

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 August 29, 2018 at 1:00 o'clock P.M. prevailing time, in Court Room "A", Court House, Swede and Airy Streets, in the Borough of Norristown, said County, the following described Real Estate.

To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on September 26, 2018 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

First Publication

09-21316

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

BEGINNING at a point on the Northwesterly side of Robinson Avenue (formerly known as Berkley Avenue) (50 feet wide), said point being at the distance of two hundred ninety-three and fifty-four one-hundredths feet measured along the said Northwesterly side of Robinson Avenue, South seventy-two degrees, eighteen minutes West from the point formed by the intersection of the said Northwesterly side of Robinson Avenue; thence extending from the place of beginning, South seventy-two degrees, eighteen minutes West along the said Northwesterly side of Robinson Avenue fifty-two and no one-hundredths feet to a point; thence North seventeen degrees, forty-two minutes West, one hundred twenty-five and no one-hundredths feet to a point; thence North seventy-two degrees, eighteen minutes East, fifty-two and no one-hundredths feet to a point; thence South seventeen degrees, forty-two minutes East, one hundred twenty-five and no one-hundredths feet to a point on the said Northwesterly side of Robinson Avenue and place of beginning.

BEING part of Lot #927 and Lots #928 and #929, on plan of Willow Grove, Division No. 21.

UNDER AND SUBJECT to restrictions as may appear of record.

TITLE TO SAID PREMISES IS VESTED IN the Dorothy L. Huff Irrevocable Living Trust dated September 26, 2013, Joanne Travis and Gwendolyn Basketbill, Co-Trustees by Deed from Dorothy L. Huff, dated 09/26/2016 recorded 04/09/2014 in Deed Book 5909, Page 01000.

Parcel Number: 30-00-56996-00-7.

Location of property: 1552 Robinson Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Dorothy L. Huff** at the suit of U.S. Bank National Association, as Trustee for The GSAMP Trust 2006-NC1 Mortgage Pass-Through Certificates, Series 2006-NC1. Debt: \$177,033.58.

Elizabeth L. Wassell, Attorney.

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

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

09-42292

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a final subdivision plan "Union Hill" prepared for the Martin Organization (UCON, a Penna., Limited Partnership Owner of Record) made by Conceptual Planners and Engineers, dated 7/27/1987 and last revised on 3/21/1989 and recorded in Plan Book A-51 Page 71 as follows: to wit:

BEGINNING at a point on the Northwesterly side of Overlook Lane (width not given) said point being a corner of Lot #21 on the above mentioned Plan and Place of Beginning; Thence extending from said Place of Beginning and along Lot #21 North 19 degrees 11 minutes 23 seconds West 140.00 feet to a point a corner; thence extending North 68 degrees 26 minutes 23 seconds East 45.03 feet to a point a corner of Lot #19; thence extending along Lot #19 South 19 degrees 10 minutes 50 seconds East 140.68 feet to a point on the Northwesterly side of Overlook Lane; thence extending along the Northwesterly side of Overlook Lane the two (2) following courses and distances viz: (1) on the arc of a circle curving to the right having a radius of 1,487.00 feet the arc distance of 40.59 feet to a point of tangent and (2) South 70 degrees 00 minutes 26 seconds West 4.40 feet to a point a corner of Lot #21; being the first mentioned Point and Place of Beginning.

BEING Lot #20 on the above-mentioned Plan.

BEING part of the same premises which Battista, Inc., a Penna. Corp. and National Industrial Builders, Inc., by Indenture bearing date the 29th day of April, A.D., 1987 and recorded at Norristown in the Office for the Recording of Deeds, in and for the County of Montgomery on the 14th day of May A.D., 1987 in Deed Book 4837 Page 1738 & C., granted and conveyed unto UCON, a Penna. Ltd. Partnership in fee.

And the said Greenridge Construction Co., Inc. executes the within Deed for the purposes of releasing their interest in an Agreement of Sale between UCON, a Pennsylvania Limited Partnership and Greenridge Construction Co., Inc.

Parcel Number: 58-00-14345-38-4.

Location of property: 338 Overlook Lane, Gulph Mills, PA 19428.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Farahmand M. Kalayeh and Mehrnush R. Kalayeh** at the suit of Greenridge Homeowners Association. Debt: \$16,117.42.

Stefan Richter, Attorney. I.D. #70004

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.

10-36156

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

BEGINNING at a stake on the Southeasterly side of Stanbridge Street at the distance of 24 feet Southwesterly from the Southerly corner of Stanbridge and Airy Streets; thence along said side of Stanbridge Street South 41 degrees West 24 feet to a stake, a corner of this and other lands of the said Samuel Roberts; thence along the same South 49 degrees East 85.25 feet to a stake; thence South 28 degrees 30 minutes West 06 feet to a stake; a corner of this and Henry K. Brownback's land, thence along the same South 60 degrees 15 minutes East 20 feet to a stake; a corner of this and the Hancock Fire Engine Company's land; thence along the same North 28 degrees, 30 minutes East 27.5 feet to a stake; a corner of this and still other land of the said Samuel Roberts; thence along the same the line passing through the middle of the partition wall between this and the house erected on said Robert's other adjoining land North 49 degrees West 100.75 feet to the place of beginning.

Parcel Number: 13-00-34528-00-1.

Location of property: 310 Stanbridge Street, Norristown, Pennsylvania.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Rayshelle Archer** at the suit of Norristown Municipal Waste Authority. Debt: \$3,396.87.

Robert P. Daday, Attorney.

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

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

11-12861

ALL THAT CERTAIN building lot situate along the West side of Sunset Lane, extending from Telford Road to the Allentown Road, in **Franconia Township**, Montgomery County, Pennsylvania, Bounded and described according to a plan of building lots of Llewellyn F. Musselman, dated November 15, 1957 as prepared by Stanley F. Moyer, Registered Engineer and Land Surveyor, Souderton, Pa., dated July 29, 1955, as revised July 7, 1956 and November 16, 1957, approved by the Franconia Board of Supervisors, December 3, 1957, as follows:

BEING Lot #4 on said plan.

BEGINNING at a point in the center line of Sunset Lane forty feet wide, said point being six hundred thirty-four and forty-six hundredths feet more or less North of the center line of the Telford Road measured along the center line of Sunset Lane, a corner of Lots 4 and 5; thence along Lot #5 South forty-eight degrees twenty-five minutes West the distance of two-hundred feet to an iron pin, a corner of this and Lot #5, thence along Lot #4 South forty-one degrees thirty-five minutes East one-hundred thirty-three and twenty-nine one-hundredths feet to a point a corner of this and Lot #3, thence along Lot #3 North forty-eight degrees twenty-five minutes East one-hundred ninety-nine and ninety-six one hundredths feet to the center line of Sunset Lane; thence along said center line of Sunset Lane North forty-one degrees thirty-five minutes West one-hundred thirty-nine feet to the place of beginning.

CONTAINING 27,800 square feet of land more or less.

Parcel Number: 34-00-04786-00-4.

Location of property: 850 Sunset Lane, Franconia Township, Pennsylvania.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Roseann F. Kulp** at the suit of Souderton Area School District. Debt: \$6,162.24.

Robert P. Daday, Attorney.

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

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

11-33503

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate at Cynwyd, in **Lower Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, being Lot Numbered 5 on the Plan of Cynwyd Realty Development, described, as follows, to wit:

BEGINNING at a point in the middle line of Bala Avenue at the distance of one hundred twenty feet Southwestwardly from the middle line of Kent Road.

CONTAINING in front or breadth on the said middle line of said Bala Avenue fifty feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to the said middle line of Bala Avenue, one hundred fifty feet.

TITLE TO SAID PREMISES IS VESTED IN Shani Asantewaa Strothers Thompson, by Deed from John Henry Thompson and Shani Asantewaa Strothers Thompson, h/w, dated 09/22/2006, recorded 03/15/2007 in Book 5639, Page 263.

Parcel Number: 40-00-03712-00-1.

Location of property: 351 Bala Avenue, Bala Cynwyd, PA 19004-2736.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Shani Asantewaa Strothers Thompson a/k/a Shani-Sheryl Karen Thompson** at the suit of U.S. Bank National Association, as Trustee for The Certificateholders of LXS 2007-7N Trust Fund. Debt: \$797,098.42.

Robert J. Crawley, Attorney. I.D. #319712

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

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

12-24027

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

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

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

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

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

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

The improvements thereon are: Residential property.

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

Robert J. Crawley, Attorney. I.D. #319712

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

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

12-26211

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Ardmore Avenue Condominium, located in **Lower Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the recording in the Office of the Recorder of Deeds of Montgomery County of a Declaration dated November 30, 1973, and recorded on April 16, 1974, in Deed Book No. 3934, Page 333, a Declaration Plan, dated November 30, 1973 and recorded on April 16, 1974 in Condominium Plan Book No. 2, Page 102 and a Code of Regulations, dated November 30, 1973 and recorded on April 16, 1974, in Deed Book No. 3934, Page 365, being and designated on such Declaration Plan as Unit No. 16, as more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as defined in said Declaration) of 6.7327%.

TITLE TO SAID PREMISES IS VESTED IN Walter L. Curtis and Mary Anne Curtis, h/w, by Deed from Ruby L. Golden, widow, dated 09/04/1981, recorded 09/09/1981 in Book 4658, Page 1631.

Walter Curtis a/k/a Walter L. Curtis was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Walter Curtis a/k/a Walter L. Curtis's death on or about 10/01/2002, his ownership interest was automatically vested in the surviving tenant by the entirety.

Parcel Number: 40-00-56080-00-4.

Location of property: 108 West Spring Avenue, Condominium 16, Ardmore, PA 19003.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mary Anne Curtis** at the suit of Wells Fargo Bank, N.A., Successor by Merger to Wells Fargo Financial Bank. Debt: \$67,648.21.

Robert J. Crawley, Attorney. I.D. #319712

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

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

12-29945

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

STARTING at a point on the centerline of Sunnyside Road and the property line between lands of Stuart Meloy (formerly James Rowan) and Fremont C. Keim and Clare M. Keim (formerly Ida L. Keim estate); thence in a south-easterly direction a distance of one hundred twenty-seven (127.) feet along the centerline of said road to the Point of Beginning; thence continuing along the centerline of said road eighty (80.) feet; thence turning ninety degrees and bearing in a south-westerly direction two hundred nineteen and 64/100 (219.64) feet to the center of a proposed twenty (20.) foot wide alley; thence turning ninety degrees and bearing in a north-westerly direction eighty (80) foot along the centerline of said proposed alley parallel to Sunnyside Road; thence turning ninety degrees and bearing in a north-easterly direction along the lands of Linwood R. Decker and Martha J. Decker a distance of two hundred nineteen and 64/100 (219.64) feet to the Point of Beginning, and containing 40/100 acre, more or less.

Parcel Number: 42-00-04813-00-5.

Location of property: 2074 Sunnyside Avenue, L. Pottsgrove, Pennsylvania.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Kimberly A. Carpenter** at the suit of Lower Pottsgrove Township Municipal Authority. Debt: \$1,580.66.

Robert P. Daday, Attorney.

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

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

12-29947

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Pottsgrove Township**, Montgomery County, PA, bounded and described in accordance with a survey dated 5/14/1974, last revised 11/30/1977 as follows, to wit:

BEGINNING at a point on the Northeasterly side of Woodmere Road (50 feet wide) which point of beginning is measured the following four courses and distances from a point of curve on the Southeasterly side of Kristy Court (1) on the arc of a circle curving to the left having a radius of 25 feet the arc distance of 33.61 feet to a point of reverse curve (2) on the arc of a circle curving to the right having a radius of 200 feet the arc distance of 117 feet to a point of tangent (3) South 13 degrees 16 minutes West 226.41 feet to a point of curve (4) on the arc of a circle curving to the left having a radius of 125 feet the arc distance of 64.87 feet to the beginning point being a point in line of Lot No. 87; thence running along line of Lot No. 87 and passing through a retention basin easement North 62 degrees 39 minutes 0 seconds East 248.20 feet to a point in line of Lot No. 90; thence extending along line of Lot No. 90 South 2 degrees 0 seconds East 200 feet to a point on the Northwesterly side of Woodmere Road; thence along the said side of Woodmere Road the following two courses and distances (1) South 88 degrees 0 minutes 0 seconds West 103.27 feet to a point of curve (2) on the arc of a circle curving to the right having a radius of 125 feet the arc distance of 164.75 feet to the first mentioned point and place of beginning.

CONTAINING 30,002 square feet and being Lot No. 89 on Plan of lots prepared for David A. Swinehart, Inc., and known as Woodgate II.

Parcel Number: 42-00-05429-27-1.

Location of property: 1265 Woodmere Road, Lower Pottsgrove, Pennsylvania.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Kimberly A. Carpenter** at the suit of Lower Pottsgrove Township Municipal Authority. Debt: \$2,172.55.

Robert P. Daday, Attorney.

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

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

13-02112

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania being Lot No. 21 on a Plan of Lots entitled Cinnamon Hill, Section D, which plan is recorded in the Office for the Recorder of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Plan BookA-3, Page 50, and more particularly described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Hansen Road (fifty feet wide) at the distance of one hundred five feet and sixty-nine one-hundredths of a foot Southeasterly from the Southeasterly terminus of its radial intersection with the Southeasterly side of Chapel Lane (fifty feet wide); thence extending North sixty-two degrees, twenty-eight minutes East, along the Southeasterly line of Lot No. 21 on said plan and passing partly along the Southeasterly line of a certain ten feet wide utility easement one hundred forty-eight feet and eighty-six one-hundredths of a foot to a point in the Northeasterly line of a certain other ten feet wide easement; thence extending South nineteen degrees, fifty-nine minutes West along same eighty-six feet one-hundredths of a foot to a point; thence extending South sixty-nine degrees, thirty minutes West along the Northwesterly line of Lot No. 23 on said plan one hundred fifty-six feet and ninety-six one-hundredths of a foot to a point on the Northeasterly side of Hansen Road; thence extending North twenty degrees, thirty minutes West along same sixty-eight feet and thirty-three one-hundredths feet to the first mentioned point and place of beginning.

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

BEING the same premises which Jean E. Godsall-Myers, Executor and Stephen E. Godsall-Myers, Executor Under the Will of Emily W. Godsall, Deceased dated 04/22/2004 recorded 06/29/2004 in Montgomery County in Deed Book 5514, Page 339 conveyed unto Lynne Parsons, in fee.

TITLE TO SAID PREMISES VESTED IN Lynne Parsons by Deed from Jean E. Godsall-Myers, Executor, and Stephen E. Godsall-Myers, Executor, Under the Will of Emily W. Godsall, Deceased dated 04/22/2004 recorded 06/29/2004 in Deed Book 5514, Page 339.

Parcel Number: 58-00-09325-00-4.

Location of property: 484 Hansen Road, King of Prussia, PA 19406.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Lynne Parsons and United States of America** at the suit of Homeward Residential, Inc. f/k/a American Home Mortgage Servicing, Inc. Debt: \$289,729.12.

Elizabeth L. Wassall, 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.

13-10808

ALL THAT CERTAIN tract with improvements, Hereditaments and Appurtenances, situate in **Collegetown Borough**, County of Montgomery and State of Pennsylvania, as shown on a Plan of Francis W. Wack, R.S., dated October 6, 1946, bounded and described as follows, to wit:

BEGINNING at a point in the center line of Main Street (Route No. 422), where it intersects with the center line of First Avenue; thence extending along the center line of First Avenue, North 3 degrees, 30 minutes West, 106.1 feet to an iron pin, a corner in the center of said First Avenue; thence extending along land of Linwood Yost, of which this was a part, the line passing through an iron pin set on the South edge of a concrete wall erected on the Westerly bank of Perkiomen Creek, South 87 degrees, 18 minutes East, 288.4 feet to a point in the middle of Perkiomen Creek;

thence extending along middle of said Creek, Southwardly 281.22 feet to a point underneath stone crossing said Perkiomen Creek and on the surface of said bridge in the center line of Main Street; thence extending along the center of said Main Street due West, 165 feet to a point in said Main Street; thence extending West 67.25 feet to a point in the bed of said Main Street; thence continuing in the bed of said Main Street, North 23 degrees, 30 minutes West, 168.5 feet (erroneously stated in Prior deeds as 108.5 feet) to a point in the bed of said Main Street; thence extending along the center line of said Main Street, North 63 degrees, 30 minutes West, 25 feet to the first mentioned point and place of beginning.

Parcel Number: 04-00-00625-00-1.

Location of property: 1 Main Street, Collegetown, Pennsylvania.

The improvements thereon are: Bar/Hotel.

Seized and taken in execution as the property of **Perkiomen Bridge Hotel, Ltd.** at the suit of Perkiomen Valley School District. Debt: \$15,216.69.

Robert P. Daday, Attorney.

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

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

13-14063

ALL THAT CERTAIN parcel or tract of land, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a Plan of Survey prepared for David Ahn dated August 4, 2003 by Pahutski Land Surveying of Oreland, Pennsylvania, as follows:

BEGINNING at a point on the Southwesterly side of Willow Avenue (50' wide), said point being at a distance of four hundred eight and sixty-two one-hundredths feet (408.62') measured North forty-eight degrees thirty-five minutes West (N. 48° 35' W.) from a point formed by the intersection which the Southwesterly side of Willow Avenue makes with the Northwesterly side of Old York Road (80' wide); THENCE extending from said place of beginning and along lands now or formerly of 1330 Willow Avenue Associates, LLC, South forty-one degrees twenty-five minutes West (S. 41° 25' W.) one hundred ninety and ninety-five one-hundredths feet (190.95') to a point on line of lands now or formerly of 1349 West Cheltenham Avenue Associates, LLC; THENCE along said lands, North forty-eight degrees six minutes forty-two seconds West (N. 48° 06' 42" W.) eighteen and eleven one-hundredths feet (18.11') to a point; THENCE along lands now or formerly of 1330 Willow Avenue Associates, LLC, North forty-one degrees twenty-five minutes East (N. 41° 25' E.) one hundred ninety and eighty one-hundredths feet (190.80') to a point on the aforementioned Southwesterly side of Willow Avenue; THENCE along said side of Willow Avenue, South forty-eight degrees thirty-five minutes East (S. 48° 35' E.) eighteen and eleven one-hundredths feet (18.11') to the first mentioned point and place of beginning.

CONTAINING 3,457 square feet.

BEING 18.11 foot strip of land adjoining lands now or formerly of 1330 Willow Avenue Associates, LLC.

Parcel Number: 31-00-28807-00-7.

Location of property: 1330 Willow Avenue, Cheltenham, Pennsylvania.

The improvements thereon are: Industrial multi-story warehouse.

Seized and taken in execution as the property of **1330 Willow Ave. Assoc., L.L.C.** at the suit of School District of Cheltenham Township. Debt: \$95,333.04.

Robert P. Daday, Attorney.

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

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

13-31025

ALL THAT CERTAIN lot or piece of land, situate in **Trappe Borough**, County of Montgomery and Commonwealth of Pennsylvania, being a Lot in Phase IV of Plan of Rittenhouse Square Subdivision Consolidation Plan made by Czop/Spector, Inc., Consulting Engineers and Surveyors for Rittenhouse Properties, dated 1/9/1989, last revised 2/23/1989 and recorded in Plan Book A-50, Page 487, being Lot 52 on Phase IV, As-Built Plan of Rittenhouse Square, dated 11/1/1986 attached as Exhibit A.

TOGETHER with appurtenances to the above described premises which encroach into or upon common area.

SUBJECT however, to rights, restrictions, covenants, easements, agreements of record.

TITLE TO SAID PREMISES IS VESTED IN Tamara Himes and Jonathan Molina, by Deed from Richard Knebel and Cigdem Ogutveren Knebel, dated 06/30/2009, recorded 07/13/2009, in Book 5736, Page 1574.

Parcel Number: 23-00-00425-37-1.

Location of property: 400 Franklin Court, Collegetown, PA 19426-2245.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Tamara Himes and Jonathan Molina** at the suit of JPMorgan Chase Bank, National Association. Debt: \$227,340.39.

Robert J. Crawley, Attorney. I.D. #319712

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

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

13-32303

ALL THAT CERTAIN lot of piece of ground with the buildings and improvements thereon erected, situate in LaMott, **Cheltenham Township**, Montgomery County, described according to a Survey made by Wm. T. Muldrew, Civil Engineer and County Surveyor, Jenkintown, Pennsylvania, dated August 29, 1943, as follows to wit:

BEGINNING in the centre line of Willow Avenue (fifty feet wide) at the distance of one hundred and thirty-one and forty one-hundredths feet measured South forty-eight degrees Thirty-nine minutes East from the centre line of Penrose Avenue (fifty feet wide); thence extending through the centre of a party wall North forty-one degrees twenty-five minutes East one hundred and sixty-six feet to a point; thence extending South forty-eight degrees thirty-nine minutes East Twenty-three and thirty-five one-hundredths feet to a point; thence extending South forty-one degrees twenty-five minutes West One hundred and sixty-six feet to the centre line of Willow Avenue; thence extending along the center line of Willow Avenue North forty-eight degrees thirty-nine minutes West Twenty-three and thirty-five one hundredths feet to the first mentioned point and place of beginning.

Parcel Number: 31-00-28783-00-4.

Location of property: 1919 Willow Avenue, Cheltenham, Pennsylvania.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Theresa M. Minor, Administratrix of Estate of Jean B. Washington** at the suit of School District of Cheltenham Township. Debt: \$3,968.37.

Robert P. Daday, Attorney.

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

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

14-05526

SITUATE in **Upper Providence Township**, County of Montgomery and State of Pennsylvania and described according to a Plan as follows:

BEGINNING at a point on the Northeasterly side of Valley View Drive said point being a corner of this and Lot 42 as shown on said Plan, thence extending from said beginning point and along Lot 42 North 35 degrees 22 minutes 52 seconds East 205 00 feet to a point in line of lands now or late of Ivan W. Hess, thence along said lands of Ivan W. Hess South 53 degrees 49 minutes 51 seconds East 131 00 feet to a point, a corner of this and a certain 50 feet wide proposed ? Southeasterly side of a right-of-way, thence extending along the Southeasterly side of said future right-of way the following 2 courses and distances (1) South 35 degrees 22 minutes 52 seconds West 190 00 feet to a point of curve (2) Along the arc of a curve to the right having a radius of 15 00 feet the arc distance of 23.56 feet for a point of tangent on the Northeasterly side of Valley View Drive, thence extending along the same North 54 degrees 37 minutes 8 seconds West 116 00 feet to the point and place of beginning.

BEING Lot 43 on said Plan.

TITLE TO SAID PREMISES IS VESTED IN Gail M. Barrila and Joseph Barrila, husband and wife, by deed from T.H. Properties, a PALimited Partnership, dated September 16, 2003, recorded August 4, 2004 in the Montgomery County Clerk's/Register's Office in Deed Book 05520, Page 1424.

Parcel Number: 61-00-02308-19-6.

Location of property: 28 Valley View Drive, Collegeville, PA 19426.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Gail M. Barrila and Joseph Barrila** at the suit of MTGLQ Investors, L.P. Debt: \$302,740.92.

Emmanuel J. Argentoeri, Attorney. I.D. #59264

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

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

14-10496

ALL THAT CERTAIN lot or piece of ground, together with the two story, stone and brick message or tenement thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, within the boundaries of Old York Village, Plan of said Village was approved by the Board of Commissioners July 17th, 1934, according to a survey and plan thereof made by Albright and Friel, Inc., Civil Engineers and Surveyors, on file in the office of Emy and Nolen, 1716 Cheltenham Avenue, Philadelphia, showing the correct position of the boundary lines in reference to the position of the County Line as confirmed by Old York Village dated July 26th, 1935, and lots described as follows, to wit:

SITUATE on the Southeasterly side of Easton Road (fifty feet wide) at the distance of three hundred and thirty-nine and five tenths feet northeastwardly from point marked by concrete monument, the intersection of the produced southeasterly side of Easton Road and the produced northeasterly side of Cheltenham Avenue, said point being at a distance of sixteen feet northeastwardly from the County Line.

CONTAINING in front or breadth on the said Easton Road twenty-eight feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to Easton Road, the Southwestly line thereof extending partly through a certain party wall, one hundred and twelve feet, including a certain twelve feet wide driveway, which extends Northeastwardly and Northwardly along the rear of properties facing Easton Road and Northwardly and Northwestwardly along the rear of properties facing Erien Road and leads in Cedar Land and extending Southwestwardly communicating at its Southwesternmost end with another twelve feet wide driveway which extends Northwestwardly into Easton Road.

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

Parcel Number: 31-00-09643-00-1.

Location of property: 7433 Euston Road, Cheltenham, Pennsylvania.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Doris Batchelor** at the suit of School District of Cheltenham Township. Debt: \$6,471.80.

Robert P. Daday, Attorney.

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

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

14-27075

ALL THAT CERTAIN lot or piece of ground with the improvements thereon, situate in **Perkiomen Township**, County of Montgomery and Commonwealth of Pennsylvania, as described by a Final Plan of Lands of William Storkey for M/D Development Company by Barry Isett & Associates, Inc Consulting Engineers & Surveyors dated 11/6/01 and last revised 3/19/03 and recorded in Plan Book A-61 page 216 as follows to wit:

BEGINNING at a point a corner of this and Lot 1 as shown in said plan, thence along Lot 1 and through a shared driveway North 49 degrees 05 minutes 31 seconds West 432.88 feet to a point a corner of Lot Number 9 and an existing sanitary sewer easement; thence along the same the next two following courses and distances viz. (1) thence North 77 degrees 52 minutes 10 seconds East 9.17 feet, thence(2) North 84 degrees 16 minutes 22 seconds East 195 69 feet to a point a corner of this and Lot 9, thence along Lot 9 South 49 degrees 05 minutes 31 seconds East 296.09 feet to a point on the Northwesterly side of Bridge Street, thence extending along the same South 38 degrees 25 minutes 21 seconds West 149 63 feet to the point and place of beginning.

BEING Lot 2 on said plan.

TITLE TO SAID PREMISES VESTED IN John J. Crowley and Elba Dormoi-Crowley by Deed from Rossi Construction and Development Inc, A PA Corp. dated April 11, 2005 and recorded on April 15, 2005 in the Montgomery County Recorder of Deeds in Book 5550, Page 1641 as Instrument No. 2005052677.

Parcel Number: 48-00-00751-02-9.

Location of property: 643 Bridge Street, Schwenksville, PA 19473.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **John J. Crowley and Elba Dormoi-Crowley** at the suit of U.S. Bank National Association, as Trustee for the Specialty Underwriting and Residential Finance Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-BC2. Debt: \$1,010,189.10.

Roger Fay, Attorney.

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

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

14-27327

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

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

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

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

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

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Annmarie Sitasz and Kendro M. Sewell** at the suit of Wells Fargo Bank, N.A. Debt: \$328,654.62.

Meredith H. Wooters, Attorney.

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

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

15-00523

ALL THAT CERTAIN lot or piece of ground, situated in **New Hanover Township**, County of Montgomery, Pennsylvania, described according to a Final Subdivision Plan for Minister Creek Farms, now known as Hawthorne Estates, made by Gilmore Associates, Inc., dated July 20, 2005, last revised September 21, 2006, and recorded in Plan Book 28, Pages 305-309, bounded and described, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Holbrook Lane, a corner of Lot No. 30; thence, extending along said side of Holbrook Lane, North 52 degrees, 47 minutes, 53 seconds West, 34.00 feet to a point and corner of Lot No. 28; thence, extending along said side of Lot No. 28, North 37 degrees, 12 minutes, 07 seconds East, 119.85 feet to a point and corner of Lot No. 36; thence, extending along said side of Lot No. 36, South 52 degrees, 47 minutes, 53 seconds East, 34.00 feet to a point and corner of Lot No. 30; thence, extending along said side of Lot No. 30, South 37 degrees, 12 minutes, 07 seconds West, 119.85 feet to the first mentioned point and place of beginning.

BEING Lot No. 29 on said plan.

MEANING AND INTENDING to describe the same premises as conveyed to David Hermann, from The Properties, a PA Limited Partnership, by Deed dated 11/25/2008 and recorded 12/16/2008 in Deed Book 5716, Page 02806 of the Montgomery County, Pennsylvania Records.

Parcel Number: 47-00-05484-28-1.

Location of property: 221 Holbrook Lane, Gilbertsville, PA 19525.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **David Hermann** at the suit of Lakeview Loan Servicing, LLC. Debt: \$272,738.68.

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

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

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

15-01081

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

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

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

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

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

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

The improvements thereon are: Residential property.

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

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.

15-01833

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey and plan of Apple Valley #4 made by David Meixner Registered Professional Engineer on the 19th day of December A.D. 1961 and last revised on the 14th day of August A.D. 1964 as follows, to wit:

BEGINNING at a point on the Westerly side of Bettie Lane (50 feet wide) which point of tangent is measured on the arc of a curve curving to the right having a radius of twenty five feet the arc distance of thirty nine and twenty seven one hundredths feet from a point of curve on the Southeasterly side of Skyline Drive (50 feet wide); thence from said point of beginning along the said Bettie Lane, South 11 degrees 35 minutes West, fifty feet to a point of curve therein; thence still along the said Bettie Lane on the arc of a curve curving to the right having a radius of one hundred fifty feet the arc distance of ninety nine feet to a point of tangent on the Northwesternly side of said Bettie Lane; thence along the same South 49 degrees 24 minutes West forty five and forty one hundredths feet to a point; a corner of lot #71 as shown on said plan; thence along the same North 40 degrees 36 minutes West sixty four and twenty eight one hundredths feet to a point, a corner; thence still along the same North 14 degrees 30 minutes West one hundred forty one feet to a point on the Southeasterly side of Skyline Drive; thence along the same North 75 degrees 30 minutes East,

forty eight and ninety one hundredths feet to a point of curve therein; thence still along the same on the arc of a curve curving to the right having a radius of one hundred fifty feet the arc distance of sixty eight and twenty nine one hundredths feet to a point of tangent therein; thence South 78 degrees 25 minutes East thirty seven and twenty two one hundredths feet to a point of curve; thence on the arc of a curve curving to the right having a radius of twenty five feet the arc distance of thirty nine and twenty seven one hundredths feet to the first mentioned point and place of beginning.

