave was filed in the above named Court, praying for a Decree to change her name to GEETA RAVI PATEL.

The Court has fixed November 15, 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.

**CIVIL ACTION**

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2017-16366

**NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE**

**Midfirst Bank,**  
Plaintiff

vs.

**Estelle Lester Solely in Her Capacity as Heir of Robert Boston a/k/a Robert E. Boston, Deceased & The Unknown Heirs of Robert Boston a/k/a Robert E. Boston, Deceased, Mortgagor and Real Owner,**  
Defendant(s)

**TO:** The Unknown Heirs of Robert Boston a/k/a Robert E. Boston, Deceased, Mortgagor and Real Owner, Defendant(s), whose last known address is 416 East Basin Street, Norristown PA 19401.

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, Midfirst Bank, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Montgomery County, PA, docketed to No. 2017-16366, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 416 East Basin Street, Norristown, PA 19401, 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 68  
Norristown, PA 19404-0268  
(610) 279-9660, ext. 201

**Michael T. McKeever, Atty. for Plaintiff**  
**KML Law Group, P.C.**  
Mellon Independence Center, Ste. 5000  
701 Market St.  
Phila., PA 19106-1532  
215.627.1322

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL DIVISION  
CIVIL ACTION - LAW  
NO. 2017-17952

**PHH MORTGAGE CORPORATION,**  
Plaintiff

vs.

**MARK F. WOEHREL A/K/A MARK WOEHREL,**  
in his capacity as Administrator of the Estate of  
**GLENN A. WOEHREL A/K/A GLENN ALLEN**  
**WOEHREL**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GLENN A. WOEHREL A/K/A GLENN ALLEN WOEHREL, DECEASED,**  
Defendants

**NOTICE TO:** UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GLENN A. WOEHREL A/K/A GLENN ALLEN WOEHREL, DECEASED

You are hereby notified that on July 10, 2017, Plaintiff, PHH MORTGAGE CORPORATION, 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. 2017-17952. Wherein, Plaintiff seeks to foreclose on the mortgage secured on your property located at 755 RISING SUN ROAD, TELFORD, PA 18969, whereupon your property would be sold by the Sheriff of MONTGOMERY County.

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

**NOTICE**

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

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2017-22544-0

**NOTICE OF ACTION**  
**IN MORTGAGE FORECLOSURE**

**Finance of America Reverse, LLC,**  
Plaintiff

vs.

**Michael Bodolus, Known Surviving Heir of Betty J. Bodolus, Carole Frederick, Known Surviving Heir of Betty J. Bodolus and Unknown Surviving Heirs of Betty J. Bodolus,**  
Defendants

**TO: Unknown Surviving Heirs of Betty J. Bodolus. Premises subject to foreclosure: 959 Terrace Lane, Pottstown, Pennsylvania 19464.**

**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

**McCabe, Weisberg & Conway, LLC**  
**Attorneys for Plaintiff**  
123 S. Broad St., Ste. 1400  
Philadelphia, PA 19109  
215-790-1010

**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

**Michael T. McKeever, Atty. for Plaintiff**  
**KML Law Group, P.C.**  
Mellon Independence Center, Ste. 5000  
701 Market St.  
Phila., PA 19106-1532  
215.627.132

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2017-18234

**NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE**

**Pennsylvania Housing Finance Agency,**  
Plaintiff

vs.

**The Unknown Heirs of Marlene M. Smith, Deceased & Teresa Ruley, Solely in Her Capacity as Heir of Marlene M. Smith, Deceased, Mortgagor and Real Owner,**  
Defendant(s)

**TO:** The Unknown Heirs of Marlene M. Smith, Deceased, Mortgagor and Real Owner, Defendant(s), whose last known address is 468 Centennial Street, Schwenksville, PA 19473.

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, Pennsylvania Housing Finance Agency, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Montgomery County, PA, docketed to No. 2017-18234, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 468 Centennial Street, Schwenksville, PA 19473, whereupon your property will be sold by the Sheriff of Montgomery County.

**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**

**ANGELL, LINDA SUE, dec'd.**  
Late of Upper Providence Township.  
Executor: ROGER ANGELL,  
c/o Jessica R. Grater, Esquire,  
Wolf, Baldwin & Assoc.,  
P.O. Box 444,  
Pottstown, PA 19464.

**ASHENFELDER, ELIZABETH M. also known as ELIZABETH MARGARET ASHENFELDER, dec'd.**  
Late of Upper Providence Township.  
Executor: ERIC J. ASHENFELDER,  
707 Clayhor Avenue,  
Collegeville, PA 19426.

**BRADLEY, DONALD J., dec'd.**  
Late of Abington Township.  
Administratrix: CATHERINE VOIT,  
1221 West Chester Pike,  
West Chester, PA 19382.  
ATTORNEY: LISA COMBER HALL,  
27 S. Darlington Street,  
West Chester, PA 19382

**BURKHOLDER, MILDRED L. also known as  
MILDRED LANDIS BURKHOLDER, dec'd.**

Late of Borough of Souderton.  
 Executor: JAMES L. ROSENBERGER,  
 464 E. Foster Avenue,  
 State College, PA 16801.  
 ATTORNEY: J. ELVIN KRAYBILL,  
 P.O. Box 5349,  
 Lancaster, PA 17606

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

Late of East Norriton Township.  
 Executor: ANDREW N. CONLEY, SR.,  
 c/o John H. Filice, Esquire,  
 Rubin, Glickman, Steinberg & Gifford,  
 2605 N. Broad Street, P.O. Box 1277,  
 Lansdale, PA 19446.  
 ATTORNEY: JOHN H. FILICE,  
 RUBIN, GLICKMAN, STEINBERG & GIFFORD,  
 2605 N. Broad Street, P.O. Box 1277,  
 Lansdale, PA 19446

**DeBLASIO, GEORGE A., dec'd.**

Late of Cheltenham Township.  
 Administrator: JOSEPH M. RAMAGLI, ESQUIRE,  
 312 Oxford Valley Road,  
 Fairless Hills, PA 19030.  
 ATTORNEY: JOSEPH M. RAMAGLI,  
 312 N. Oxford Valley Road,  
 Fairless Hills, PA 19030

**DETWILER, VERGENE, dec'd.**

Late of Upper Gwynedd Township.  
 Executrix: DAWN CLIVER,  
 908 S. Broad Street,  
 Lansdale, PA 19446.

**DICKEY, CRAIG M. also known as  
CRAIG DICKEY, dec'd.**

Late of Borough of Norristown.  
 Executrix: KARIN DICKEY,  
 c/o Robert M. Slutsky, Esquire,  
 600 W. Germantown Pike, #400,  
 Plymouth Meeting, PA 19462.  
 ATTORNEY: ROBERT M. SLUTSKY,  
 ROBERT M. SLUTSKY ASSOCIATES,  
 600 W. Germantown Pike, #400,  
 Plymouth Meeting, PA 19462

**DININNY, GERALD A., dec'd.**

Late of Borough of Norristown.  
 Executor: CRAIG M. DININNY,  
 c/o E. Kenneth Nyce Law Office, LLC,  
 105 E. Philadelphia Avenue,  
 Boyertown, PA 19512.  
 ATTORNEY: ERIC C. FREY,  
 E. KENNETH NYCE LAW OFFICE, LLC,  
 105 E. Philadelphia Avenue,  
 Boyertown, PA 19512

**DOW, DEBORAH A. also known as  
DEBORAH ANN DOW, dec'd.**

Late of West Norriton Township.  
 Executor: JAYRMIAH R. DOW,  
 4090 Swamp Deer Road,  
 New Smyrna Beach, FL 32168.  
 ATTORNEY: JOSEPH J. BALDASSARI,  
 FUREY & BALDASSARI, P.C.,  
 1043 S. Park Avenue,  
 Audubon, PA 19403

**FAIR, SYLVIA, dec'd.**

Late of Cheltenham Township.  
 Executrix: BENITA FAIR LANGSDORF,  
 c/o Roy Yaffe, Esquire,  
 1818 Market Street, 13th Floor,  
 Philadelphia, PA 19103-3608.  
 ATTORNEY: ROY YAFFE,  
 GOULD YAFFE and GOLDEN,  
 1818 Market Street, 13th Floor,  
 Philadelphia, PA 19103-3608

**FIELD, ETOISE F., dec'd.**

Late of Borough of North Wales.  
 Executor: WILLIAM R. FIELD,  
 c/o Grim, Biehn & Thatcher,  
 104 S. 6th Street, P.O. Box 215,  
 Perkasio, PA 18944-0215.  
 ATTORNEY: DIANNE C. MAGEE,  
 GRIM, BIEHN & THATCHER,  
 104 S. 6th Street, P.O. Box 215,  
 Perkasio, PA 18944-0215

**GEISS, RUTH P., dec'd.**

Late of Whitpain Township.  
 Executor: WILLIAM ENGLISH, JR.,  
 28 W. Airy Street,  
 Norristown, PA 19401.  
 ATTORNEY: WILLIAM ENGLISH, JR.

**GOLDBERG, FLORENCE R., dec'd.**

Late of Borough of North Wales.  
 Executrix: ELLYN S. KARP,  
 1338 Elon Circle,  
 Ft. Washington, PA 19034.  
 ATTORNEY: STEPHEN M. KARP,  
 19 Turner Lane, Suite A,  
 West Chester, PA 19380

**GREENSPAN, ROBERT P., dec'd.**

Late of Huntingdon Valley, PA.  
 Executrix: SYLVIA F. GREENSPAN,  
 3557 Corn Crib Lane,  
 Huntingdon Valley, PA 19006.

**HENRY, REGINA A., dec'd.**

Late of Lower Merion Township.  
 Executor: RALPH A. BROWER, III,  
 c/o John H. Schapiro, Esquire,  
 One Liberty Place, 46th Fl.,  
 1650 Market Street,  
 Philadelphia, PA 19103.  
 ATTORNEY: JOHN H. SCHAPIRO,  
 KLEINBARD LLC,  
 One Liberty Place, 46th Fl.,  
 1650 Market Street,  
 Philadelphia, PA 19103

**JOSHI, DEV PRAKASH, dec'd.**

Late of Hatfield Township.  
 Administrator: PRAKASH A. JOSHI,  
 c/o Lewis Goodman, Esquire,  
 Rubin, Glickman, Steinberg & Gifford,  
 2605 N. Broad Street, P.O. Box 1277,  
 Lansdale, PA 19446.  
 ATTORNEY: LEWIS GOODMAN,  
 RUBIN, GLICKMAN, STEINBERG & GIFFORD,  
 2605 N. Broad Street, P.O. Box 1277,  
 Lansdale, PA 19446

**KOLB, ELWOOD FRED also known as  
ELWOOD KOLB, dec'd.**

Late of Franconia Township.  
 Executor: ELWOOD CARL KOLB,  
 524 Meetinghouse Road,  
 Harleysville, PA 19438.



**KRAUSS SR., ROBERT M., dec'd.**

Late of Towamencin Township.  
Co-Executors: NANCY E. OTTAVIANO,  
2950 Morris Road,  
Lansdale, PA 19446, and  
ROBERT M. KRAUSS, JR.,  
501 Dock Drive,  
Lansdale, PA 19446.

**LANDT, MARY NYCE also known as****MARY LANDT, dec'd.**

Late of Harleysville, PA.  
Executor: JAMES H. LANDT,  
2069 Aster Road,  
Macungie, PA 18062.

**LESCURE, JAMES H. also known as****JAMES HANSEN LESCURE, JR., dec'd.**

Late of Upper Moreland Township.  
Executrices: MICHELLE D. LUND AND  
NICOLE J. LESCURE,  
c/o Albert DerMovsesian, Esquire,  
408 N. Easton Road, P.O. Box 601,  
Willow Grove, PA 19090.  
ATTORNEY: ALBERT DerMOVSESIAN,  
408 N. Easton Road, P.O. Box 601,  
Willow Grove, PA 19090

**McINTYRE, KENNETH PAUL also known as****KEN McINTYRE, dec'd.**

Late of Borough of Norristown.  
Administratrices: VERONICA HUNDLEY,  
8615 Lakeview Avenue,  
Crystal Lake, IL 60014, and  
DAWN McIntYRE,  
210 E. 4th Street,  
Bridgeport, PA 19405.

**MEHL, PHILLIP DANIAL also known as****PHIL MEHL, dec'd.**

Late of Borough of Pottstown.  
Administrator: MARTIN J. MEHL,  
106 Koegel Lane,  
Jeffersonville, PA 19403.

**MILLER, SELMA, dec'd.**

Late of Borough of North Wales.  
Executrix: DENISE MILLER,  
687 Locust Road,  
Warminster, PA 18974.

**OTIS, ELEANOR G. also known as****ELEANOR G. DUPREE, dec'd.**

Late of Lower Gwynedd Township.  
Executrix: SHIRLEY E. PANIZZA,  
11307 Taffrail Ct.,  
Reston, VA 20191.