Parcel Number: 43-00-13501-00-1.

Location of property: 16 Skyline Drive, Norristown, PA 19403.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Rick Godino and June Godino** at the suit of Superior Credit Union. Debt: \$323,696.23.

Robert J. Wilson, Attorney. I.D. #42434

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

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

15-05067

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Montgomery Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to Plan of Subdivision of Montgomery Crossing Phase 1, prepared for The Cutler Group, Inc, by Urwiler & 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 curve on the Southwesterly side of Tudor Drive (50 feet wide) said point of beginning being a point of corner Lot No. 236 as shown in the above mentioned Plan thence extending along the said side of Tudor Drive the two following courses and distances (1) on the arc of a circle curving to the right having a radius of 300.00 feet in the arc distance of 116.42 feet to a point of tangent on the said side of Tudor Drive, (2) South 44 degrees, 49 minutes, 24 seconds East 21 08 feet to a point of corner Lot 238 as shown in the above mentioned Plan, thence extending along the aforesaid Lot South 45 degrees, 10 minutes 36 seconds West 125.00 feet to a point of common corner on the aforesaid Lot 238 and Lot No. 222 as shown on the above mentioned Plan thence extending along aforesaid Lot 222 and also along Lot 223 as shown in the above mentioned Plan North 61 degrees, 20 minutes, 09 seconds West 73.55 feet to a point of common corner of the aforesaid Lot 223 Lot No 236 shown in the above mentioned Plan thence extending along the aforesaid North 27 degrees, 23 minutes, 24 seconds West 138.17 feet to the first mentioned point and curve of place of beginning.

BEING known as Lot No. 237 shown in above-mentioned Plan.

Parcel Number: 46-00-03873-87-2.

Location of property: 217 Tudor Drive, North Wales, PA 19454.

The improvements thereon are: Single family.

Seized and taken in execution as the property of **Young Chul Kim and Gyeong Sug Kim** at the suit of The Bank of New York Mellon et. al. Debt: \$537,954.85.

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.

15-05353

ALL THAT CERTAIN lot or piece of ground, situate in **New Hanover Township**, Montgomery County, Pennsylvania, and described according to a Plan of Subdivision of Cianciulli Tract made by Stout, Tacconelli & Associates, dated June 30, 2000 and last revised October 22, 2001 and recorded in Montgomery County in Plan Book A-60 pages 284 & 285, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Anthony Drive which point of beginning is common to this Lot and Lot No 31 as shown on said Plan, thence extending from said point of beginning, South 64 degrees 56 minutes 53 seconds West along the said Northwesterly side of Anthony Drive 79.42 feet to a point, a corner of Open Space "A" as shown on said Plan, thence extending along the same, the three following courses and distances, viz (1) North 25 degrees 03 minutes 07 seconds West 109.92 feet to a point, (2) North 43 degrees 00 minutes 00 seconds East 28.62 feet to a point, and (3) North 57 degrees 30 minutes 41 seconds East 53.32 feet to a point, a corner of Lot No. 31 as shown on said Plan, thence extending along the same, South 25 degrees 03 minutes 07 seconds East, 127.52 feet to first mentioned point and place of beginning.

BEING Lot No. 30 as shown on said Plan.

TITLE TO SAID PREMISES IS VESTED IN Mark C. Deluzio And Amelia Deluzio, Husband and Wife, by Deed from NVR, Inc Trading As Ryan Homes, Dated 09/22/2003, Recorded 01/13/2004, in Book 5490, Page 570. Parcel Number: 47-00-00021-02-2.

Location of property: 2607 Anthony Drive, Pottstown, PA 19464-1049.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mark C. Deluzio and Amelia Deluzio** at the suit of CitiMortgage, Inc., Successor by Merger with ABN AMRO Mortgage Group, Inc. Debt: \$324,852.81.

Robert J. Crawley, Attorney. I.D. #319712

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

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

15-10063

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

BEGINNING at the Northwesterly corner #516 N. Evans Street, said point being on the Easterly Property Line of N. Evans Street (50 feet wide), and distant along the same from a point marking the Northeastly Property Line intersection of West Street and the aforesaid N. Evans Street, North 39 degrees 31 minutes West 229 feet 09 inches; thence from the said point of beginning, continuing along the Easterly side of N. Evans Street, North 39 degrees 31 minutes East 39 feet 09 inches to a corner; South 50 degrees 29 minutes East 140.0 feet to a corner on the Westerly side of a given 20 foot wide public alley; thence along the same, South 39 degrees 31 minutes West 15.0 feet to a corner #518 N. Evans Street; thence along the same, North 50 degrees 29 minutes West 50.0 feet to a corner and continuing along the same, South 39 degrees 31 minutes West 24 feet 09 inches to a joint corner #516 & 520 N. Evans Street; thence along the Northerly side of #516 N. Evans Street, North 50 degrees 29 minutes West 90.0 feet to a corner on the Easterly side of N. Evans Street and Place of Beginning.

Parcel Number: 16-00-07688-00-9.

Location of property: 520 N. Evans Street, Pottstown, Pennsylvania.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Robert M. Ribick, Jr.** at the suit of Pottstown School District.

Debt: \$4,969.34.

Robert P. Daday, Attorney.

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

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

15-10632

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Frederick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision made for Domenic N. and Tine M. Dellose by Stout, Tacconelli & Associates, dated 5/1/1991 and last revised on 6/7/1991, and recorded in Plan Book A-53, Page 182, as follows, to wit:

BEGINNING at a point on the Southeast side of Simmons Road (33 feet wide) at a corner of Lot No. 2 on said plan; thence extending from said beginning point along the Southeast side of Simmons Road North 41 degrees, 16 minutes, 00 seconds East, 291.88 feet to a point a corner of land now or late of Joseph E. End, Jr.; thence extending along the same South 51 degrees, 52 minutes, 00 seconds East 1,578.29 feet to a point; thence extending South 44 degrees, 27 minutes, 00 seconds West, 549.56 feet to a point, in line of lands now or late of William Jr., and Dorothy Sheets; thence extending along the same North 49 degrees, 05 minutes, 00 seconds West, 1,111.95 feet to a point a corner of Lot No. 2, aforesaid; thence extending along the same the (2) following courses and distances: (1) North 41 degrees, 16 minutes, 00 seconds East, 200.00 feet to a point; and (2) North 51 degrees, 34 minutes, 49 seconds West, along a 30 feet wide access easement, 459.06 feet to the first mentioned point and place of beginning.

BEING Lot No 1 on said Plan. Block 17 Unit 8.

TITLE TO SAID PREMISES IS VESTED IN Tina Dellose and Domenic Dellose, by Deed from Anthony Dellose, dated 04/07/2006, recorded 04/20/2006 in Book 5597, Page 2382.

Parcel Number: 38-00-02458-00-6.

Location of property: 21 Simmons Road, Perkiomenville, PA 18074-9799.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Tina Dellose, Domeonic Dellose a/k/a Domenic Dellose, and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust, Inc. 2006-NC1, Asset-Backed Pass-Through Certificates Series 2006-NC1. Debt: \$980,693.27.

Robert J. Crawley, Attorney. I.D. #319712

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

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

15-25300

ALL THAT CERTAIN tract or parcel of land situate in **Lower Pottsgrove Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a plan of lot as laid out for Robert L. Gresh by Ralph E. Shaner & Son Engineering Company as of October 19, 1962, and revised September, 1963, as follows to wit:

BEGINNING at the southwestly corner of Lot No. 54, said point being on the easterly property line of North Adams Street (50 feet wide); thence along the southerly side of Lot No. 54 south 40 degrees 30 minutes east 201.28 feet to a corner on line of lands of R.C. Cemetary; thence along the same south 45 degrees 21 minutes west 100.26 feet to a corner of Lot No. 56; thence along the same north 40 degrees 30 minutes west 208.54 feet to a corner on the easterly side of North Adams Street; thence along the same north 49 degrees 30 minutes 100.00 feet to the place of beginning.

BEING all of Lot No. 55 of a plan of lots known as Ringing Hill Gardens.

TITLE TO SAID PREMISES IS VESTED IN Lynne J. Manescu by deed from Isak Jodel and Bela Jodel, husband and wife, dated August 4, 1982 and recorded August 5, 1982 in Deed Book 4689, Page 1790 The said Lynne J. Manescu died on February 5, 2013. On September 20, 2013, Letters of Testamentary were granted to Polly M. Weand, nominating and appointing her as the Executrix of the Estate of Lynne J. Manescu.

Parcel Number: 42-00-00076-00-8.

Location of property: 1408 North Adams Street, Pottstown, Pennsylvania 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Polly M. Weand, Executrix of the Estate of Lynne J. Manescu** at the suit of LSF10 Master Participation Trust. Debt: \$294,109.54.

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.

15-26913

ALL THAT CERTAIN tract or piece of land, with the buildings and improvements thereon erected, situate in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot #3, 4 and 5 on plan of lots laid out by Crawford and Bennett bounded and described in accordance therewith, as follows:

BEGINNING at a point in the middle line of DeKalb Street at the distance of one hundred eight and ninety-three one-hundredths feet Northeastwardly from its point of intersection with the middle line of Washington Lane, being a corner of Lot #2 on said plan; thence extending along the middle line of DeKalb Street North thirty-two degrees, twenty-nine minutes East, one hundred fifty feet to a point in line of Lot #5; thence extending along Lot #6, South fifty-seven degrees, thirty-one minutes East, two hundred fifteen and eight one-hundredths feet more or less to a point on the Northwesterly side of Mill Road; thence extending along said side of Mill Road, South forty degrees, twenty-three minutes West, one hundred fifty-one and forty-four one-hundredths feet to a point in line of Lot #2 on said plan; thence along Lot #2, North fifty-seven degrees, thirty-one minutes West, one hundred ninety-four and ninety-eight one-hundredths feet to the place of beginning.

EXCEPTING therefrom and thereout all that certain deed in fee simple containing 507.19 square feet contained in Deed recorded in Deed Book 5707, Page 1736 to the Commonwealth of Pennsylvania, Department of Transportation.

TOGETHER with all and singular the buildings and improvements, way, streets, alleys, driveways, passages, waters, water-courses, rights liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises 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 of him, the said grantor, as well at law as in equity, of, in and to the same. To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said grantees, their heirs and assigns, to and for the only proper use and behalf of the said grantees as: joint tenants with right of survivorship.

AND the said grantor, for himself and his heirs, executors and administrators, does by these presents, covenant, grant and agree to and with the said grantees, their heirs and assigns, that he, the said grantor, and his heirs, all and singular the hereditaments and premises herein described and granted or mentioned and intended so to be, with the appurtenances, unto the said grantees, their heirs and assigns, against him.

TITLE TO SAID PREMISES IS VESTED IN Clifford E. Webb, Jr. and Lakieshah Webb, his wife, by Deed from Clifford E. Webb, Jr. and Clifford Webb and Lakieshah Webb, f/k/a, Lakieshah Barfield, dated 10/11/2011, recorded 10/27/2011 in Book 5817, Page 1451.

Parcel Number: 33-00-01906-00-5.

Location of property: 3004 DeKalb Pike, Norristown, PA 19401-1526.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Clifford E. Webb, Jr. a/k/a Clifford Webb, Jr. a/k/a Clifford Edward Webb, Jr. and Lakieshah Webb a/k/a Lakieshah Barfield** at the suit of Lakeview Loan Servicing, LLC. Debt: \$257,053.97.

Robert J. Crawley, Attorney. I.D. #319712

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

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

15-27691

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a survey and plan made by Donald H. Schurr on June 19, 1952, as follows, to wit:

BEGINNING at a point on the northeasterly side of Ann Street (27 feet wide) at the distance of 254.54 feet northwestwardly from the point of the intersection of the said side of Ann Street with the northwesterly side of Cherry Street; thence along the said side of Ann Street north 61 degrees west 17.96 feet to a point a corner of land now or late of Edward Ernst and known as No. 135 Ann Street; thence along the same north 29 degrees 3 minutes east 55 feet to a point a corner of premises known as No. 138 West Airy Street; thence along the same the two following courses and distances, viz: south 61 degrees east 12.37 feet; and thence north 29 degrees 3 minutes east 1.5 feet to a point a corner in the center line of 3 feet wide alley; thence along the said center line thereof south 61 degrees east 5.59 feet to a point a corner of premises known as No. 131 Ann Street; thence along the same south 29 degrees 3 minutes west, the line for a portion of the distance passing through the middle of the partition wall 56.5 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Eva M. Butler by deed from Maxine Stewart and Eva M. Butler, Executrices of the Estate of Minnie B. Godwin, deceased dated May 1, 1986 and recorded May 8, 1986 in Deed Book 4798, Page 2265.

Parcel Number: 13-00-01428-00-8.

Location of property: 133 Ann Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Dante Butler, Known Surviving Heir of Eva M. Butler, Malcolm Butler, Known Surviving Heir of Eva M. Butler, Kathleen Ann Butler, Known Surviving Heir of Eva M. Butler, Jeffrey Butler, Known Surviving Heir of Eva M. Butler, Roslyn Butler, Known Surviving Heir of Eva M. Butler, Margo Snowden, Known Surviving Heir of Eva M. Butler, Lisa Kirkland, Known Surviving Heir of Eva M. Butler, George Godwin, Known Surviving Heir of Eva M. Butler, Unknown Surviving Heirs of Eva M. Butler and AKNJ LLC** at the suit of Live Well Financial, LLC. Debt: \$69,714.03.

Chelsea A. Nixon, Attorney. I.D. #324130

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

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

15-30253

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Green Willow Run, located in **Upper Moreland Township**, in the County of Montgomery, in Pennsylvania, which has heretofore been submitted to the Provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, PL 196 by the recording in the Office of the Recording of Deeds of Montgomery County, Declaration dated August 1, 1979, and recorded on August 2, 1979, in Deed Book 4437, Page 310, and Declaration Plan dated May 9, 1979, last revised July 16, 1979, and recorded on August 2, 1979, in Condominium Plan Book 6, Page 52 and 53, and a Code of Regulations dated August 1, 1979, and recorded August 2, 1979, in Deed Book 4437, Page 332, being and designated on Declaration Plan as Unit 10-E, as more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the common elements (as defined in such Declaration) of 1.35 17%.

BEING the same premises which Valton A. Lamb by Deed dated February 24, 2006 and recorded March 6, 2006 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book DE 05592, Page 1097, granted and conveyed unto Michael Lamb.

Parcel Number: 59-00-19898-91-4.

Location of property: 515 North York Road, Unit 10-B, Willow Grove, PA 19090.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Michael Lamb** at the suit of U.S. Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-5 c/o Ocwen Loan Servicing, LLC. Debt: \$84,844.84.

Edward J. McKee, Attorney.

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

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

16-00178

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be thereon erected situate in **Horsham Township**, Montgomery County, Pennsylvania bounded and described according to a plan of subdivision prepared for Saw Mill Valley, Section 3, Phase v made by Urwiler and Walter, Inc., Summestown Pennsylvania, dated June 11, 1985 and revised July 8, 1985, said plan recorded in the Office of Recording of Deeds at Norristown, Montgomery County, Pennsylvania, in Plan Book A-46, Page 366, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Bark Hollow Lane (40 feet wide), said point being measured by the four following courses and distances from a point of curve on the Southeasterly side of Whetstone Road (40 feet wide): (1) leaving Whetstone 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 Southwesterly side of Bark Hollow Lane; (2) South 48 degrees, 38 minutes, 12 seconds East 32.00 feet to a point of curve; (3) thence extending from said point of curve along the Southwesterly side of the Northwesterly side of Bark Hollow Lane on the arc of a circle curving to the right having a radius of 80.00 feet the arc distance of 125.67 feet to a point of tangent on the Northwesterly side of Bark Hollow Lane; (4) South 41 degrees, 21 minutes, 48 seconds West, 116.37 feet to a point of beginning circle curving to the left having a radius of 270.00 feet the arc distance of 416.37 feet to a point of beginning, said point of the beginning being the point a corner of Lot No 15-V as shown on the above mentioned plan; thence extending from said point of beginning along the Northwesterly side of Bark Hollow Lane the two following courses and distances: (1) South 41 degrees, 21 minutes, 48 seconds West, 7.91 feet to a point of curve on the same; thence extending to said point of curve on the arc of a circle curving to the left having a radius of 270.00 feet and crossing a certain storm drainage easement having the arc distance of 22.45 feet to a point a corner of Lot No. 13-V as shown on the above mentioned plan; thence extending along the said lot North 48 degrees, 38 minutes, 12 seconds West recrossing a certain easement 132.93 feet to a point on the Southeasterly side of Whetstone Road; thence extending North 41 degrees, 21 minutes, 48 seconds East and again recrossing the aforementioned storm drainage easement 30.33 feet to a point a corner of Lot No. 15-V as shown in the above mentioned plan; thence extending along the same South 48 degrees, 38 minutes, 12 seconds East, and recrossing the aforementioned easement 132.00 feet to the first mentioned point and place of beginning.

BEING Lot 14-V as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Mark D. Glauser and Jennifer M. Glauser, husband and wife by Deed from Joseph L. Chonofsky dated 12/12/2001 recorded 01/24/2002 in Deed Book 5392, Page 2476.

Parcel Number: 36-00-00544-19-4.

Location of property: 14 Bark Hollow Lane, Horsham, PA 19044.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jennifer M. Glauser and Mark D. Glauser** at the suit of Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-R3. Debt: \$257,601.58.

Elizabeth L. Wassall, 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.

16-03235

ALL THAT CERTAIN lots or piece of ground, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Survey and Plan thereof made the 6th day of April 1959 by Russell S. Lyman Registered Professional Engineer, Surveyor of Huntingdon Valley, Pennsylvania as follows, to wit:

BEGINNING at a point in the center line of Garden Avenue (40 feet wide) said point being two hundred feet North thirty-eight degrees nine minutes East from a point formed by the intersection of the center line of Summer Avenue (40 feet wide) with the center line of aforesaid Garden Avenue; thence from the first mentioned point and place of beginning and extending along the center line of said Garden Avenue North thirty-eight degrees nine minutes East eighty feet to a point; thence crossing over the Southeasterly side of said Garden Avenue and along the Southwesterly side of Lot No. 1163; thence along the same North forty-nine degrees sixteen minutes West one hundred six feet re-crossing the Southeasterly side of said Garden Avenue to a point in the center line thereof the point and place of beginning.

BEING a part of Lots Nos. 1164 to 1167 inclusive, South thirty-eight degrees nine minutes West eighty feet in the line of Lot No. 1168; thence along the same North forty-nine degrees sixteen minutes West one hundred six feet re-crossing the Southeasterly side of said Garden Avenue to a point in the center line thereof the point and place of beginning.

BEING a part of Lots Nos. 1164 to 1167 inclusive as shown on plan of lots of sub-division known as Horsham Heights. BEING THE SAME PREMISES which Arthur P. Mac Innis and Barbara A. Mac Innis, husband and wife, by Deed dated 10/24/1996 and recorded 11/6/1996 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5166, Page 1785, granted and conveyed unto Philip E. Reid.

Parcel Number: 36-00-04462-00-2.

Location of property: 331 Garden Avenue, Horsham, PA 19044.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Philip Reid a/k/a Philip E. Reid** at the suit of Nationstar Mortgage LLC. Debt: \$269,256.42.

Katherine M. Wolf, 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.

16-07468

ALL THAT CERTAIN message and parcel of land, situate in the Sixth Ward, **Pottstown Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a survey as made by George F. Shaner, R.E., as follows, to wit:

BEGINNING at a corner set for the Southwesterly property line intersection of Cross Street (39 feet wide) and another ordained street known as South Keim Street (40 feet wide); thence along the Westerly property line of the same South 43 degrees, 03 minutes West, 42 feet to a corner on the Northerly right-of-way of the Reading Company; thence along the same North 59 degrees, 48 minutes West, 240.90 feet to a corner of other lands of the grantor; thence along the same by a curve, curving to the left and distant approximately 6 feet from the center line of a spur track leading to a plant by the following five courses viz: (1) North 88 degrees, 01 minute East, 0.81 feet; (2) North 86 degrees, 04 minutes East, 31 feet; (3) North 78 degrees, 38 minutes East, 31 feet; (4) North 74 degrees, 35 minutes East, 31 feet; (5) North 65 degrees, 54 minutes East, 31 feet a corner on the Southerly property line of Cross Street; thence along the same South 44 degrees, 25 minutes East, 168.08 feet to the place of beginning.

Parcel Number: 16-00-06832-00-1.

Location of property: 880 Cross Street, Pottstown, Pennsylvania.

The improvements thereon are: One-story warehouse/manufacturing.

Seized and taken in execution as the property of **Four Wins Development Group** at the suit of Pottstown School District. Debt: \$4,701.56.

Robert P. Daday, Attorney.

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

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

16-09634

ALL THAT CERTAIN lot or piece of ground, Hereditaments and Appurtenants, situate in **Limerick Township**, County of Montgomery, and Commonwealth of Pennsylvania, described according to a plan of subdivision of "Aronimink" made for Fay Development Co. Inc., by Bursich Associates, Pottstown, PA, dated 3/4/1988 and last revised 5/24/1989 and recorded in Plan Book A-51 page 74, bounded and described as follows, to wit:

BEGINNING at a point on the Southeasterly side of Navajo Drive (50 feet wide) a corner of Lot 66 on said Plan; thence from said beginning point, along line of Lot 66, South 57 degrees 00 minutes 17 seconds East 83.76 feet to a point in line of Open Space "C" on said Plan; thence along same South 32 degrees 59 minutes 44 seconds West 46.00 feet to a point a corner of Lot 66 on said Plan; thence along same North 57 degrees 00 minutes 17 seconds West 83.00 feet to a point on the Southeasterly side of Navajo Drive aforesaid; thence along same the following 2 courses and distances: (1) North 32 degrees 59 minutes 44 seconds East 29.67 feet to a point of curve and (2) on the arc of a circle curving to the left having a radius of 175 feet the arc distance 16.35 feet to a point a corner of Lot 66 on said Plan, being first mentioned point and place of beginning.

BEING Lot 65 as shown on said Plan.

John M. Kline And Dena Kline, Husband and Wife, as Tenants by the Entireties, by Fee Simple Deed from Charles H. Jones and Maima W. Jones, Husband and Wife, as set forth in Deed Book 5643 Page 02636, dated 03/30/2007 and recorded 04/19/2007, Montgomery County Records, Commonwealth Of Pennsylvania.

Parcel Number: 37-00-03123-38-6.

Location of property: 404 Navajo Drive, Limerick Township, PA 19468.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **John M. Kline and Dena Kline** at the suit of Wells Fargo Bank, N.A. Debt: \$291,467.92.

Meredith H. Wooters, Attorney.

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

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

16-12354

ALL THOSE TWO CERTAIN lots or pieces of ground, situate on Jefferson Street, South of Sixth Street, in **East Greenville Borough**, County of Montgomery and Commonwealth of Pennsylvania; being Lots Nos. 1 and 2, described according to a survey prepared by Stanley F. Moyer, Registered Surveyor and Engineer, dated May 2, 1949, as follows, to wit:

BEGINNING at a bolt a corner of Lots Nos. 2 and 3 in the center line of Jefferson Street 50 feet wide, said corner being 186.37 feet Southeast of an iron pipe at the intersection of the center line of Jefferson Street and Sixth Street 50 feet wide; thence along Lot No. 3, other land of grantors of which this was part, North 61 degrees, 22 minutes East, the distance of the 227 feet to an iron pin a corner in the center line of School Alley, 20 feet wide; thence along the center line of School Alley South 28 degrees, 38 minutes East, the distance of 100 feet to a corner; thence along land of Violet Sterrman South 61 degrees, 22 minutes West, the distance of 227 feet to a corner in the center line of Jefferson Street; thence along the center line of Jefferson Street North 28 degrees, 38 minutes West the distance of 100 feet to the place of beginning.

BEING the same premises which Suzanne M. Burns and Thomas L. Burns, Jr. and Marsha D. Burns, by Deed dated 9/15/2011 and recorded 9/30/2011, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5814, Page 2444, granted and conveyed unto Suzanne M. Burns and Robert P. Burns, husband and wife.

Parcel Number: 06-00-01616-00-7.

Location of property: 527 Jefferson Street, East Greenville, PA 18041.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Suzanne M. Burns and Robert P. Burns** at the suit of Nationstar Mortgage, LLC. Debt: \$206,064.48.

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.

16-15203

ALL THAT CERTAIN lot or piece of ground together with the two story brick and stone message or tenement thereon erected, situate in **Cheltenham Township**, County of Montgomery, State of Pennsylvania, and described according to a survey and Plan thereof made by Chester E. Albright, Esquire, Civil Engineer, on the 11th day of May A.D., 1937 as follows, to wit:

SITUATE on the Southwesterly side of Erlen Road (50 feet wide) at the distance of 191.96 feet Northwestwardly from a concrete monument marking the intersection of the produced Southwesterly side of Erlen Road and the produced Northwestwesterly side of Cedar Lane (40 feet wide).

CONTAINING in front or breadth on the said Erlen Road 24 feet and extending of that width in length of depth Southwestwardly between parallel lines at right angles to the said Erlen Road 102 feet to the center line of a certain 12 feet wide driveway which extends Northwestwardly from Cedar Lane into Penrose Avenue.

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

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

FEE SIMPLE TITLE VESTED IN Nicole Carnarvon and Jenilee Dyer as Joint Tenants with Right of Survivorship by deed from Aubrey A. Fennell and Mildred Fennell, dated 10/5/2007, recorded 10/19/2017, in the Montgomery County Clerk's Office in Deed Book 5669, Page 898, as Instrument No. 2007127070.

Parcel Number: 31-00-09592-00-7.

Location of property: 1816 Erlen Road, Elkins Park, PA 19027.

The improvements thereon are: Residential real estate.
Seized and taken in execution as the property of **Nicole Carnarvon and Jenilee Dyer** at the suit of MTGLQ Investors, L.P. Debt: \$263,996.68.

Jessica N. Manis, Attorney.

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

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

16-15549

ALL THAT CERTAIN lot or piece of ground, situate in **Douglass Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Subdivision and Land Development for Chlanders Crossing, made by John T. Aston, Surveyor, Boyertown, Pennsylvania, dated 12/8/1989, last revised 11/20/1990 and recorded in Plan Book A-52 pages 292 and 294, as follows, to wit:

BEGINNING at a point a corner of Lot No. 14 Linden Court on said Plan; thence extending South 39 degrees 00 minutes 33 seconds West, 20.00 feet to a point, a corner of Lot No. 16; thence extending along same, North 50 degrees 59 minutes 27 seconds West, 100.00 feet to a point; thence extending North 39 degrees 00 minutes 33 seconds East, 20.00 feet to a point, a corner of Lot No. 14; thence extending along same, South 50 degrees 59 minutes 27 seconds East, 100.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 15 on said Plan.

Parcel Number: 32-00-03568-32-2.

Location of property: 15 Linden Court, Boyertown, PA 19512.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Amy J. Cabrera-Cabello** at the suit of Franklin Mint Federal Credit Union. Debt: \$187,965.21.

Robert J. Wilson, Attorney. I.D. #42434

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

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

16-20854

ALL THAT CERTAIN tract or piece of land, situate in **Limerick Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made September 21, 1949 by Francis W. Wack, Registered Surveyor, as follows, to wit:

BEGINNING at a point in the middle of Sunset Road, a corner of this and land of Ward D. Kramer, et ux.; thence extending along the middle of said Sunset Road, South 44 degrees, 30 minutes West, 250 feet to a point, a corner of other land of Herman and Lydia G. Schiffko of which this was a part; thence along said land, North 34 degrees, 30 minutes West, crossing a small stream, 542.5 feet to an iron pin, a corner; thence along land of George E. Gallie and Lloyd B. Groover, et ux., North 23 degrees, 20 minutes West, 360 feet to an iron pin, a corner of land of Frank C. Poley; thence along the same, North 46 degrees, 15 minutes East again crossing the small stream, 95.2 feet to an iron pin, a corner; thence still along said Poley's Land, North 26 degrees, West 215 feet to an iron pin, a corner of land of George Kluth; thence along said land, South 47 degrees, 45 minutes East, 581.5 feet to an iron pin, a corner of land of Jay Orlipp, et ux.; thence along the same, South 44 degrees, 30 minutes West, 100 feet to an iron pin, a corner; thence still along said Orlipp's Land, South 47 degrees, 45 minutes East, 200 feet to an iron pin, a corner of land of Ward D. Kramer, et ux.; thence along the same, South 44 degrees, 30 minutes West, 100 feet to an iron pin, a corner; thence still along said Kramer's land, South 47 degrees, 45 minutes East, 300 feet to the place of beginning.

CONTAINING 4.987 acres of land, more or less.

BEING the same premises which Kevin L. Hallman and Susan B. Hallman, husband and wife by Deed dated July 8, 1991 and recorded July 11, 1991 in the Recorder's Office of Montgomery County, Pennsylvania, as Instrument Number 009458 Book 4980, Page 2138 granted and conveyed unto Paul P. Copenhaver and Janet T. Copenhaver, husband and wife.

Parcel Number: 37-00-04882-00-4.

Location of property: 53 Sunset Road, Limerick, PA 19468.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Paul P. Copenhaver a/k/a Paul Copenhaver and Janet T. Copenhaver a/k/a Janet Copenhaver** at the suit of Key Bank, N.A., as Successor by Merger to First Niagara Bank, N.A. Debt: \$199,417.49.

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

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

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

16-22747

ALL THAT CERTAIN unit designated as Unit 6-B being a Unit in the Greenhouse Condominium, located at Rock Hill Road, **Lower Merion Township**, Montgomery County, Commonwealth of Penna. as designated in the Declaration of Condominium, dated 8/9/1977 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery at Norristown, Pa. on 8/12/1977 in Condominium Book 5 page 14, and in the Declaration Plans and the Code of Regulations, each dated 8/9/1977 and recorded in the Office of aforesaid in Deed Book 4227 page 338 and 4227 page 349, respectively.

TOGETHER with all right, title and interest being 2.000% of, in and to the common elements as more fully set forth in the Declaration of Condominium and the Declaration Plans.

BEING a part of the same premises which Franklin Quarry and Supply Company (a Pa. Corp.) by Deed dated 8/1/74 and recorded in the Recorder of Deeds Office at Norristown in Deed Book 3966 page 328, granted and conveyed unto Mill Creek Park Associates, a Pa. Corp., in fee.

ALSO BEING part of the same premises which Russell Gentsch, unmarried by Deed dated 2/24/1977 and recorded in the Recorder of Deeds Office at Norristown, in Deed Book 4183 page 525, granted and conveyed unto Mill Creek Park Associates, a Pa. Corp., in fee.

UNDER AND SUBJECT to a certain Agreement between Mill Creek Park Associates Inc., et al and the Township of Lower Merion, dated 6/22/1977 and recorded 6/23/1977 in Deed Book 4211 page 80.

ALSO UNDER AND SUBJECT to all agreements, conditions and restrictions of record and to the provisions, easements and covenants as contained in the Declaration of Condominium, Declaration Plans and Code of Regulations.

The Grantee for and on behalf of the Grantee and the Grantee's heir, personal representatives, successors 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 as may be assessed from time to time by the Council in accordance with the Unit Property Act of Pennsylvania 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 in so far as Sections 705 and 706 of said Unit Property Act may relive a subsequent unit owner of liability for prior unpaid assessments. This Covenant shall run with and bind the land hereby conveyed and all subsequent owners, thereof.

TITLE TO SAID PREMISES IS VESTED IN Phillip S. Shapiro, by Deed from Mill Creek Park Associates Inc., (PA. Corp.), Dated 10/05/1978, Recorded 10/11/1978, in Book 4351, Page 360.

PHILIP S. SHAPIRO died on 05/13/2015, leaving a Last Will and Testament dated 03/23/2015. Letters Testamentary were granted to ANNA MAE BURNETT on 05/29/2015 in , No. 46-2015-X1894. The Decedent's surviving devisee is ANNA MAE BURNETT.

Parcel Number: 40-00-52082-37-5.

Location of property: The Green House Apartments, Apt. 6 B, a/k/a 19 Rockhill Road, Condo. 6-B, Bala Cynwyd, PA 19004.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Anna Mae Burnett, in Her Capacity as Executrix and Devisee of The Estate of Philip S. Shapiro** at the suit of Wells Fargo Bank, N.A. s/b/m Wachovia Bank, National Association. Debt: \$154,176.02.

Robert J. Crawley, Attorney. I.D. #319712

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

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

16-28108

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in **Springfield Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a Survey and Plan of Springfield Heights, Section No. 2 made by Barton and Martin, Engineers, of Philadelphia on September 14, 1956 and recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania on October 4, 1957 in Plan Book A-4 page 11&C, which said plan was revised on April 29, 1959 and more fully described as follows, to wit:

BEGINNING at a point on the Northeast side of Preston Road (50 feet wide) which point is measured on the arc of a circle curving to the left having a radius of 20 feet, the arc distance of 31.42 feet from a point on the Southeast side of Suffolk Road (50 feet wide); thence extending along the Northeast side of Preston Road South 15° 57' 30" East 80 feet to a point; thence extending North 74° 02' 30" East 146.05 feet to a point; thence extending North 22° 23' 13" West 107.06 feet to a point on the Southeast side of Suffolk Road; thence extending along the Southeast side of Suffolk Road along the arc of a circle curving to the right, having a radius of 1,018.68 feet, the arc distance of 114.29 feet to a point of reverse curve; thence extending along the arc of a circle curving to the left, having a radius of 20 feet, the arc distance of 31.42 feet to a point on the Northeast side of Preston Road, the first mentioned point and place of beginning.

BEING Lot No. 62 on said Plan.

BEING THE SAME PREMISES which John V. Donohue and Marguerite T. Donohue, his wife and Harpur M. Tobin, Jr. and Marguerite C. Tobin, his wife, by Deed Dated 2/23/1999 and Recorded 3/12/1999, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5263, Page 759, granted and conveyed unto John V. Donohue and Marguerite T. Donohue, husband and wife. And the said John V. Donohue passed away on October 30, 2015, thereby vesting his interest unto his wife, Marguerite T. Donohue.

Parcel Number: 52-00-16813-00-1.

Location of property: 200 Suffolk Road, Flourtown, PA 19031.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Marguerite T. Donohue** at the suit of HSBC Bank USA, National Association, as Indenture Trustee of the FBR Securitization Trust 2005-2, Callable Mortgage-Backed Notes, Series 2005-2. Debt: \$364,091.09.

Katherine M. Wolf, 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.

16-28762

ALL THAT CERTAIN lot or piece of ground, situate in **Perkiomen Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Plan, Record Plan, Record Plan- Weaterly Section, Perkiomen Greene, Prepared by Boucher and James, Inc., Dated 4/3/1992, Last Revised 10/15/1997 and recorded to Plan Book A-57 Page 308, as follows, to wit:

BEGINNING at a point on the southwesterly side of Commons Lane (50 feet wide), a corner of this and Lot No. 225 on said Plan; thence extending from said point of beginning and along the southwesterly side of Commons Lane, aforesaid, the Two (2) following course and distance viz: (1) Along the arc of circle curving to the left having radius of 175.00 feet, the arc distance of 21.12 feet to a point of tangent therein; and (2) South 34 degrees 01 minutes 30 seconds East 25.00 East 25.00 feet to a point a corner of Open Area ?; thence extending along the same, south 55 degrees 58 minutes 30 seconds West 110.00 feet to a point, a corner of Lot No. 223 on said plan, thence extending along the same North 34 degrees 01 minutes 30 seconds West 59.56 feet to a point, a corner of Lot No. 225, aforesaid; thence extending along the same, North 62 degrees 53 minutes 22 seconds East 112.09 feet to the first mentioned point and place of beginning.

BEING Lot No 224 on said Plan.

BEING the same premises in which William P. Brown, also known as William Brown, and Diane L. Brown, husband and wife by deed dated October 20, 2006 and recorded on January 03, 2007 in the Office of Recorder of Deeds in and for Montgomery County in Deed Book 5629, Page 2134-2137.1 and Instrument #2007000894, conveyed unto William P. Brown.

Parcel Number: 48-00-00611-00-7.

Location of property: 201 Commons Lane, Collegeville, PA 19426.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **William P. Brown** at the suit of LSF10 Master Participation Trust. Debt: \$340,727.65.

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.

16-29343

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Souderton Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey thereof made January 15, 1953 and March 9, 1953, by Stanley F. Moyer, P.E. and L.S., as follows, to wit:

BEGINNING at a point in the centerline of Hunsberger Lane, thirty-eight feet in width, at the distance of two hundred seven and sixty four one-hundredths feet Northwestwardly from the centerline of West Broad Street, forty nine feet in width, a point, a corner of land of Robert K. Marple and Mary H., his wife; thence extending along said land, the line for a portion of the distance passing through the centerline of the partition wall dividing the house erected on these premises from the one on the adjoining premises South fifty-three degrees thirty minutes West, one hundred eighty-eight feet to a point, a corner of land of J.K. Clemmer, thence extending along the said land, North thirty-six degrees thirty minutes West, forty-five and fifteen one-hundredths feet to a point in the centerline of said alley North fifty-three degrees thirty minutes East one hundred eighty-eight feet to a spike set in the centerline of Hunsberger Lane, thence extending along the Centerline of Hunsberger Lane, South thirty-six degrees thirty minutes East forty-five and fifteen one-hundredths feet to the first mentioned point and place of beginning.

BEING THE SAME PREMISES which Andrew M. Cuomo, Secretary of Housing and Urban Development, of Washington, D.C., by Deed dated 08/30/2000 and recorded 09/15/2000 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5331, Page 2122, granted and conveyed unto Monroe J. Knappenberger and Tara Knappenberger, by their Attorney in Fact, Dale Albertelli, in fee.

Parcel Number: 21-00-04340-00-4.

Location of property: 20 North Huntsberger Lane, Souderton, PA 18964.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Monroe J. Knappenberger and Tara Knappenberger a/k/a Tara M. Knappenberger** at the suit of Carrington Mortgage Services, LLC. Debt: \$73,084.30.

Katherine M. Wolf, 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.

17-00068

ALL THAT CERTAIN Lot, Plot or parcel of land with the message or tenement thereon erected, situate in "Stuart Creek Farms - Phase 5A" in **Upper Dublin Township**, County of Montgomery and Commonwealth of Pennsylvania, being designated as Lot Number 50, as shown on "Stuart Creek Farm - Phase 5A - Subdivision Plan" prepared by C. Raymond Weir Associates Inc., Civil Engineers & Surveyors, dated June 1, 1984, last revised December 18, 1984, recorded in the Office for the Recording of Deeds, In and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Bok A-46 page 119:

BEING Lot Number 50 as above set out.

BEING, INTER-ALIA, part of Premises "A" of the same premises which Harriet B. Kravitz, by Indenture bearing date the 14th day of June, A.D., 1984, recorded in the Office for the Recording of Deeds, In and for the County of Montgomery, at Norristown, Pennsylvania, In Deed Book 4741 page 1306 &c., granted and conveyed unto Stuart Creek Farms Joint Venture, a joint venture, its hers and assigns, in fee.

Parcel Number: 54-00-13750-64-1.

Location of property: 2003 Red Maple Grove, Ambler, PA 19002.

The improvements thereon are: Residential dwelling.
Seized and taken in execution as the property of **Joseph B. Gordon** at the suit of Stuart Creek Farms Homeowners Association. Debt: \$33,805.05.

Thomas G. Wolpert, Attorney. I.D. #68848

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.

17-00946

ALL THAT CERTAIN brick message and lot or piece of land, situate in **Bridgeport Borough**, County of Montgomery and Commonwealth of Pennsylvania, and numbered according to the plan of numbering houses in said Borough Numbered 44 Front Street and bounded and described, as follows, to wit:

BEGINNING at a point on the Southwest side of Front Street at the distance of forty-five and ninety-five one-hundredths feet Southeastly from the Southeast corner of Front and Mill Streets, and said point being in the middle of the partition wall between the premises hereby conveyed and the adjoining premises now or late of said Charles J. Quiliman; thence Southwesterly the line passing through the middle of the partition wall between the premises hereby conveyed and the adjoining premises now or late of said Charles J. Quiliman one hundred thirty-seven and five-tenths feet to the Northeastly side of Second Street, thence along said side of Second Street Southeastly thirteen and fifty-five one-hundredths feet to a spike a corner of this and land now or late of Mary Mares; and thence along the line of said Mary Mares land and passing through the middle of a partition wall between the premises hereby conveyed and said Mary Mares adjoining premises Northeastly one hundred thirty-seven and forty-three one-hundredths feet to the Southwest side of Front Street and along the said side of said Front Street, Northwestly fourteen and five one-hundredths feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Beverly McArdle by Deed from Kenneth H. Smith, widower dated 08/01/2001 recorded 08/01/2001 in Deed Book 5369, Page 1972.

Parcel Number: 02-00-02992-00-3.

Location of property: 44 West Front Street, Bridgeport, PA 19405-1023.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Dana R. McArdle, Known Heir Of Beverly McArdle, Deborah Lee, Known Heir Of Kenneth H. Smith A/K/A Kenneth H. Smith, Sr. A/K/A Kenneth W. Smith, Dennis P. Smith, Known Heir Of Kenneth H. Smith A/K/A Kenneth H. Smith, Sr. A/K/A Kenneth W. Smith, John P. Smith, Known Heir Of Kenneth H. Smith A/K/A Kenneth H. Smith, Sr. A/K/A Kenneth W. Smith, Kenneth H. Smith, Jr., Known Heir Of Kenneth H. Smith A/K/A Kenneth H. Smith, Sr. A/K/A Kenneth W. Smith, Mary Ellen Dudziak, Known Heir Of Kenneth H. Smith A/K/A Kenneth H. Smith, Sr. A/K/A Kenneth W. Smith, Nicole L. McArdle, Known Heir Of Beverly McArdle, Robert S. McArdle, Known Heir Of Beverly McArdle, Sean R. McArdle, Known Heir Of Beverly McArdle, Thomas J. Smith, Known Heir Of Kenneth H. Smith A/K/A Kenneth H. Smith, Sr. A/K/A Kenneth W. Smith, Unknown Heirs, Successors, Assigns And All Persons, Firms Or Associations Claiming Right, Title Or Interest From Or Under Kenneth H. Smith A/K/A Kenneth H. Smith, Sr. A/K/A Kenneth W. Smith, Unknown Heirs, Successors, Assigns And All Persons, Firms, Or Associations Claiming Right, Title Or Interest From Or Under Beverly McArdle**, at the suit of The Bank of New York Mellon, f/k/a The Bank of New York, as Successor in Interest to JPMorgan Chase Bank, National Association, as Successor in Interest to Bank One, National Association, as Trustee for Amortizing Residential Collateral Trust Mortgage Pass-Through Certificates, Series 2002-BC4. Debt: \$37,514.84.

J. Eric Kishbaugh, Attorney.

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

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

17-03341

ALL THAT CERTAIN lot or piece of land, situate in **Lower Providence Township**, County of Montgomery and State of Pennsylvania, being Lot No. 41 on a Plan of Lots of Audubon Park, surveyed by Hiltner and Hitchcock, Registered Engineers, Norristown, PA in March 1927, and recorded in Deed Book 1028 page 600, bounded and described in accordance therewith as follows, to wit:

BEGINNING at a point at the intersection of the Southwest side of Orchard Lane 50 feet wide with the Southeast side of Park Avenue, as laid out and shown on said plan; thence extending along the Southwest side of Orchard Lane, South 43 degrees 55 minutes East 75 feet to a point, a corner of Lot No. 42 on said plan; thence along Lot No. 42, south 46 degrees 5 minutes west 150 feet to a point in line of Lot no. 40; thence along Lot No. 40, North 43 degrees 55 minutes west 75 feet to a point on the Southeast side of Park Avenue aforesaid; thence along said side of Park Avenue, North 46 degrees 5 minutes East 150 feet to the place of beginning.

BEING the same premises which Edward F. Keegan, III and Joan A. Keegan, by Deed dated 9/15/09 and recorded 9/24/09 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5744, Page 2429, granted and conveyed unto Christopher J. Friel and Erica L. Molz.

Parcel Number: 43-00-10330-00-4.

Location of property: 1004 South Park Avenue, Norristown, PA 19403.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Christopher J. Friel and Erica L. Molz** at the suit of JPMorgan Chase Bank, National Association. Debt: \$186,664.66.

Katherine M. Wolf, 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.

17-03475

ALL THAT CERTAIN message or tenement and Lot or Piece of ground, situate in **Pottstown Borough**, 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 **Pottstown Borough**, 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.

17-07282

ALL THAT CERTAIN tract or piece of land situate in **Upper Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey and plan thereof made by Russell S. Lyman, Registered Professional Engineer and Surveyor, Bryn Athyn, Pa., dated February 12, 1949, revised March 16, 1949, and April 30, 1949, and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pa., in Deed Book 2012 page 601, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Terwood Road (46.5 feet wide as widened from the original width of 33 feet by the addition of 13.5 feet on the Northeasterly side thereof) being at the distance of 231 feet measured on a bearing of South 4 degrees 6 minutes 30 seconds East along the said side of Terwood Road from a stone in the same, said stone being at the distance of 43.43 feet measured on a bearing of North 39 degrees 35 minutes East from a point on the center line of Terwood Road (33 feet wide), said last mentioned point being at the distance of 483 feet measured on a bearing of South 4 degrees 6 minutes 30 seconds East along the center line of Terwood Road (33 feet wide) from a point, an angle in the same, said last mentioned point being at the distance of 205 feet on a bearing of South 31 degrees 9 minutes East along the center line of Huntingdon Road (33 feet wide), said point of beginning being a corner of Lot No. 2; Thence extending from said Beginning point along Lot No. 2, North 82 degrees 53 minutes 30 seconds East 399.24 feet to a point in line of Lot No. 15; Thence partly along Lot No. 15 and partly along Lot No. 16, South 38 degrees 13 minutes East 120.77 feet to a point, a corner of Lot No. 4; Thence extending along Lot No. 4, South 85 degrees 53 minutes 30 seconds West 466.97 feet to a point on the Northeasterly side of Terwood Road; Thence along the same, North 4 degrees 6 minutes 30 seconds West 100 feet to the first mentioned point and place of Beginning.

BEING Lot No. 3 on the aforesaid Plan.

BEING the same property conveyed to Christian Sakelson and Dennis Sakelson who acquired title by virtue of a deed from Christian Sakelson, dated October 23, 2012, recorded December 11, 2012, at Instrument Number 2012124295, and recorded in Book 5857, Page 01332, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 59-00-17146-00-3.

Location of property: 2365 Terwood Road, Huntingdon Valley, PA 19006.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Christian J. Sakelson, a/k/a Christian Sakelson, a/k/a Christian John Sakelson and Dennis Sakelson, a/k/a Dennis N. Sakelson** at the suit of Wells Fargo Bank, N.A. s/b/m Wachovia Bank, National Association. Debt: \$247,944.96.

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.

17-07560

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

BEGINNING at a point on the Northerly side of Farview Avenue at a distance of Three hundred thirty-three feet Northwesterly from the Northwesterly side of Clearfield Avenue, thence North Thirty-seven degrees eighteen minutes East along the line of Robert C. Miller, One hundred forty-four and forty-five one-hundredths feet to a point; thence North Fifty-two degrees forty-six minutes West Seventy-five feet to a point, a corner in other land now of Andrew A. Pegon, and the Grantee, thence South Thirty-seven degrees eighteen minutes West One Hundred forty-four and forty-five one-hundredths feet to a point on the Northerly side of Farview Avenue, thence along said Avenue, South Fifty-two degrees forty-six minutes East Seventy-five feet to the point and place of beginning.

ALSO ALL THAT CERTAIN tract or piece of land with the buildings and improvements thereon erected, situate in the **Lower Providence Township**, County of Montgomery and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point, a corner now in line of land of Andrew A. Pegon and Kathryn V. Pegon and Arthur K. McVaugh and Doris L. McVaugh, said point being North Thirty-seven degrees eighteen minutes East One hundred forty-four and forty-five one-hundredths feet from a point on the Northeasterly side of Farview Avenue said point on Farview Avenue being Four hundred eighty-three feet Northwesterly from the Northwest side of Clearfield Avenue, and thence the following courses and distances, South Fifty-two degrees forty-six minutes East One hundred and fifty feet to a point in line of land now of Robert C. Miller, thence along said line of land North Thirty-seven degrees eighteen minutes East One hundred and fifty feet to a point in line of land of Christopher Branda, thence along said line of land of Branda, North Fifty-two degrees forty-two minutes One Hundred and fifty feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Alexander A. Pegon, Jr., by Deed from Alexander A. Pegon, Jr., Dated 06/21/2004, Recorded 06/25/2004, in Book 5513, Page 2097.

Mortgagor ALEXANDER A. PEGON, JR died on 01/08/2017, and upon information and belief, his surviving heirs are GLENN PEGON and DREW PEGON.

Parcel Number: 43-00-04192-00-4.

Location of property: 113 Farview Avenue, Norristown, PA 19403-1662.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Glenn Pegon, in His Capacity as Heir of Alexander A. Pegon, Jr., Deceased, Drew Pegon, in His Capacity as Heir of Alexander A. Pegon, Jr., Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Alexander A. Pegon, Jr., Deceased** at the suit of Nationstar Mortgage LLC d/b/a Champion Mortgage Company. Debt: \$288,694.59.

Robert J. Crawley, Attorney. I.D. #319712

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

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

17-07666

ALL THOSE CERTAIN three lots or pieces of ground, situate in **Lower Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, being known and numbered as Lots Nos. 14, 15 and 16, Section 'D' of Collegetown Park (formerly known as Norristown Park) which said plan is recorded at Norristown, Pennsylvania, in D.B. 810/398 bounded and described, as follows, to wit:

BEGINNING at a point, the intersection of the Southwesterly side of Main Street and the Southeasterly side of Roosevelt Avenue (40 feet wide).

CONTAINING in front or breadth on the Southwesterly side of Main Street 60 feet (each lot being 20 feet front) and extending of that width in length or depth Southwestwardly between parallel lines at right angles with the said side of Main Street the Northwesterly line thereof extending along the Southeasterly side of Roosevelt Avenue, 125 feet.

TITLE TO SAID PREMISES IS VESTED IN Christina E. Thomsen, by Deed from Hilda L. McFarland, Dated 1/23/2015, Recorded 1/29/2015 in Book 5942, Page 2100.

Parcel Number: 43-00-11743-00-4.

Location of property: 3608 Ridge Pike, Collegetown, PA 19426.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christina E. Thomsen** at the suit of Citizens Bank, N.A. f/k/a RBS Citizens, N.A. Debt: \$166,922.57.

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.

17-09861

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania described according to a survey of properties for Cornell Homes Corp., made by Reeder and Margarity Professional Engineers, Upper Darby, Pennsylvania, dated October 6, 1955, as follows, to wit:

BEGINNING at a point in the center line of Cornell Road (fifty fee wide) which point is the distance of ninety six and seventy one- hundredths feet measured north eight degrees, thirteen minutes, twenty seven seconds west along same from the point formed by the intersection of the extended center line of Cornell Road with the extended center line of Leland Road (fifty feet wide); extending thence from said beginning point south eighty one degrees, forty six minutes thirty three seconds west, one hundred fifty feet to a point; thence extending north eight degrees, thirteen minutes, twenty seven seconds west, seventy feet to a point; thence extending north eighty one degrees forty six minutes, thirty three seconds east, one hundred fifty feet to a point in the center line of Cornell Road aforesaid; thence extending along the same south eight degrees thirteen minutes twenty seven seconds east. seventy feet to the first mentioned point and place of beginning.

BEING known as Lot No. 28 as shown on said plan.

BEING THE SAME PREMISES conveyed to Joel B. Bernbaum and Debra E. Bernbaum, husband and wife from William D. Shaid and Elizabeth Chapman Shaid, husband and wife, Deed dated 04/14/1998, recorded 05/11/1998, Book 5225 and Page 254.

Parcel Number: 40-00-12472-00-7.

Location of property: 132 Cornell Road, Bala Cynwyd, PA 19004.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Joel B. Bernbaum and The United States Of America** at the suit of Citibank N.A., Not In Its Individual Capacity, But Solely As Trustee of NRZ Pass Through Trust VI. Debt: \$451,621.44.

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

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

17-10368

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Norristown Borough**, County Of Montgomery and State Of Pennsylvania, and described according to a revised sub-division plan of Pinewood made on February 11, 1955 by Donald H. Schurr, Registered Surveyor, Norristown, Pennsylvania, as follows to wit:

BEGINNING at a point on the southwest side of Johnson Highway (60 feet wide) at the distance of 114 feet measured along same south 47 degrees, 45 minutes east from its point of intersection with the southeast side of Pine Street (66 feet wide); thence extending from the said beginning point south 47 degrees, 45 minutes east along the said side of Johnson Highway 28.00 feet to a point; thence extending south 42 degrees, 15 minutes west 121.36 feet to a point; thence extending north 87 degrees, 12 minutes, 30 seconds west 14.64 feet to a point; thence extending north 38 degrees, 30 minutes west 16.92 feet to a point; thence north 42 degrees, 15 minutes east partly through a party wall between these premises and the premises adjoining to the northwest 127.94 feet to the southwest side of Johnson Highway, the point and place of beginning.

BEING Lot No. 14 on said plan.

TITLE TO SAID PREMISES VESTED IN Phyllis Madison by Deed from Anthony Pelusi and Caroline Pelusi dated August 25, 2000 and recorded on September 1, 2000 in the Montgomery County Recorder of Deeds in Book 5329, Page 2026 as Instrument No. 16850.

Parcel Number: 13-00-17788-00-1.

Location of property: 108 West Johnson Highway, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Phyllis Madison** at the suit of The Bank of New York Mellon as Indenture Trustee for Nationstar Home Equity Loan Trust 2009-A. Debt: \$289,292.76.

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.

17-12662

ALL THAT CERTAIN lot, situate in **Douglass Township**, County of Montgomery and State of Pennsylvania and described according to a Plan as follows:

BEGINNING at a point in the bed of Gilbertsville Road, a corner of this and the land of Louis and Adela R. Malfaro, being located the next three courses and distances from a point in the centerline at the intersection of Gilbertsville Road and Buchert Road, (Legal Width 33 ft. - Ult. R/W 60ft) (1) leaving Buchert Road South 187 36 minutes West 164 16 feet to a point, (2) South 42 degrees West 112 20 feet to a point, (3) South 52 degrees West 78.44 feet to a point of beginning, thence extending from said point of beginning in the bed of Gilbertsville Road, partly along the land of Howard and Donald Ziegler and along the land of Thomas and Bonnie Mauger South 52 degrees West 131 83 feet to a point, a corner of this and Lot No 1 of said plan, thence along Lot No 1 Leaving Gilbertsville Road North 36 degrees 02 minutes 22 seconds West 224 03 feet to an iron pin set in the line of land of William J and Mary Beth Malfaro, a corner of this and Lot No 1, the line passing over an iron pin set 42 31 feet from the first mentioned point, thence along the land of William J and Mary Beth Malfaro North 56 degrees minutes 06 seconds East 117 19 feet to an iron pin set, a corner of this and the land of Louis and Adela R. Malfaro the next three courses and distances, to wit (1) South 47 degrees 19 minutes 04 seconds East 95 00 feet to an iron pin set, a corner (2) South 42 degrees 40 minutes 46 seconds West 27 31 feet to an iron pin set, a corner (3) South 47 degrees 19 minutes 04 seconds East 117 19 feet to the point of beginning, the line passing over an iron pin set 41 75 feet from the point of Beginning.

Parcel Number: 32-00-02-18-00-02.

Location of property: 631 Gilbertsville Road, Gilbertsville, PA 19525.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Gregory Rist** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders of the CWABS Inc., Asset-Backed Certificates Trust 2005-11. Debt: \$134,275.84 (plus costs).

Richard J. Nalbandian, Attorney. I.D. #312653

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

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

17-12697

ALL THAT CERTAIN lot of land, with the buildings and improvements, thereon erected, situate along the West side of the County Line Road, North of Telford, in **Franconia Township**, County of Montgomery, and State of Pennsylvania, bounded and described according to a survey and plan dated the 15th day of February, A.D. 1947, with revision dated the 27th day of June, 1952, as prepared by Stanley F. Moyer, Registered Engineer and Land Surveyor, Souderton, Pennsylvania, as follows, to wit:

BEGINNING at a point in the center line of the Country Line Road, North of Telford, said point being a corner of Lot No. 12, lands of Thomas F. Carville and Ellen M. Carville, his wife, and 386.24 feet South of a corner of lands conveyed by Henry Bossert to Joseph E. Brown: thence along the center line of the County Line Road, South 45 degrees 29 minutes East the distance of 100 feet to a corner: thence along Lot No. 11 on said plan, South 44 degrees 31 minutes West the distance of 325.40 feet to an iron pin in line of lands of A.F. Beck: thence along the same, North 35 degrees 33 minutes West the distance of 101.52 feet to an iron pin a corner of lands of Henry B. Bossert: thence along the same North 44 degrees 31 minutes East the distance of 307.88 feet to the place of beginning.

BEING Lot No. 44 on the aforesaid survey and plan.

Parcel Number: 34-00-00895-00-7.

Location of property: 638 County Line Road, Franconia Township, Pennsylvania.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Joseph Jackson, Jr.** at the suit of Souderton Area School District. Debt: \$5,618.38.

Robert P. Daday, Attorney.

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

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

17-14831

ALL THAT CERTAIN lot or piece of land, situate in **Hatboro Borough**, County of Montgomery and State of Pennsylvania being Lots Nos. 24 and 25, Block C on a Certain Plan of Lots made for Edward H. Bussinger and J. Raymond Bussinger by Edward Pickering, Jr., Surveyor, 8/28/1925 known as "Hatboro Terrace", which Plan is recorded at Norristown, Pennsylvania in Deed Book 971 page 600 and later revised changing the name of Bonair Avenue to Terrace Road, being bounded and described according thereto as follows:

BEGINNING at a point on the Northwestwardly side of Springdale Avenue (50 feet wide) at the distance of 25 feet Southwestwardly from the point of intersection of the Northwestwardly side of Springdale Avenue and the Southwestwardly side of Terrace Road (50 feet wide); thence along the Northwestwardly side of Springdale Avenue South 45 degrees 4 minutes West 50 feet to a corner of Lot No. 23, Block C on said plan; thence by the same North 44 degrees 56 minutes West 150 feet to a common corner with Lots Nos. 23, 10 and 11, Block C; thence by Lots Nos. 11 and 12, Block C North 45 degrees 4 minutes East 50 feet to a common corner with Lots Nos. 12, 13 and 26, Block C; thence by Lot No. 26, Block C South 44 degrees 56 minutes East 150 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Richard L. Humphreys, Gwen M. Humphreys, Husband and Wife Richard B. Humphreys and Christine V. Humphreys, Husband and Wife, by Deed from Harry A. Selsler, dated 10/12/2006, recorded 10/24/2006, in Book 5621, Page 614.

Parcel Number: 08-00-05467-00-6.