**PETTINE, RICHARD J. also known as****RICHARD JOHN PETTINE and  
RICHARD PETTINE, dec'd.**

Late of East Norriton Township.  
Executrix: JUDITH A. GIMA,  
c/o Susan E. Piette, Esquire,  
375 Morris Road, P.O. Box 1479,  
Lansdale, PA 19446-0773.  
ATTORNEY: SUSAN E. PIETTE,  
HAMBURG, RUBIN, MULLIN, MAXWELL &  
LUPIN, P.C.,  
375 Morris Road, P.O. Box 1479,  
Lansdale, PA 19446-0773

**PIERSON, MARY M., dec'd.**

Late of King of Prussia, PA.  
Co-Executors: DONNA R. PIERSON AND  
DEBRA R. PIERSON,  
c/o Law Offices of Michelle C. Berk, P.C.,  
1300 Virginia Drive, Suite 325A,  
Ft. Washington, PA 19034.  
ATTORNEY: MICHELLE C. BERK,  
LAW OFFICES OF MICHELLE C. BERK, P.C.,  
1300 Virginia Drive, Suite 325A,  
Ft. Washington, PA 19034

**PRUSINOWSKI, JOHN J., dec'd.**

Late of Lower Providence Township.  
Administratrix: REGINA HOCKENBROCK,  
3803 Landis Mill Road,  
Collegeville, PA 19426.

**SCHAAF, MARY T., dec'd.**

Late of Upper Providence Township.  
Executor: DAVID M. SCHAAF,  
822 Hidden Forest Drive,  
Collegeville, PA 19426.  
ATTORNEY: JOHN J. KILCOYNE,  
KILCOYNE & KELM, LLC,  
P.O. Box 528,  
Worcester, PA 19490

**SCHEUER JR., CONRAD C. also known as****CONRAD COLEMAN SCHEUER, JR., dec'd.**

Late of Lower Moreland Township.  
Executrix: JANET L. HARBAUGH,  
c/o George P. O'Connell, Esquire,  
2444 Huntingdon Pike,  
Huntingdon Valley, PA 19006.  
ATTORNEY: GEORGE P. O'CONNELL,  
HOWLAND, HESS, GUINAN, TORPEY,  
CASSIDY & O'CONNELL, LLP,  
2444 Huntingdon Pike,  
Huntingdon Valley, PA 19006

**SHERMAN, KATHY JO also known as****KATHY OBERLANDER SHERMAN, dec'd.**

Late of Lower Merion Township.  
Executor: CHARLES E. SHERMAN,  
252 Merion Road,  
Merion Station, PA 19066.

**SKURLA, JOHN R., dec'd.**

Late of Abington Township.  
Executor: MARK SKURLA,  
4699 Woodfield Circle,  
Doylestown, PA 18902.

**SMITH, DAVID R., dec'd.**

Late of Franconia Township.  
Administratrix: KAREN M. SMITH,  
c/o Jay C. Glickman, Esquire,  
Rubin, Glickman, Steinberg & Gifford,  
2605 N. Broad Street, P.O. Box 1277,  
Lansdale, PA 19446.  
ATTORNEY: JAY C. GLICKMAN,  
RUBIN, GLICKMAN, STEINBERG & GIFFORD,  
2605 N. Broad Street, P.O. Box 1277,  
Lansdale, PA 19446

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

Late of Borough of Norristown.  
Administratrix: IVY SMITH,  
c/o Garrett C. Spangler, Esquire, J.D., LL.M.,  
The Erb Law Firm, PC,  
20 S. Valley Road, Suite 100,  
Paoli, PA 19301.  
ATTORNEY: GARRETT C. SPANGLER,  
THE ERB LAW FIRM, PC,  
20 S. Valley Road, Suite 100,  
Paoli, PA 19301

**STRECK, LAWRENCE V. also known as LAWRENCE VERNON STRECK, dec'd.**  
Late of Perkiomen Township.  
Executrix: DEBORAH M. KUCHTA,  
c/o John R. Lolio, Jr., Esquire,  
308 Harper Drive, Suite 200,  
Moorestown, NJ 08057.  
ATTORNEY: JOHN R. LOLIO, JR.,  
SHERMAN, SILVERSTEIN, KOHL, ROSE &  
PODOLSKY, P.A.,  
308 Harper Drive, Suite 200,  
Moorestown, NJ 08057

**WATTENMAKER, RICHARD J. also known as RICHARD WATTENMAKER, dec'd.**  
Late of Springfield Township.  
Executrix: EVA WATTENMAKER,  
1616 Pennsylvania Avenue,  
Oreland, PA 19075.  
ATTORNEY: JOSEPH S. HOCKY,  
3300 Darby Road, Unit 6203,  
Haverford, PA 19041

**WHITEHEAD, WILLIAM A., dec'd.**  
Late of Whippen Township.  
Executrix: ELAINE BRAIG,  
c/o Beeghley and Beeghley,  
314 S. Henderson Road, Suite G #339,  
King of Prussia, PA 19406.

**ZIMMERMAN, JASON L. also known as JASON ZIMMERMAN, dec'd.**  
Late of Whippen Township.  
Administratrix: TARA POLLOCK,  
c/o Scott D. Polsky, Esquire,  
108 N. Main Street,  
Doylestown, PA 18901.  
ATTORNEY: SCOTT D. POLSKY,  
MacELREE HARVEY, LTD.,  
108 N. Main Street,  
Doylestown, PA 18901

### Second Publication

**AMBROSE, FRIEDA, dec'd.**  
Late of Horsham Township.  
Executor: FRANCIS J. AMBROSE,  
624 Wilhelmina Ave.,  
Horsham, PA 19044.  
ATTORNEY: CHARLES G. CHELEDEN,  
21 A East Ashland Street,  
Doylestown, PA 18901

**ANZIDEO, MATTHEW A., dec'd.**  
Late of Cheltenham Township.  
Executrix: JENNIFER C. LOWMAN,  
c/o Kelly Barse, Esquire,  
1701 Walnut Street, 6th Floor,  
Philadelphia, PA 19103.  
ATTORNEY: KELLY BARSE,  
LAW OFFICES OF PETER L. KLENK &  
ASSOCIATES,  
1701 Walnut Street, 6th Floor,  
Philadelphia, PA 19103

**APFEL, FANCHON MARKS, dec'd.**  
Late of Lower Merion Township.  
Executor: IRA APFEL,  
5137 Van Ness Street NW,  
Washington, DC 20016.

**ASPLUNDH, CHRISTOPHER B. also known as CHRISTOPHER BROOKE ASPLUNDH, SR. and CHRISTOPHER B. ASPLUNDH, SR., dec'd.**  
Late of Lower Moreland Township.  
Executor: CHRISTOPHER B. ASPLUNDH, JR.,  
c/o John A. Terrill, Esquire,  
100 Four Falls, Ste. 300,  
West Conshohocken, PA 19428-2983.  
ATTORNEY: JOHN A. TERRILL, II,  
HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,  
100 Four Falls, Ste. 300,  
West Conshohocken, PA 19428-2983

**BAUMER, MARIE A., dec'd.**  
Late of Montgomery County, PA.  
Administrators: RAYMOND BLOEMKER AND  
PATRICIA MORGAN,  
c/o Michael E. Eisenberg, Esquire,  
2935 Byberry Road, Suite 107,  
Hatboro, PA 19040.  
ATTORNEY: MICHAEL E. EISENBERG,  
2935 Byberry Road, Suite 107,  
Hatboro, PA 19040

**BAUMER, PAULINE L., dec'd.**  
Late of Montgomery County, PA.  
Administrators: RAYMOND BLOEMKER AND  
PATRICIA MORGAN,  
c/o Michael E. Eisenberg, Esquire,  
2935 Byberry Road, Suite 107,  
Hatboro, PA 19040.  
ATTORNEY: MICHAEL E. EISENBERG,  
2935 Byberry Road, Suite 107,  
Hatboro, PA 19040

**BESWICK, FRANK also known as FRANK BESWICK, JR. and F. BESWICK, dec'd.**  
Late of Lower Pottsgrove Township.  
Executrix: MARZIA P. TONGIANI MIRABILE,  
254 Bridge Street,  
Phoenixville, PA 19460-3450.

**BLOEMKER, GRACE C., dec'd.**  
Late of Montgomery County, PA.  
Administrators: RAYMOND BLOEMKER AND  
PATRICIA MORGAN,  
c/o Michael E. Eisenberg, Esquire,  
2935 Byberry Road, Suite 107,  
Hatboro, PA 19040.  
ATTORNEY: MICHAEL E. EISENBERG,  
2935 Byberry Road, Suite 107,  
Hatboro, PA 19040

**BONO, GIACOMO J. also known as JACK J. BONO, dec'd.**  
Late of East Norriton Township.  
Executrix: MARY JANE SHULER,  
104 W. Freedley Street,  
Norristown, PA 19401.  
ATTORNEY: PAULA C. SCHARFF,  
101 Flannery Drive,  
Jeffersonville, PA 19403

**BRUNER, ANNA also known as ANNA H. BRUNER, dec'd.**  
Late of Towamencin Township.  
Executrix: DELORES M. McENTEE,  
c/o Borek Law Office,  
P.O. Box 297,  
Lansdale, PA 19446-0297.  
ATTORNEY: HAROLD D. BOREK,  
P.O. Box 297,  
Lansdale, PA 19446-0297,  
610-584-3100

**ESBIORNSON, ROBERT GRANT also known as****ROBERT G. ESBIORNSON, dec'd.**

Late of Abington Township.  
 Executor: WILLIAM H. ESBIORNSON,  
 520 Conestoga Drive,  
 Coatesville, PA 19320.

**FARACO, THOMAS MARC also known as****THOMAS M. FARACO, dec'd.**

Late of Upper Gwynedd Township.  
 Executrix: THEA J. JOHNSON,  
 1954 Armstrong Drive,  
 Lansdale, PA 19446-5640.

**FEKETE, ZIGRIDA N. also known as****ZIGRIDA FEKETE, dec'd.**

Late of Upper Merion Township.  
 Co-Administrators: SUSAN E. AGNEW,  
 201 Latern Lane,  
 King of Prussia, PA 19406,  
 ADAM N. FEKETE, JR.,  
 681 Coates Lane,  
 King of Prussia, PA 19406.  
 ATTORNEY: RAYMOND J. FALZONE, JR.,  
 22 E. Third Street,  
 Media, PA 19063

**FERGUSON, A. CARTER also known as****ALEXANDER CARTER FERGUSSON and  
ALEXANDER FERGUSSON, dec'd.**

Late of Lower Merion Township.  
 Executors: SARAH MORSBACH AND  
 NEIL E. CASS,  
 30 S. 17th Street,  
 Philadelphia, PA 19103-4196.  
 ATTORNEY: ERIC R. HAGUE,  
 DUANE MORRIS LLP,  
 30 S. 17th Street,  
 Philadelphia, PA 19103-4196

**FERGUSON, RUTH COLE also known as****RUTH C. FERGUSSON and  
RUTH FERGUSSON, dec'd.**

Late of Lower Merion Township.  
 Executors: SARAH MORSBACH AND  
 NEIL E. CASS,  
 30 S. 17th Street,  
 Philadelphia, PA 19103-4196.  
 ATTORNEY: ERIC R. HAGUE,  
 DUANE MORRIS LLP,  
 30 S. 17th Street,  
 Philadelphia, PA 19103-4196

**FISHER, BROOKE Y. also known as****BROOKE FISHER and  
BROOKE Y. HICKS, dec'd.**

Late of Borough of Norristown.  
 Executor: JEFFREY R. FISHER,  
 c/o Mark A. Giampietro, Esquire,  
 P.O. Box 267,  
 Phoenixville, PA 19460-0267.  
 ATTORNEY: MARK A. GIAMPIETRO,  
 P.O. Box 267,  
 Phoenixville, PA 19460-0267

**GIARDINA, PHILIP F., dec'd.**

Late of Hatfield Township.  
 Executor: FRANK V. GIARDINA,  
 c/o King Laird, P.C.,  
 360 W. Main Street,  
 Trappe, PA 19426.  
 ATTORNEY: ANDREW C. LAIRD,  
 KING LAIRD, P.C.,  
 360 W. Main Street,  
 Trappe, PA 19426

**GOLDMAN, DANIEL S. also known as****DANIEL GOLDMAN, dec'd.**

Late of Whitemarsh Township.  
 Executor: SCOTT NEIFELD,  
 c/o Paul L. Feldman, Esquire,  
 820 Homestead Road,  
 Jenkintown, PA 19046.  
 ATTORNEY: PAUL L. FELDMAN,  
 FELDMAN & FELDMAN, LLP,  
 820 Homestead Road,  
 Jenkintown, PA 19046

**HENDRICKSON, DONALD, dec'd.**

Late of Upper Moreland Township.  
 Executor: JONATHAN HENDRICKSON,  
 2539 Damian Drive,  
 Hatboro, PA 19040.

**HYMA, JOYCE ELAINE also known as****JOYCE E. HYMA, dec'd.**

Late of Abington Township.  
 Executrix: AMY H. ZYLSTRA,  
 1615 Rockwell Road,  
 Abington, PA 19001.  
 ATTORNEY: JENNIFER M. MERX,  
 SKARLATOS ZONARICH, LLC,  
 17 S. Second Street, 6th Floor,  
 Harrisburg, PA 17101-2039

**KASHOW, PHILIP F., dec'd.**

Late of Upper Dublin Township.  
 Executor: ALBERT DerMOVSESIAN,  
 P.O. Box 601,  
 Willow Grove, PA 19090.  
 ATTORNEY: ALBERT DerMOVSESIAN,  
 P.O. Box 601,  
 Willow Grove, PA 19090

**KEIFER II, RICHARD F., dec'd.**

Late of Douglass Township.  
 Executrix: DIANE L. KEIFER,  
 88 Merkel Road,  
 Gilbertsville, PA 19525.  
 ATTORNEY: JAMES M. SMITH,  
 SMITH LAW GROUP, LLC,  
 14133 Kutztown Road, P.O. Box 626,  
 Fleetwood, PA 19522

**KEILT, FRANCES B. also known as****FRANCES KEILT, dec'd.**

Late of Borough of Narberth.  
 Executor: BRIAN F. KEILT,  
 c/o Thomas J. Burke, Jr., Esquire,  
 15 Rittenhouse Place,  
 Ardmore, PA 19003.  
 ATTORNEY: THOMAS J. BURKE, JR.,  
 HAWS & BURKE,  
 15 Rittenhouse Place,  
 Ardmore, PA 19003

**LEPPERD, MURIEL S. also known as****MURIEL LEPPERD, dec'd.**

Late of Borough of Ambler.  
 Executrix: LISA LEPPERD COTTRELL,  
 29 Windsor Ct.,  
 Neptune City, NJ 07753.