Location of property: 465 Springdale Avenue, Hatboro, PA 19040.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Richard L. Humphreys, Richard B. Humphreys, Christine V. Humphreys and Gwen M. Humphreys** at the suit of PHH Mortgage Corporation. Debt: \$233,147.94.

Robert J. Crawley, Attorney. I.D. #319712

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

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

17-15857

PREMISES "A"

ALL THAT CERTAIN lot, piece or parcel of land situate in **Lower Pottsgrove Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a survey made thereof by George F. Shaner, Register Engineer, as follows, to wit:

BEGINNING at a corner in the middle of S. Pleasant View Road (formerly Green Lane Road) (33 feet wide), a corner of lands (now or late) of Harry C. Brant and distant along the middle of said road, South 35 degrees 15 minutes East 240.25 feet from a corner of lands (now or late) of Joseph Stonesifer; thence continuing along the middle of said road South 35 degrees 15 minutes East 100.00 feet to a corner of other lands of Harry C. Brandt, thence along said lands North 45 degrees 45 minutes East 200.00 feet and North 35 degrees 15 minutes West 100.00 feet continuing along the same, South 45 degrees 45 minutes West 200 feet to the place of beginning.

PREMISES "B"

ALL THAT CERTAIN parcel or tract of land, situate in **Lower Pottsgrove Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a survey draft as prepared by Ralph E. Shaner & Son Engineering Co., as follows, to wit:

BEGINNING at the Northwesterly corner of lands (now or late) of Lloyd W. and Dorothy M. Buchert, said point being in the middle of S. Pleasant View Road (formerly known as Green Land Road) having a legal width of 33 feet and a required width of 50 feet from Pennsylvania Legislative Route 146 to Sanatoga Road; thence from said point of beginning continuing along the middle of S. Pleasant View Road, North 35 degrees 15 minutes West 100 feet to a corner of lands (now or late) of Royal R. and M Hane Kohler, thence along the latter lands, North 45 degrees 45 minutes East 200.00 feet to a corner and continuing along the lands of aforesaid Royal R Kohler, South 35 degrees 15 minutes East 100.00 feet to a corner of other lands of Lloyd W. and Dorothy M. Buchert, thence along the latter lands South 45 degrees 45 minutes West 200.00 feet to a corner place of beginning.

TOGETHER with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well at law as in equity, of, in and to the same.

FEE SIMPLE TITLE VESTED IN John Yorgey and Pearl D. Yorgey as tenants by the entirety by deed from Walter W. Hautz, II and Christine A. Hautz, dated 4/25/2005, recorded 6/10/2005, in the Montgomery County Clerk's Office in Deed Book 5557, Page 869 as Instrument No. 2005080070.

Parcel Number: 42-00-03304-00-2.

Location of property: 244 S. Pleasantview Road, Pottstown, PA 19464.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **John Yorgey and Pearl D. Yorgey a/k/a Pearl Yorgey** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-5. Debt: \$166,432.32.

M. Troy Freedman, Attorney.

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

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

17-15905

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Plan of Lots made for the Curtis-Bailey Company on October 1, 1951 by Reeder, Magarity and Bryant, Professional Engineers, Upper Darby, Pennsylvania, as follows, to wit:

BEGINNING at a point on the Northeast side of Newington Drive (fifty feet wide) at the distance of one thousand five hundred eighty three and sixteen one hundredths feet measured along the said side of Newington Drive North sixty eight degrees, five minutes West from its point of intersection with the Northwest side of Old York Road (fifty five feet wide) (both lines extended).

CONTAINING in front or breadth on the said Newington Drive extending North sixty eight degrees, five minutes West from the said beginning point seventy five and extending of that width in length or depth North twenty one degrees, fifty five minutes East between parallel lines at right angles to the said Newington Drive one hundred twenty six and ninety seven one hundredths feet.

BEING Known as Lot No. 23.

FEE SIMPLE TITLE VESTED IN Dennis W. Long and Anne E. Long, husband and wife, as tenants by the entireties, by deed from, Wilbur J. Phillips and Fae B. Phillips, husband and wife, dated 10/28/1994, recorded 10/28/1994, in the Montgomery County Recorder of Deeds in Deed Book 5095, Page 1621.

Dennis W. Long departed this life on June 23, 2017, whereupon title vested solely onto Ann E. Long by right of survivorship.

Parcel Number: 59-00-13273-00-6.

Location of property: 120 Newington Drive, Hatboro, PA 19040.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Ann E. Long a/k/a Ann Ellen Long and Dennis W. Long** at the suit of M&T Bank. Debt: \$207,237.54.

Edward J. McKee, Attorney. I.D. #316721

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

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

17-17469

ALL THAT CERTAIN property lot or piece of ground, situate in **Red Hill Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Site Plan of "Preston Court" made by Langan Engineering and Environmental Services, Doylestown, Pennsylvania, dated March 4, 2004 and last revised March 21, 2004 and recorded in Plan 24 pages 366 to 379, as follows, to wit:

BEING Lot No. 122 as shown on said Plans.

FEE SIMPLE TITLE VESTED IN Michael Schmoeyer by deed from T.H. Properties L.P., A PA Limited Partnership, dated October 12, 2006, recorded November 27, 2006, in the Montgomery County Recorder of Deeds Office in Deed Book 5625, Page 1357 and Instrument # 2006145850.

Parcel Number: 17-00-01504-03-6.

Location of property: 109 Thorndale Drive, Red Hill, PA 18076.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Michael Schmoeyer** at the suit of The Money Source Inc. Debt: \$242,460.01.

Jennie 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.

17-18230

ALL THAT CERTAIN parcel of land in **Pottstown Borough**, Montgomery County, Commonwealth of Pennsylvania, as more fully described in Deed Book 5500 page 193, being known and designated as, to wit:

BEGINNING at a point on the Easterly property line of Hanover Street (50 feet wide), distant North 39 degrees, 31 minutes East, 150 feet from the Northeasterly property line intersection of Hanover Street and West Street (50 feet wide), thence continuing along the Easterly property line of Hanover Street, North 39 degrees, 31 minutes East, 23 feet, 03 inches to a point, thence by a course passing through the middle of an 08 inch joint brick partition wall of a double brick dwelling, South 51 degrees, 11 minutes East, 142 feet, 02 inches to a point on the Westerly side of a given 20 feet wide public alley known as Union Alley, now known as Liberty Street, thence along the same, South 39 degrees, 31 minutes West, 25 feet to a point on the Northerly side of a given 10 feet wide private alley, thence along the same, North 50 degrees, 29 minutes West, 142 feet, 01 inch to a point in the Easterly property line of Hanover Street, said place of beginning.

BEING THE SAME PREMISES CONVEYED TO Mark D. Straka and Marie Nightingale by deed from Claudia M. Walsh and Nicholas J. Loesch, husband and wife, dated 9/16/2015 and recorded 9/30/2015 in Book 5972 Page 730.

Parcel Number: 16-00-12772-00-1.

Location of property: 518 North Hanover Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Marja C. Nightingale a/k/a Maria C. Nightingale a/k/a Maria Nightingale and Mark D. Straka** at the suit of Roundpoint Mortgage Servicing Corporation. Debt: \$100,142.10.

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

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

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

17-19659

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **East Norriton Township**, County of Montgomery, and Commonwealth of Pennsylvania, described in accordance with a Plan of Property of Hobby Horse Farms, Inc., made Donald H. Schurr, Civil Engineers and Surveyors, Norristown, Pennsylvania, dated October 30, 1964, and recorded in Plan Book A-9 page 77 as follows, to wit:

BEGINNING on the Southeasterly side of Congress Road (Fifty feet wide) said point being measured the three following courses and distances from a point of curve on the Northeasterly side of Taft Road (Fifty feet wide), thence (1) extending along the arc of a circle curving to the right having a radius of Twenty feet the arc distance of Thirty one and forty two one-hundredths feet to a point of another curve on the Southeasterly side of Congress Road aforesaid; thence (2) extending along Congress Road aforesaid on the arc of a circle curving to the right, having a radius of One hundred Seventy five feet the arc distance of Sixty nine and Ten one-hundredths feet to a point of tangent on the same, thence (3) continuing along the same North Forty seven degrees Twenty six minutes Twenty seconds East Ninety eight and ninety one one-hundredths feet to the point of beginning; thence extending from said point of beginning along the aforesaid Congress Road North Forty seven degrees Twenty six minutes Twenty seconds East One hundred forty feet to a point a corner of Lot No. 93, as shown on said Plan and along a Fifteen feet wide drainage easement; thence extending along the Southwesterly line of Lot No. 93, as shown on said Plan, and along a Fifteen feet wide drainage easement South Forty two degrees Thirty three minutes Forty seconds East One hundred Fifty feet to a point a corner of Lot No. 90, as shown on said Plan; thence extending along the Northwesterly line of Lot No. 90, as shown on said Plan, South Fifty one degrees Thirty one minutes Thirty seconds West One hundred Forty and Thirty six one-hundredths feet to a point a corner of Lot No. 91, as shown on said Plan; thence extending along the Northeasterly line of Lot No. 91, shown on said Plan, North Forty two degrees Thirty three minutes Forty seconds West One hundred Forty feet to the first mentioned point and place of beginning.

BEING Lot No. 92 on said Plan.

BEING THE SAME PREMISES which Stonycreek Corporation, a Pennsylvania Corporation, by Indenture bearing date the 9th day of January, A.D., 1969, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 3541 page 98 &c., granted and conveyed unto Bernard B. Dinerman and Esther, his wife, in fee.

UNDER AND SUBJECT TO Agreements and Restrictions of Record.

BEING THE SAME PROPERTY ACQUIRED BY Brian R. Johnson and Beverley Diane Johnson, by Deed recorded 10/26/1977, of record in Deed Book 4251, Page 166, in the Office of the Recorder of Montgomery County, Pennsylvania.

Parcel Number: 33-00-01696-00-8.

Location of property: 3004 Congress Road, East Norriton, PA 19403.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Brian R. Johnson and Beverly Dianne Johnson, a/k/a Beverly D. Johnson** at the suit of Wells Fargo Bank, N.A. Debt: \$143,141.02.

Meredith H. Wooters, Attorney.

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

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

17-20191

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Lower Gwynedd Township**, Montgomery County, Pennsylvania and described according to a Plan thereof known as "Sub-division Plan of Portion of Merrill Hills" made by C. Raymond Weir, Registered Professional Engineer, dated January 30, 1952, and revised March 27, 1953, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Roberts Road (50 feet wide) at the distance of 70.79 feet Northeastwardly measured along the said side of Roberts Road from a point of curve in the same, said point of curve being at the distance of 269.01 feet measured on a bearing of North 78 degrees 57 minutes 30 seconds East along the said side of Roberts Road from a point of tangent in the same, said point of tangent being at the distance of 31.41 feet measured on the arc of a circle curving to the left having a radius of 20.00 feet from a point of curve on the Northeasterly side of Bethlehem Pike (60 feet wide); thence extending North 16 degrees 12 minutes 30 seconds West 328.19 feet to a point; thence extending North 36 degrees 13 minutes East 110.44 feet to a point; thence extending South 28 degrees 52 minutes 30 seconds East 385.82 feet to a point on the Northwesterly side of Roberts Road aforesaid; thence extending Southwestwardly along the said side of Roberts Road on the arc of a circle curving to the right having a radius of 785.00 feet the arc distance of 173.54 feet to the first mentioned point and place of beginning. Being Lot Number 16 as shown on the above mentioned Plan.

BEING the same premises which Fred H. Roethemeier and Mary E. Roethemeier, his wife, by Deed dated 5/25/1973 and recorded 5/31/1973 in Montgomery County in Deed Book 3854 page 96 conveyed unto William G. Knott and Kathleen S. Knott, his wife.

The said William G. Knott departed this life on 9/29/17.

Parcel Number: 39-00-03757-00-2.

Location of property: 801 Roberts Road, Ambler PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **William G. Knott and Kathleen S. Knott** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$162,548.46 plus interest to Sale date.

Heather Riloff, Attorney. I.D. #309906

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

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

17-21168

ALL THOSE FOUR CERTAIN 4 1/2 lots or pieces of ground with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Commonwealth of Pennsylvania, being Lots Nos. 404, 405, 406 and 407 and the Westerly one half of Lot No. 408 on a Plan of Lots of Ardsley which plan is recorded in the Office of the Recorder of Deeds at Norristown, Pennsylvania in Deed Book 527, Page 500, and herein described as one tract of ground according to a survey thereof made by Charles E. Shoemaker, Reg Professional Engineers dated March 6, 1953, as follows:

BEGINNING at a point on the Southeasterly side of Tyson Avenue (79 feet wide) at the distance of 265.04 feet measured Southwestwardly along the said side of Tyson Avenue from its point of intersection with the Westerly side of Edgecomb Avenue (50 feet wide); thence South 21 degrees 02 minutes 11 seconds West, 190.18 feet to a point in line of Lot No. 363 on said Plan; thence by the rear of Lots 363, 364, 365 and 367, South 68 degrees 57 minutes 04 seconds West, 112.5 feet to a point, a corner of Lot no. 403, on said Plan; thence along Lot No. 403, North 21 degrees 02 minutes 11 seconds West 174.74 feet to the Southeasterly side of Tyson Avenue aforesaid and along the same along the arc of a circle bearing to the right, having a radius of 1745.85 feet, the arc distance of 113.57 feet to the point and place of beginning.

BEING of the same premises which Deed, Dated 6/24/05, Conveying From Joseph R. Mulholland To Robert A. White, As Sole Owner, Recorded 6/30/05, In Book 5560, Page 1219.

Parcel Number: 30-00-68540-00-1.

Location of property: 625 North Tyson Avenue a/k/a 625 Tyson Avenue, Glenside, PA 19038.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Robert A. White** at the suit of Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, Not Individually But As Trustee For Pretium Mortgage Acquisition Trust. Debt: \$306,721.09.

Matthew K. Fissel, Attorney. I.D. #14567

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

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

17-21226

ALL THAT CERTAIN lot or piece of land, situate in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with Subdivision Plan made for Orchard Courts Wemco, Inc., by Yerkes Engineering Co., dated 5/10/1971 and revised 12/9/1971, as follows, to wit:

BEGINNING at the point of intersection of the Northeasterly side of a 35 feet wide right of way and the Northwesterly side of a 65 feet wide right of way; thence from said point of beginning, extending along the said Northeasterly side of said 35 feet wide right of way, North 14 degrees 12 minutes 30 seconds West 119.51 feet to a point, a corner; thence extending North 60 degrees East 24.51 feet to a point, a corner of Lot No. 54 on said Plan; thence extending along the same, South 30 degrees East 115 feet to a point on the Northwesterly side of the aforesaid 65 feet wide right of way; thence extending along the same, South 60 degrees West 57.04 feet to the first mentioned point and place of beginning.

BEING Lot No 53 on the aforesaid Plan.

BEING Block 17 A Unit 48.

TITLE TO SAID PREMISES VESTED IN Sheila K. Hall by Deed from Han Jo Park and Yumi Lee dated October 23, 2009 and recorded on October 29, 2009 in the Montgomery County Recorder of Deeds in Book 5748, Page 01774 as Instrument No. 2009114045.

Parcel Number: 61-00-04076-65-1.

Location of property: 61 Orchard Court, Royersford, PA 19468.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Sheila K. Hall** at the suit of Bank of America, N.A. Debt: \$187,112.82.

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.

17-22747

ALL THAT CERTAIN lot or piece of ground situate in **Ambler Borough**, County of Montgomery, Commonwealth of Pennsylvania described according to a plan thereof made by C. Raymond Weir, Registered Professional Engineer dated December 14, 1954, as follows:

BEGINNING at a point on the northeasterly side of South Main Street (of irregular width) at the distance of 101.22 feet measured northwestwardly partly along the south side of Main Street and partly along the northerly side of Bannockburn Avenue, on the arc of a circle curving to the right having a radius of 125 feet from a point of curve on the northerly side of Bannockburn Avenue (50 feet wide); thence extending from said point of beginning northwestwardly along the northeasterly side of South Main Street on the arc of a circle curving to the right having a radius of 125 feet, the arc distance of 9.28 feet to a point of tangent on the northeasterly side of South Main Street (40 feet wide); thence extending north 26 degrees 14 minutes west along the last mentioned side of South Main Street 6.95 feet to a point; thence extending north 63 degrees 46 minutes east partly through the party wall 100 feet to a point on the center line of a certain 20 feet wide driveway, said driveway extending from Bannockburn Avenue, northeastwardly and northwestwardly and communicating with a certain other 12 feet wide driveway leading southwestwardly into South Main Street; thence extending south 26 degrees 14 minutes east along the center line of the first above mentioned 20 feet wide driveway 16.04 feet to appoint: thence extending south 63 degrees 46 minutes west partly through the party wall 98.20 feet to the first mentioned point and place of beginning.

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

BEING the same premises which Claude J. Whery & Margaret A. Whery, His Wife, by Deed dated July 16, 1973, and recorded July 18, 1973, in Book 3870, Page 83, granted and conveyed unto Michael J. Galardi and Sandra J. Galardi, His Wife, in fee. The Said Sandra J. Galardi DOD 05/15/2016 and Michael J. Galardi DOD 05/19/2017 Vesting Title to Liane Galardi Solely In Her Capacity As Heir of Michael J. Galardi, Deceased and The Unknown Heirs Of Michael J. Galardi, Deceased.

Parcel Number: 01-00-02902-00-4.

Location of property: 277 South Main Street, Ambler, PA 19002.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Liane Galardi, Solely in Her Capacity as Heir of Michael J. Galardi, Deceased and The Unknown Heirs of Michael J. Galardi, Deceased** at the suit of Nationstar Mortgage LLC d/b/a Champion Mortgage Company. Debt: \$173,231.72.

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.

17-23589

ALL THAT CERTAIN lot or piece of ground, situate in **Pennsburg Borough**, County Of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Subdivision Phase III record plan prepared for Montgomery Meadows by Urwiler & Walter, Inc., dated 01/12/1990 and last revised on 41/3/2001 and recorded in Plan Book A-60 Page 178, as follows to wit:

BEGINNING at a point on the northwesterly side of Cattail Court cul-de-sac, said point being a corner of Lot No. 104 as shown on the above mentioned plan and place of beginning; thence extending from said place of beginning and along Lot No. 104, crossing a drainage wetlands easement north 71 degrees 16 minutes 45 seconds west 125.84 feet to a point in line of Lot No. 90; thence extending along Lot No. 90, north 07 degrees 53 minutes 00 seconds east 54.74 feet to a point, a corner of Lot No. 93, thence extending along Lot No. 93, north 43 degrees 38 minute 50 seconds east 8.74 feet to a point, a corner of Lot No. 102; thence extending, along Lot No. 102 and re-crossing said drainage/wetlands easement south 51, degrees 49 minutes 13 seconds east 136.50 feet to a point on the northwesterly side of Cattail Court cul-de-sac; thence extending along the northwesterly side of Cattail Court, on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 35.00 feet to a point, a corner of Lot No. 104, aforesaid; being the first mentioned point and place of beginning.

BEING Lot No. 103 as shown on the above-mentioned plan.

BEING THE SAME PREMISES CONVEYED TO James A. Hanson by Deed from John J. Granahan, Jr. and Evelyn Granahan, Husband and Wife, dated 9/30/2004 and Recorded 10/13/2004 in Book 5528 Page 2807.

Parcel Number: 15-00-00008-44-5.

Location of property: 347 Cattail Court, Pennsburg, PA 18073.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **James A. Hanson** at the suit of Pennsylvania Housing Finance Agency. Debt: \$165,863.94.

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

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

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

17-23641

ALL THAT CERTAIN Lot or piece of ground and all of the improvements thereon erected, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, described according to a plan of subdivision prepared for Susquehanna Road Associates, Inc., Dresherbrooke Residential Community by Boucher & James, Inc., consulting engineers, planners, land surveyors, dated 12/28/1990 and last revised 2/9/1996 and recorded in Plan Book A-56 page 102 and further revised 9/3/1997 and recorded in Plan Book A-57 page 188 as follows, to wit:

BEGINNING at a point on the Southwesterly side of Brookdale Court (50 feet wide) and a corner of Lot # 73 as shown on the above mentioned Plan of Place of Beginning; THENCE extending from said place of beginning and along a line of Lot # 73, South 39 degrees 53 minutes 25 seconds West crossing a landscape and sanitary sewer easement 156.67 feet to a point on the Northeasterly side of Susquehanna Road; THENCE extending along same North 50 degrees 13 minutes 22 seconds West 44.75 feet to a point, a corner of Lot # 71; THENCE extending along a line of Lot # 71, North 39 degrees 53 minutes 25 seconds West 156.34 feet recrossing the aforesaid easements to a point on the Southwesterly side of Brookdale Court and crossing a parking easement, South 50 degrees 13 minutes 22 seconds East 31.07 feet to a monument; THENCE continuing along Brookdale Road on a line curving to the right having a radius of 225 feet the arc distance of 13.68 feet to a point, being the first mentioned point and place of beginning.

BEING Lot # 72 on the above mentioned plan 3.

BEING THE SAME PREMISES which deed, dated 8/31/98, conveying from Dresherbrooke Co., Inc. (A Pa Corp.) to Cynthia F. Thomas, recorded 3/4/96, in Book 5141, Page 1160.

Parcel Number: 54-00-02708-34-3.

Location of property: 209 Brookdale Court a/k/a Lot 72 Brookdale Court, Dresher, PA 19025.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Cynthia F. Thomas a/k/a Cynthia Thomas** at the suit of New Penn Financial LLC d/b/a Shellpoint Mortgage Servicing. Debt: \$262,632.31.

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

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

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

17-23643

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Marlborough Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to plan of re-subdivision made for John Hasson, by Urwiler & Walter, Inc., Registered Professional Engineers, dated 7/30/1984 and last revised on 9/11/1984 in Plan Book B 40 page 297, as follows, to wit:

BEGINNING at a point in the bed of the original center line of Campbell Road (33 feet wide, to be widened an additional 30 feet on the Southerly side as shown on the above mentioned plan), said point of beginning being measured 320 feet more or less from the center line of Geryville Pike (width not shown) in a Southwestwardly direction; thence extending from said point of beginning along the lands now or late of Marlborough Township and also along part of lands now or late of Donald C. Thompson and also crossing over a 70 foot wide Columbia Gas Company

right of way, Deed Book 1824 page 585, as shown on the above mentioned plan, South 15 degrees 24 minutes 39 seconds East, 400.04 feet to a point, a corner of Lot Number I B as shown on the above mentioned plan; thence extending along the aforesaid lot, South 76 degrees 06 minutes 09 seconds West, 234.43 feet to a point in the aforesaid Columbia Gas Company right of way, Deed Book 1824 page 585; thence re-crossing the aforesaid right of way, North 12 degrees 45 minutes 24 seconds West, 405.23 feet to the aforesaid original bed of the center line of Campbell Road; thence extending along the aforesaid original center line of Campbell Road, North 77 degrees 29 minutes 49 seconds East, 215.72 feet to the first mentioned point and place of beginning.

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

BEING the same premises conveyed to Alan Delong, as sole owner from Barbara L. Bessinger, Recorded 12117/2013, Instrument # 2013123887 in Book 5899 and Page 00863 of Official Records.

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

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

The improvements thereon are: A single family residential dwelling.

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

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.

17-24026

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

BEGINNING at a point in the center line of Church Street 164 feet 10 inches Northeasterly from the center line of Fifth Avenue, said point of beginning being directly in line with the center line of the middle of party wall dividing houses 517 and 519; thence from said place of beginning by a line running along on the center line of said party wall North 41 degrees West 200 feet to a stake; thence North 49 degrees East 14.5 feet to a stake; thence by property No. 521 by a line running along on the center line of an alley way between houses 519 and 521 South 41 degrees East 200 feet to a stake in the center line of Church Street; thence on the center line of Church Street South 49 degrees West 14.5 feet to the place of beginning. The above-mentioned alley to be left open for the use in common by owners or occupiers of properties 519 and 521.

SUBJECT to building restrictions of record.

BEING the same premises which Richard W. Custer, Trustee under the William E. Custer Trust, by Deed dated 2/25/2003 recorded 3/13/2003 in Deed Book 5449, page 1481 conveyed unto Richard W. Custer, Individually.

The said William E. Custer departed this life 4/22/2002.

Parcel Number: 19-00-00880-00-1, MAP #19020 013.

Location of property: 519 Church Street, Royersford, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Richard W. Custer** at the suit of MTGLQ Investors, L.P. Debt: \$67,853.06 plus interest to Sale date.

Heather Riloff, Attorney. I.D. #309906

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

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

17-25108

ALL THAT CERTAIN lot or piece of ground situate in **West Pottsgrove Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan of subdivision made for Holly Acres by Urwiler & Walter, Inc dated 1/19/1973 and recorded in Montgomery County in Plan Book A 39 page 63 as follows, to wit:

BEGINNING at a point on the Southerly side of Dogwood Lane (50 feet wide) said point being a corner of Lot No. 59 on said plan, thence extending from said point of beginning Eastwardly along the Southerly side of Dogwood Lane along the arc of a circle curving to the left having a radius of 180.00 feet the arc distance of 34.20 feet to a point a corner of lot No. 61, thence extending along same South 13 degrees 04 minutes East and crossing the Northerly side of a 30 feet wide easement 86.09 feet to a point in the bed of said easement, said point being in line of lot No 49, thence extending along same and through the bed of said easement the 2 following courses and distances (1) North 88 degrees 18 minutes 43 seconds West 235 feet to a point a corner and (2) South 84 degrees 44 minutes 45 seconds West 47.97 feet to a point a corner of lot No 59, thence extending along same North 02 degrees 10 minutes 50 seconds West and re-crossing the Northerly side of said 30 feet wide easement 83.71 feet to the first mentioned point and place of beginning.

BEING Lot No 60 as shown on the abovementioned plan.

TITLE TO SAID PREMISES IS VESTED IN Albert Denardo And Ruth A. Walker, as Tenants in Common, by Deed from Kimberly J. Ciostek, dated 05/13/2010, recorded 05/14/2010, in Book 5766, Page 2811.

Parcel Number: 64-00-00876-20-3.

Location of property: 12 Dogwood Lane, Pottstown, PA 19464-3622.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Albert Denardo and Ruth A. Walker** at the suit of Wells Fargo Bank, NA. Debt: \$143,584.14.

Abigail Brunner, Attorney. I.D. #319034

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

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

17-25237

ALL THAT CERTAIN lot or piece of land, situate in **Whitemarsh Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a Plan made by John V. Hoey, Registered Engineer, Norristown, Pennsylvania dated March 25, 1956 as follows, to wit:

BEGINNING at a point on the Northwesterly side of Germantown Pike (50 feet wide) at the distance of 1639.23 feet Southwestwardly from the center line of Thomas Road; thence extending by land now or late of Francis T. Dennis North 17 degrees 25 minutes 20 seconds West 409.60 feet to a point; thence extending by land now or late of Henry S. Houston North 69 degrees 39 minutes 50 seconds East 249.09 feet to a monument; thence extending by land now or late of W. A. Fuller, South 11 degrees 40 minutes 40 seconds East 451.59 feet to the Northwesterly side of Germantown Pike aforesaid; thence extending along the same South 80 degrees 11 minutes West 205.30 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Eric Lamback, As Sole Owner, by Deed from RFR Properties LLC, Dated 11/15/2004, Recorded 12/08/2004, in Book 05535, Page 2237.

Parcel Number: 65-00-04231-00-6.

Location of property: 751 Germantown Pike, Lafayette Hill, PA 19444-1620.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Eric Lamback and The United States of America, Department of The Treasury - Internal Revenue Service c/o The United States Attorney for The Eastern District of PA** at the suit of U.S. Bank National Association, as Trustee for The Registered Holder of Asset Backed Securities Corporation Home Equity Loan Trust, Series 2005-HE1 Asset Backed Pass-Through Certificates, Series 2005-HE1. Debt: \$742,756.54.

Robert J. Crawley, Attorney. I.D. #319712

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

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

17-25406

ALL THAT CERTAIN lot of land situate in **Upper Salford Township**, Montgomery County, Pennsylvania bounded and described according to a survey and plan thereof prepared by Stanley F. Moyer Registered Engineer and Land Surveyor, Souderton, Pennsylvania, dated 5-26-1951, as follows, to wit:

BEGINNING at a spike being a corner of lands of grantor and Andrew Huckso thence in and along the present road and an abandoned portion of the same south 45 degrees 46 minutes east the distance of 174.41 feet to an iron pin a corner thence along other lands of grantor of which this was a part south 40 degrees 41 minutes west the distance of 140.18 feet to an iron pin thence still the same and lands of Andrew Huckso north 67 degrees 03 minutes west the distance of 170.50 feet to an iron pin a corner of lands of Andrew Huckso thence along the same north 37 degrees 18 minutes east the distance of 200.21 feet to the place of beginning.

BEING the same premises conveyed to David M. Keller and Claudia R. Keller, husband and wife, by deed from Deborah Pauline Guttshall a/k/a Deborah P. Guttshall, dated 6/27/2005 and recorded 7/13/2005 in Book 5561 Page 2485.

Parcel Number: 62-00-00565-00-3.

Location of property: 2276 Hendricks Station Road a/k/a 2276 Hendricks Station Road, Woxall, PA 18979.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **David M. Keller and Claudia R. Keller** at the suit of JPMorgan Chase Bank, National Association. Debt: \$51,519.71.

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

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

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

17-25444

ALL THAT CERTAIN southwesterly half of a double frame dwelling house, known as No. 341 Walnut Street, and lot or piece of land thereunto belonging, situate upon the northwesterly side of Walnut Street, between Third Avenue and Fourth Avenue, in the second ward of **Royersford Borough**, County Of Montgomery, and State of Pennsylvania, bounded and described in accordance with a survey thereof made by Frances W. Wack, R.S., November 4th, 1946, as follows, to wit:

BEGINNING at a stake in the curb line on the northwesterly side of the aforesaid Walnut Street, a corner of this and lands now or late of Addison B. Raiser; thence by said lands passing through an iron pin twelve feet distant from the place of beginning. North forty-one degrees ten minutes west, one hundred twenty-four and eight-tenths feet

to an iron pin a corner of this and lands about to be conveyed to Harold Joseph Rooney et ux; thence by said lands, north forty eight degrees fifty- minutes east twenty-five feet to an iron pin a corner of this and lands about to be conveyed to Joseph C. Pennypacker et ux; thence along said lands, south forty-one degrees, ten minutes east, one hundred twenty- four and eight-tenths feet, passing in part of said course and distance on the center line of the middle or party wall dividing said double frame dwelling house, through and iron pin twelve feet distant from the curb line on the northwesterly side of said Walnut Street to said curb line; thence on said curb line, south forty-eight degrees, fifty minutes west twenty-five feet to the place of beginning.

BEING THE SAME PREMISES conveyed to Sandra A. Zabaska and Christopher Zabaska and Donna Zabaska, Husband and Wife by deed from Sandra A. Zabaska, dated 5/20/1997 and recorded 2/4/1998 in Book 5215 Page 878.

The said Donna Zabaska DOD 04/05/2012 vesting title to Christopher Zabaska, Individually and In His Capacity As Heir of Sandra A. Zabaska, Deceased and The Unknown Heirs Of Sandra A. Zabaska, Deceased.

Parcel Number: 19-00-04580-00-9.

Location of property: 341 Walnut Street, Royersford, PA 19468.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **The Unknown Heirs Of Sandra A. Zabaska Deceased and Christopher Zabaska Individually and In His Capacity As Heir Of Sandra A. Zabaska, Deceased** at the suit of JPMorgan Chase Bank National Association. Debt: \$118,388.53.

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.

17-26582

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

BEGINNING at a point in the middle of Short Lane (formerly known as Heaton Road) 265.85 feet from the intersection with the middle of County Line Road; thence North 44 degrees 39 minutes West 383.82 feet to a point in line of Northeast Pennsylvania Railroad; thence along the said line, South 67 degrees 21 minutes West a distance of 115.84 feet to a point, a corner of Lot #4; thence South 44 degrees 39 minutes East 427.21 feet to the middle of Short Lane (formerly known as Heaton Road); thence along the middle of the said road, North 45 degrees 21 minutes East a distance of 107.41 feet to the place of beginning. Contents be the same more or less.

BEING Lot #3 on Short Lane (formerly known as Heaton Road).

BEING the same premises which Harold Gordon and Gloria J. Gordon, Husband and Wife by Deed dated December 8, 1993 and recorded on December 20, 1993, in the Office of the Montgomery County Recorder of Deeds in Deed Book Volume 5064 at Page 1314 granted and conveyed unto George H. Crane, III, a single man.

Parcel Number: 41-00-08398-00-3.

Location of property: 3962 Short Lane, Huntingdon Valley, PA 19006.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **George H. Crane, III a/k/a George H. Crane, a single man; Florence J. Steinbach; and The United States of America** at the suit of Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but as Trustee of Securitized Mortgage Asset Loan Trust 2015-1. Debt: \$301,791.23.

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.

17-27091

ALL THAT CERTAIN brick house, improvements, if any and lot or piece of land situate in **Pottstown Borough**, County of Montgomery, Commonwealth of Pennsylvania bounded, limited and described as follows, to wit:

BEGINNING at a point on the north side of Fifth Street at a distance of 247 feet and 6 inches from the west side of Johnson Street, the dividing line of a double brick house; thence northwardly through the center or middle of said double brick house and along the property now or late of Martha Reif 140 feet to a 20 feet wide alley; thence eastwardly along said alley 37 feet and 6 inches to land now or late of Nathan Sechler; thence southwardly along the same 140 feet to said Fifth Street; thence westward along the same 37 feet and 6 inches to the place of beginning.

BEING THE SAME PREMISES which Susan E. Jones, by Deed dated February 12, 2010 and recorded March 2, 2010 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5759 Page 2956, granted and conveyed unto Kelly A. Harper.

Parcel Number: 16-00-09540-00-2.

Location of property: 25 West 5th Street, Pottstown, PA 19464

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kelly A. Harper** at the suit of Wells Fargo Bank, N.A. Debt: \$107,194.05.

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

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

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

17-27373

ALL THOSE TWO CERTAIN lots or piece of ground, situate in **Worcester Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a proposed Re-subdivision Plan of Section No. 1 of Worcester Acres, Inc., made by David Meixner, Registered Surveyors, Collegeville, Pa., dated December 1, 1960 and last revised February 23, 1961 as follows, to wit:

BEGINNING at a point on the Southwest side of Hickory Hill Drive (formerly called Glenview Road) 50 feet wide, at the arc distance of 15.71 feet measured Northeastwardly and Southeastwardly on the arc of circle curving to the right with a radius of 10 feet from a point of tangent of said curve, on the Southeast side of Valley Forge Road (to be 60 feet wide); thence along the Southwest side of Hickory Hill Drive, the three following courses and distances: (1) South 66 degrees 41 minutes 15 seconds East, 56.48 feet to a point; (2) Southeastwardly on the arc of a circle curving to the right with a radius of 150 feet, the arc distance of 18 feet to a point, (3) South 59 degrees 48 minutes 40 seconds East, 30.81 feet to a point, a corner of Lot "D", and in the middle of a 40 feet wide drainage Easement; thence along Lot "D" through the middle of said Drainage Easement, South 17 degrees 38 minutes 30 seconds West 148.47 feet to a point in line of land now or late of Stanley Geyer, Jr.; thence along said land North 70 degrees, 3 minutes, 30 seconds West, 72.80 feet to an iron pin; thence still along said land North 70 degrees 7 minutes 57.15 feet to a point on the Southeast side of Valley Forge Road; thence along the Southeast side of Valley Forge Road, North 23 degrees 18 minutes 45 seconds East, 150.20 feet to a point of curve; thence Northeastwardly and Southeastwardly on the arc of a circle curving to the right with a radius of 10 feet, the arc distance of 15.71 feet to the first mentioned point and place of beginning.

BEING Lot "B" on said Plan.

PREMISES "B?"

AND ALSO BEGINNING at a point on the Southwest side of Hickory Hill Drive, 50 feet wide measured the four following courses and distances along the side of Hickory Hill Drive from a point of tangent of a curve on the Southeast side of Valley Forge Road (to be 60 feet wide); (1) Northeastwardly and Southeastwardly on the arc of a circle curving to the right, with a radius of 10 feet the arc distance of 15.71 feet (2) South 66 degrees 41 minutes 15 seconds East, 56.48 feet; (3) Southeastwardly on the arc of a circle curving to the right with a radius of 150 feet the arc distance of 18 feet; (4) South 59 degrees 48 minutes 40 seconds East, 30.81 feet; thence from said point of beginning along the Southwest side of Hickory Hill Drive, the three following courses and distances: (1) South 59 degrees 48 minutes 40 seconds East, 128.77 feet to a point; (2) Southeastwardly on the arc of a circle curving to the right with a radius of 150 feet the arc distance of 48.23 feet to a point; (3) South 41 degrees 23 minutes 20 seconds East, 195.35 feet to a point, a corner of Lot No. 9; thence along Lot No. 9, South 58 degrees 53 minutes 30 seconds West, 1.03 feet to a point a corner of land now or late of Stanley Geyer, Jr., thence along said land North 70 degrees 3 minutes 30 seconds West, 359.10 feet to a point, a corner of Lot "B" and in the middle of a 40 feet wide Drainage Easement; thence along Lot "B" through the middle of said Drainage Easement, North 17 degrees 38 minutes 30 seconds East 148.47 feet to the first mentioned point and place of beginning.

BEING Lot "D" on said Plan.

BEING the same premises which Frederick M. Staley, by Deed dated December 28, 2000 and recorded January 18, 2001 in Montgomery County in Deed Book 5347 page 137 granted and conveyed unto Worcester Office Partners, LLC, a Pennsylvania Limited Liability Company, in fee.

Parcel Number: 67-00-01862-00-6 and 67-00-01861-00-7.

Location of property: Hickory Hill Drive, Norristown, Montgomery County, Pennsylvania 19403.

The improvements thereon are: Residential vacant lot.

Seized and taken in execution as the property of **Schumacher Engineering, Inc. and Worcester Office Partners, LLC** at the suit of Univest Bank and Trust Co. Debt: \$605,397.44.

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

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

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

17-27411

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in the 9th Ward, in **Pottstown Borough**, County of Montgomery and the State of Pennsylvania, and bounded and described according to a Plan made by George P. Shaner, Registered Engineers of Pottstown, PA, on 12/24/1951, and developed by Pottsgrove Manor, Inc., and known and designated as Lot No. 169 as indicated on the Plan of Pottsgrove Manor, said plan being recorded in the Office for the Recording of Deeds, etc., in and for the County of Montgomery, State of PA, on 11/19/1952, in Deed Book No. 2315 page 601.

TOGETHER with the free and unobstructed use, right, liberty and privilege of entrance and exit, of a width of 5 feet, into and from the garage erected or to be erected on the within described premises, of one or more private automobile used exclusively for pleasure, but no commercial automobile as other vehicles whatsoever, over and along the driveway as above mentioned and set forth in common with the owners, tenants and occupiers of the adjoining premises to the South at all times hereafter or until such time hereafter as such right of user shall be abolished by the then owner of said premises, but no otherwise and subject to the payment of 1/2 of the property costs, charges and expenses of keeping driveway in good order, condition and repair and free from snow and ice in the winter season so that such automobile shall be able to above the use of passageway as planned, for a total width of 10 feet.

BEING the same property conveyed to Jaclyn K. Byron who acquired title by virtue of a deed from JPMorgan Chase Bank (f/k/a The Chase Manhattan Bank), as Trustee for the holders of the CSFB Mortgage-Pass Through Certificates, Series 2001-HS27 by Select Portfolio Servicing, Inc., f/k/a Fairbanks Capital Corporation as attorney in fact, dated July 5, 2007, recorded November 21, 2007, at Instrument Number 2007138357, and recorded in Book 5672, Page 02306, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 16-00-22424-00-6.

Location of property: 55 Potts Drive, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.
Seized and taken in execution as the property of **Jaclyn Byron a/k/a Jaclyn K. Byron** at the suit of Planet Home Lending, LLC. Debt: \$113,077.42.

Meredith H. Wooters, Attorney.

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

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

17-27880

ALL THAT CERTAIN tract or piece of land with the semi-detached dwelling and other improvements erected thereon situate on the northeast side of West Street and being lot #3 of the West Street Subdivision in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, being more fully bounded and described in accordance with a Survey by Kent Surveyors, designed 136-009-05, as follows, to wit:

BEGINNING at a drill hole set in a low wall in the northeastern ultimate right of way line of West Street (50 feet wide), a corner of Lot #2; thence leaving said right of way and along lot #2, North 50 degrees 05 minutes 01 seconds East, 140.00 feet to an iron pin in the southwestern edge of unopened Yost Alley (20 feet wide), thence along said alley, South 39 degrees 54 minutes 59 seconds East, 15.00 feet to an aluminum monument, a corner of lands of Domenic Vecchione, Jr. thence along lands of Domenic Vecchione, Jr. south 50 degrees 05 minutes 01 seconds West, passing through a party wall, 140.00 feet to a point in a sidewalk in the northeastern right of way line of West Street, thence along said right of way, North 39 degrees 54 minutes 59 seconds West, 15.00 feet to a drill hole, the place of beginning.

BEING the same premises conveyed to John Lascik, a Married Man by deed from John Lascik and Barbara Lascik, Husband and Wife, as Tenants By the Entireties, dated 11/16/2007 and recorded 12/26/2007 in Book 5676 Page 1983. Parcel Number: 16-00-32756-00-6.

Location of property: 537 West Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **John Lascik** at the suit of Midfirst Bank. Debt: \$149,054.74.

Kevin G. McDonald, Attorney. I.D. #203783

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

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

17-28319

ALL THAT PARCEL of land in **Limerick Township**, Montgomery County, Commonwealth of Pennsylvania, being known and designated as Block 052, Section 017, Metes and Bounds property conveyed to Howard E. Boyer, and Jean R. Boyer, his wife, by deed from Warren Henry Wade, Jr. and Betty Jan Wade, husband and wife as set forth in Deed Book 2720, Page 141 dated 09/14/1956 and recorded 09/17/1956, in Montgomery County Records, Commonwealth of Pennsylvania.

BEING more particularly described as follows:

ALL THAT CERTAIN lot or piece of land situate in **Limerick Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey by Earl R. Ewing, Registered Surveyor, dated August 3rd, 1956, as follows, to wit:

BEGINNING at an iron pin, a corner of lands of Warren Henry Wade, Jr. and Betty Jane Wade, his wife, and Howard E. Boyer and Joan R. Boyer, his wife, Grantors and Grantees herein respectively, which iron pin is set South Forty-one degrees Fifty-eight minutes West One Hundred feet, from a point in the said center line of Reifsnnyder Road, which point in the center line of said Reifsnnyder Road is North Forty-six degrees Twenty-seven minutes West One Hundred Thirty-five feet from the intersection of the center lines of Reifsnnyder Road and Mingo Road, also known as Peterman Road; thence from said place of beginning by lands of the Grantors herein, South Forty-one degrees Fifty-eight minutes West One Hundred feet to an iron pin; thence still along lands of the Grantors North Forty-six degrees Twenty seven minutes West Eighty-five feet to an iron pin, corner of land of now or late Donald L. Hilborn; thence by the same North Forty-one degrees Fifty-eight minutes One Hundred feet to an iron pin, a corner of land of the Grantees herein; thence by the same South Forty-six degrees Twenty-seven minutes East Eighty-five feet to an iron pin; the place of Beginning.

BEING part of the same premises which Blaine Hilborn, Jr. and Gurrie Hilborn, his wife, by deed dated February 25th, 1952, and recorded in the Office of the Recorder of Deeds at Norristown, PA, in Deed Book 2258, page 275, granted and conveyed to Warren Henry Wade, Jr. and Betty Jane Wade, his wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Howard E. Boyer, And Jean R. Boyer, His Wife By Deed From Warren Henry Wade, Jr. And Betty Jane Wade, His Wife Dated 09/14/1956 Recorded 09/17/1956 In Deed Book 2720 Page 141.

Parcel Number: 37-00-03649-00-4.

Location of property: 64 Reifsnnyder Road, Royersford, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Beverly A. Murphy, Known Heir Of Jean R. Boyer, Linda B. Smith, Known Heir Of Jean R. Boyer, Russell W. Boyer, Sr., Known Heir Of Jean R. Boyer, Unknown Heirs, Successors, Assigns And All Persons, Firms Or Associations Claiming Right, Title Or Interest From Or Under Jean R. Boyer** at the suit of Bank of America, N.A.. Debt: \$171,225.09.

Morris A. Scott, 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.

17-28367

ALL THAT CERTAIN unit in the property known, named and identified as Montgomery Brook, located in **Limerick Township**, County of Montgomery and State of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA C.S. 31201 et seq., by the recording in the Montgomery County Department of Records of a Declaration dated December 10, 1987 and recorded on December 16, 1987 in Deed Book 4860 page 1162 an amendment thereto dated January 15, 1988 and recorded January 20, 1988 in Deed book 4863 page 651 an amendment thereto dated April 28, 1988 and recorded May 6, 1988 in Deed Book 4872 page 792 an amendment thereto dated July 27, 1988 and recorded August 1, 1988 in Deed Book 4881 page 1409 and amendment thereto dated October 6, 1988 and recorded October 25, 1988 in Deed Book 4981 page 1218 an amendment thereto dated November 30, 1988 and recorded December 7, 1988 in Deed Book 4895 page 2463 an amendment thereto dated March 9, 1989 and recorded March 22, 1989 in Deed Book 4905 page 1362 and an amendment thereto dated May 5, 1989 and recorded May 25, 1989 in Deed Book 4912 page 324 and an amendment dated July 21st, 1989 and recorded August 1st, 1989 in Deed Book 4918 page 1836 and an amendment dated September 7, 1989 and recorded October 20, 1989 in Deed Book 4927 page 206 and an amendment thereto dated December 5, 1989 and recorded December 12, 1989 in Deed Book 4932 page 982 and an amendment thereto dated May 11, 1990 and recorded May 11, 1990 in Deed Book 4946 page 2006 and an amendment thereto dated June 27, 1990 and recorded September 11, 1990 in Deed Book 4957 page 1481 and an amendment thereto dated May 6, 1991 in Deed Book 4977 page 770, and an amendment dated June 24, 1991 in Deed Book 4985 page 2371 and another amendment dated April 10, 1992 in Deed Book 5003 page 1579 another amendment dated March 6, 1992 in Deed Book 5003 page 2317, and amendment dated March 6, 1992 in Deed Book 5033 page 2366 and amendment dated June 9, 1992 in Deed Book 5011 page 289 and amendment dated 8/14/1992 in Deed Book 5019 page 2148 and any and all amendments/supplements thereto being designated as Unit No. 1106.

TOGETHER with a proportionate undivided interest in the common elements as set forth in the aforesaid Declaration of condo and as the same may be changed by any amendments thereto.

TITLE TO SAID PREMISES IS VESTED IN Theresa Krener, by Deed from Anne Marie Schwenk, Executrix of the estate of Susan M. Krener, Dated 10/24/2008, Recorded 10/31/2008, in Book 5712, Page 01531.

Parcel Number: 37-00-00744-94-8.

Location of property: 1106 Foxmeadow Drive 1106, a/k/a 1106 Foxmeadow Drive, Royersford, PA 19468-1554.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Theresa Krener** at the suit of Wells Fargo Bank, N.A. Debt: \$91,194.77.

Robert Crawley, Attorney. I.D. #319712

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

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

17-28897

ALL THAT CERTAIN property, situated in **East Norriton Township**, County of Montgomery, and State of Pennsylvania, being more particularly described in a Deed recorded in Book 5277 at Page 598, among the land records of the county set forth above.

TITLE TO SAID PREMISES IS VESTED IN Patricia A. Kirby, by Deed from Calvin T. Hill And Ann L. Thompson, dated 06/04/1999, recorded 06/20/1999, in Book 5277, Page 598.

Parcel Number: 33-00-00539-62-5.

Location of property: 135 Barley Sheaf Drive, Norristown, PA 19403-5302.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Patricia A. Kirby** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association. Debt: \$183,886.95.

Robert J. Crawley, Attorney. I.D. #319712

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

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

17-29318

ALL THAT CERTAIN message and lot or piece of land situate in No. 610 North Evans Street in the tenth ward of **Pottstown Borough**, County of Montgomery, and State of Pennsylvania, bounded, limited and described as follows:

BEGINNING on the east side of Evans Street 125 feet north of the intersection of Evans Street with East Street; thence northwardly along Evans Street a distance of 22 feet 6 inches; thence eastwardly 140 feet to a 20 feet wide alley; thence southwardly along the same 22 feet 6 inches to a point in line of this land and land of J. Elmer Porter; thence westwardly 140 feet to a point or place of beginning.

BEING THE SAME PREMISES which Joseph Holwager, by Deed dated April 12, 2012 and recorded April 19, 2012 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5833, Page 00067, granted and conveyed unto Joshua L. Barkon.

Parcel Number: 16-00-07748-00-3.

Location of property: 610 N. Evans Street a/k/a 610 North Evans Street, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joshua L. Barkon** at the suit of Pennymac Loan Services, LLC. Debt: \$95,000.22.

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

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

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

17-29339

ALL THAT CERTAIN Unit, in the property known, named and identified, in the declaration plan referred to as 100 Centre Avenue Condominium, located at West Marshall Street, **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of The Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the recording in the Office for the Recording of Deeds, at Montgomery County, a Declaration dated February 15, 1980 and recorded on May 5, 1980, in Deed Book 4523 Page 519, and an Amendment thereto dated November 24, 1980 and recorded November 26, 1980, in Deed Book 4584 Page 98, and the Declaration Plan dated May 3, 1979 and recorded on May 5, 1980, in Condominium Plan Book 8 Pages 1, 2 and 3, and A Code of Regulations dated December 27, 1979 and recorded on May 5, 1980, in Deed Book 4523 Page 552, and an Amendment thereto dated November 24, 1980 and recorded November 26, 1980, in Deed Book 4584 Page 100.

BEING and designated on such Declaration Plan as Unit 412, as more fully described in such Declaration Plan and Declaration.

TITLE TO SAID PREMISES IS VESTED IN Alana Campbell by deed from Mark C. Miller and Gina Pringle dated March 16, 2007 and recorded March 27, 2007 in Deed Book 5640, Page 02341.

Parcel Number: 63-00-04865-09-4.

Location of property: 412 Centre Avenue, Unit 412, Norristown, Pennsylvania 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Alana Campbell** at the suit of LoanCare, LLC. Debt: \$98,459.77.

Chelsea A. Nixon, Attorney. I.D. #324130

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

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

18-00404

ALL THAT CERTAIN lot or piece of ground, situate in **Bridgeport Borough**, Montgomery County, Pennsylvania, and described according to a plan of subdivision prepared for Gambone and Bros Development Co., by Urwiler & Walter, Inc., dated June 8, 1989 and last revised September 15, 1989 and recorded in Montgomery County in Plan Book A-51 Page 305, as follows, to wit:

BEGINNING at a point on the southeasterly side of Mill Street (30 feet wide) at the distance of 100.13 feet measured south 28 degrees 34 minutes 44 seconds west along the said southeasterly side of Mill Street from its point of intersection with the southwesterly side of Second Street (28 feet wide), thence extending from said point of beginning, along Lot No. 5 on said plan, south 61 degrees 25 minutes 16 seconds east, crossing the bed of a certain 12 feet wide access easement, 102.29 feet to a point in line of Lot No. 8 as shown on said plan, thence extending along the same, south 26 degrees 29 minutes 00 seconds west, 18.01 feet to a point, a corner of Lot No. 7 on said plan, thence extending along the same, north 61 degrees 25 minutes 16 seconds west, re-crossing said access easement, 102.95 feet to a point on the said southeasterly side of Mill Street, aforesaid, thence extending along the same, north 28 degrees 34 minutes 44 seconds east 18.00 feet to the first mentioned point and place of beginning.

Source of Title Book 5400 Page 2419 (recorded 03/26/2002).

BEING THE SAME PREMISES Deed dated 03/15/2002 conveying from Theresa A. Guglielmi to Luciano Salerno recorded 03/26/2002, Book 5400 and Page 2419.

Parcel Number: 02-00-04441-02-1.

Location of property: 211 Mill Street, Bridgeport, PA 19405.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Luciano Salerno** at the suit of U.S. Bank Trust National Association, As Trustee For TOWD Point Master Funding Trust 2015-6 RP. Debt: \$159,692.30.

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.

18-00438

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made by George C. Heilman Registered Surveyor on the 20th day of July A.D. 1963 as follows:

BEGINNING at a point on the Southeasterly side of Tremont Avenue (50 feet wide) at the distance of 167.36 feet measured the 2 following courses and distances from a point of curve on the Southwesterly side of Roberts Street (66 feet wide) viz (1) on the arc of a curve curving to the left having a radius of 15 feet the arc distance of 23.56 feet to a point of tangent on the Southeasterly side of Tremont Avenue and (2) South 40 degrees, 46 minutes West along the same 143.81 feet to the place of beginning a corner of lot 4 as shown on said plan; thence from said point of beginning and along the said lot 4, South 49 degrees, 14 minutes East 91.36 feet to a point in line of land now or late of A. Asko; thence by the same, South 40 degrees, 56 minutes, 15 seconds West 39.81 feet to a point in line of land now or late of S. Asko, Jr.; thence extending South 41 degrees, 16 minutes West 52.00 feet to a point a corner of Lot 6 as shown on said plan; thence along the same North 49 degrees, 14 minutes West (partly through the centerline of the party wall erected between these premises and the premises adjoining to the Southwest) 910.24 feet to a point on the Southeasterly side of Tremont Avenue; thence along the same, North 40 degrees, 46 minutes East 39.61 feet to the first mentioned point and place of beginning.

BEING Lot 5 as shown on said plan.

BEING the same premises conveyed to Edgar A. Gower, III and Vanessa L. Gower by deed from Christina Garry, dated 6/29/2007 and recorded 7/13/2007 in Book 1427 Page 1431.

Parcel Number: 13-00-36904-00-1.

Location of property: 1618 Tremont Avenue, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Edgar A. Gower III and Vanessa L. Gower** at the suit of Pennsylvania Housing Finance Agency. Debt: \$169,310.92.

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.

18-00618

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Salford Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision Project Number 980601 for James and Frieda Vickers (814 Ridge Road, Salford Township, Montgomery County, Pennsylvania) made by Brian J Nixon and Associates, Civil Engineers - Land Surveyors (2035 Brinkman Road, Quakertown, Pennsylvania 18951) and (80 East South Main Street, Red Hill, Pennsylvania 18076) dated July 27, 1998 and recorded on October 9th, 1998 in the Recorder of Deeds Office Montgomery County at Norristown, Pennsylvania in Plan Book A 58 page 50, as follows, to wit:

BEGINNING at a point in the bed of Ridge Road (PA Route 563) (80 foot wide), said point of beginning being at a corner of Lot Number 2 as shown on the above mentioned Plan; thence extending from said point of beginning along the aforesaid lot the five (5) following courses and distances, as follows, to wit thence (1) extending along the aforesaid lot and crossing over the aforesaid Ridge Road South 38 degrees 18 minutes 00 seconds East 225 feet to a point, thence (2) extending along the same South 60 degrees 41 minutes 00 seconds West 101.24 feet to a point; thence (3) extending along the same South 38 degrees 18 minutes 00 seconds East 90 feet to a point, thence (4) extending along the same South 42 degrees 45 minutes 07 seconds West 68.34 feet to a point; thence (5) extending along the same South 60 degrees 41 minutes 00 seconds West 239.55 feet to a point a corner of part of lands now or late of William C. Fritz Twp. 44-37-23 Deed Book 4932 page 248; thence extending along part of the aforesaid lands and re-crossing over the aforesaid Ridge Road North 29 degrees 45 minutes 00 seconds West 294.25 feet to a point in the bed of Ridge Road, thence extending along the aforesaid Ridge Road North 60 degrees 41 minutes 00 seconds East 359.13 feet to a point a corner of 2 as shown on the above mentioned plan to the first mentioned point and place of beginning.

CONTAINING 2.642 Acres of land more or less Gross and 2.3421 Acres of land, more or less net.

BEING Known and designated as Lot Number 1 as shown on the above-mentioned Plan.

TITLE TO SAID PREMISES IS VESTED IN Joseph P. McGinnis, Single, by Deed from Joseph P. McGinnis, Single and Sandra D. Hendrickson, Single and Francis N. Regalbuto, Married and Tesha D. Regalbuto a/k/a Tesha D. Dengler, Married, Dated 06/13/2006, Recorded 06/28/2006, in Book 5606, Page 378.

Parcel Number: 44-00-01186-00-3.

Location of property: 814 Ridge Road, Telford, PA 18969-1527.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph P. McGinnis** at the suit of Wells Fargo Bank, N.A., Successor by Merger to Wells Fargo Home Mortgage, Inc. Debt: \$239,027.87.

Robert J. Crawley, Attorney. I.D. #319712

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

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

18-00732

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

BEGINNING at a point on the Northwesterly side of Willow Street at the distance of 130 feet Northeasterly from Fornance Street, a corner of this and property late of Francis D. Oberholtzer; thence at right angles to said Willow Street Northwesterly, the line passing through the middle of the partition wall between this and said property late of said Oberholtzer 118 feet more or less to the Southeasterly side of a 20 foot wide alley; thence along the Southeast side of said Alley Northeasterly 14 feet to a point, a corner of this and other land late of said Oberholtzer; thence Southeasterly parallel to the first course, the line passing through the middle of the partition wall between this and said Oberholtzer's other property 118 feet more or less to the Northwesterly side of Willow Street, aforesaid; thence along the said side of said Willow Street Southwesterly 14 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Dennis D. Darden, by Deed from Anthony J. Purayidathil and Som N. Basutkahur, dated 12/05/1996, recorded 12/11/1996, in Book 5170, Page 1062.

Parcel Number: 13-00-38928-00-2.

Location of property: 1415 Willow Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dennis D. Darden** at the suit of PHH Mortgage Corporation, a/k/a PHH Mortgage Services Corporation. Debt: \$79,048.92.

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.

18-00904

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Hatboro Borough**, County of Montgomery, Commonwealth of Pennsylvania being Lot No 113 on a certain plan of lots known as "Hatboro Heights" made by Herbert H. Metz, on 4/2/1924 and recorded at Norristown, PA in DEED Book 768, page 600, bounded and described thereto as follows:

BEGINNING at a point on the Southwest side of Williams Lane (40 feet wide) at the distance of 834.46 feet Southwest along the Southwest side of Williams Lane from a corner of land of Mary A. Keams, thence along the Southwest side of the said Williams Lane, North 56 degrees, 10 minutes West, 50 feet to a point, a corner of Lot No. 112 the property of Herman Christman and wife, thence by the same, South 33 degrees, 50 minutes West, 148.46 feet to a point, a corner, thence South 61 degrees, 11 minutes East, 50.19 feet to a point, a corner, thence North 33 degrees, 50 minutes East, 144.07 feet to the first mentioned point and place of beginning.

BEING the same premises conveyed to Eric C. Wilburn and Laurie A. Wilburn, his wife, as tenants by the entireties from Eric C. Wilburn and Laurie A. Wilburn, his wife (formerly Laurie A. Donahue) Deed dated 07/11/2005, Recorded 07/29/2005, Instrument number 2005105307, Book 5564 and Page 989.

Parcel Number: 08-00-05992-00-3.