**MACKLER, EDITH, dec'd.**

Late of Lower Merion Township.  
 Executor: LAWRENCE A. SERLIN,  
 1721 Ridgeway Road,  
 Havertown, PA 19083.  
 ATTORNEY: ALLEN H. TOLLEN,  
 15 E. Front Street,  
 Media, PA 19063

- McDONOUGH, MARY GENEVIEVE** also known as  
**MARY BURNS McDONOUGH** and  
**MARY B. McDONOUGH, dec'd.**  
 Late of Abington Township.  
 Executor: WILLIAM J. McDONOUGH,  
 802 S. Fairway Road,  
 Glenside, PA 19038.
- MESSA, MATTHEW L., dec'd.**  
 Late of Borough of Lansdale.  
 Executor: MATTHEW L. MESSA, JR.,  
 c/o Albert L. Chase, Esquire,  
 2031 N. Broad Street, Suite 137,  
 Lansdale, PA 19446.  
 ATTORNEY: ALBERT L. CHASE,  
 2031 N. Broad Street, Suite 137,  
 Lansdale, PA 19446
- MILLER, DORIS H., dec'd.**  
 Late of Borough of Hatfield.  
 Co-Executors: SHERRY L. ROBERTS AND  
 LARRY J. MILLER,  
 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
- NEAL, DOROTHY IRENE, dec'd.**  
 Late of Montgomeryville, PA.  
 Executor: TIMOTHY NEAL,  
 240 Tudor Drive,  
 North Wales, PA 19454.
- OTKISS, LEON P. also known as  
 LEON PHILIP OTKISS, dec'd.**  
 Late of Lower Providence Township.  
 Executrix: RUTH OTKISS,  
 c/o Susan E. Piette, Esquire,  
 375 Morris Road, P.O. Box 1479,  
 Lansdale, PA 19446-0773.  
 ATTORNEY: SUSAN E. PIETTE,  
 HAMBURG, RUBIN, MULLIN, MAXWELL &  
 LUPIN, PC,  
 375 Morris Road, P.O. Box 1479,  
 Lansdale, PA 19446-0773
- PERRI, GENARO ALBERT, dec'd.**  
 Late of West Norriton Township.  
 Executor: GREGORY PERRI,  
 1923 Juniata Road,  
 Norristown, PA 19401.
- RUDZENSKI, ANNA E., dec'd.**  
 Late of Borough of Pottstown.  
 Executor: DAVID J. RUDZENSKI,  
 2 Ashbrooke Drive,  
 Voorhees, NJ 08043.
- RUMBERGER, MIRIAM P. E., dec'd.**  
 Late of Perkiomen Township.  
 Executor: DOUGLAS F. RUMBERGER.  
 ATTORNEY: JOHN J. RENDEMONTI,  
 14 Regency Plaza,  
 Glen Mills, PA 19342
- SALLÉ, SIMONE W. also known as  
 SIMONE MAILLET SALLÉ and  
 SIMONE SALLÉ, dec'd.**  
 Late of Lower Merion Township.  
 Executor: HENRI PIERRE SALLÉ,  
 76 Packet Drive,  
 Dennis, MA 02638-2204.  
 ATTORNEY: THOMAS W. FLYNN, III,  
 19 Waterloo Avenue,  
 Berwyn, PA 19312
- SCHLAFF, LILLIAN also known as  
 LILLIAN T. SCHLAFF, dec'd.**  
 Late of Cheltenham Township.  
 Executrix: SEREEN E. MIRSKY,  
 231 Linden Drive,  
 Elkins Park, PA 19027.  
 ATTORNEY: KENNETH L. MIRSKY,  
 2033 Walnut Street,  
 Philadelphia, PA 19103
- SEGAL, JANE S. also known as  
 JANE SEGAL, dec'd.**  
 Late of Lower Merion Township.  
 Executrices: SUSAN L. SEGAL AND  
 SARAH S. HUDAK,  
 c/o Barbara R. Flacker, Esquire,  
 2000 Market Street, 20th Floor,  
 Philadelphia, PA 19103.  
 ATTORNEY: BARBARA R. FLACKER,  
 FOX ROTHSCHILD LLP,  
 2000 Market Street, 20th Floor,  
 Philadelphia, PA 19103
- SHEPPARD, JOHN H. also known as  
 JOHN HAROLD SHEPPARD, dec'd.**  
 Late of Lower Frederick Township.  
 Executor: CATHERINE S. MINARDI,  
 c/o Bernard F. Siergiej, Esquire,  
 140 E. Butler Avenue, P.O. Box 387,  
 Ambler, PA 19002-0387.  
 ATTORNEY: BERNARD F. SIERGIEJ,  
 140 E. Butler Avenue, P.O. Box 387,  
 Ambler, PA 19002-0387
- SHUSTER, WILLIAM GEORGE, dec'd.**  
 Late of Upper Moreland Township.  
 Administrator: RONALD SHUSTER,  
 c/o Douglas G. Thomas, Esquire,  
 104 N. York Road,  
 Hatboro, PA 19040.  
 ATTORNEY: DOUGLAS G. THOMAS,  
 104 N. York Road,  
 Hatboro, PA 19040
- SPATZ, RUTH A. also known as  
 RUTH AMELIA SPATZ and  
 RUTH SPATZ, dec'd.**  
 Late of Lower Pottsgrove Township.  
 Executrix: DIANE LYN SPATZ,  
 c/o Lisa J. Cappelletta, Esquire,  
 1236 E. High Street,  
 Pottstown, PA 19464.  
 ATTORNEY: LISA J. CAPPOLELLA,  
 1236 E. High Street,  
 Pottstown, PA 19464
- THOMPSON, MARGARET CATHERINE  
 also known as  
 MARGARET C. THOMPSON, dec'd.**  
 Late of Horsham Township.  
 Executor: ROBERT MURRAY THOMPSON, JR.,  
 c/o Vance G. Price, Esquire,  
 1816 West Point Pike, Suite 126,  
 P.O. Box 904,  
 Lansdale, PA 19446.  
 ATTORNEY: VANCE G. PRICE,  
 FRANCIS, BRYANT & PRICE LLC,  
 1816 West Point Pike, Suite 126,  
 P.O. Box 904,  
 Lansdale, PA 19446

**VICENTE, FRANCIS A. also known as****FRANCIS VICENTE, dec'd.**

Late of Borough of Collegeville.  
 Executrix: BARBARA A. VICENTE,  
 159 Larkin Lane,  
 Collegeville, PA 19426.  
 ATTORNEY: ROBERT H. LEFEVRE,  
 58 E. Penn Street,  
 Norristown, PA 19401

**WALTZ, DIANA KATHRYN also known as****DIANA K. WALTZ, dec'd.**

Late of Upper Merion Township.  
 Executor: MICHAEL WALTZ,  
 148 Musket Road,  
 King of Prussia, PA 19406.

**WEISBECKER, FRANK D. also known as****FRANK D. WEISBECKER, SR., dec'd.**

Late of Upper Hanover Township.  
 Executor: FRANK D. WEISBECKER, JR.,  
 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

**WILLIAMS, TRACEY M., dec'd.**

Late of Upper Moreland Township.  
 Executor: ERNEST LEE WILLIAMS, JR.,  
 4 Concord Place,  
 Hatboro, PA 19040.  
 ATTORNEY: CAROL B. McCULLOUGH,  
 65 W. Street Road, A204,  
 Warminster, PA 18974

**Third and Final Publication****ALFIERI, LOUIS, dec'd.**

Late of Lower Providence Township.  
 Executor: PAUL M. ALFIERI,  
 c/o John Yanoshak, Esquire,  
 17 E. Front Street, P.O. Box 626,  
 Media, PA 19063.  
 ATTORNEY: JOHN YANOSHAK,  
 KAO LAW ASSOCIATES,  
 17 E. Front Street, P.O. Box 626,  
 Media, PA 19063

**ALFORD, MARY LOU, dec'd.**

Late of Plymouth Township.  
 Executrix: MARGARET A. MITCHELL,  
 712 Hidden Valley Road,  
 King of Prussia, PA 19406.

**BARTH, CAROL J. also known as****CAROL JEAN BARTH, dec'd.**

Late of Franconia Township.  
 Executor: MELVIN R. HARTWICK,  
 c/o Maza, David & Hoeffel,  
 507 Salfordville Road, P.O. Box 369,  
 Lederach, PA 19450-0369.  
 ATTORNEY: JAMES W. MAZA,  
 MAZA, DAVID & HOEFFEL,  
 507 Salfordville Road, P.O. Box 369,  
 Lederach, PA 19450-0369,  
 215-256-0007

**BARTHOLOMEW, MARSHA J. also known as****MARSHA JEAN BARTHOLOMEW, dec'd.**

Late of Douglass Township.  
 Executor: JOHN T. BARTHOLOMEW,  
 1335 Grosser Road,  
 Gilbertsville, PA 19525.  
 ATTORNEY: JEFFREY C. KARVER,  
 7 E. Philadelphia Avenue,  
 Boyertown, PA 19512

**BLUME, MYRA NISA, dec'd.**

Late of Plymouth Township.  
 Executor: GERALD L. SHUBERT,  
 c/o Stephen M. Howard, Esquire,  
 605 N. Broad Street,  
 Lansdale, PA 19446.  
 ATTORNEY: STEPHEN M. HOWARD,  
 605 N. Broad Street,  
 Lansdale, PA 19446

**BOETTCHER, THERESSA G. also known as****THERESSA BOETTCHER, dec'd.**

Late of Franconia Township.  
 Executrix: THERESSA L. NOBLE,  
 c/o John H. Filice, Esquire,  
 Rubin, Glickman, Steinberg & Gifford,  
 2605 N. Broad Street, P.O. Box 1277,  
 Lansdale, PA 19446.  
 ATTORNEY: JOHN H. FILICE,  
 RUBIN, GLICKMAN, STEINBERG &  
 GIFFORD,  
 2605 N. Broad Street, P.O. Box 1277,  
 Lansdale, PA 19446

**COLLIER, GRACE E. also known as****GRACE M. COLLIER, dec'd.**

Late of Lower Gwynedd Township.  
 Executor: PATRICK J. COLLIER,  
 c/o Marlyn F. Smith, Esquire,  
 40 E. Airy Street, P.O. Box 671,  
 Norristown, PA 19404-0671.  
 ATTORNEY: MARLYN F. SMITH,  
 HIGH SWARTZ LLP,  
 40 E. Airy Street, P.O. Box 671,  
 Norristown, PA 19404-0671

**DECKER, JOHN THOMAS also known as****JOHN DECKER and****JOHN T. DECKER, dec'd.**

Late of Lower Merion Township.  
 Administrator: THOMAS A. DECKER,  
 c/o Margaret Gallagher Thompson, Esquire,  
 200 Four Falls Corporate Center, Suite 400,  
 West Conshohocken, PA 19428.  
 ATTORNEY: MARGARET GALLAGHER  
 THOMPSON,  
 COZEN O'CONNOR,  
 200 Four Falls Corporate Center, Suite 400,  
 West Conshohocken, PA 19428

**DIETZ, GERALDINE F., dec'd.**

Late of East Norriton Township.  
 Executrices: LAURIE MONFORT AND  
 KATHLEEN GIOVINCO,  
 c/o Frances A. Thomson, Esquire,  
 60 E. Penn Street, P.O. Box 150,  
 Norristown, PA 19404.  
 ATTORNEY: FRANCES A. THOMSON,  
 SMITH, AKER, GROSSMAN & HOLLINGER,  
 60 E. Penn St., P.O. Box 150,  
 Norristown, PA 19404

**EITZEN, LESLIE, dec'd.**

Late of Lower Gwynedd Township.  
 Executrix: LOIS WINGERSON,  
 4538 U.S. Hwy. 26, P.O. Box 1048,  
 Dubois, WY 82513.

**EMERICH, ALVINA M., dec'd.**

Late of Borough of Jenkintown, PA.  
 Executrices: NANCY A. MULLARKEY AND  
 DONNA M. JONES,  
 c/o 136 Alburger Avenue,  
 Philadelphia, PA 19115.

**FRANKENFIELD, JOHN G., dec'd.**

Late of Borough of West Conshohocken.  
 Executor: DAVID R. FRANKENFIELD, JR.,  
 c/o Beeghley and Beeghley,  
 314 S. Henderson Road, Suite G 339,  
 King of Prussia, PA 19406.  
 ATTORNEY: DAVID B. BEEGHLEY,  
 BEEGHLEY AND BEEGHLEY,  
 314 S. Henderson Road, Suite G 339,  
 King of Prussia, PA 19406

**FRIEDLANDER, ISABEL, dec'd.**

Late of Whitmarsh Township.  
 Executors: STEVEN FRIEDLANDER,  
 204 Donna Drive,  
 Plymouth Meeting, PA 19462,  
 ALAN FRIEDLANDER,  
 2036 Spring Mill Road,  
 Lafayette Hill, PA 19444.