Location of property: 73 Williams Lane, Hatboro, PA 19040.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Laurie A. Wilburn and Eric C. Wilburn** at the suit of Nationstar Mortgage, LLC d/b/a Mr. Cooper. Debt: \$45,755.21.

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.

18-01018

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, commonly known as No. 412 East Basin Street, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey thereof made August 10, 1951 Bender, Magarity and Bryant, Registered Engineers, as follows, to wit:

BEGINNING at a point on the southwest side of Basin Street, fifty feet in width, at the distance of one hundred one and eighty-eight one-hundredths feet southeasterly from the southeasterly side of Old Green Alley Road as widened eight feet along the southeasterly side hereof from its original width of twenty-four feet a point a corner of premises commonly known as No. 410 East Basin Street; thence extending along the said Southwest side of Basin Street South forty-nine degrees twenty minutes East sixteen and six one-hundredths feet to a point a corner of premises commonly known as No. 414 East Basin Street; thence extending along the said premises South forty degrees forty minutes West the line for a portion of the distance passing through the center line of the partition wall dividing the house erected on these premises from the one on the adjoining premises ninety feet to a point on the Northeast side of an alley, twenty feet in width; thence extending along the Northeast side of said alley North forty-nine degrees twenty minutes West sixteen and six one-hundredths feet to a point a corner of premises commonly known as No. 410 East Basin Street; thence extending along said premises North forty degrees forty minutes East the line for a portion of the distance passing through the center line of the partition wall dividing the house erected on these premises from the one on the adjoining premises ninety feet to the first mentioned point and place of beginning.

BEING THE SAME PREMISES WHICH Holston F. Spence, Jr., by Deed dated 2/24/2000, recorded 3/2/2000 in DEED Book 5308 Page 2022, conveyed unto Ericka Wharton, in fee.

Parcel Number: 13-00-03912-00-8.

Location of property: 412 East Basin Street, Norristown PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Ericka Wharton** at the suit of American Heritage Federal Credit Union. Debt: \$99,277.69 plus interest to Sale date.

Martha Von Rosenstiel, Attorney. I.D. #52634

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

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

18-01024

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Hatfield Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan made for Acuff, Berthold & Marchese, by Eckert & Malone, Consulting Engineers and Land Surveyors, Sellersville, Pennsylvania dated June 25, 1982 and last revised December 15, 1982, as recorded at Norristown, Pennsylvania in Plan Book A-45 Page 358, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Koffel Road (no width given), said point being a common corner of this Lot and the Northwesterly side of a Texas Eastern Transmission right of way (77 feet wide); thence extending from said point of beginning leaving the Southwesterly side of Koffel Road along aforementioned right of way South 73 degrees 17 minutes 36 seconds West 207.15 feet to a point, a corner of this Lot and Lot No. 3; thence extending from said point along Lot No. 3 North 45 degrees 16 minutes 10 seconds West 78.62 feet to a point a corner of this Lot and Lot No. 21; thence extending from said point along Lot No. 2 North 43 degrees 15 minutes 00 seconds East 182.00 feet to a point a corner located on the Southwesterly side of Koffel Road; thence extending from said point along the Southwesterly side of Koffel Road South 45 degrees 16 minutes 10 seconds East 182.37 feet to a point, said point being the first mentioned point and place of beginning.

BEING Lot Number 1 as shown on said Plan.

BEING THE SAME PREMISES WHICH Sharon L. Delp, his wife by Deed dated 4/28/2000 and recorded 5/23/2000 in Montgomery County in Deed Book 5317 Page 1898 granted and conveyed unto Joseph A. Mina and Kathleen J. Mina, h/w, in fee.

Parcel Number: 35-00-05014-00-9.

Location of property: 1912 Koffel Road, Hatfield, PA 19440.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joseph A. Mina and Kathleen J. Mina** at the suit of American Heritage Federal Credit Union. Debt: \$232,719.47 plus interest to Sale date.

Martha Von Rosenstiel, Attorney. I.D. #52634

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

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

18-02722

ALL THAT CERTAIN attached dwelling or townhouse and lot or tract of land known as 2618 Terraced Hill Court, situate on the Southerly side of said road or street, 50 feet wide, in **Lower Pottsgrove Township**, County of Montgomery, Commonwealth of PA, described in accordance with a plan of Lots of Louis J. Cuttillo and Louis Argyra, Terraced Hills, made by Ralph E. Shaner and Son Engineering Co., Pottstown, PA date March 20, 1974 and revised October 5, 1978 as follows, to wit:

BEGINNING at a joint corner of Building 8 Units 4 and 5 said point on the Southerly side of Terraced Hill Court, 50 feet wide, and being distant along and in said street from the center line intersection of Terraced Hill Court, and Christopher Lane, 50 feet wide, the following three courses and distance to wit, South 43 degrees 45 minutes East 83.75 feet to a point of deflection (2) South 75 degrees 56 minutes East 362.42 feet and (3) at right angles to the center line of said street, South 14 degrees 04 minutes West 25.00 feet, thence from said point of beginning along the Southerly side of Terraced Hill Court, South 75 degrees 56 minutes East 33.0 feet to the Northwesterly corner of Building 8 Unit 3, thence leaving said street along the Westerly side of Unit 3 and passing part through a joint party wall, South 14 degrees 04 minutes West (incorrectly referred to as East in prior Deed) 67.0 feet to a point on line of other lands now or late of Louis John Inc. thence along said lands North 75 degrees 56 minutes West 33.0 feet to the Southwesterly corner of Building 8 Unit 5 thence along the Easterly side of Unit 5 and passing in part through a joint party wall, North 14 degrees 04 minutes East 67.0 feet to the place of beginning.

BEING Unit 4 Building 8 as shown on said Plan.

UNDER AND SUBJECT to certain Declaration of Deed restrictions in Deed Book 4505 page 214 and other rights and restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Margaret Ann Warfel, by Deed from Rose Vrabel, dated 03/15/2007, recorded 04/04/2007, in Book 5641, Page 2154.

Parcel Number: 42-00-04885-31-1.

Location of property: 2618 Terraced Hill Court, Pottstown, PA 19464-3147.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Margaret Ann Warfel** at the suit of Bank of America, N.A. Debt: \$135,840.19.

Abigail Brunner, Attorney. I.D. #319034

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

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

18-02740

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Springfield Township**, Montgomery County, Pennsylvania, and described according to a revised Plan of Portions of Whitmarsh Village, Section 2, made by Franklin and Lindsey, Registered Engineers, Philadelphia, Pennsylvania, on August 7, 1950, which plan is recorded in Deed Book 2093 page 601, as follows, to wit:

BEGINNING at a point on the Southeast side of Patton Road (50 feet wide) from point of curve on the Southwest side of Cheltenham Avenue (41 5 feet wide) the 4 following courses and distances, viz on the arc of a circle curving to the left with a radius of forty feet the arc distance of sixty two and eighty three one hundredths feet to a point of reverse curve on the said Southeast side of Patton Road, thence along the said Southeast side of Patton Road on the arc of a circle curving to the right with a radius of three hundred seventy five and twenty nine one hundredths feet the arc distance of three hundred fifty three and eighty seven one hundredths feet to a point, thence South eighty one degrees six minutes West six hundred eighty three and twenty five one hundredths feet to a point, an angle, thence South eighty four degrees fifty three minutes twelve seconds West still along the said Southeast side of Patton Road four hundred twenty one and eighty four one one hundredths feet to the first mentioned point and place of beginning; thence extending from said beginning point South five degrees six minutes forty eight seconds East one hundred fifty eight and twenty one hundredths feet to a point on the Northwest side of a certain drainage right of way (60 feet wide), thence extending South eighty six degrees twenty nine minutes thirty six seconds West along the Northwest side of said drainage right of way ninety five and four one hundredths feet to a point in a certain fifteen feet wide drainage easement, thence extending North five degrees six minutes forty eight seconds West passing through said fifteen feet wide drainage easement one hundred fifty five and fifty four one hundredths feet to a point on the Southeast side of Patton Road, thence extending North eighty four degrees fifty three minutes twelve seconds East along the said Southeast side of Patton Road ninety five feet to the first mentioned point and place of beginning.

BEING Lot No 209 on the aforesaid plan.

TITLE TO SAID PREMISES IS VESTED IN Kia J.L. Johnson, by Deed from Alan Snyder, and/or Gail Snyder by power of Attorney for Florece Snyder, Dated 08/05/2005, Recorded 08/23/2005, in Book 5567, Page 2567.

Parcel Number: 52-00-13579-00-4.

Location of property: 8610 Patton Road, Glenside, PA 19038-7544.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kia J. L. Johnson** at the suit of Specialized Loan Servicing LLC. Debt: \$235,188.09.

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.

18-03311

ALL THAT CERTAIN lot or piece of ground, situate in **Norristown Borough**, Montgomery County, Pennsylvania bounded and described according to a Plan of Orchard Hill Crossings made by Joseph M. Estock, PE, PLS, dated 4/19/2004 last revised 8/17/2004 and recorded in Plan Book 23 page 445 as follows, to wit:

BEING Lot 7 as shown on the above-mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Jessica Devereux and Michael V. Krumenacker, III, by Deed from Vusa Mlingo and Afrika Mlingo, h/w, Dated 08/21/2007, Recorded 09/17/2007, in Book 5664, Page 2917.

Parcel Number: 13-00-16800-02-6.

Location of property: 847 High Street, Norristown, PA 19401-4009.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael V. Krumenacker, III a/k/a Michael Krumenacker and Jessica Devereux n/k/a Jessica Krumenacker** at the suit of Wells Fargo Bank, NA. Debt: \$186,935.86.

Robert J. Crawley, Attorney. I.D. #319712

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

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

18-03374

ALL THOSE TWO CERTAIN lots or pieces of land with the buildings and improvements thereon erected, situate in **Upper Frederick Township**, County of Montgomery and Commonwealth of Pennsylvania, known and designated as lots nos. 24 and 25 on revised plan of Perkiomen Cedars, bounded and described in accordance with a survey thereof made January 1944, by Weir and Thieme, C.E.'S, as follows, to wit:

BEGINNING at a point on the northwesterly side of Perkiomen avenue at the distance of 474.74 feet southwestwardly from the southwesterly side of Valley road (40 feet wide) a point, a corner of lot no. 26; thence extending along said lot north 76 degrees 46 minutes west 125 feet to a point, a corner of lot no. 70; thence extending along said lot and lots nos. 69 and 68 south 13 degrees 14 minutes west 50 feet to a point, a corner of lot no. 23; thence extending along said lot south 76 degrees 46 minutes east 125 feet to a point on the northwesterly side of Perkiomen Avenue, aforesaid; thence extending along the said northwesterly side of Perkiomen avenue north 13 degrees 14 minutes east 50 feet to the first mentioned point and place of beginning.

ALSO all those two certain lots or pieces of land situate in the Township of Upper Frederick, County of Montgomery and Commonwealth of Pennsylvania known and designated as lots nos. 26 and 27 on revised plan of Perkiomen Cedars, bounded and described in accordance with a survey thereof made January 1944, by Weir and Thieme, C.E.'S, as follows, to wit:

BEGINNING at a point on the northwesterly side of Perkiomen avenue at the distance of 424.74 feet southwestwardly from the southwesterly side of Valley road (40 feet wide), a point, a corner of lot no. 26; thence extending along said lot north 76 degrees 46 minutes west 125 feet to a point, a corner of lot no. 72; thence extending along said lot and lots nos. 71 and 70 south 13 degrees 14 minutes west 50 feet to a point, a corner of lot no. 25; thence extending along said lot south 76 degrees 46 minutes east 125 feet to a point on the northwesterly side of Perkiomen avenue, aforesaid; thence extending along the said northwesterly side of Perkiomen avenue north 13 degrees 14 minutes east 50 feet to the first mentioned point and place of beginning.

ALSO all that certain lot or piece of ground, known and designated as lot no. 28 on plan of Perkiomen Cedars, situate in the Township of Upper Frederick, County of Montgomery and Commonwealth of Pennsylvania bounded and described in accordance with a survey thereof made June 1924 by Weir and Thieme, C.E.'S and revised October 23, 1947, by C. Raymond Weir, as follows, to wit:

BEGINNING at a point of intersection of the northeasterly side of a private lane, 15 feet wide, and the northwesterly side of Perkiomen avenue; thence extending along the northeasterly side of said private lane, north 56 degrees 38 minutes west 128.64 feet to a point a corner of lot no. 68; thence extending along said lot north 13 degrees 14 minutes east 16.48 feet to a point a corner of lot no. 23; thence extending along said lot south 76 degrees 46 minutes east 125 feet to a point on the northwesterly side of Perkiomen avenue, aforesaid; thence extending along the northwesterly side of Perkiomen avenue south 13 degrees 14 minutes west 27.67 feet to a point of curve; thence extending along the said side of Perkiomen avenue on a line curving to the right having a radius of 131.92 feet, the arc distance of 33.44 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN John E. Walter, by Deed from John E. Walter and Nicole E. Pedro, dated 05/08/2003, recorded 05/23/2003, in Book 5457, Page 340.

Parcel Number: 55-00-01174-00-4.

Location of property: 2135 Perkiomen Avenue, Perkiomenville, PA 18074-9775.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John E. Walter** at the suit of Wells Fargo Bank, N.A. Debt: \$134,865.23.

Robert J. Crawley, Attorney. I.D. #319712

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

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

18-03503

ALL THAT CERTAIN tract of land, with the buildings and improvements thereon erected, Situate in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with Subdivision Plan of Property of Roma Giles and Linda Grill made by Ralph E. Shaner & Son Engineering Co., Pottstown, Pennsylvania dated September 20, 1982 and recorded in Plan Book C 16 page 28 as follows, to wit:

BEGINNING at a point on the South side of Queen Street (50 feet wide) at the distance of 151.37 feet measured South 89 degrees 15 minutes West from the intersection of the Northwesterly side of Keim Street (50 feet wide); thence extending from said point of beginning South 00 degrees 45 minutes East, 140.00 feet to a point on the Northerly side of a 20 foot wide alley; thence extending along the same South 89 degrees 15 minutes West, 25 feet to a point, thence extending North 00 degrees 45 minutes West, 140.00 feet to the aforesaid Southerly line of Queen Street, thence extending along the same North 89 degrees 15 minutes East, 25 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Walter N. Wampole and Jean A. Wampole, H/W, by Deed from Virginia M. Sweet, Dated 06/02/2006, Recorded 06/23/2006, in Book 5605, Page 2057.

Parcel Number: 16-00-23236-00-4.

Location of property: 948 Queen Street, Pottstown, PA 19464-6018.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Walter N. Wampole and Jean A. Wampole** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for The Certificateholders of The CWABS, Inc. Asset-Backed Certificates Series 2006-11. Debt: \$161,702.18.

Robert J. Crawley, Attorney. I.D. #319712

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

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

18-03527

ALL THAT CERTAIN piece of ground with improvements thereon erected, situate in **Upper Hanover Township**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin planted in a public road in the line of land now or late of John Himmelwright; thence by the same along said public road, North 53-1/4 degrees East, 66 feet to another iron pine in said road; thence by lands now or late of Honas Wendling, the following courses and distances: South 41 degrees East, 165 feet to a post; South 53-1/4 degrees West, 66 feet to a post; thence, North 41 degrees West, 165 feet to the point of beginning.

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

BEING the same premises conveyed to Howard Beale by deed from Alexander N. Gould, dated 5/23/2012 and recorded 6/5/2012 in Book 5837 page 813.

Parcel Number: 57-00-03700-00-5.

Location of property: 3060 Wentling Schoolhouse Road a/k/a 3060 Wentlings Schoolhouse Road, East Greenville, PA 18041.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Howard Beale** at the suit of Pennsylvania Housing Finance Agency. Debt: \$102,134.26.

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.

18-03550

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery and State of Pennsylvania, described according to a plan of Section "C" Candlebrook made by Yerkes Engineering Co., Bryn Mawr, Pennsylvania, dated 10/3/1957 and last revised 7/8/1958 as follows, to wit:

BEGINNING at a point or the Southerly side of Old Fort Road (50 feet wide) at the distance of 13 feet measured South 85 degrees 21 minutes 25 seconds West along the same from its intersection with the Westerly side of Hillview Road (50 feet wide) (both lines produced); thence extending from said beginning point along the Southerly side of Old Fort Road South 86 degrees 21 minutes 25 seconds West 64.55 feet to a point thence extending South 3 degrees 38 minutes 35 seconds East, 125 feet to a point, thence extending North 86 degrees 21 minutes 25 seconds East 77.55 feet to a point on the Westerly side of Hillview Road; thence extending along the same North 3 degrees 38 minutes 35 seconds West 112 feet to a point of curve; thence extending on a line curving to the left having a radius of 13 feet the arc distance of 20.24 feet to the first mentioned point and place of beginning.

BEING Lot No. 37 on said Plan.

TITLE TO SAID PREMISES IS VESTED IN Bin Yan Zheng, by Deed from Trung Q. Doan and Chinh N. Doan, Dated 02/21/2013, Recorded 03/06/2013, in Book 5865, Page 1962.

Parcel Number: 58-00-14305-00-1.

Location of property: 501 Old Fort Road, King of Prussia, PA 19406-2317.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Bin Yan Zheng** at the suit of Wells Fargo Bank, N.A. Debt: \$217,312.95.

Robert J. Crawley, Attorney. I.D. #319712

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

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

18-03618

PARCEL NO. 1

ALL THAT CERTAIN building lot or piece of land situate on the West side of Walnut Street in **Green Lane Borough**, County Montgomery and Commonwealth of Pennsylvania, bounded and described, according to a survey thereof made by Smith & Brunner, Registered Engineers, as follows, to wit:

BEGINNING at an iron pin, a corner in the center line of a twenty feet wide public alley and in the line of H. Luther Pfrommer's land; thence along said Alley South fifty-five degrees and forty five minutes East seventy four and two tenths feet to the line of F. Stanley's land; thence by the same North forty eight degrees East one hundred seventy five and fifteen one-hundredths feet to a point in the center line of said Walnut Street; thence along the same North fifty-five degrees and fifteen minutes West one hundred thirteen and eight tenths feet to the line of said H. Lather Pfrommer's land; thence along the same South thirty-four degrees and fifty minutes West one hundred seventy and six tenths feet to the point of beginning.

PARCEL NO. 2

ALL THAT CERTAIN tract or piece of land situate in **Green Lane Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey made by George F. Shaner, R. E. of Pottstown, Penna., as follows, to wit:

BEGINNING at a corner of other land now or late of Edward S. Kleinbach and Anna Mae Kleinbach, his wife, said point being on the Southeasterly curb line of Walnut Street (forty two feet wide) and distant Southeasterly along the same one hundred sixty-nine and twenty six one-hundredths feet from the Southeasterly curb line intersection of the said Walnut Street and Second Street (twenty five feet wide); thence along the said Southeasterly curb line South fifty five degrees fifteen minutes East fifteen feet to a corner of land now or late of John W. Kuhn, Jr., of which this was a part; thence along the same South thirty-eight degrees three minutes West one hundred fifty and sixty eight one hundredths feet to a corner in the center line of a proposed twenty feet wide alley; thence along the center line of the same by other land now or late of John W. Kuhn, Jr. North fifty-five degrees nine minutes West forty two and seventy six one-hundredths feet to a corner of land now or late of Edward S. Kleinbach and Anna Mae Kleinbach, his wife; thence along the same North forty eight degrees thirty-eight minutes East one hundred fifty five and fifty one one-hundredths feet to the place of beginning.

PARCEL NO. 3

ALL THAT CERTAIN lot or piece of land, situate in **Green Lane Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey made by George P. Shaner, C. E., Pottstown, Penna., on November 6, 1952, as follows, to wit:

BEGINNING at a point in the center line of a proposed sixteen feet wide alley, which point is at the distance of eighty one and sixty-six one hundredths feet South fifty-five degrees fifteen minutes East from the Southeasterly side of Second Street, a corner of land recently conveyed to John W. Kuhn and Flora E. Kuhn, his wife; thence along the center line of said proposed sixteen feet wide alley by other land of said Edward S. Kleinbach and Anna Mae Kleinbach, his wife, South fifty five degrees fifteen minutes East fifty seven feet and twenty four one-hundredths feet to a point, a corner in line of land now or late of John W. Kuhn, Jr., thence along the same South forty-eight degrees eight minutes West sixty-one and ninety one-hundredths feet to a point a corner of land of Arthur L. Wenhold and Mattie Wenhold, his wife, of which this was a part; thence along the same North fifty five degrees fifteen minutes West forty-eight feet and fifty four one-hundredths feet to a point a corner of said land of John W. Kuhn and Flora E. Kuhn, his wife; thence along the same North thirty-seven degrees thirteen minutes East sixty feet and six one-hundredths feet to the first mentioned point and place of beginning.

BEING the same premises in which Andrew Barrett and Jane A. Barrett, husband and wife by deed dated 06/29/2010 and recorded 07/01/2010 in the Office of the Recorder of Deeds in and for the County of Montgomery in deed book 5772 and page 80 and at Instrument No. 2010054348, granted and conveyed unto Richard J. Muth, Sr. and Christina A. Muth, husband and wife.

Parcel Number: 07-00-00571-00-7.

Location of property: 204 Walnut Street, Green Lane, PA 18054.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Richard J. Muth and Christina A. Muth** at the suit of Nationstar Mortgage LLC d/b/a Mr. Cooper. Debt: \$231,423.24.

Katherine M. Wolf, 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.

18-03670

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in **Towamencin Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of Towamencin Village made by Hans P. Stein, Associates of Phila., Pa. Architects, Landscape Architects, Planners & Engineers dated 5-21-1980 and last revised on 12-9-1980 and recorded in the Recorder of Deeds Office in Plan Book A-41 page 99B as follows, to wit:

BEGINNING at a point on the Southeasterly side of Bishop Wood Blvd. East (50 feet wide) said point of beginning being measured from a point of curve on the Northeasterly side of Braddock Lane (50 feet wide) on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 39.27 feet to the point of beginning, thence extending from said point of beginning and along the Southeasterly side of Bishop Wood Blvd. East North 22 degrees 06 minutes 00 seconds East 40.00 feet to a point of curve, thence continuing along the same on the arc of a circle curving to the right having a radius of 200.00 feet the arc distance of 64.82 feet to a point a corner of Lot #6-47 on said plan, thence extending along the same South 64 degrees 21 minutes 04 seconds East 143.98 feet to a point a corner of Lot #6-49 on said plan, thence extending along the same South 25 degrees 38 minutes 56 seconds West 60.00 feet to a point on the Northeasterly side of the cul-de-sac of Braddock Lane, thence extending along the same on the arc of a circle curving to the left having a radius of 55.00 feet the arc distance of 65.44 feet to a point of reverse curve, thence extending on the arc of a circle curving to the right having a radius of 50.00 feet the arc distance of 50.39 feet to a point of tangent, thence North 67 degrees 54 minutes 00 seconds West 27.13 feet to a point of curve, thence extending on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 39.27 feet to the point and place of beginning.

BEING Lot #6-48 on said Plan.

BEING THE SAME PREMISES Deed Dated 08/09/2005 conveying from Dennis A Connolly and Patricia A. Connolly to Richard Golden and Lisa Golden Recorded 09/01/2005 Book 5589, Page 232 and Instrument# 2005124288.

Parcel Number: 53-00-00940-15-9.

Location of property: 1983 West Bishopwood Boulevard, Harleysville, PA 19438.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Lisa Golden and Richard Golden** at the suit of The Bank Of New York Mellon f/k/a/ The Bank Of New York, As Trustee (CWALT 2005-46CB). Debt: \$244,938.55.

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.

18-03702

ALL THAT CERTAIN Westerly half of a double brick message and tract of land situate on the South side of 4th Street, in **Pottstown Borough**, East of Old State Road (now State Street) being known and numbered as No. 64 West 4th Street, in the Borough of Pottstown, County of Montgomery and Commonwealth of Pennsylvania, bounded, limited and described as follows to wit:

BEGINNING at a point on the South side of 4th Street, a distance of 30 feet Eastwardly from the Southeast intersection of the Old State Road (now State Street) and 4th Street, a corner of this and land now or late of Dale March; thence Southwardly along the same a distance of 140 feet to the Northerly side of a 20 feet wide alley, thence Eastwardly along the same, a distance of 23 feet 9 inches more or less to a corner of this and other lands of the said Grantor, thence Northwardly along the same a distance -of 140 feet to the South side of 4th Street aforesaid passing in part of the said course and distance through the middle or division wall of a double brick message erected upon this and lot directly adjoining on the East, thence Westwardly along said 4th Street a distance of 23 feet 9 inches more or less, to the point or place of Beginning.

BEING the same premises conveyed to Joshua W. Whittaker, as sole owner from Edoardo Satiro and Maria Satiro, husband and wife, Recorded 05/12/2015, Instrument# 2015033323 in Book 5953, Page 02096, of Official.

Parcel Number: 16-00-09932-00-6.

Location of property: 64 West 4th Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Joshua C. Whittaker a/k/a Joshua W. Whittaker** at the suit of M&T Bank. Debt: \$69,542.71.

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

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

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

18-03721

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, situate in **Hatfield Township**, Montgomery County, Pa., and described according to a Plan of Lots made for Valley Gardens, Inc., by Herbert H. Metz, Inc., Reg. Engineer dated March 25, 1958 as follows, to wit:

BEGINNING at a point on the Northeasterly side of Garden Road (50 feet wide) said point being the three following courses and distances from a point of curve on the Northwesterly side of Walnut Street (41.5 feet wide) (1) leaving Walnut Street 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 on the Northeasterly side of Garden Road (2) North 46 degrees 54 minutes 30 seconds West along the Northeasterly side of Garden Road 245 feet to a point of curve on the same and (3) Northwestwardly along the Northeasterly side of Garden Road on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 45 feet to the place of beginning; thence extending from said point of beginning Northwestwardly and

Westwardly partly along the Northeasterly and partly along the Northerly sides of Garden Road on the arc of a circle curving to the left having a radius of 175.00 feet crossing a certain 15 feet wide drainage easement the arc distance of 100 feet to a point on the Westerly side of said Easement; thence extending North 04 degrees 23 minutes West along the Westerly side of the aforesaid Easement 332.96 feet to a point an angle in the said Easement; thence extending North 43 degrees 06 minutes East along the Northwesterly side of said Easement 60 feet to a point; thence extending South 46 degrees 54 minutes East re-crossing the aforesaid 15 feet wide Drainage Easement 268.28 feet to a point; thence extending South 28 degrees 21 minutes 30 seconds West 242.00 feet to the first mentioned point and place of beginning.

BEING LOT NO. 9 as shown on the above-mentioned plan.

BEING THE SAME PREMISES which Milton Oscar by Deed dated 09/16/1993 and recorded 09/29/1993 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5056 Page 125, granted and conveyed unto Mark A. Oscar.

Parcel Number: 35-00-03967-00-3.

Location of property: 1554 Garden Road, Lansdale, PA 19446.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Mark A. Oscar and Milton Oscar** at the suit of Ocwen Loan Servicing, LLC. Debt: \$248,669.60.

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.

18-03815

ALL THAT CERTAIN Unit in the property known, named and identified in the Declaration of Condominium and Declaration Plan referred to below as "Sutton Terrace Condominium" located in **Lower Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of PA, Act of 7/3/1963 P.L., 196, by the recording in the Office of the Recorder of Deeds of Montgomery County of a Declaration Plan recorded in Deed Book 4491 Page 27 and the First Amendment recorded in Deed Book 4523 Page 437, a Second Amendment recorded in Deed Book 4783 Page 2366, a Third Amendment recorded in Deed Book 4809 Page 1261, Fourth Amendment recorded in Deed Book 5294 Page 3, a Declaration Plan recorded in Condominium Plan Book 6 Page 91 and the First Amendment to Declaration recorded in Condominium Plan Book 7 Page 99, Second Amendment to Declaration recorded in Deed Book 4783 Page 2366 and Third Amendment recorded in Deed Book 4809 Page 1261 and a Code of Regulations recorded in Deed Book 4491 Page 61, First Amendment to Code of Regulations recorded in Deed Book 4697 Page 1427, Second Amendment recorded in Deed Book 4717 Page 1497 and Third Amendment recorded in Deed Book 4770 Page 2190, Fourth Amendment recorded in Deed Book 4876 Page 2482, being and designated in such Declaration of Condominium and Declaration Plan as Unit No. 1008, as more fully described in such Declaration of Condominium and Declaration Plan, together with the proportionate percentage interest in the Common Elements (as defined in such Declaration) of .602136%.

UNDER AND SUBJECT to any and all covenants, conditions, restrictions, rights of way, easements and agreements of record.

TITLE TO SAID PREMISES IS VESTED IN Barbara R. Luber and Edward Luber, by Deed from Barbara Luber, Dated 06/08/2009, Recorded 06/19/2009, in Book 5734, Page 194.

Parcel Number: 40-00-05081-51-3.

Location of property: 50 Belmont Avenue, Unit 1008 a/k/a 50 Belmont Avenue, Apt. 1008, Bala Cynwyd, PA 19004.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Edward Luber and Barbara R. Luber** at the suit of Santander Bank, N.A. Debt: \$115,914.75.

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.

18-03818

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected situate in **Franconia Township**, County of Montgomery and Commonwealth of Pennsylvania, as shown on Plan of "Indian Valley Meadows" made for Regent Valley Builders, prepared by Herbert H. Metz, Inc., Civil Engineers and Surveyors, dated 10/29/1973, last revised 6/22/1974, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-23 page 8, being and designated on said Plan as Lot No. 1-F, as more fully shown on such plan and further described as follows:

BEGINNING at a common corner of Lot 1-E and 1-F said point being the following courses from the point of intersection of the center line of Colonial Drive and the center line of Regent Road (50 feet wide at this point) leaving said point of intersection and extending along the said center line of Colonial Drive the following 3 courses: (1) South 47 degrees 25 minutes 20 seconds East 26.30 feet to a point of curvature; (2) extending in a Southeasterly direction along the arc of a circle curving to the right having a radius of 80.00 feet the arc distance of 46.08 feet to a point of tangent; (3) South 14 degrees 26 minutes 20 seconds East 3.97 feet; thence leaving said center line and extending at right angles to said center line North 75 degrees 33 minutes 40 seconds East 26 feet to a point in common with Lots 1-A and 1-C; thence extending along Lot 1-B, 1-C, 1-D and 1-E South 19 degrees 02 minutes 46 seconds East 80.00 feet to the point of beginning;

thence from said point of beginning and extending along Lot 1-E the line passing for a portion of the distance through a partition wall dividing this from the adjoining premises of said Lot 1-E North 70 degrees 57 minutes 15 seconds East 81.20 feet; thence extending along the common area the following courses: (1) South 19 degrees 02 minutes 45 seconds East 30.33 feet; (2) South 70 degrees 57 minutes 15 seconds West 72.16 feet; (3) North 47 degrees 26 minutes 20 seconds West 19.01 feet; (4) North 19 degrees 02 minutes 45 seconds West 13.62 feet to the point of beginning.

TITLE TO SAID PREMISES IS VESTED IN Robert B. Bliss, by Deed from Kerry E. Gingrich and Nancy C. Gingrich, h/w/, Dated 04/10/2012, Recorded 04/13/2012, in Book 5832, Page 01913.

Mortgagor Robert B. Bliss died on 04/23/2017, and upon information and belief, his surviving heirs are Stephanie Michniewicz, Kristen Bliss, and Bob Murphy. By executed waiver Stephanie Michniewicz and Kristen Bliss waived their right to be named in the foreclosure action.

Parcel Number: 34-00-00854-15-6.

Location of property: 70 Colonial Drive, Telford, PA 18969-2242.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Bob Murphy, in His Capacity as Heir of Robert B. Bliss, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Robert B. Bliss, Deceased** at the suit of Wells Fargo Bank, NA. Debt: \$142,898.56.

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.

18-03910

ALL THAT CERTAIN lot or piece of ground, situate in the buildings and improvements thereon erected, situate in **Plymouth Township**, County of Montgomery and Commonwealth of Pennsylvania, and described according to a survey made by Schurr and Brattan, R.L.S. on August 7, 1950 and recorded in Norristown in Deed Book No. 2169, Page 601, as follows, to wit:

BEGINNING at a point on the southeasterly side of Old Arch Road (41 1/2 feet wide) at the distance of 734.97 feet southwestwardly from a point of curve formed by the intersection of the southeasterly side of Old Arch Road and the southwestly side of Germantown Pike (60 feet wide); thence extending along Old Arch Road, south 37 degrees 55 minutes 10 seconds west, 75 feet to a point; thence extending on a line, south 52 degrees 04 minutes 50 seconds east, 150 feet to a point; thence extending on a line, north 37 degrees 55 minutes 10 seconds east, 75 feet to a point; thence extending on a line, north 52 degrees 04 minutes 50 seconds west, 88 feet to a point and thence continuing along said line through the center of a 9 feet wide driveway, 62 feet to the place of beginning.

BEING known as Lot No. 601 on said plan.

TOGETHER with the free use, right and liberty of the said driveway as and for a passageway and driveway in common with the owners, tenants and occupiers of the premises adjoining to the northeast.

TITLE TO SAID PREMISES IS VESTED IN Heather A. Brash and Christopher J. Brash by deed from Heather A. Brash, Margaret J. Schultz and Francis D. Schultz, Sr. dated March 4, 2015 and recorded March 16, 2015 in Deed Book 5946, Page 02468 et seq.

Parcel Number: 49-00-00142-00-7.

Location of property: 22 Arch Road, Plymouth Meeting, Pennsylvania 19462.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Heather A. Brash, Margaret J. Schultz, Francis D. Schultz, Sr. and Christopher J. Brash** at the suit of HSBC Bank USA, N.A. Debt: \$322,428.60.

Andrew L. Markowitz, Attorney, I.D. #28009

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

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

18-04552

ALL THAT CERTAIN unit or parcel of land, hereditaments and appurtenances, situate in **Horsham Township**, County of Montgomery and State of Pennsylvania, designated and shown on Plan of Sawmill Valley Section III, Phase II (Sawyer's Creek) and Phases I and II made by Urwiler and Walter, Inc. Summertown, Pa., dated 7/22/1983 and revised 8/26/1983 and recorded in Plan Book A-45 page 34, 35, designated as Unit No. 21.

UNDER AND SUBJECT to the Rights, Conditions, Provisions and Restrictions as set forth in a certain Declaration of Restrictions, Covenants and Easements of Sawyer's Creek in Deed Book 4723 page 1507, as supplemented.

TITLE TO SAID PREMISES IS VESTED IN Michael W. Skibiszewski, Sole Owner, by Deed from Carolyn Jill Marczak, Dated 11/26/2004, Recorded 12/22/2004, in Book 5537, Page 1058.

Parcel Number: 36-00-11666-20-5.

Location of property: 514 Whetstone Road, Horsham, PA 19044-1932.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael W. Skibiszewski** at the suit of PNC Bank, National Association, Successor in Interest to National City Real Estate Services, LLC, Successor by Merger to National City Mortgage, Inc., Formerly Known as National City Mortgage Co., Doing Business as Eastern Mortgage Services. Debt: \$110,269.10.

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.

18-04562

ALL THAT CERTAIN lot or piece of ground, situate in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, being bounded and described in accordance with a Division of Property of Cal and Ver Co., Inc., made by Donald H. Schurr, Civil Engineer and Surveyor, Norristown, Pennsylvania, dated January 5, 1965, last revised February 17, 1967 and recorded at Norristown in the Recorder of Deeds Office on May 10, 1967 in Plan Book C-6 page 50 as follows, to wit:

BEGINNING at a point on the Southeasterly side of Hannah Avenue (46.4 feet wide) which point is measured South 45 degrees 12 minutes West 402.18 feet from a point of tangent, which point is measured on the arc of a circle curving to the left having a radius of 20.00 feet, the arc distance of 31.23 feet from a point of curve on the southwesterly side of Township Line Road (46.5 feet wide), said point being also in line of Lot No. 4 on said Plan; thence extending along said Lot No. 4, South 44 degrees 48 minutes East 189.51 feet to a point; thence extending South 46 degrees 21 minutes West 146.08 feet to a point in line of land now or late of Valerie; thence extending along the same north 44 degrees 48 minutes west 186.58 feet to a point on the southeasterly side of Hannah Avenue, aforesaid; thence extending along the same North 45 degrees 12 minutes East 146.03 feet to the first mentioned point and place of beginning.

BEING the same property conveyed to George McCrary and Denise McCrary, no marital status shown who acquired title by virtue of a deed from Kevin Carney and Dennis H. Carney, Executors the Estate of Hugh J. Carney, Jr., deceased, dated August 4, 2000, recorded September 29, 2000, at Document ID 019283, and recorded in Book 5333, Page 1360, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 33-00-03634-00-5.

Location of property: 2956 Hannah Avenue, East Norriton, PA 19401.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **George McCrary and Denise McCrary** at the suit of Nationstar Mortgage LLC d/b/a Mr. Cooper. Debt: \$330,711.45.

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.

18-05213

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, bounded and described according to a Survey made by M. R. & J. B. Yerkes, Civil Engineers and Surveyors, Bryn Mawr, Pennsylvania on November 21, 1947 recorded in Deed Book 1876 Page 600 &c., as follows, to wit:

BEGINNING at a spike in the bed of Mill Creek Road which spike is measured along a line in the bed of Mill Creek Road the 2 following courses and distances; (1) South 74 degrees 40 minutes West 143.48 feet; (2) South 80 degrees 51 minutes West 162.19 feet to another point in the bed of Mill Creek Road which said point is at the distance of 918.08 feet from the property line of Roy F. Spreter and A.V.S. Wilson and at the further distance of North 7 degrees 12 minutes West 191.19 feet from a point in the bed of Conshohocken State Road (60 feet wide) thence from the first mentioned spike or place of beginning and along a line in the bed of Mill Creek Road North 74 degrees 40 minutes East 128.62 feet to a spike; thence continuing along the same North 59 degrees 3 minutes East 13.16 feet to a spike; thence extending along land formerly of Percival Roberts, Jr., crossing Mill Creek Road and passing over an iron pin and stake South 30 degrees 1 minute East 254.57 feet to an iron pin; thence extending South 59 degrees 59 minutes West 137.58 feet to an iron pin in the bed of a certain stream; thence extending along a line in the bed of the aforesaid stream crossing and re-crossing same and passing over an old road vacated by an Ordinance of Lower Merion Township #892 North 30 degrees 1 minute West 286.96 feet to the first mentioned point and place of beginning.

BEING THE SAME PREMISES WHICH Dennis L. Milstein, by deed dated 12/19/2012 and recorded on 12/28/2012 in the office for the Recorder of Deeds in and for the County of Montgomery in Deed Book 5859, Page 1587 granted and conveyed unto Kenneth L. Tepper, in fee.

Parcel Number: 40-00-37736-00-6.

Location of property: 1125 Mill Creek Road, Gladwyne, PA 19035.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kenneth L. Tepper and The United States of America** at the suit of Beneficial Bank. Debt: \$615,838.08.

Sarah A. Elia, Attorney. I.D. #206946

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

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

18-05228

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in **Upper Moreland Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Plan of Survey prepared by Andersen Engineering Associates, Inc., dated 9/30/2004, and by an unfiled Plan entitled ?Plan of Property made for Daniel S. Brady?, prepared by Charles E. Shoemaker, Inc., dated 2/4/1974 and last revised 9/3/1976, as follows, to wit:

BEGINNING at an iron pin set at a point, being the Northwest corner of the herein described Lot, said point being distant, 342.18 feet, measured on a bearing of South 48 degrees 59 minutes 10 seconds East, from a point, in the Southerly right-of-way line of Warminster Road and running the four (4) following courses and distances

(1) North 41 degrees 00 minutes 50 seconds East, a distance of 131.58 feet to an iron pin set in the Southerly right-of-way line of Arionne Drive; thence, (2) extending south 48 degrees 59 minutes 10 seconds East, along the said line of Arionne Drive, a distance of 149.72 feet, to a point near a found iron pin, thence, (3) South 55 degrees 47 minutes 50 seconds West, a distance of 136.00 feet, to an iron pin set and, thence, (4) North 48 degrees 59 minutes 10 seconds West, a distance of 115.00 feet, to the point and place of beginning.

UNDER AND SUBJECT to certain rights, easements, conditions and restrictions as may now appear of record.
BEING Tax Unit 110 in Block 3.

BEING known as Lot 4, as shown on the above-mentioned Plan.

TITLE TO SAID PREMISES IS VESTED IN William Greenwood And Christine M. Eibl, by Deed from Brandon J. Fraher And Kerry Lanigan, Dated 09/12/2008, Recorded 09/18/2008, in Book 5707, Page 2913.

Parcel Number: 59-00-11408-02-6.

Location of property: 103 Lori Lane, Hatboro, PA 19040-3537.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William Greenwood and Christine M. Eibl** at the suit of Wells Fargo Bank, N.A. Debt: \$211,485.98.

Robert J. Crawley, Attorney. I.D. #319712

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

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

18-05235

ALL THAT CERTAIN lot or piece of ground situate in **Upper Pottsgrove Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan Soco/Skarbek Properties made by Bursich Associates, Inc. dated 1/23/2002 last revised 11/1/2005 and recorded in Montgomery County in Plan Book 27 pages 412 to 415 (414), as follows, to wit:

BEGINNING at a point on the Southeasterly side of Stone Hill Drive (50 feet wide) said point being a corner of Lot 32 as shown on the above mentioned plan; thence extending from said point of beginning along the Southeasterly side of Stone Hill Drive on the arc of a circle curving to the left having a radius of 200.00 feet the arc distance of 32.62 feet to a point a corner of Lot 34 as shown on the above mentioned plan; thence extending along the same South 37 degrees 19 minutes 48 seconds West 121.87 feet to a point in line of lands now or late of Saint John Baptist Greek Catholic Church of Pottstown as shown on the above mentioned plan; thence extending along the same South 63 degrees 21 minutes 28 seconds West 71.16 feet to a point a corner of Lot 32 as shown on the above mentioned plan; thence extending along the same North 18 degrees 44 minutes 16 seconds West 117.46 feet to the first mentioned point and place of beginning.

BEING Lot Number 33 as shown on the above-mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Nicholas Santaniello And Amy T. Hoke, by Deed from T.H. Properties, A PA Limited Partnership, Dated 12/06/2007, Recorded 12/27/2007, in Book 5676, Page 02592.

Parcel Number: 60-00-00421-47-2.

Location of property: 156 Stone Hill Drive, Pottstown, PA 19464-7513.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Nicholas Santaniello and Amy T. Hoke** at the suit of Wells Fargo Bank, N.A. Debt: \$250,135.02.

Robert J. Crawley, Attorney. I.D. #319712

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

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

18-06307

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, being Lot No. 82 on a plan of Section No. 1 Whitmarsh village, situate in **Springfield Township**, County of Montgomery, State of Pennsylvania, described in accordance with a plan thereof made by Barton and Martin, Engineers, Philadelphia, Pennsylvania on September 30, 1947 which plan if recorded in the office for the Recording of Deeds at Norristown in and for the County of Montgomery in Deed Book No. 1400 Page 601, as follows to wit:

BEGINNING at a point on the northwest side of Childs Road (fifty feet wide) at a distance of two hundred twenty-nine feet and sixty-nine no-hundredths of a foot measured south eighty-one degrees six minutes west from another point on the northeast side of Childs Road (fifty feet wide) which last mentioned point is at the distance of one hundred seventy-two feet and eighty-two one hundred of a foot measured in a southwesterly direction along the side of Childs Road on the arc of circle curving to the right having a radius of two hundred seventy-five feet from another point, being the southwesternmost terminus of a radius corner Cheltenham Avenue (forty-one and five tenths feet wide).

CONTAINING in front or breadth on the said Childs Road seventy-six feet and three-tenths of a foot and extending of that width in length or depth northwestward between parallel lines at right angles to Childs Road one hundred seventy-feet bounded on the northeast by Lot No. 81 on the southwest by Childs Road and on the south by Lot No. 83E.

BEING THE SAME PREMISES WHICH Gloria H Shenker, widow by deed dated 6/20/2003.

TITLE TO SAID PREMISES IS VESTED IN D'Mont D. Reese, by Deed from Gloria H. Shenker, widow, Dated 06/20/2003, Recorded 07/22/2003, in Book 5465, Page 1511.

Parcel Number: 52-00-03526-00-4.

Location of property: 8311 Childs Road, Glenside, PA 19038-7501.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **D'Mont D. Reese a/k/a Dmont Reese and The United States of America, Department of The Treasury - Internal Revenue Service c/o The United States Attorney for The Eastern District of PA** at the suit of Deutsche Bank National Trust Company, as Trustee for Ameritrust Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R4. Debt: \$484,530.16.

Robert J. Crawley, Attorney. I.D. #319712

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

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

18-06590

ALL THAT CERTAIN lot or piece of ground with the dwelling thereon erected, hereditaments and appurtenances, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot No. 7 on a plan of Lots of Whitehall Park, surveyed by Will D. Hiltner, Registered Surveyor, Norristown, Pennsylvania, dated August 3, 1950 and October 15, 1950, bounded and described in accordance therewith as follows, to wit:

BEGINNING at a point on the Southeast side of Whitehall Road as laid out on said plan at the distance of 334.44 feet Northeastwardly from the point of tangent of the radius round corner of said side of Whitehall Road and Marshall Street, a corner of Lot No. 6 on said plan; thence along said side of Whitehall Road, North 43 degrees 8 minutes 30 seconds East 54 feet to a point, a corner of Lot No. 8 on said plan, thence along Lot No. 8 South 46 degrees 51 minutes 30 seconds East 100 feet to a point, a corner of Lot No. 14 on said plan; thence along Lot No. 14, South 43 degrees 8 minutes 30 seconds West, 54 feet to a point a corner of Lot No. 6 on said plan; thence along Lot No. 6 North 46 degrees 51 minutes 30 seconds West 100 feet to the place of beginning.

BEING THE SAME PREMISES which Kenneth D. Rinker, by Deed Dated 9/28/2000 and Recorded 10/5/2000, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5334, Page 639, granted and conveyed unto Linda M. Robbins.

Parcel Number: 63-00-09181-00-8.

Location of property: 114 North Whitehall Road, Norristown, PA 19403.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Linda M. Robbins** at the suit of JPMorgan Chase Bank, National Association. Debt: \$155,951.16.

Katherine M. Wolf, 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.

18-07245

ALL THAT CERTAIN brick message or dwelling house being the Southeast half of a double brick dwelling house known as No. 429 and the lot or piece of land thereunto belonging, situate upon the Southwest side of Fifth Avenue, between Spruce Street and Pine Street in **Royersford Borough**, Montgomery County, Pennsylvania. Being bounded and described as follows, to wit:

BEGINNING at a stake in the centerline of Fifth Avenue distant Two Hundred Seventy-six and one-half (276-1/2) feet northwestward from the point of intersection of the centerline of Fifth Avenue and Spruce Street, which said point is Eight Hundred (800) feet northwestward from the centerline of Chestnut Street. Thence, from said point and extending along the centerline of Fifth Avenue, North Forty-one (41) degrees West a distance of Twenty-four (24) feet; thence, extending South forty-nine (49) degrees West a distance of One Hundred Seventy-eight and one-half (178-1/2) feet to the Northeast side of a Twenty (20) feet wide alley, passing in part along said course through the centerline of the party wall dividing said double brick dwelling house; thence, extending along the Northeast side of said alley, South Forty-one (41) degrees East a distance of Twenty-four (24) feet to a point; thence, extending North Forty-nine (49) degrees East a distance of One Hundred Seventy-eight and one-half (178-1/2) feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Thomas Carroll and Rebecca Carroll, by Deed from Sheldon F. Wedemeyer, III, Dated 06/23/2015, Recorded 07/07/2015, in Book 5960, Page 1842.

Parcel Number: 19-00-01260-00-8.

Location of property: 429 North 5th Avenue, Royersford, PA 19468-2013.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Rebecca Carroll and Thomas Carroll** at the suit of Pingora Loan Servicing, LLC. Debt: \$192,271.67.

Robert J. Crawley, Attorney. I.D. #319712

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

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

18-08734

ALL THAT CERTAIN tract or parcel of land with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a Plan prepared by Pennoni Associates, Inc. entitled ALTA/ACSM Land Title Survey date 12/15/1999, as follows:

BEGINNING at a point on the extended center line of Eighth Avenue (60 feet wide) also being on the Northwesterly side of a certain 30 feet wide drainage access and general utilities easement, said point being South 76 degrees 39 minutes 10 seconds West 655.62 feet measured along said center line of Eighth Avenue from the point of intersection of

said center line with the center line of Moore Road (60 feet wide); thence from said point of beginning leaving Eighth Avenue and by land now or late of Cabot, Cabot and Forbes, Pennsylvania Park, South 13 degrees 20 minutes 50 seconds East crossing the head of the aforesaid easement also crossing the Southeastly side of Eight Avenue through the bed of a certain 40 feet wide drainage and utility easement 400.00 feet to a point in the line of lands now or late of Philadelphia Suburban Water Company; thence from said point by said lands of Philadelphia Suburban Water Co. the following three courses and distances: (1) South 76 degrees 39 minutes 10 seconds West crossing the Southwesterly side of the last above mentioned easement 436.90 feet to a point; (2) North 13 degrees 20 minutes 50 seconds West 104.43 feet to a point; and (3) North 64 degrees 41 minutes 50 seconds West 130.00 feet to a point on the Northeastly side of a 30 feet wide drainage and general utility easement; thence from said point by land now or late of Cabot, Cabot and Forbes Pennsylvania Park the following two courses and distances: (1) North 13 degrees 20 minutes 50 seconds West along the Northeastly side of the last above mentioned easement 214.38 feet to a point on the Northwesterly side of the aforesaid 30.00 feet wide drainage access and general utility easement and (2) North 76 degrees 39 minutes 10 seconds East along the last mentioned easement 538.43 feet to the first mentioned point and place of beginning.

BEING the same premises which Pennsylvania Manufacturers' Association Insurance Company, a Pennsylvania corporation by Deed dated 12/21/1999 and recorded 1/5/2000 at Norristown, Pennsylvania in Deed Book 5302, Page 1883, granted and conveyed unto 1021 West 8th Avenue, Limited Partnership, a Pennsylvania limited partnership, its successors and assigns, in fee.

Parcel Number: 58-00-06679-00-4.

Location of property: 1021 W. 8th Avenue, King of Prussia, Pennsylvania.

The improvements thereon are: Commercial - 1-story office building.

Seized and taken in execution as the property of **1021 West 8th Avenue Limited Partnership** at the suit of Santander Bank, N.A. Debt: \$5,678,870.39 plus continuing interest and fees.

Bonnie R. Golub, Attorney. I.D. #46480

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.

To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on September 26, 2018 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

ARTICLES OF DISSOLUTION

Pursuant to 15 Pa. C.S. Sec. 8875 **Hollenbach Elliott Development Group, LLC** has elected to dissolve and is now winding up its affairs. All claims must be made in writing and include the amount, origination date and basis of the claim and must be sent to 166 Holly Road, P.O. Box 507, Boyertown, PA 19512. All claims against the limited liability company is barred unless an action to enforce is commenced within two years of the date of this publication.

Pursuant to 15 Pa. C.S. Sec. 8875 **Keystone Senior Management, LLC** has elected to dissolve and is now winding up its affairs. All claims must be made in writing and include the amount, origination date and basis of the claim and must be sent to 166 Holly Road, P.O. Box 507, Boyertown, PA 19512. All claims against the limited liability company is barred unless an action to enforce is commenced within two years of the date of this publication.

Pursuant to 15 Pa. C.S. Sec. 8687 **Keystone Villa at Ephrata, L.P.** has elected to dissolve and is now winding up its affairs. All claims must be made in writing and include the amount, origination date and basis of the claim and must be sent to 166 Holly Road, P.O. Box 507, Boyertown, PA 19512. All claims against the partnership and its general partners are barred unless an action to enforce is commenced within two years of the date of this publication.

Pursuant to 15 Pa. C.S. Sec. 8687 **One Douglassville Properties, L.P.** has elected to dissolve and is now winding up its affairs. All claims must be made in writing and include the amount, origination date and basis of the claim and must be sent to 166 Holly Road, P.O. Box 507, Boyertown, PA 19512. All claims against the partnership and its general partners are barred unless an action to enforce is commenced within two years of the date of this publication.

Pursuant to 15 Pa. C.S. Sec. 8875 **Stormdog Properties, LLC** has elected to dissolve and is now winding up its affairs. All claims must be made in writing and include the amount, origination date and basis of the claim and must be sent to 166 Holly Road, P.O. Box 507, Boyertown, PA 19512. All claims against the limited liability company is barred unless an action to enforce is commenced within two years of the date of this publication.

Pursuant to 15 Pa. C.S. Sec. 8687 **Two Douglassville Properties, L.P.** has elected to dissolve and is now winding up its affairs. All claims must be made in writing and include the amount, origination date and basis of the claim and must be sent to 166 Holly Road, P.O. Box 507, Boyertown, PA 19512. All claims against the partnership and its general partners are barred unless an action to enforce is commenced within two years of the date of this publication.

Pursuant to 15 Pa. C.S. Sec. 8687 **Villa at Maidencreek, L.P.** has elected to dissolve and is now winding up its affairs. All claims must be made in writing and include the amount, origination date and basis of the claim and must be sent to 166 Holly Road, P.O. Box 507, Boyertown, PA 19512. All claims against the partnership and its general partners are barred unless an action to enforce is commenced within two years of the date of this publication.

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.

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

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

Rowan Keenan, Esquire
376 E. Main Street
Collegeville, PA 19426

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

Jeffrey C. Karver, Esquire
7 E. Philadelphia Avenue
Boyertown, PA 19512

Notice is hereby given that the Articles of Incorporation-For Profit for **Splash Accounting, Inc** were filed with the Commonwealth of Pennsylvania on July 5, 2018 with a commercial registered agent in care of Registered Agents Inc in Montgomery County. This was filed under the provisions of the Business Corporation Law of 1988, as amended.

ARTICLES OF INCORPORATION NONPROFIT

Foul Mouth Trucker (FMT) has been incorporated under the provisions of the PA Nonprofit Corporation Law of 1988.

Sager & Sager Assocs.
43 High Street
Pottstown, PA 19464

AUDIT LIST

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

Notice of Filing and Audit of Accounts

Notice is hereby given to heirs, legatees, creditors and all parties in interest that accounts in the following estates have been filed in the office of the Register of Wills or Clerk of the Orphans' Court, as the case may be on the date below stated and that the same will be presented to the Orphans' Court Division of said County on August 6, 2018, 10 o'clock a.m. in Court Room "14" for confirmation at which time the Honorable Louis E. Murphy and Cheryl L. Austin, Judges will sit to audit accounts, hear exceptions to the same, and make distribution of the balances ascertained to be in the hands of accountants.

Second & Final Publication

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

1. ATKINSON, JOSEPH B. - Settlor - July 5 - Stated by Edward Fackenthal, Trustee. Deed of Trust dated June 30, 1995. FBO Carolyn Atkinson- Brady. T/D
2. ATKINSON, JOS4EPHB. - Settlor - July 5 - Stated by Edward Fackenthal, Trustee. Living Trust dated June 30, 1995. FBO Dawn Binkley's Issue. T/D
3. ATKINSON, JOSEPH B. - Settlor - July 5 - Stated by Edward Fackenthal, Trustee. Deed of Trust dated June 30, 1995. FBO James F. Atkinson. T/D
4. ATKINSON, JOSEPH B. - Settlor - July 6 - Stated by Edward Fackenthal, Trustee. Deed of Trust dated June 30, 1995. FBO Dawn A. Binkley. T/D
5. ATKINSON, JOSEPH B. - Settlor - July 6 - Stated by Edward Fackenthal, Trustee. Deed of Trust dated June 30, 1995. FBO Joseph B. Atkinson, III. T/D
6. BETZ, CLAIRE S. - Settlor - July 2 - Stated by Michael J. Betz, Steven Betz, and The Glenmede Trust Company, N.A., Co-Trustees. Deed of Trust dated November 23, 1998. T/D
7. BETZ, JOHN DREW - Upper Gwynedd - July 2 - Stated by Michael J. Betz, Steven C. Betz, and The Glenmede Trust Company, N.A., Successor Co-Trustees. GST Non-Exempt Trust dated December 27, 1990. T/W
8. BETZ, JOHN DREW - Upper Gwynedd - July 2 - Stated by Michael J. Betz, Steven C. Betz, and The Glenmede Trust Company, N.A., Successor Co-Trustees. GST Tax Exempt Residuary Trust dated December 27, 1990. T/W
9. BROWN, JEFFREY - Upper Merion - June 28 - Annette R. Alexander, Admrx.
10. ERDWEIN, CAROL J. - Upper Dublin - July 3 - Carolyn H. Templeton, Extrx.
11. GLICKSON, LESLIE L. - Horsham - June 18 - Jerry D. Glickson, Extr.
12. KAUFMAN, HELENT. - Settlor --July 5 - Stated by Stephen J. Kaufman, Carol K. Laden, and The Pennsylvania Trust Company, Co- Trustees.

13. KLEIN, PHILOMENA - Whitemarsh - June 18 - Robert A. Klein, Esq., Extr.
14. MATHESON, PHILIP C., SR. - Lower Providence - July 5 - Kathleen Henry, Agent.
15. MCNABB, KATHLEENERSKINE - Lower Merion - June 29 - Nancy J. Erskine, Admr.
16. ROSENTHAL, JOHN B. - Lower Merion - July 5 - Linda Nickey Rosenthal, Extr.
17. SMITH, WILLIAM WIKOFF - July 5 - Stated by Mary L. Smith and Wells Fargo Bank, N.A., Trustees.
18. SZCZEPKOWSKI, THADDEUS G. - Towamencin - July 2 - Michael Szczepkowski, Extr.
19. WILLIAMS, MARY F. - Lower Gwynedd - July 3 - Diane R. Jones, Admr.

RELISTED ACCOUNTS

1. HERNANDEZ, LAURA M. - Upper Gwynedd - March 27 - Richard S. Watt, Extr.
D. Bruce Hanes, Esquire
Register of Wills &
Clerk of the Orphans' Court

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2018-16820

NOTICE IS HEREBY GIVEN that on June 20, 2018, the Petition of Kenneth Malts, on behalf of Joseph Naum Malts, a minor, was filed in the above named Court, praying for a Decree to change his name to NUMA JOSEPH MALTS.

The Court has fixed September 5, 2018, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2018-17490

NOTICE IS HEREBY GIVEN that on July 10, 2018, the Petition of Mr. Baby Parambath was filed in the above named Court, praying for a Decree to change his name to MR. KURIAKOSE BABY PARAMBATH.

The Court has fixed September 5, 2018, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2018-18309

NOTICE IS HEREBY GIVEN that on July 17, 2018, the Petition of Sun Ha Park was filed in the above named Court, praying for a Decree to change her name to ELLEN SUNHA PARK.

The Court has fixed September 12, 2018, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2018-17938

NOTICE IS HEREBY GIVEN that the Petition of Tiffany Bryant Kotulka, on behalf of Lauren Amia Bryant, a minor, was filed in the above named Court, praying for a Decree to change her name to LAUREN BRYANT KOTULKA.

The Court has fixed September 12, 2018, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Michelle A. Winter, Esquire
190 Bethlehem Pike, Suite 1
Colmar, PA 18915

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2018-18725

NOTICE IS HEREBY GIVEN that on July 23, 2018, the Petition of Urviben Ashwinbhai Patel was filed in the above named Court, praying for a Decree to change her name to URVI ASHWINBHAI PATEL.