**GEORGI, RUTH E., dec'd.**

Late of Borough of Schwenksville.  
 Executor: PETER H. GEORGI,  
 642 Mimosa Court,  
 Red Hill, PA 18076.  
 ATTORNEY: JEFFREY C. KARVER,  
 7 E. Philadelphia Avenue,  
 Boyertown, PA 19512

**HEFFNER, JUDITH PAULETTE also known as  
JUDITH P. HEFFNER, dec'd.**

Late of Douglass Township.  
 Executor: LEE H. HEFFNER,  
 481 Hoffmansville Road,  
 Bechtelsville, PA 19505.  
 ATTORNEY: JEFFREY C. KARVER,  
 7 E. Philadelphia Avenue,  
 Boyertown, PA 19512

**KLINE, MITCHELL ROSS also known as  
MITCHELL R. KLINE, dec'd.**

Late of Horsham Township.  
 Executrix: RONNA C. FEDERMAN,  
 c/o Louis I. Lipsky, Esquire,  
 1101 Market Street, Suite 2820,  
 Philadelphia, PA 19107-2993.  
 ATTORNEY: LOUIS I. LIPSKY,  
 LIPSKY and BRANDT,  
 1101 Market Street, Suite 2820,  
 Philadelphia, PA 19107-2993

**LEVIN, GLADYS, dec'd.**

Late of Upper Merion Township.  
 Executor: JOSEPH LEVIN,  
 c/o Unruh, Turner, Burke & Frees, P.C.,  
 120 Gay Street, P.O. Box 289,  
 Phoenixville, PA 19460.  
 ATTORNEY: WHITNEY P. O'REILLY,  
 UNRUH, TURNER, BURKE & FREES, P.C.,  
 120 Gay Street, P.O. Box 289,  
 Phoenixville, PA 19460

**MARKS, JOAN M. also known as  
JOAN MARILYN MARKS, dec'd.**

Late of Borough of East Greenville.  
 Co-Executrices: CHARMAINE KRAUSS AND  
 BONADEEN THOMPSON,  
 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

**MORRIS, WILLIAM S., dec'd.**

Late of Borough of Hatboro.  
 Executors: WAYNE M. MORRIS,  
 2665 Byberry Road,  
 Hatboro, PA 19040,  
 STEPHEN J. WOOD,  
 900 Bellaire Avenue,  
 Ambler, PA 19002.  
 ATTORNEY: KENNETH C. RUSSELL,  
 BARATTA, RUSSELL & BARATTA,  
 3500 Reading Way,  
 Huntingdon Valley, PA 19006

**RAMBO, WALTER STEVEN, dec'd.**

Late of Borough of Conshohocken.  
 Executrix: LAUREN RAMBO,  
 201 Chariot Lane, Apt. H9,  
 Norristown, PA 19403.  
 ATTORNEY: BARTON M. BANKS,  
 3038 Church Road,  
 Lafayette Hill, PA 19444

**REBMANN, PHYLLIS also known as  
PHYLLIS W. REBMANN, dec'd.**

Late of Lower Providence Township.  
 Administrator: GEORGE M. NIKOLAOU,  
 ESQUIRE,  
 166 Allendale Road,  
 King of Prussia, PA 19406.  
 ATTORNEY: GEORGE M. NIKOLAOU,  
 166 Allendale Road,  
 King of Prussia, PA 19406

**RICCO, KAREN LOUISE also known as**

**KAREN L. RICCO,  
 KAREN RICCO and  
 KAREN LOUISE KLINGERMAN RICCO, dec'd.**  
 Late of Collegeville, PA.  
 Executrix: CHRISTAN RICCO,  
 815 Mt. Airy Road,  
 Collegeville, PA 19426.

**RICHARDS, KEVIN RAY, dec'd.**

Late of Lower Providence Township.  
 Executor: MARK I. RICHARDS,  
 923 Store Road,  
 Harleysville, PA 19438.

**ROSENBERGER, SHIRLEY A., dec'd.**

Late of Lower Salford Township.  
 Executrix: TARA L. WASSMER,  
 924 Putting Green Circle,  
 Harleysville, PA 19438.  
 ATTORNEY: BRIAN D. GOURLEY,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**SAKALAY, FRED E. also known as****FRED SAKALAY, dec'd.**

Late of Worcester Township.  
 Executrix: ANNE R. SAKALAY,  
 c/o Joel G. Kalman, Esquire,  
 Kalman Plaza,  
 105 Paddlewheel Circle,  
 Southampton, PA 18966.  
 ATTORNEY: JOEL G. KALMAN,  
 Kalman Plaza,  
 105 Paddlewheel Circle,  
 Southampton, PA 18966

**SEGAL, BERNARD M., dec'd.**

Late of Plymouth Township.  
 Executrix: STACEY SEGAL,  
 P.O. Box 1541,  
 Southeastern, PA 19399.

**SLATER, KELLY AGNES, dec'd.**

Late of Douglass Township.  
 Administratrix: JOANNE SLATER,  
 200 Jordan Drive,  
 Gilbertsville, PA 19525.

**SPEARS JR., RICHARD WILLIAM also known as****RICHARD SPEARS, dec'd.**

Late of Cheltenham Township.  
 Administratrix: BARBARA K. JACKSON,  
 c/o McLafferty & Kroberger, P.C.,  
 807 Bethlehem Pike,  
 Erdenheim, PA 19038.  
 ATTORNEY: BERNARD J. McLAFFERTY,  
 McLAFFERTY & KROBERGER, P.C.,  
 807 Bethlehem Pike,  
 Erdenheim, PA 19038

**TAVARES, MELANIE A., dec'd.**

Late of Perkiomen Township.  
 Executrix: BENETTE McNEILL,  
 7 Ticonderoga Drive,  
 Bordentown, NJ 08505.

**WISNIEWSKI, VERONICA L., dec'd.**

Late of Borough of Lansdale.  
 Executrix: BARBARA DEACON,  
 c/o Donna J. Wengiel, Esquire,  
 Two N. State Street,  
 Newtown, PA 18940.  
 ATTORNEY: DONNA J. WENGIEL,  
 STUCKERT & YATES,  
 Two N. State Street,  
 Newtown, PA 18940

**WRIGHT JR., THURMAN M. also known as****THURMAN MICHAEL WRIGHT, JR., dec'd.**

Late of Limerick Township.  
 Executrix: EILEEN T. WRIGHT,  
 c/o Anne Louise Griffin, Esquire,  
 460 Norristown Road, Suite 110,  
 Blue Bell, PA 19422.  
 ATTORNEY: ANNE LOUISE GRIFFIN,  
 WISLER PEARLSTINE, LLP,  
 460 Norristown Road, Suite 110,  
 Blue Bell, PA 19422

**YOCUM, J. HAROLD, dec'd.**

Late of Borough of Souderton.  
 Co-Executors: SARA E. YOCUM,  
 210 Fairview Avenue,  
 Souderton, PA 18964,  
 WILLIAM J. YOCUM,  
 258 Highland Avenue,  
 Souderton, PA 18964.  
 ATTORNEY: DOUGLAS M. JOHNSON,  
 BUSCHMAN & JOHNSON,  
 228 N. Main Street,  
 Souderton, PA 18964

**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*

**Cameron Paperhanging and Painting** with its principal place of business at 373 Meethinghouse Road, Jenkintown, PA 19046.

The name and address of the person owning or interested in said business is: Michael T. Cameron, 373 Meetinghouse Road, Jenkintown, PA 19046.

The application was filed on September 6, 2017.

**Peace of the Mountain** with its principal place of business at 2242 Bethel Road, Lansdale, PA 19446.

The name of the entity owning or interested in said business is: D.W.E. LLC.

The application was filed on 9/27/17.

**Philadelphia Stone & Waterscapes** with its principal place of business at 120 E. Park Avenue, Ambler, PA 19002.

The name and address of the person owning or interested in said business is: Peter James Gallo, 120 E. Park Avenue, Ambler, PA 19002.

The application was filed on August 2, 2017.

**MISCELLANEOUS****BOARD OF THE PERKIOMEN VALLEY SCHOOL DIRECTORS****NOTICE OF BALLOT QUESTION FOR THE GENERAL ELECTION OF NOVEMBER 7, 2017**

**TAKE NOTE**, a question will appear on the General Election ballot November 7, 2017 asking voters whether or not the Perkiomen Valley Board of School Directors should consider borrowing funds to finance a multi-purpose artificial surface on an existing athletic field or fields on Perkiomen Valley School District property. The Perkiomen Valley School District desires approval from the voters to incur debt necessary to place a multi-purpose artificial surface on one or more athletic fields.

Currently, student-athletes are using a traditional grass field for sports while opponents have fields with artificial surface. Surface playing characteristics are different on traditional grass fields compared to multi-purpose artificial surface. Replacing a traditional grass field with a multi-purpose artificial surface would provide student-athletes the opportunity to practice and improve their ability to play on the multi-purpose artificial surface.

The total cost to Perkiomen Valley School District for placing the multi-purpose artificial surface on the athletic field or fields could be up to Two Million Dollars (\$2,000,000.00). The purpose of the ballot question is to determine whether the electorate of the Perkiomen Valley School District would agree to the Perkiomen Valley School District incurring the debt necessary to construct the proposed multi-purpose artificial surface athletic field.

**ESTATE OF MARY GALIE**

NOTICE IS HEREBY GIVEN to heirs, legatees, lawful creditors and all parties in interest that both an Account and Petition for Adjudication/Statement of Proposed Final Distribution, together with exhibits thereto have been filed of record on September 18, 2017 with the Court of Common Pleas, Orphans' Court Division of Montgomery County, Pennsylvania by Richard Galie, Executor for the **Estate of Mary Galie**. The Court has fixed November 6, 2017 at 10 AM in Court Room 14, One Montgomery Plaza, 4th Floor, Swede & E. Airy Streets, Norristown, Pennsylvania 19404 as the time and place for an audit of the Account, hearing of exceptions to the same, and to make distribution of the balances ascertained to be in the hands of the accountants.

**Allen M. Mandelbaum, Esquire**  
1000 Germantown Pike, Suite D3  
Plymouth Meeting, PA 19462

**ESTATE OF PETER GALIE**

NOTICE IS HEREBY GIVEN to heirs, legatees, lawful creditors and all parties in interest that both an Account and Petition for Adjudication/Statement of Proposed Final Distribution, together with exhibits thereto have been filed of record on September 18, 2017 with the Court of Common Pleas, Orphans' Court Division of Montgomery County, Pennsylvania by Richard Galie, Executor for the **Estate of Peter Galie**. The Court has fixed November 6, 2017 at 10 AM in Court Room 14, One Montgomery Plaza, 4th Floor, Swede & E. Airy Streets, Norristown, Pennsylvania 19404 as the time and place for an audit of the Account, hearing of exceptions to the same, and to make distribution of the balances ascertained to be in the hands of the accountants.

**Allen M. Mandelbaum, Esquire**  
1000 Germantown Pike, Suite D3  
Plymouth Meeting, PA 19462

**NOTICE OF SUSPENSION**

Notice is hereby given that by Order of the Supreme Court of Pennsylvania dated October 2, 2017, **GEORGE B. DITTER (#23199)**, whose registered address is Hendrick Rd., Perkiomenville, PA, is Suspended on Consent from the Bar of this Commonwealth for a period of five years, retroactive to February 12, 2016.

Julia M. Frankston-Morris, Esquire  
Secretary of the Board  
The Disciplinary Board of the  
Supreme Court of Pennsylvania

**TRUST NOTICES**

**Second Publication**

**THE PAUL S. MOYER REVOCABLE TRUST**  
**PAUL S. MOYER, DECEASED 08/20/17**  
**Late of Towamencin Township,**  
**Montgomery County, PA**

All persons having claims or demands against said Trust to make known the same and all persons indebted to the decedent to make payment without delay to:

**Successor Trustee:** Kenneth B. Moyer  
436 Wade Avenue  
Lansdale, PA 19446

**EXECUTIONS ISSUED**

**Week Ending October 3, 2017**

**The Defendant's Name Appears  
First in Capital Letters**

- AMY B CLINEFF AS COEXECUTRIX:  
DESIMONE, KAREN: ESTATE OF MARYANNE C MCKENNA, ET AL. - Bank Of America Na, et al.; 201716158; \$116,479.26.
- ANTONIO, CHADWICK: TRI COUNTY AREA FCU, GRNSH. - Temple University; 201611045; WRIT/EXEC.
- AURELIA, JOSEPH: WELLS FARGO BANK, GRNSH. - Asset Acceptance, LLC; 201309516; \$5,485.52.
- BAUMAN, ROBERT: TRACY, BAUMAN - Bayview Loan Servicing, LLC A Delaware Limited Liability; 201626410.
- BRAJKOVICH, RONALD: DANIELA - Green Tree Servicing, LLC, et al.; 201333873; ORDER/IN REM/ \$329,833.99.
- BROPHY, JESSICA: PNC BANK, GRNSH. - Berwick Place Homeowners Association; 201718228; \$1,851.35.
- CHROBOCINSKI, KAITLIN: BANK OF AMERICA, GRNSH. - Drexel University; 201532284; WRIT/EXEC.
- COSDEN, RYAN: NAVY FEDERAL CREDIT UNION, GRNSH. - Asset Acceptance, LLC; 201214885; \$4,682.15.
- DEGRAZIO, FRANK: FRANK DEGRAZIO ROOFING: WELLS FARGO BANK, GRNSH. - Westfield Group Insurance A/S/O Joseph Ryan, et al.; 201627122.
- DELAFUENTE, NEIL: AMERICAN HERITAGE FEDERAL CREDIT UNION, GRNSH. - Asset Acceptance, LLC; 201310044; \$7,891.99.
- DOBBS, ALVIN: KAREN - Embrace Home Loans, Inc.; 201707976; \$106,988.87.
- DURANTE, MATTHEW - Us Bank National Association; 201603521.
- FEELEY, THOMAS: MONICA - Wells Fargo Bank Na; 201627468; \$18,251.38.
- GRAY, BONNIE - Lower Providence Community Center; 201133449; REVIVAL/\$2400.78.
- HALLMAN, LINDA: JIM: ESTATE OF JAMES HALLMAN AKA JIM HALLMAN, ET AL. - Wells Fargo Bank Na; 201015344; ORDER/IN REM/ I10,128.85.
- JACKSON, LINDA: WELLS FARGO, GRNSH. - Asset Acceptance, LLC; 201328623; \$2,812.04.
- JOHNSON, JOYCE: NAVY FEDERAL CU, GRNSH. - Luther Appliance And Furniture Sales, Inc.; 201721327; WRIT/EXEC.
- KOWIT, RICHARD: UNITED STATES OF AMERICA - Citibank Na; 201715172; \$160,445.05.
- LAMB, MICHAEL - Us Bank National Association; 201530253.
- LEACH, MALISHA: BANK OF AMERICA, GRNSH. - Asset Acceptance, LLC; 201304028; \$5,240.72.
- LEHMAN, JEREMY: PNC BANK, GRNSH. - Asset Acceptance, LLC; 201212087; \$7,605.45.
- LILLY MANAGEMENT AND MARKETING, LLC: USA VACATION STATION, LLC: LAWRENCE, KEVIN: FIFTH THIRD BANK, GRNSH. - Shelton, James; 201723326; \$9,450.00.
- LINCOLN, AUTUMN: JOHN: BANK OF AMERICA, GRNSH. - Gladwyne Montessori School; 201702325; WRIT/EXEC.



MALAK, MIKE: MIKE: MVB BANK, INC., GRNSH. - McCullough, Leeann, et al.; 201723577; \$2,500.00.

MASCIONE, NICHOLAS: NICHOLAS - Wells Fargo Bank Na; 201715106.

MCKENNA, JAMES: MC KENNA, JAMES - Wells Fargo Bank Na; 201607688; \$357,190.29.

MCLAUGHLIN, CARL: CARL - Phh Mortgage Corporation; 201717007; \$105,761.94.

MICKLE, CRAIG: CITIZENS BANK OF PENNSYLVANIA, GRNSH. - Colonial Credit Corp; 200616503; \$1,361.54.

MILITO, LINDA: HAMILTON, TERRY - Jpmc Specialty Mortgage, LLC, et al.; 201223394; \$111,384.39.

MOBLEY, HARRY - Ocwen Loan Servicing, LLC; 201716331.

NEW HABANA, LLC: HERRERIAS, MARIANO: DUPONT, JON, ET AL. - 818 Lancaster Avenue, L.P.; 201720710; \$11,799.13.

PAYLOR, JEANNETTA: DIAMOND CREDIT UNION POTTSTOWN BRANCH, GRNSH. - Asset Acceptance, LLC; 201212108; \$5,052.36.

PUCO, JOSEPH: WELLS FARGO, GRNSH. - Asset Acceptance, LLC; 201221329; \$6,250.31.

RAFIQ, BASHSHAR - Nationstar Mortgage, LLC; 201719168; \$60,632.43.

RICE, DAVID - Jpmorgan Chase Bank National Association, et al.; 201717729; \$45,617.75.

RICHARDS, HARVEY: CITIZENS BANK, GRNSH. - Asset Acceptance, LLC, et al.; 201328916; \$4,423.71.

ROCKLAND ABSTRACT CORPORATION: KEYBANK NATIONAL ASSOCIATION, GRNSH. - Central Property Search, Inc., et al.; 201231049; WRIT/EXEC.

ROFFMAN, DEBORA - Robinson, Thomas; 201610350; WRIT/EXEC.

ROSE, RUTH: WELLS FARGO BANK, GRNSH. - Asset Acceptance, LLC; 201212037; \$5,451.88.

SALLEY, CLIFTON: WACHOVIA BANK, GRNSH. - Centurion Capital Corp; 200800514; WRIT/EXEC.

SCHNEIDER, JOSEPH: BANK OF AMERICA, GRNSH. - Barclays Bank Of Delaware; 201707676; WRIT/EXEC.

SKILLED NURSING, INC.: FIRST NIAGRA BANK, GRNSH. - Mailfinance, Inc., et al.; 201407252; \$7,850.83.

SMITH, ROSA: ROBIN - Citizens Bank Na, et al.; 201433796; ORDER/160,841.32.

SPJUT, ANN: PNC BANK, GRNSH. - Delbuono, Marisa; 201723648; WRIT/EXEC.

STALEY, HEATHER: PAUL: CITIZENS BANK, GRNSH. - Abiaad Jewelers; 201326437; WRIT/EXEC.

STAUFFER, ROBERT - Apex Community Federal Credit Union; 201709722.

STEWART, DENIS: PATRICIA - Hsbc Bank Usa National Association; 201225291; IN REM ORDER/327,026.22.

STILLMUN, JOHN: STILLMAN, JOHN - Santander Bank Na; 201624822; \$236,901.23.

STITH, CHRISTOPHER - Cabrini University, et al.; 201721237; WRIT/EXEC.

SULIMA, JEAN - Metro Public Adjustment, Inc.; 201721328; WRIT/EXEC.

THOMPSON, MICHELLE: PNC BANK, GRNSH. - Midland Funding, LLC; 201606759; \$3,276.87.

TURNER INVESTMENTS, LLC: L.P.: TURNER INVESTMENTS HOLDINGS, L.P.: PNC BANK NA, GRNSH. - D2 Solutions, Inc., et al.; 201718780.

WELDON, BRADLEY - Bank Of New York Mellon Trust Company, et al.; 201601435.

WILLIAMS CONSTRUCTION: WILLIAMS, STEVEN - Fabioneri, Jennine; 201722811; \$12,193.03.

WINGFIELD, CONNIE: SHERRY: WELLS FARGO BANK NA, GRNSH. - Guardian Protection Services; 201721234; WRIT/EXEC.

WOOLBERT, MARTIN: SUSAN - Wells Fargo Bank Na, et al.; 201504831; \$261,117.49.

YOUNGS NAIL SALON, INC.: JO, YUN SEONG: GEUN HO, ET AL. - Team Wireless, Inc., et al.; 201606617.

---



---

## JUDGMENTS AND LIENS ENTERED

Week Ending October 3, 2017

### The Defendant's Name Appears First in Capital Letters

AGRIAN, ANNE - Stat Medical Transport, LLC; 201722801; Judgment fr. District Justice; \$2,083.45.

ALLDRIDGE, DANIEL: ALLDRIDGE LANDSCAPE & HARDSCAPE - Best Line Leasing, Inc.; 201723115; Judgment fr. District Justice; \$6,273.12.

BLANC, MICHAEL - Lvnv Funding Llc; 201723125; Judgment fr. District Justice; \$846.20.

BUCHAN, KELLI - Palisades Collection; 201722797; Certification of Judgment; \$3,951.46.

CROMAN, JUSTIN - Selective Insurance Co. Of The Southeast; 201722793; Judgment fr. District Justice; \$3,332.26.

DARNESTO, DAVID: DINA - Central Plumbing Heating And Air Conditioning, LLC; 201722822; Judgment fr. District Justice; \$877.81.

DAVIS, KARL - Nationwide Mutual Insurance Company; 201722925; Judgment fr. District Justice; \$3,731.72.

DECARO, DEBORAH - Midland Funding, LLC; 201722530; Judgment fr. District Justice; \$1,107.87.

DETWELLER, MARTHA - Lvnv Funding Llc; 201723235; Judgment fr. District Justice; \$1259.47.

ECHEVARRIA, CARMEN - One Main Financial Of Pennsylvania Inc; 201723138; Judgment fr. District Justice; \$6,231.00.

ELDRIDGE, BETH: ELDRIDGE CLEANING - Donegal Mutual Insurance Company; 201723267; Judgment fr. District Justice; \$2721.12.

FLOOD, ELLEN - Midland Funding Llc; 201723090; Judgment fr. District Justice; \$2,618.06.

GIANGRECO, DANIELLE - Lvnv Funding Llc; 201723269; Judgment fr. District Justice; \$1,011.46.

GROMAN, MICHAEL - Capital One Bank USA, N.A.; 201722850; Certification of Judgment; \$3,128.35.

KHRIPKOV, DENIS - Kozlova, Svetlana; 201723279; Judgment fr. District Justice; \$822.04.

LALANNE, PHARA - Midland Funding, LLC; 201722535; Judgment fr. District Justice; \$973.37.

LOUGHIN, MATTHEW - Midland Funding, LLC; 201723006; Judgment fr. District Justice; \$885.05.

NICOLAI, DENISE - Midland Funding Llc; 201723088; Judgment fr. District Justice; \$1799.94.

OCONNELL, EMILY - Midland Funding Llc; 201723132; Judgment fr. District Justice; \$2045.67.

PAUL, SCOTT - Midland Funding Llc; 201723130;  
Judgment fr. District Justice; \$2251.03.  
REINSTEIN, MICHAEL - Midland Funding, LLC;  
201722533; Judgment fr. District Justice; \$1,111.83.  
RICHARDSON, LEROY - Midland Funding Llc;  
201723127; Judgment fr. District Justice; \$2103.24.  
SHIN, JOAN - Midland Funding, LLC; 201722528;  
Judgment fr. District Justice; \$1,291.70.  
SNYDER, MERI - Midland Funding, LLC;  
201723036; Judgment fr. District Justice; \$1,390.19.

**ABINGTON TWP. -****entered municipal claims against:**

Grasty, Thomas; 201723176; \$1,326.17.  
Ligon, Bobbalina; 201723174; \$1,174.40.  
Preston-Rufibach, Patricia; Preston, Nancy; 201723181;  
\$1,249.77.  
Smith, Karen; 201723173; \$1,222.06.

**CHELTENHAM TWP. -****entered municipal claims against:**

Abney, Charles; Gloria; 201723184; \$1,704.35.  
Jackson, Wayne; Fanta; 201723182; \$2,327.76.

**CHELTENHAM TWP. SCHOOL DIST. -****entered municipal claims against:**

Abney, Charels; Gloria; 201723146; \$3,701.68.  
Bernocco, Richard; Margaret; 201722138; \$1038.76.  
Betesh, Helen; 201723118; \$8,952.76.  
Graziano, Frank; Angelina; 201723139; \$310008557007.  
Hafel, Jerome; Brenda; 201723141; \$3004.76.  
Packaged Electrical Power Inc; 201723147; \$2,507.76.

**LOWER POTTS GROVE TWP. -****entered municipal claims against:**

Lang, Philip; 201722960; \$497.50.

**NORRISTOWN MUNICIPALITY -****entered municipal claims against:**

Derewal, Patricia; 201722846; \$367.36.

**PENNA. DEPT. OF REV. -****entered claims against:**

Dannicole Llc; 201762552; \$32,809.16.  
Roly Poly Sandwiches Pa; 201762553; \$1,162.79.  
Ruch Carbide Burs Inc; 201762551; \$331.17.

**POTTSTOWN BORO. AUTH. -****entered municipal claims against:**

Anderson, Christopher; 201723189; \$1182.70.  
Calel, Shirley; 201722959; \$677.24.  
Larkins, Sarah; Estate Of Priscilla Poston; 201723194;  
\$1356.50.  
McElroy, Harry; 201722975; \$887.86.  
Robert C. Farley, Trustee; 201722788; \$1,740.10.  
Travis, Kathleen; 201722760; \$1,427.89.  
Wallace, Neil; 201723192; \$1134.97.

**POTTSTOWN BORO. -****entered municipal claims against:**

Christie, Joseph; Kathleen; 201723172; \$1382.27.  
Fetterman, Terry; Patricia; 201722772; \$1,977.10.  
Joseph A. Piccone, Inc.; 201722783; \$1,323.37.  
Penny, Gregory; Scheetz, Erin; Robert; 201722980;  
\$1,824.64.  
Reed, Buck; 201723187; \$1047.32.

Rettew, Albert; Judith; 201722769; \$1,250.60.  
Santiago, Melvenna; 201723180; \$1128.17.  
Southeastern Properties Llc; 201723171; \$1139.72.  
Weber, Kenneth; 201722762; \$1,315.28.

**POTTSTOWN SCHOOL DIST. -****entered municipal claims against:**

Birch, Warren; 201723145; \$2438.50.  
Capps, Mark; Watson, Shawn; 201723143; \$4001.24.  
Fernandez, Carrol; 201723170; \$2569.36.  
Keystone Masonic Lodge No 113; 201723144; \$4473.17.

**UNITED STATES INTERNAL REV. -****entered claims against:**

Barkley Partners; Toms Auto Body Service Center;  
201770792; \$23418.24.  
Bq6 Media Group, LLC; 201770778; \$58,092.00.  
Central II, Inc.; 201770779; \$73,602.28.  
Cohen, Warren; Stephanie; 201770776; \$120,000.61.  
Communication Network And Video Services Group Llc;  
201770798; \$30043.78.  
Duffy, Brian; 201770795; \$34942.63.  
Foster, Victor; 201770785; \$13,452.34.  
Garrity, Edward; Suanne; 201770780; \$73,717.09.  
Geyer, Terrence; 201770786; \$48,899.61.  
Green Start Inc; 201770797; \$23438.04.  
Greitzer, Joseph; 201770783; \$15,777.42.  
Harris, Tahira; 201770787; \$11,071.10.  
Hill, Leonard; 201770796; \$49726.55.  
Kehler, Elaine; 201770789; \$30110.36.  
Krebs, Kathleen; 201770790; \$48997.02.  
Marrero Glass & Metal, Incorporated; 201770784;  
\$274,717.84.  
McClelland, Robert; Stacy; 201770782; \$11,115.59.  
McGrath, Karen; Thomas; 201770781; \$49,264.76.  
Pepper, Luke; Courtney; 201770794; \$54693.41.  
Printers Printer Inc; 201770799; \$21800.93.  
Schultz Enterprises Inc; 201770791; \$93367.87.  
Smith, Gregory; 201770788; \$26467.95.  
Stephens, Dino; 201770793; \$109117.10.  
Ziv Towing, Inc.; 201770777; \$5,287.92.

**UPPER MORELAND TWP/HATBORO BORO.****JOINT SEWER AUTH. -****entered municipal claims against:**

Berzini, Vitaliy; 201723250; \$475.43.  
Caputo, Matthew; 201723251; \$436.15.  
Ginsburg, Jeffrey; Pamela; 201723252; \$506.26.  
Hogan, Dawn; 201723255; \$453.83.  
Kelchner, Juliet; 201723256; \$404.89.  
Lydon, Thomas; 201723257; \$483.80.  
Marano, Nicole; Ball, Joseph; 201723259; \$619.16.  
Ross, Donnell; Judith; 201723260; \$671.28.  
Supplee, Gerald; Denise; 201723261; \$568.51.  
Waters, John; 201723262; \$461.33.

**UPPER PERKIOMEN SCHOOL DIST. -****entered municipal claims against:**

Cook Specialty Co.; 201722837; \$9,795.73.  
Hatfield Township Ind. Dev. Authority Cook  
Specialty Co., Inc.; 201722834; \$38,328.17.

**UPPER POTTS GROVE TWP. -****entered municipal claims against:**

Turner, Theodore; Chavarin, Rafael; Turner Revocable  
Living Trust, Et Al.; 201722961; \$481.00.

---



---

**LETTERS OF ADMINISTRATION**
**Granted Week Ending October 3, 2017****Decedent's Name Appears First,  
Then Residence at Death, and  
Name and Address of Administrators**

BLAIR, ROBERT C. - Lower Merion Township;  
Blair, Jacob R., 215 Cornelia Street  
Boonton, NJ 07005.

COLLIER, NORMAN - Cheltenham Township;  
Collier, Martha R., 1912 Graham Lane  
Lamott, PA 19027.

DEBLASIO, GEORGE A. - Cheltenham Township;  
Ramagli, Joseph M., 312 N. Oxford Valley Road  
Fairless Hills, PA 19030.

HAUPT, PATRICIA A. - Norristown Borough;  
Freitag, Mark D., 1411 George Street  
Plainfield, NJ 07062-1743.

JOSHI, DEV - Hatfield Township; Joshi, Prakash A.,  
416 W Vine Street Hatfield, PA 19440.

LECKEY, CAROL M. - Horsham Township;  
Furlong, Margaret C., 8 Goldenrod Lane  
Horsham, PA 19044.

PATEL, KAUSHIK R. - Lower Providence Township;  
Patel, Setu, 210 Crossing Way Collegeville, PA 19426.

SALAMONE, NICHOLAS J. - Collegeville Borough;  
Mellon, John J., 1231 Linwood Avenue  
Norristown, PA 19401.

SMITH, DAVID R. - Franconia Township;  
Smith, Karen M., 748 County Line Road  
Telford, PA 18969.

TREZZA, ANDREA L. - East Greenville Borough;  
Steinert, Susan M., 339 Washington Street  
East Greenville, PA 18041.

VANBUSKIRK, DOLORES M. - Upper Salford  
Township; Vanbuskirk, Harry, 1687 Rupert Road  
Pottstown, PA 19464; Way, Gail L., Po Box 154  
Salford, PA 18957.

---



---

**SUITS BROUGHT**
**Week Ending October 3, 2017****The Defendant's Name Appears  
First in Capital Letters**

222 DIAMOND AVE. LAND TRUST  
DARRELL DORSEY - Montgomery County  
Board Of Tax Assessment; 201722952;  
Appeal from Board of Assessment.

ALPERT, ROMAN - Johnson, Wesley; 201723276;  
Civil Action; Riesenfeld, Mark H.

ALTMARE, ANTHONY - Altomare, Debra; 201723249;  
Complaint Divorce; Mchugh, Walter J.

ALVAREZ, JORGE - Loppe, Laura; 201723109;  
Complaint for Custody/Visitation.

ANGELINI, GERARD - Angelini, Alexandra;  
201723097; Complaint Divorce; Benstead, James P.

ANTOSH, WILLIAM; THERESA - Pennymac Loan  
Services, LLC; 201722790; Complaint In  
Mortgage Foreclosure; Bennett, Elizabeth M.

ARCHER, RAYSHELLE - Franklin Mint Federal  
Credit Union; 201723246; Civil Action;  
Watson, J. Scott.

ARRAO, DEBBIE - Portfolio Recovery Associates, LLC;  
201722602; Civil Action; Babcock, Gregory J.

BAILEY, ALEXANDER - Law Offices Of Alan R. Mege;  
201722933; Civil Action; Mege, Alan R.

BARNSHAW, CATHY - Sanchez, Elliott; 201723206;  
Petition for Protection From Intimidatio.

BARNSHAW, DIANA - Sanchez, Elliott; 201723207;  
Petition for Protection From Intimidatio.

BAUMANN, CAREY - Law Offices Of Alan R. Mege;  
201722941; Civil Action; Mege, Alan R.

BECKER, CHRISTOPHER; LYNDASAY - Pingora Loan  
Servicing, LLC; 201722937; Complaint In  
Mortgage Foreclosure; Brunner, Abigail.

BERKE, ANGELA; STEPHEN - Wells Fargo Bank,  
National Association; 201723228; Complaint In  
Mortgage Foreclosure; Lutz, Daniel T.

BIASE, LOUIS; FRANK - Biase, Annmarie;  
201723038; Complaint Divorce; Gibbons, Maria E.

BOROUGH OF ROYERSFORD; AMERICAN  
WATER COMPANY; HENKELS & McCOY, INC.,  
ET AL. - Kenney, Monica; 201723004; Civil Action;  
Dunn, Denis M.

BRAENDLE, CHAOSAN - American Express  
Centurion Bank; 201723177; Civil Action;  
Felzer, Jordan W.

CALLAN, SARAH - Callan, Dennis; 201723011;  
Complaint Divorce.

CAMPBELL, KELLY - Portfolio Recovery Associates Llc;  
201723286; Civil Action; Babcock, Gregory J.

CANALICCHIO, ADRIENNE - Portfolio Recovery  
Associates Llc; 201723236; Civil Action;  
Babcock, Gregory J.

CHODER, CHARLOTTE; HATRAC, CHRISTIAN -  
Kothapalli, Shobha; 201723114; Defendants  
Appeal from District Justice.

CLAY, KENNETH - Portfolio Recovery Associates, LLC;  
201723135; Civil Action; Babcock, Gregory J.

CODY, TAMARRA; JONES, MICHAEL -  
Poole, Sandra; 201723049; Complaint for  
Custody/Visitation.

DAVE'S TRANSMISSION & AUTO REPAIR -  
Mossop, James; 201723112; Defendants  
Appeal from District Justice.

DECAMP, VIRGINIA - Decamp, Philip; 201722949;  
Foreign Subpoena.

DERSTINE, SARA - Portfolio Recovery Associates Llc;  
201722342; Civil Action; Polas, Robert N., Jr.

DESKINS, TIMOTHY - Mason, Ashley; 201723012;  
Complaint for Custody/Visitation.

DIPIPPA, GREGORY - Portfolio Recovery  
Associates Llc; 201722337; Civil Action;  
Polas, Robert N., Jr.

DOLHANCZYK, JOSEPHINE - Flynn, Suzanne;  
201723196; Foreign Subpoena; Bellino, Paige.

DORSEY INVESTMENT GROUP, INC. -  
Montgomery County Board Of Tax Assessment;  
201722953; Appeal from Board of Assessment.

DUDDING, REBECCA - Dudding, Nathan;  
201723075; Complaint Divorce.

EDINGER, RONI - Luft, Andrew; 201722702;  
Complaint for Custody/Visitation.

EVANS, WILLIAM; WILLIAM - Us Bank  
National Association; 201723210; Complaint In  
Mortgage Foreclosure; Brunner, Abigail.

EZ AUTOMOTIVE - Cenoble, Barbara; 201722950;  
Defendants Appeal from District Justice.

- FAIRFAX, LAKEISHA - Pittman, Briheem; 201722789; Complaint for Custody/Visitation.
- FORCINE, ROBYN - Wells Fargo Bank, N.A.; 201723136; Complaint In Mortgage Foreclosure; Brunner, Abigail.
- FRITZ, CHARLES - Law Offices Of Alan R. Mege; 201722940; Civil Action; Mege, Alan R.
- FURLONG, ANNA; HERMANN, MARK; LECKEY, CAROL - Furlong, Margaret; 201723134; Complaint for Custody/Visitation.
- GANTT, ROBERT; MURPHY, CYNTHIA - Cummings, Robert; 201722964; Civil Action; Fabick, Edward J.
- GARAY, ANDREA - Portfolio Recovery Associates, LLC; 201723200; Civil Action; Babcock, Gregory J.
- GARCIA, DANIEL - Endy, Jennifer; 201721071; Complaint for Custody/Visitation.
- GASTROINTESTINAL ASSOCIATES INC.; ABINGTON HOSPITAL; ABINGTON HOSPITAL JEFFERSON HEALTH, ET AL. - Doneker, James; 201722976; Civil Action; Gaffney, Paul P.
- GEBLER, OWEN - Gebler, Ellen; 201723041; Complaint Divorce.
- GLICKMAN, JAKE - Drexel University; 201723244; Civil Action; Watson, J. Scott.
- GOLDENBERG, KATHLEEN; KATHLEN - American Express Centurion Bank; 201723057; Civil Action; Felzer, Jordan W.
- GOMEZ, ASCENCION - Merino, Vicente; 201722275; Complaint for Custody/Visitation; Campbell, Brendan.
- GONZALEZ-ANAYA, JUAN - Almazan, Carmen; 201721430; Complaint for Custody/Visitation.
- HARD KNOCKS MOTORCYCLE ENTERTAINMENT, INC.; LANE, ALLAN; SPORT BIKES, INC. MAGAZINE - Lawless, Michael; 201723106; Plaintiffs Appeal from District Justice; Meguerian, Garen.
- HAYFRON, WILHELMINA - Drexel University; 201723245; Civil Action; Watson, J. Scott.
- HERBST, SCOTT; CHRISTINE; CHRISTINE, ET.AL. - Wells Fargo Bank Na; 201723289; Complaint In Mortgage Foreclosure; Brunner, Abigail.
- HESS, STEWART - Portfolio Recovery Associates, LLC; 201723201; Civil Action; Babcock, Gregory J.
- HIMES, DUSTIN; ROXANN - Tobinus, John; 201723191; Petition to Appeal Nunc Pro Tunc; Hevenor, E. William.
- IANNELLI, MARK - Portfolio Recovery Associates, LLC; 201723198; Civil Action; Babcock, Gregory J.
- JOHNSON, ANTHONY - Johnson, Shanae; 201723168; Complaint for Custody/Visitation.
- JORDAL, NICHOLAS - Jordal, Sarah; 201722919; Complaint Divorce; Kemmerer, Arley L.
- KESSLER, KRISTIE; BOMMENTRE, ALLEN - Beck, Dale; 201723218; Complaint for Custody/Visitation; Boyd, Jeffrey R.
- KRAEMER, CHRISTOPHER - Craven, Annalee; 201722920; Complaint for Custody/Visitation.
- KRASNERMAN, MICHAEL - US Life 1 Renditefonds 1 GMBH & Co. KG; 201722972; Foreign Subpoena.
- KRSTIC, VESNA - Krstic, Radovan; 201723142; Complaint Divorce; Snyder, Sandra.
- KULKARNI, HAREKRISHNA - Portfolio Recovery Associates, LLC; 201722791; Civil Action; Babcock, Gregory J.
- LANCASTER, DALE - MMA Arrington Estates Of Henderson; 201722806; Foreign Subpoena; Newcomer, Matthew Todd.
- LAWLESS, MICHAEL - Hard Knocks Motorcycle Entertainment Sport Bikes Inc Magazi; 201723107; Defendants Appeal from District Justice.
- MAINLINE AUTO PLEX - Diedrick, Claude; 201723284; Plaintiffs Appeal from District Justice.
- MANN, CHARLES - Allstate Insurance Company; 201723175; Civil Action; Carfagno, James P.
- MASON, PAMELA; HYACINTH - Us Rof Iv Legal Title Trust 2015-1; 201723285; Complaint In Mortgage Foreclosure; Wapner, Peter.
- McCLAY, JACLYN - Broderick, Patrick; 201722977; Complaint Divorce; Young, Cheryl L.
- MCCUTCHEM, WESLEY - Mccutchen, Kourtney; 201723329; Complaint Divorce.
- MILLER, JOE - Portfolio Recovery Associates Llc; 201722369; Civil Action; Polas, Robert N., Jr.
- MILLER, JOSHUA - Reimer, Angeliq; 201722963; Complaint for Custody/Visitation.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Delaware Valley Tennis Club; 201723231; Appeal from Board of Assessment; Ostroff, Steve.
- MONTGOMERY COUNTY TAX CLAIM BUREAU - Chablis Quinnis Administratrix Of The Estate Of Agusta P. Qu; 201722984; Petition; Bennett, Franklin A., III.
- MORRIS, LINDA - Powell, Steven; 201723051; Defendants Appeal from District Justice.
- MORROW, CHAUNCEY - Jesse, Margaret; 201723023; Complaint Divorce.
- MOSLEY, NOEL - Mosley, Cordia; 201721527; Complaint for Custody/Visitation.
- MULVEY, DENNIS - Portfolio Recovery Associates Llc; 201722331; Civil Action; Babcock, Gregory J.
- NANJI, KARIM - Corrado-Nanji, Rosa; 201722979; Complaint Divorce.
- NAYDÜCH, HEATHER; ALDERFER, LUKE - Geiger, Joann; 201722830; Complaint for Custody/Visitation.
- NGUYEN, LISA - Trinh, Quan; 201722703; Complaint for Custody/Visitation.
- O'CONNOR, DANIELLE; DANIELLE; SHAWN - Bank Of New York Mellon Trust Company National Association; 201723030; Complaint In Mortgage Foreclosure; Brunner, Abigail.
- O'HARA, JOHN - O'Hara, Adrienne; 201723014; Complaint Divorce.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Zumoff, Jacob; 201723140; Appeal from Suspension/Registration/Insp.
- PEREZ PUAC, JUANA - Ramirez Y. Ramirez, Rene; 201723131; Complaint for Custody/Visitation; Kline, Jacquelyn M.
- PRINTZ, BRIANNA; SWAVELY, STEVEN - Aldinger, Susan; 201722518; Complaint for Custody/Visitation.
- ROBLES, ODILON - Covarrubias, Adriana; 201722162; Complaint for Custody/Visitation.
- SANCHEZ, NEREO; F, NEREO; ZAVALA, EVA - Hsbc Bank Usa National Association; 201723215; Complaint In Mortgage Foreclosure; Brunner, Abigail.
- SCOTT, ALEXANDER - Nationstar Mortgage, LLC; 201723237; Complaint In Mortgage Foreclosure; DeNardo, Christopher A.

- SEKER, ADAM - Seker, Kristy; 201723099;  
Complaint Divorce.
- SHAFFERT, ERIC - Shaffert, Stayce; 201723227;  
Complaint Divorce; Consolo, Colleen F.
- SOLOMON, MICAH: ANDREA - Ally Financial Inc;  
201723234; Civil Action; Cohen, Regina A.
- SOUTHEASTERN PENNSYLVANIA  
TRANSPORTATION AUTHORITY -  
Robbins, James; 201723304; Civil Action;  
Friedland, Harvey.
- TOWN OF OYSTER BAY - Phoenix Life Insurance  
Company; 201723105; Foreign Subpoena.
- TRAN, HUE: KAITLYN: KHEIN - Banks, Charmaze;  
201723048; Civil Action; Fabick, Edward J.
- TURCO, ROBERT - Stokes, Joel; 201723341;  
Civil Action.
- UHAUL MOVING & STORAGE OF NORRISTOWN:  
EWING, KELLEY: SOLARSK, GERALD -  
DiRemigio, Lucy; 201722816; Petition.
- WEIDMAN, MELISSA - Portfolio Recovery  
Associates, LLC; 201722912; Civil Action;  
Babcock, Gregory J.
- WESTLEY, INC.: FUSARO, KAREN: ROBERT -  
NBL Flooring, Inc.; 201722817; Civil Action;  
Flail, Edward N., Jr.
- WHITE, JEREMIAH: DANA: JEREMIAH -  
Wells Fargo Bank, N.A.; 201722943; Complaint In  
Mortgage Foreclosure; Brunner, Abigail.
- WHITEMARSH INVESTMENTS ASSOCIATES:  
BAKER PROPERTIES INC - Bennett-Houghton,  
Karlene; 201723121; Civil Action; Devirgilis, John.
- WILKINS, SAMANTHA - Paolillo, David;  
201722982; Complaint for Custody/Visitation.
- WITTENBERGER, JENNIFER - Wittenberger, John;  
201723333; Complaint Divorce; Cullen, Sean E.
- YOON, YONG: HO-JUNG - Deutsche Bank  
National Trust Company; 201723212; Complaint  
In Mortgage Foreclosure; Brunner, Abigail.
- YOUNG, TAYLOR - Up All Night Design Llc;  
201723330; Defendants Appeal from District Justice.
- ZENG, KEVIN - Petrello, James; 201723047;  
Civil Action; Vangrossi, Vincent M.
- ZIMMERMAN, CRISTA - Portfolio Recovery  
Associates, LLC; 201722604; Civil Action;  
Babcock, Gregory J.
- CHRIST, VICTORIA - Lower Pottsgrove Township;  
Christ, George A., 1269 Lynn Drive  
Pottstown, PA 19464; Tucker, Melanie R.,  
1173 Kristy Court Pottstown, PA 19464;  
Viscardi, Cheryl C., 618 Woodland Drive  
Pottstown, PA 19464.
- COVALESKI, JOHN M. - Upper Moreland Township;  
Weslosky, Gerald F., 1413 Miranda Lane  
Warminster, PA 18974.
- DETWILER, VERGINE T. - Upper Gwynedd  
Township; Cliver, Dawn J., 908 South Broad  
Lansdale, PA 19445.
- DICKEY, CRAIG M. - Norristown Borough;  
Dickey, Karin, 2533 Wasser Road  
East Greenville, PA 18041.
- ELSHINNAWY, A. M - Collegeville Borough;  
Kim, Min Hee, 1305 Pennington Road  
Philadelphia, PA 19151.
- GERHART, CARMEL N. - Upper Moreland Township;  
Gerhart, Mark D., 607 Willow Street  
Jenkintown, PA 19046.
- GOLDBERG, FLORENCE - Horsham Township;  
Karp, Elyn S., 1388 Elon Circle  
Fort Washington, PA 19034.
- HANSEN, EILEEN J. - Cheltenham Township;  
Hansen, Patrick J., 636 Bridle Road  
Glenside, PA 19038.
- HOLMES, ROBERT C. III - Horsham Township;  
Holmes, William P., 200 W Lancaster Avenue  
Wayne, PA 19087.
- JANTON, JOSEPH J., SR. - Marlborough Township;  
Janton, Jeffrey A., 727 Main Street  
Red Hill, PA 18076.
- JANTON, VERONICA E. - Marlborough Township;  
Janton, Jeffrey A., 727 Main Street  
Red Hill, PA 18076.
- KASHOW, PHILIP F. - Upper Dublin Township;  
Der, Movsesian Albert, 408 N. Easton Road  
Willow Grove, PA 19090.
- KELLY, MARTIN J. - Hatboro Borough;  
Kracoff, Cheryl, 1 Abington Plaza  
Jenkintown, PA 19046.
- LANDT, MARY N. - Franconia Township;  
Landt, James H., 2069 Aster Road  
Macungie, PA 18062.
- LESCURE, JAMES H. - Upper Moreland Township;  
Lescure, Nicole J., 523 Moreboro Road  
Hatboro, PA 19040; Lund, Michelle D.,  
3156 Pelham Place Doylestown, PA 18902.
- MATKOWSKI, JOHN Z. - Upper Merion Township;  
Matkowski, Margot, 640 General Armstrong Rd  
King Of Prussia, PA 19406.
- MCLAUGHLIN, LUCY L. - Abington Township;  
Gonzales, John J., 609 Lakeside Park  
Southampton, PA 18966-4000.
- MESSA, MATTHEW L. - Lansdale Borough;  
Messa, Matthew L., Jr., 726 West 4Th Street  
Lansdale, PA 19446.
- NEAL, DOROTHY - Montgomery Township;  
Neal, Timothy, 240 Tudor Drive  
North Wales, PA 19454.
- OTIS, ELEANOR G. - Lower Gwynedd Township;  
Panizza, Shirley E., 11307 Taffrail Court  
Reston, VA 20191-4510.
- PAPACOSTAS, CATHERINE - Cheltenham Township;  
Papacostas, Arthur C., 260 N Bent Road  
Wyncote, PA 19095.

---



---

## WILLS PROBATED

### Granted Week Ending October 3, 2017

#### Decedent's Name Appears First, Then Residence at Death, and Name and Address of Executors

- ADLER, GAIL - Lower Merion Township;  
Adler, Jeffrey C., 9795 Laurel Glen Drive  
Loveland, OH 45140.
- BARWIS, WILLIAM L. - Whitpain Township;  
Barwis, William L., Jr., 4716 W. Periwinkle Court  
Appleton, WI 54914.
- BERGER, ROBERT A. - Lower Gwynedd Township;  
Berger, Kenneth E., 1919 Owls Nest Road  
Sanford, NC 27330.
- BOWMAN, GEORGE - Hatfield Township;  
Bowman, Craig, 103 Abbey Lane Telford, PA 18969.
- BURKHOLDER, MILDRED L. - Franconia Township;  
Rosenberger, James L., 464 East Foster Avenue  
State College, PA 16801-5720.

RUMBERGER, MIRIAM P. - Perkiomen Township;  
Rumberger, Douglas F., 406 Mayberry Road  
Schwenksville, PA 19473.

SALLE, SIMONE M. - Lower Merion Township;  
Salle, Henri P., 76 Packet Drive Dennis, MA 02638.

SALWACH, FELIKS - Lansdale Borough;  
Byrne, Jane A., 59 Ivy Ct Quakertown, PA 18951.

SCHROEDER, DORIS H. - Towamencin Township;  
Schroeder, John W., 92 Scotland Drive  
Reading, PA 19606.

SCHWARTZ, ELAINE - Lower Merion Township;  
Piltch, Bunnie R., 1123 N Marshall St  
Allentown, PA 18104; Schwartz, Cynthia I.,  
11 Linden Ave West Orange, NJ 07052.

SCHWARTZ, MARVIN - Lower Merion Township;  
Schwartz, Libby A., 1056 Broadmoor Road  
Bryn Mawr, PA 19010.

SETTLE, ANTHONY J. - Cheltenham Township;  
Settle, Robert M., 8140 High School Road  
Elkins Park, PA 19027.

SITKO, ATKINSON NANCIE - Whitmarsh Township;  
Kraynik, Cynthia S., 484 Summit House Road  
West Chester, PA 19382.

SPATZ, RUTH A. - Lower Pottsgrove Township;  
Spatz, Diane L., 527 S. 27Th Street  
Philadelphia, PA 19146.

STILES, RICHARD L., SR. - Upper Merion Township;  
Stiles, William M., 10340 Jewell Lake Court  
Fenton, MI 48430.

TRAVE, ELVINA T. - East Norriton Township;  
Monteverde, Alma J., 6014 Cannon Hill Road  
Fort Washington, PA 19034; Trave, Benjamin V.,  
43 Mill Creek Road Holland, PA 18966;  
Trave, Joseph V., 3012 Azalea Ter  
Plymouth Meeting, PA 19462.

TRICHON, DOROTHY - Cheltenham Township;  
Trichon, Donna-Lynn, 7603 Woodlawn Ave  
Elkins Park, PA 19027.

UNGER, PHYLLIS - Cheltenham Township;  
Unger, Nadine, 7900 Old York Road  
Elkins Park, PA 19027.

WATKO, MARY T. - Red Hill Borough;  
Watko, James J., 179 Washington Street  
Red Hill, PA 18076.

WRIGHT, ERNESTINE M. - Cheltenham Township;  
Moore, Linda W., 1314 Spruce Lane  
Wyncote, PA 19095; Wright, Linwood C., Jr.,  
436 Dreshertown Road  
Fort Washington, PA 19034-3011.

YABLONSKY, SUSAN J. - Franconia Township;  
Jones, Laura N., 517 Summerhill Lane  
Harleysville, PA 19438; Yablonsky, Scott,  
124 Pleasant Lane Royersford, PA 19468.

---



---

## RETURN DAY LIST

October 23, 2017  
COURT ADMINISTRATOR

**All motions “respecting discovery” in civil cases are subject to the provisions of Local Rule 4019\* - Discovery Master. If such a motion is answered in opposition on or before the rule return date, the matter is automatically listed for argument before the Discovery Master at 9:00 a.m. on the Friday of the week in which the rule was made returnable. Check the MCCCH electronic directory for assigned courtroom.**

1. Abrams v. Bowers - Plaintiff’s Motion to Compel Answers to Interrogatories and Response to Request for Production of Documents (Seq. 11 D) - **R. Kaplan - K. Frechette.**
2. Balestreri v. Sky Zone Trampoline Park - Defendant’s Motion for Leave to Join Additional Defendants (Seq. 19) - **D. Shannon.**
3. Belair Health RE 1, L.P. v. Oak HRC 1, LLC - Plaintiff’s Motion for Admission of Counsel Pro Hac Vice for Rita M. Alliss Powers (Seq. 4) - **B. Feeney.**
4. Belair Health RE 1, L.P. v. Oak HRC 1, LLC - Plaintiff’s Motion for Pro Hac Vice of Nancy A. Peterman, Esquire (Seq. 5) - **B. Feeney.**
5. Bilyk v. Pawlowski - Defendant’s Motion to Compel IME (Seq. 25 D) - **A. Falcione - M. Boyle.**
6. Blackwell v. Bothwell, M.D. - Defendant, Jefferson Health, d/b/a’s Thomas Jefferson University Hospital, Inc.’s Motion for Dismissal (Seq. 39) - **J. Lyons - N. Plakins.**
7. Borkowski v. Borkowski - Plaintiff’s Motion to Compel Distribution of Funds (Seq. 15 D) - **C. McCauley - M. Turetsky.**
8. Bredt v. Noel - Plaintiff’s Second Motion to Compel Defendant Nerlens Noel’s Deposition (Seq. 36 D) - **D. Jokelson - M. Platt.**
9. Brier v. Tinsley - Defendant Amy Brech’s Motion to Compel Defendant Vaughn and Beverly Tinsley’s Answers to Interrogatories and Requests for Production (Seq. 19 D) - **A. Sciolla - A. Zabicki.**
10. Brown v. Behr - Plaintiff’s Motion to Compel Discovery (Seq. 52 D) - **P. Newcomer.**
11. Burstein Boyle v. Sullivan - Defendant’s Motion to Compel Discovery (Seq. 19 D) - **J. Zafran - C. Barone.**
12. Campbell v. Borough of Pottstown - Plaintiff’s Motion to Compel Discovery (Seq. 13 D) - **W. Goldenberg - C. Allen.**
13. Cantiani v. Callahan - Defendant’s Motion to Compel Plaintiff’s IME (Seq. 19 D) - **G. Heslin - K. Meindl.**
14. Carty v. Pauciulo - Defendant’s Motion for Protective Order (Seq. 219 D) - **J. Carty - P. Mooney.**
15. Cohen v. Griffin - Defendant, Brian and Joanne Sheldon’s Motion to Compel Kimberly A. Richardson, M.D.’s Compliance With Valid Subpoena (Seq. 97 D) - **M. Greenfield - L. Janiczek.**
16. Cooper v. Kruse - Defendant’s Motion for Sanctions (Seq. 14 D) - **M. Simon - J. Riddell.**
17. Corsi v. Fry - Defendant’s Motion Keinan Fry, to Compel Plaintiff’s Deposition (Seq. 29 D) - **A. Girton - H. Anderson.**

18. *Cummins v. Cummins* - Defendant's Motion to Withdraw as Counsel (Seq. 31) - **M. Kuldiner - W. McHugh.**
19. *Dashiels v. Marek* - Defendant's Motion to Compel Answers to Interrogatories and Response to Request for Production of Documents (Seq. 3 D) - **O. Fontecchio - J. Godin.**
20. *Diffendal v. Scott Fick Plumbing Heating and Cooling, Inc.* - Defendant's Motion to Compel Plaintiffs to Produce Responses to Defendant's Supplemental Discovery (Seq. 22 D) - **J. Hickey - J. Mayers.**
21. *Doe v. Germantown Academy* - Defendant's Motion to Compel Answers and All Documents Responsive to Interrogatories, Expert Interrogatories and Request for Documents (Seq. 17 D) - **B. Kent - J. Santarone.**
22. *Finer v. Federal Insurance Company - Defendant Inx Technology Corporation of PA's Motion to Compel More Specific Answers to Discovery Requests and Documents* (Seq. 134 D) - **E. Koch.**
23. *Fleming v. Byrne* - Defendant's Motion to Compel Plaintiff's Discovery Responses (Seq. 11 D) - **B. Beck - M. McGuire.**
24. *Foster v. DePaoli* - Defendant's Motion to Compel Discovery (Seq. 23 D) - **M. Simon - W. Robinson.**
25. *Freedom Mortgage Corporation v. Wolf - Plaintiff's Motion to Reassess Damages* (Seq. 28) - **E. Bennett.**
26. *Furer v. Cutler - Duane Morris, LLP's Motion to Quash Plaintiff's Subpoena Directed to Duane Morris, LLP* (Seq. 17) - **D. Shulick - N. Wright.**
27. *Greenspan v. Cohen* - Defendant's Petition to Withdraw as Counsel (Seq. 11) - **M. Goldberg - R. Gamburg.**
28. *Heffelfinger v. Community Health Systems Professional Services Corporation - Plaintiff's Motion to Compel* (Seq. 34 D) - **H. Roth - H. Stevens - D. Davis.**
29. *Hofer v. Flaster Greenberg, P.C.* - Plaintiff's Motion to Compel Responses to Discovery Requests (Seq. 5 D) - **J. Kernicky.**
30. *JMMMP Company v. Avellino* - Plaintiff's Motion to Compel Defendant's Answers to Interrogatories in Aid of Execution (Seq. 8 D) - **A. Mege.**
31. *JMMMP Company v. Lockmanking* - Plaintiff's Motion to Compel Defendant's Answers to Interrogatories in Aid of Execution (Seq. 8 D) - **A. Mege.**
32. *JMMMP Company v. Moyer* - Plaintiff's Motion to Compel Defendant's Answers to Interrogatories in Aid of Execution (Seq. 9 D) - **A. Mege.**
33. *JMMMP Company v. Kaiser* - Plaintiff's Motion to Compel Defendant's Answers to Interrogatories in Aid of Execution (Seq. 8 D) - **A. Mege.**
34. *JMMMP Company v. Martin* - Plaintiff's Motion to Compel Defendant's Answers to Interrogatories in Aid of Execution (Seq. 11 D).
35. *Joseph v. U.S. Restaurants, Inc.* - Plaintiff's Petition for Leave to Withdraw as Counsel (Seq. 7-8) - **J. Paul - G. Valentini.**
36. *Kim v. Plymouth Township* - Defendant's Motion to Compel Answers to Interrogatories and Request for Production of Documents (Seq. 20 D) - **M. Sacchetta - G. Knoell, III.**
37. *Lee v. Wright* - Defendant's Motion to Compel Answers to Interrogatories and Response to Request for Production of Documents (Seq. 7 D) - **J. Solnick - J. Godin.**
38. *Ludlam v. Rosenthal* - Plaintiff's Motion to Leave to Withdraw as Counsel (Seq. 5) - **M. Sacchetta - M. McGilvery.**
39. *Marguiles v. Smith* - Defendant's Motion to Bifurcate Trial (Seq. 20) - **M. Weinberg - B. Smith.**
40. *McCray v. Giant Supermarket* - Plaintiff's Motion to Compel Answers to Interrogatories and Production of Documents (Seq. 9 D) - **J. Rosen - P. Kennedy.**
41. *Metzger v. Brown* - Defendant's Motion to Compel Answers to Interrogatories and Request for Production of Documents (Seq. 21 D) - **M. Veneziani - E. Merrigan.**
42. *Mims v. Blanding* - Petition to Strike the Judgment Filed Against Montgomery County Tax Claim Bureau - **M. Semisch.**
43. *Mittelman v. Philadelphia Presbytery Homes* - Plaintiff's Motion to Strike Defendant's Objections to Set 1 Interrogatories and Requests for Production of Documents (Seq. 39 D) - **R. Wilson - D. Gordon.**
44. *Overbeck v. Kates* - Defendant's Motion to Compel Deposition of Plaintiff Bernadette Overbeck (Seq. 17 D) - **M. Snover - A. Berger.**
45. *Paige v. Miller* - Defendant's Motion to Withdraw as Counsel (Seq. 53) - **K. Yelverton.**
46. *Peace v. 5 Star Services, LLC* - Defendant's Motion to Compel Supplemental Discovery Responses of Raymours Furniture Company, Inc. and Abington York Road, L.P. (Seq. 140 D) - **A. Soll - W. Catto.**
47. *PHH Mortgage Corporation v. Myers, Jr.* - Plaintiff's Motion to Reinstate Case for Limited Purpose of Redacting Plaintiff's Assignment of Mortgage (Seq. 10) - **M. Bradford.**
48. *Pierce v. Schatz* - Defendant's Motion to Compel Plaintiff's Response to Discovery Requests - **D. Sternberg - T. Broom.**
49. *Pollack v. Grand View Health* - Defendant's Motion to Compel Plaintiff to Execute Authorizations for Release of Records (Seq. 1 D) - **G. Levin - R. Michetti.**
50. *Reserve at Upper Gwynedd Condominium Association v. Upper Gwynedd Development, L.P.* - Defendant's Motion to Compel Plaintiff to Provide Answers to Interrogatories and Request for Production of Documents (Seq. 15 D) - **S. Lupin.**
51. *Ryan v. Gemalto, Inc.* - Defendant's Motion to Compel Plaintiff's to Provide Answers to Interrogatories and Responses to Request for Production of Documents (Seq. 7-D) - **N. Axe - W. Remphrey.**
52. *Ryan v. Gemalto, Inc.* - Plaintiff's Motion to Compel Answers to Interrogatories and Request for Production of Documents (Seq. 10 D) - **N. Axe - W. Remphrey.**
53. *Saslov v. Abington Memorial Hospital* - Plaintiff's Petition to Withdraw as Counsel (Seq. 68) - **H. Oxman - D. Adelsberger.**
54. *Sentinel Insurance Company Limited v. Adelpia Fire Protection, Inc.* - Providence Property's Motion to Quash Defendant, Adelpia Fire Protection, Inc.'s Subpoena Duces Tecum (Seq. 75) - **L. Skaf - J. Sotland.**

55. Smith v. McHugh - Defendant's Motion to Compel Plaintiff's Discovery (Seq. 11 D) - **M. Greenfield - J. Ross.**
56. Smith v. Smith - Plaintiff's Petition to Withdraw as Counsel (Seq. 35) - **R. Gray - F. Recchuiti.**
57. Staffing Plus, Inc. v. Skyline Care, LLC - Defendant's Petition for Relief from Default Judgment (Seq. 6) - **J. Adelman - W. Whitman.**
58. Stovall v. Global Healthcare Services Group, Inc. - Defendant's Motion to Compel the Deposition of Howard Peterman (Seq. 177 D) - **M. Stone - B. Williams.**
59. Stovall v. Global Healthcare Services Group, Inc. - Plaintiff's Motion to Compel Video-Graphic Deposition of The Corporate Representative from Defendant Ivy Hill Real Estate, LLC (Seq. 175-D) - **M. Stone - B. Williams.**
60. Tapplar v. Eagle Homeowners Association - Defendant, Lovas Lawn Care, Inc.'s Motion to Compel Answers/Responses to Interrogatories, Expert Interrogatories and Documents (Seq. 42 D) - **C. Campbell - T. Hartigan.**
61. Tapplar v. Eagle Homeowners Association - Defendants Lovas Lawn Care, Inc.'s Motion to Compel Defendant Midatlantic Management Corporation and Eagle Homeowners Association's Discovery (Seq. 43) - **C. Campbell - T. Hartigan.**
62. Tri State Kitchens and Baths, Inc. v. Tri State Kitchens and Baths, Inc. - Plaintiff's Motion to Compel Oral Examination (Seq. 4 D) - **D. Breidenbach.**
63. Value Recovery Group JV1 v. Sheffield - Defendant's Petition to Strike Confessed Judgment (Seq. 19) - **H. Smith.**
64. Vance v. Tannenbaum - Plaintiff's Motion to Compel Interrogatories and for Production of Documents and Deposition (Seq. 10 D) - **M. Greenfield.**
65. Wache v. Toub - Petition to Reinstate (Seq. 33) - **L. Taglianetti - J. Palmer.**
66. Wachovia Bank National Association v. Hendricks - Defendant's Petition to Mark Judgment Satisfied, Released and Discharged (Seq. 9) - **R. Packer - A. Anderson.**
67. Weaver v. Lansdale Borough Electric - Defendant Elster Solutions, LLC's Motion to Admit Joseph D. D. Sweeny, Esquire, Pro Hac Vice (Seq. 33) - **D. DeLuca - C. Sessa.**
68. Weaver v. Lansdale Borough Electric - Defendant Elster Solutions, LLC's Motion to Admit David E. Kawala, Esquire, Pro Hac Vice (Seq. 34) - **D. DeLuca - C. Sessa.**
69. Weisman v. Ebay - Defendant's Motion for Judgment of Non Pros (Seq. 10) - **D. Henry.**
70. Wells Fargo Bank, N.A. v. Bass - Plaintiff's Motion to Satisfy Mortgage (Seq. 13) - **L. Tabas.**
71. Wells Fargo Bank, N.A. v. Battle - Plaintiff's Motion to Reassess Damages (Seq. 64) - **A. Zuckerman - P. Wapner.**
72. Whitpain Hills Home Owners Association v. Vazquez - Plaintiff's Motion for Reassessment of Damages (Seq. 6) - **J. Lee.**
73. Wilson v. Wilson - Plaintiff's Petition to Withdraw as Counsel (Seq. 37) - **J. Flood.**
74. Yannessa v. Moyer-Funk PABC9 & 12 LLC - Defendant Armstrong Landscaping Company's Motion to Compel Plaintiff's Responses to Supplemental Written Discovery Requests (Seq. 48-D) - **L. Haberman - J. Roche.**
75. Zimmerman v. Reeves - Defendant's Motion to Consolidate Cases (Seq. 13) - **D. Aaron - D. Damore.**