The Court has fixed September 19, 2018, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

ESTATE NOTICES

Notice is Hereby Given that, in the estate of the decedents set forth below, the Register of Wills has granted letters, testamentary or administration, to the persons named. All persons having claims against said estate are requested to make known the same to them or their attorneys and all persons indebted to said decedents are requested to make payment without delay, to the executors or administrators named below.

First Publication

BISHOP, RHODA L., dec'd.

Late of Towamencin Township.
Executor: THOMAS R. BISHOP,
5385 Autumn Drive,
Greenwood Village, CO 80111.
ATTORNEY: J. OLIVER GINGRICH,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 64769,
Souderton, PA 18964

BOYER, BETTY A., dec'd.

Late of Borough of Pottstown.
 Executor: DAVID G. GARNER,
 339 Grandview Road,
 Pottstown, PA 19464.

CAMPBELL, GORDON R., dec'd.

Late of Franconia Township.
 Executors: ROBERT R. CAMPBELL,
 238 Hunter Lane,
 North Wales, PA 19454,
 JOHN W. CAMPBELL,
 680 Harwick Road,
 Wayne, PA 19087,
 ANNE E. CAMPBELL,
 1439 Mauck Road,
 Blue Bell, PA 19422.
 ATTORNEY: CHARLOTTE A. HUNSBERGER,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

CLARK, FRANCIS X. also known as

**FRANCIS CLARK,
 FRANK CLARK and
 FRANCIS X. CLARK, ESQUIRE, dec'd.**
 Late of Upper Merion Township.
 Executrix: REBECCA F. CLARK,
 c/o Kaplin, Stewart, Meloff, Reiter & Stein, P.C.,
 Union Meeting Corporate Center,
 910 Harvest Drive, P.O. Box 3037,
 Blue Bell, PA 19422.
 ATTORNEY: DIRK S. SIMPSON,
 KAPLIN, STEWART, MELOFF, REITER & STEIN, P.C.,
 Union Meeting Corporate Center,
 910 Harvest Drive, P.O. Box 3037,
 Blue Bell, PA 19422

DOWLATOW JR., GREGORY, dec'd.

Late of New Hanover Township.
 Executor: MICHAEL SCOTT DOWLATOW.
 ATTORNEY: JANET K. LUBON,
 MLO ASSOCIATES,
 516 Main Street,
 Pennsburg, PA 18073,
 215-679-4554

FLYNN, ROBERT M., dec'd.

Late of Springfield Township.
 Administratrix: NICOLE FLYNN REISCHUTZ,
 26 Button Street,
 Worcester, MA 01606.

GIOVINCO, PHILIP THOMAS also known as

PHILIP T. GIOVINCO, dec'd.
 Late of East Norriton Township.
 Executrix: LOUISE A. GIOVINCO,
 c/o Mandracchia Law, LLC,
 2024 Cressman Road, P.O. Box 1229,
 Skippack, PA 19474-1229.
 ATTORNEY: JEFFREY W. SODERBERG,
 2024 Cressman Road, P.O. Box 1229,
 Skippack, PA 19474-1229

GRINDLE, JOSEPH H. also known as

JOSEPH GRINDLE, dec'd.
 Late of Abington Township.
 Executrix: NANCY E. CRISPINO,
 351 Hamel Avenue,
 Glenside, PA 19038.
 ATTORNEY: JOHN D. KESSLER,
 Beaver Hill South, Suite 400B,
 100 West Avenue,
 Jenkintown, PA 19046

GUIDAS, MICHAEL J. also known as

**MICHAEL J. GUIDAS, SR. and
 MICHAEL E. GUIDAS, dec'd.**
 Late of Borough of Bridgeport.
 Executor: ANTHONY J. GUIDAS,
 325 Hurst Street,
 Bridgeport, PA 19405.
 ATTORNEY: MANRICO A. TRONCELLITI, JR.,
 TRONCELLITI LAW ASSOCIATES,
 2500 DeKalb Pike, Suite 100,
 East Norriton, PA 19401

HOPKINSON, VIBEKE C., dec'd.

Late of Lower Gwynedd Township.
 Executrices: INGRID B. HOPKINSON,
 248 Westwind Way,
 Dresher, PA 19025,
 VIBEKE L.H. SWANSON,
 504 Willow Road,
 Oreland, PA 19075.

JONES, EMILIA F. BELLO, dec'd.

Late of Whitmarsh Township.
 Executors: MICHAEL B. ROSEN AND
 GINA MARIA MARTIN,
 c/o 105 Sibley Avenue,
 Ardmore, PA 19003-2311.
 ATTORNEY: GEORGE J. TREMBETH, III,
 LAW OFFICES OF GEORGE J. TREMBETH, III, P.C.,
 105 Sibley Avenue,
 Ardmore, PA 19003-2311,
 610-642-4360

KOONS, MARYANN also known as

MARY ANN KOONS, dec'd.
 Late of West Norriton Township.
 Executrix: DEBORAH SINGLETON,
 2319 Locust Lane,
 Gilbertsville, PA 19525.

LEE, CAROLE G., dec'd.

Late of Lower Gwynedd Township.
 Executors: AMY M. MORTON AND
 KEVIN H. LEE,
 c/o Diane H. Yazujian, Esquire,
 P.O. Box 1099,
 North Wales, PA 19454.
 ATTORNEY: DIANE H. YAZUJIAN,
 P.O. Box 1099,
 North Wales, PA 19454

MANNA, DELORES JEAN, dec'd.

Late of Franconia Township.
 Executor: MARK MANNA,
 127 Hedgerow Drive,
 Souderton, PA 18964.

McILMAIL, SEAN PATRICK, dec'd.

Late of Upper Dublin Township.
 Executrix: DEBORAH A. McILMAIL,
 123 Dale Road,
 Willow Grove, PA 19090.
 ATTORNEY: MARCI A. HAMILTON,
 36 Timber Knoll Drive,
 Washington Crossing, PA 18977

McQUIRNS, RICHARD D., dec'd.

Late of Borough of Norristown.
 Administrator: ROBERT FIORI,
 c/o Janet E. Amacher, Esquire,
 311 N. Summeytown Pike, Suite 1A,
 North Wales, PA 19454.
 ATTORNEY: JANET E. AMACHER,
 311 N. Summeytown Pike, Suite 1A,
 North Wales, PA 19454

PRINCIPE, ALBINA, dec'd.

Late of Pottsgrove Township.
Administratrix: NATALIE CASTRONOVA,
2252 Welsh Drive,
Pottsgrove, PA 19464.

STONIER JR., EDWARD W., dec'd.

Late of Skippack Township.
Executrix: MARY JO CIACIAK.
ATTORNEY: THOMAS M. KEENAN,
KEENAN, CICCITTO & ASSOCIATES, LLP,
376 E. Main Street,
Collegeville, PA 19426,
610-489-6170

THORSTEN, ETHELYN M., dec'd.

Late of West Norriton Township.
Executrix: GAIL T. LINBERG,
c/o Kyle A. Burch, Esquire,
22 Old State Road,
Media, PA 19063-1442.

VASAS, JULIUS E., dec'd.

Late of Lower Pottsgrove Township.
Executors: MICHAEL E. VASAS AND
STEVEN G. VASAS,
c/o William H. Bradbury, III, Esquire,
650 Sentry Parkway, Suite One,
Blue Bell, PA 19422-2318.
ATTORNEY: WILLIAM H. BRADBURY, III,
650 Sentry Parkway, Suite One,
Blue Bell, PA 19422-2318

WALKER, DAWN R., dec'd.

Late of Towamencin Township.
Executor: RICHARD L. WALKER,
c/o Jay C. Glickman, Esquire,
Rubin, Glickman, Steinberg & Gifford, P.C.,
2605 N. Broad Street, P.O. Box 1277,
Lansdale, PA 19446.
ATTORNEY: JAY C. GLICKMAN,
RUBIN, GLICKMAN, STEINBERG &
GIFFORD, P.C.,
2605 N. Broad Street, P.O. Box 1277,
Lansdale, PA 19446

WHITE, PETER W., dec'd.

Late of Sussex County, DE.
Executor: ANNA M. CULP,
3125 Methacton Avenue,
Norristown, PA 19403.

WOODS, WILLIAM JOHN also known as

BILL WOODS, dec'd.
Late of Upper Dublin Township.
Executor: GLENN W. WOODS,
645 River Moorings Drive,
Merritt Island, FL 32953.

Second Publication**BABIAK, NADIA, dec'd.**

Late of Lower Moreland Township.
Executor: ZENON BABIAK,
c/o Nicholas D. Maxymuik, Esquire,
521 Kenwood Road,
Drexel Hill, PA 19026.
ATTORNEY: NICHOLAS D. MAXYMUİK,
521 Kenwood Road,
Drexel Hill, PA 19026

BARROW, PAUL J., dec'd.

Late of Franconia Township.
Executor: DOUGLAS G. BARROW,
c/o Unruh, Turner, Burke & Frees, P.C.,
120 Gay Street, P.O. Box 289,
Phoenixville, PA 19460.
ATTORNEY: DOUGLAS L. KAUNE,
UNRUH, TURNER, BURKE & FREES, P.C.,
120 Gay Street, P.O. Box 289,
Phoenixville, PA 19460

BARTHOLOMEW, JANE P. also known as

**JANE PYLE BARTHOLOMEW and
JANE BARTHOLOMEW, dec'd.**
Late of Borough of Lansdale.
Executor: KEY BANK NATIONAL
ASSOCIATION,
c/o Matthew A. Levitsky, Esquire,
10 Sentry Parkway, Suite 200,
P.O. Box 3001,
Blue Bell, PA 19422-3001.
ATTORNEY: MATTHEW A. LEVITSKY,
FOX ROTHSCHILD LLP,
10 Sentry Parkway, Suite 200,
P.O. Box 3001,
Blue Bell, PA 19422-3001

BRETT, DOROTHY L. also known as

DOROTHY LATCHFORD BRETT, dec'd.
Late of Abington Township.
Executor: EUGENE J. BRETT, JR.,
12 Lawnton Road,
Willow Grove, PA 19090.

BREY, KATHLEEN J., dec'd.

Late of Upper Hanover Township.
Executor: EARL R. BREY,
c/o Kenneth E. Picardi, Esquire,
1129 E. High Street, P.O. Box 776,
Pottstown, PA 19464.
ATTORNEY: KENNETH E. PICARDI,
1129 E. High Street, P.O. Box 776,
Pottstown, PA 19464

BRITCHKOW, CHARLOTTE, dec'd.

Late of Abington Township.
Executor: SAUL BRITCHKOW,
1515 The Fairway, Apt. 618H,
Jenkintown, PA 19046.

BUTLER, MARGARET T. also known as

**MARGARET BUTLER and
MARGARET THERESA BUTLER, dec'd.**
Late of Montgomery Township.
Executor: MICHAEL D. BUTLER,
c/o Michael D. Betts, Esquire,
887 W. Bristol Road,
Warminster, PA 18974.
ATTORNEY: MICHAEL D. BETTS,
887 W. Bristol Road,
Warminster, PA 18974

CALANDRA, HARRY EDWARD also known as

**HARRY E. CALANDRA,
HENRY E. CALANDRA and
HENRY EDWARD CALANDRA, dec'd.**
Late of Douglas Township.
Executrices: VERA MARIE CALANDRA,
MARIA R. KOLTONUK AND
CHRISTINA R. ROCUS,
c/o Miles B. Rittmaster, Esquire,
1495 Alan Wood Road, Suite 4,
Conshohocken, PA 19428.
ATTORNEY: MILES B. RITTMASER,
1495 Alan Wood Road, Suite 4,
Conshohocken, PA 19428

CAROTHERS, LINDA LORRAINE also known as

LINDA L. CAROTHERS, dec'd.
Late of North Wales, PA.
Executrix: DEBORAH A. MUNDY,
110 W. Kennedy Road,
North Wales, PA 19454.
ATTORNEY: A. RONALD TAXIN,
992 Old Eagle School Road,
Wayne, PA 19087

COBRIN, LEONARD A., dec'd.

Late of Lower Merion Township.
 Executrix: SONDR A GITTIS,
 c/o Lawrence S. Chane, Esquire,
 One Logan Square,
 130 N. 18th Street,
 Philadelphia, PA 19103-6998.
 ATTORNEY: LAWRENCE S. CHANE,
 BLANK ROME LLP,
 One Logan Square,
 130 N. 18th Street,
 Philadelphia, PA 19103-6998

CORTNER, JEAN MORGAN also known as

JEAN M. CORTNER, dec'd.
 Late of Lower Merion Township.
 Executors: RUTH CORTNER YORK,
 462 W. Sherman St.,
 Boise, ID 83702-3729,
 STEPHEN L. CORTNER,
 30 Hearststone Place,
 Andover, MA 01810-5421.
 ATTORNEY: LINDSEY P. ERMEY,
 BALLARD SPAHR LLP,
 1735 Market Street, 51st Floor,
 Philadelphia, PA 19103-7599

DAEMMRICH, INGRID GUENTHER also known as

INGRID H. DAEMMRICH, dec'd.
 Late of Springfield Township.
 Administratrix C.T.A.: NANCY H. WENTZ,
 1250 Germantown Pike, Suite 207,
 Plymouth Meeting, PA 19462.

DIAMOND, MARY E., dec'd.

Late of Borough of Pottstown.
 Administrator: JAMES A. DIAMOND, ESQUIRE,
 c/o Eckert Seamans Cherin & Mellott, LLC,
 213 Market Street, 8th Floor,
 Harrisburg, PA 17101
 717-237-6071.

ETHERINGTON, FRANCES GRUBBS also known as

FRANCES G. ETHERINGTON, dec'd.
 Late of Lower Merion Township.
 Executrix: ANN LAWRENCE ETHERINGTON,
 c/o Jill R. Fowler, Esquire,
 100 Four Falls, Ste. 300,
 West Conshohocken, PA 19428.
 ATTORNEY: JILL R. FOWLER,
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
 100 Four Falls, Ste. 300,
 West Conshohocken, PA 19428

FELLMAN-YODER, CLAIRE A. also known as

CLAIRE FELLMAN-YODER, dec'd.
 Late of Montgomery Township.
 Executor: DOUGLAS FELLMAN,
 c/o Bruce A. Nicholson, Esquire,
 104 N. York Road,
 Hatboro, PA 19040.
 ATTORNEY: BRUCE A. NICHOLSON,
 104 N. York Road,
 Hatboro, PA 19040

FERRARO, PATRICIA JOSEPHINE, dec'd.

Late of Willow Grove, PA.
 Administrator: JOSEPH F. KLEIN,
 10 Lakeview Ct.,
 Sinking Spring, PA 19608.

GOLDFINE, FREDERICK J. also known as

FREDERICK GOLDFINE, dec'd.
 Late of Lower Merion Township.
 Executor: ARI GOLDFINE,
 8232 Shaded Arbors Street,
 Las Vegas, NV 89139

GOODYEAR, MARY ELIZABETH also known as

MARY E. GOODYEAR and
MARY GOODYEAR, dec'd.
 Late of Abington Township.
 Executor: DAVID P. GOODYEAR,
 113 Maple Avenue,
 Dublin, PA 18917.
 ATTORNEY: ADRIAN L. MEYER,
 62 N. Church Street,
 Doylestown, PA 18901

GROSS, MARILYN, dec'd.

Late of Abington Township.
 Executrix: LYNN LICHTNER,
 c/o William H. Bradbury, III, Esquire,
 650 Sentry Parkway, Suite One,
 Blue Bell, PA 19422-2318.
 ATTORNEY: WILLIAM H. BRADBURY, III,
 650 Sentry Parkway, Suite One,
 Blue Bell, PA 19422-2318

INGHAM JR., WILBUR J.D., dec'd.

Late of Borough of Lansdale.
 Executor: BRUCE WAYNE INGHAM,
 c/o John T. Dooley, Esquire,
 1800 Pennbrook Parkway, Ste. 200,
 Lansdale, PA 19446.
 ATTORNEY: DISCHELL, BARTLE, DOOLEY, PC,
 1800 Pennbrook Parkway, Ste. 200,
 Lansdale, PA 19446

JONES, HOWARD W., dec'd.

Late of Horsham Township.
 Executrix: BETH ANN J. TAYLOR,
 c/o Douglas G. Thomas, Esquire,
 104 N. York Road,
 Hatboro, PA 19040.
 ATTORNEY: DOUGLAS G. THOMAS,
 104 N. York Road,
 Hatboro, PA 19040

KOCH, IDA, dec'd.

Late of Horsham Township.
 Executor: ALBERT H. KOCH,
 c/o Donald Petrille, Jr., Esquire,
 116 E. Court Street,
 Doylestown, PA 18901.
 ATTORNEY: DONALD PETRILLE, JR.,
 HIGH SWARTZ, LLP,
 116 E. Court Street,
 Doylestown, PA 18901

LALLI, JENNIFER FRANCES also known as

JENNIE LALLI and
JEN LALLI, dec'd.
 Late of Gilbertsville, PA.
 Administrator: JOHN T. LALLI,
 2506 Washington Drive,
 Gilbertsville, PA 19525.

LANG, ALBERTA A., dec'd.

Late of Montgomery Township.
 Executrix: ALISON M. JAMISON,
 235 Abbott Park Lane,
 Lewes, DE 19958.
 ATTORNEY: CHRISTINE EMBERY WALTZ,
 300 Huntingdon Pike,
 Rockledge, PA 19046

MADDEN, HENRY J. also known as

HENRY MADDEN, dec'd.
 Late of Springfield Township.
 Executor: COLIN WATKINS,
 c/o John N. Schaeffer, III, Esquire,
 60 E. Court Street, P.O. Box 1389,
 Doylestown, PA 18901-0137.
 ATTORNEY: JOHN SCHAEFFER, III,
 EASTBURN and GRAY, PC,
 60 E. Court Street, P.O. Box 1389,
 Doylestown, PA 18901-0137

McCOY, ERIC LAMAR, dec'd.

Late of Borough of Norristown.
 Administratrix: MICHELLE DOZIER,
 c/o David R. Jacqueline, Esquire,
 Morris Wilson, P.C.,
 Eight Tower Bridge, Suite 900,
 161 Washington Street,
 Conshohocken, PA 19428

McINTYRE, BROOKE M., dec'd.

Late of West Norriton Township.
 Executrix: MARGARET McINTYRE,
 c/o Adam D. Zucker, Esquire,
 1 W. 1st Avenue, Ste. 101,
 Conshohocken, PA 19428.
 ATTORNEY: ADAM D. ZUCKER,
 MUDRICK & ZUCKER, P.C.,
 1 W. 1st Avenue, Ste. 101,
 Conshohocken, PA 19428

MOSAKOWSKI, ANDREA C., dec'd.

Late of Limerick Township.
 Administrators: JENNIFER PILEGGI AND
 JOSEPH J. FIANDRA,
 426 N. Easton Road,
 Glenside, PA 19038.
 ATTORNEY: JOSEPH J. FIANDRA,
 426 N. Easton Road,
 Glenside, PA 19038

MURPHY, HELEN RUTH also known as**RUTH MURPHY, dec'd.**

Late of Borough of Conshohocken.
 Administratrix: CAROLE ANNE RADATTI,
 806 Buttonwood Street,
 Norristown, PA 19401.

MYKITIAK, KATHRYN A. also known as**KATHRYN ANNA MYKITIAK and
KATHRYN MYKITIAK, dec'd.**

Late of New Hanover Township.
 Executor: JOHN L. MYKITIAK,
 1682 N. Keim Street,
 Pottstown, PA 19465.
 ATTORNEY: THOMAS L. HOFFMAN,
 WELLS, HOFFMAN, HOLLOWAY &
 MEDVESKY, LLP,
 635 E. High Street, P.O. Box 657,
 Pottstown, PA 19464

NORMAN, RICHARD W., dec'd.

Late of Lower Providence Township.
 Executor: RICHARD W. NORMAN, JR.,
 c/o Joseph C. De Maria, Esquire,
 237 Weadley Road,
 King of Prussia, PA 19406.
 ATTORNEY: JOSEPH C. De MARIA,
 LAW OFFICES OF JOSEPH C. De MARIA,
 237 Weadley Road,
 King of Prussia, PA 19406

PIETRO, JEANNE LOUISE, dec'd.

Late of Merion Station, PA.
 Executor: JOHN A. SCHAEFFER,
 251 3rd Avenue,
 Phoenixville, PA 19460.

PURRI, ANN M., dec'd.

Late of Worcester Township.
 Executor: MICHAEL C. PURI, JR.,
 c/o Patricia Leisner Clements, Esquire,
 516 Falcon Road,
 Audubon, PA 19403.
 ATTORNEY: PATRICIA LEISNER CLEMENTS,
 516 Falcon Road,
 Audubon, PA 19403

REIS, WALTER, dec'd.

Late of Borough of Hatboro.
 Executor: NORBERT REIS,
 59 Pinnacle Road,
 Kalispell, MT 59901.
 ATTORNEY: MICHELLE L. SANGINITI,
 166 Allendale Road,
 King of Prussia, PA 19406

RODGERS, FREDERICK DAVID also known as

**FREDERICK D. RODGERS and
FREDERICK D. RODGERS, SR., dec'd.**
 Late of Horsham Township.
 Executor: FREDERICK D. RODGERS, JR.,
 401 Fagleysville Road,
 Perkiomenville, PA 18074.

SANDERS, FRIEDA, dec'd.

Late of Whitmarsh Township.
 Executrix: SUSAN L. WEISS,
 731 Lindy Lane,
 Bala Cynwyd, PA 19004.
 ATTORNEY: MARK S. HARRIS,
 KRAUT HARRIS, P.C.,
 5 Valley Square, Suite 120,
 Blue Bell, PA 19422

SPITKO SR., JOHN E. also known as**JOHN E. SPITKO, dec'd.**

Late of Whitpain Township.
 Executor: JOHN E. SPITKO, JR.,
 36 Par Drive,
 Shillington, PA 19607.
 ATTORNEY: SCOTT C. PAINTER,
 906 Penn Avenue, P.O. Box 6269,
 Wyomissing, PA 19610

TOMES, MARYANN, dec'd.

Late of Lower Moreland Township.
 Executrix: JANINE DeANGELIS,
 c/o Karen F. Angelucci, Esquire,
 2444 Huntingdon Pike,
 Huntingdon Valley, PA 19006.
 ATTORNEY: KAREN F. ANGELUCCI,
 HOWLAND, HESS, GUINAN, TORPEY,
 CASSIDY & O'CONNELL, LLP,
 2444 Huntingdon Pike,
 Huntingdon Valley, PA 19006

Third and Final Publication**BAER, DANIEL, dec'd.**

Late of Horsham Township.
 Executor: STEPHEN I. BAER, ESQUIRE,
 c/o Baer Romain & Ginty LLP,
 1288 Valley Forge Road, Suite 63,
 P.O. Box 952,
 Valley Forge, PA 19482-0952.

BONAN, A. FERDINAND, dec'd.

Late of Lower Merion Township.
 Executors: BARBARA B. ZULICK AND
 JOHN C. BONAN,
 c/o John A. Terrill, II, Esquire,
 100 Four Falls, Ste. 300,
 West Conshohocken, PA 19428-2950.
 ATTORNEY: JOHN A. TERRILL, II,
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
 100 Four Falls, Ste. 300,
 West Conshohocken, PA 19428-2950

BRACCIA, SEBASTIANO, dec'd.

Late of Upper Dublin Township.
 Executrix: ANGELA HARBISON,
 c/o William B. Cooper, III, Esquire,
 P.O. Box 673,
 Exton, PA 19341.
 ATTORNEY: WILLIAM B. COOPER, III,
 FOX ROTHSCHILD, LLP,
 P.O. Box 673,
 Exton, PA 19341

**BRUSCA, JANE T. also known as
JANE THOMAS BRUSCA, dec'd.**

Late of Franconia Township.
 Co-Executors: BRIAN GILBERT,
 2704 Benson Circle,
 Wilmington, DE 19810,
 TERESA THOMPSON,
 856 Wynnefield Drive,
 Souderton, PA 18964.
 ATTORNEY: JOSEPH J. BALDASSARI,
 FUREY & BALDASSARI, P.C.,
 1043 S. Park Avenue,
 Audubon, PA 19403

**CHAPMAN, REGINA A. also known as
REGINA CHAPMAN, dec'd.**

Late of Franconia Township.
 Executrix: THERESA WILSON,
 c/o John H. Filice, Esquire,
 Rubin, Glickman, Steinberg & Gifford, P.C.,
 2605 N. Broad Street, P.O. Box 1277,
 Lansdale, PA 19446.
 ATTORNEY: JOHN H. FILICE,
 RUBIN, GLICKMAN, STEINBERG &
 GIFFORD, P.C.,
 2605 N. Broad Street, P.O. Box 1277,
 Lansdale, PA 19446

CIAS, MILDRED, dec'd.

Late of New Hanover Township.
 Co-Executors: EDWARD CIAS, JR.,
 294 Smoke Rise,
 Mansfield, PA 16933,
 DONNA M. CIAS,
 514 E. 4th Street,
 Boyertown, PA 19512,
 SHIRLEY A. WALTMAN,
 337 S. Water Street,
 Birdsboro, PA 19508.
 ATTORNEY: LEE F. MAUGER,
 MAUGER & METER,
 240 King Street, P.O. Box 698,
 Pottstown, PA 19464

**CIRAVOLA, DOMENICA also known as
DOMENICA T. CIRAVOLA, dec'd.**

Late of East Norriton Township.
 Executrix: DENISE M. STEIN,
 14 E. Dogwood Court,
 Westampton, NJ 08060.

CORRY, MARIE, dec'd.

Late of Lower Gwynedd Township.
 Executor: LEIGH P. NARDUCCI, ESQUIRE.
 ATTORNEY: LEIGH P. NARDUCCI,
 NARDUCCI, MOORE, FLEISHER, ROEBERG &
 WOLFE, LLP,
 589 Skippack Pike, Suite 300,
 Blue Bell, PA 19422

DeMARCO, MARIA also known as**MARIA L. DeMARCO, dec'd.**

Late of Borough of Bridgeport.
 Executor: SALVATORE DeMARCO, JR.,
 c/o Robert Freedenberg, Esquire
 17 S. Second Street, 6th Floor
 Harrisburg, PA 17101-2039.
 ATTORNEY: ROBERT FREEDENBERG,
 SKARLATOS ZONARICH LLC,
 17 S. Second Street, 6th Floor
 Harrisburg, PA 17101-2039

ENELOW, EVA also known as**EVA T. ENELOW, dec'd.**

Late of Horsham Township.
 Administratrix: LORRAINE KOC,
 601 Tall Pines Lane,
 Horsham, PA 19044.
 ATTORNEY: AMY NEIFELD SHKEDY,
 BALA LAW GROUP, LLC,
 One Bala Plaza, Suite 623,
 Bala Cynwyd, PA 19004

FRETZ, SARA JEANE also known as**SARAH JEANE FRETZ, dec'd.**

Late of Franconia Township.
 Executor: MERLE STUTZMAN,
 298 Poplar Street,
 Fleetwood, PA 19522.
 ATTORNEY: CHARLOTTE A. HUNSBERGER,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

FRIEDMAN, BETTY L. also known as**BETTY LOUISE FRIEDMAN and
BETTY FRIEDMAN, dec'd.**

Late of Palm Beach County, FL and
 Lower Merion Twp., Montgomery County, PA.
 Executrix: DIANE FRIEDMAN LEVY,
 c/o Marianna F. Schenk, Esquire
 One Bala Plaza, Suite 623,
 231 St. Asaph's Road,
 Bala Cynwyd, PA 19004.
 ATTORNEY: MARIANNA F. SCHENK,
 BALA LAW GROUP, LLC,
 One Bala Plaza, Suite 623,
 231 St. Asaph's Road,
 Bala Cynwyd, PA 19004

GEHRIS, PAUL L., dec'd.

Late of Douglass Township.
 Executrix: TERESA L. MELCHIOR,
 c/o E. Kenneth Nyce Law Office, LLC,
 105 E. Philadelphia Avenue,
 Boyertown, PA 19512.
 ATTORNEY: NICOLE C. MANLEY,
 E. KENNETH NYCE LAW OFFICE,
 105 E. Philadelphia Avenue,
 Boyertown, PA 19512

GRIFFIN, GEORGE J., dec'd.

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

GUAGLIONONA SR., LAWRENCE J., dec'd.

Late of Towamencin Township.
 Executrix: BERNIDA M. HILTPOLD,
 c/o Mandracchia Law, LLC,
 2024 Cressman Road, P.O. Box 1229,
 Skippack, PA 19474-1229.
 ATTORNEY: JEFFREY W. SODERBERG,
 MANDRACCHIA LAW, LLC,
 2024 Cressman Road, P.O. Box 1229,
 Skippack, PA 19474-1229

GUSTIN, ELIZABETH G. also known as

ELIZABETH GUSTIN, dec'd.
 Late of Horsham Township.
 Executor: EDWARD C. GUSTIN, II,
 c/o McLafferty & Kroberger, P.C.,
 807 Bethlehem Pike,
 Erdenheim, PA 19038.
 ATTORNEY: BERNARD J. McLAFFERTY, JR.,
 McLAFFERTY & KROBERGER, P.C.,
 807 Bethlehem Pike,
 Erdenheim, PA 19038

GUTHIER, CECELIA A., dec'd.

Late of Lower Gwynedd Township.
 Executrix: CECELIA A. GREENLEAF,
 1555 Terwood Road,
 Huntingdon Valley, PA 19006.
 ATTORNEY: JENNIFER HALL,
 ELLIOTT GREENLEAF P.C.,
 925 Harvest Drive, Suite 300,
 Blue Bell, PA 19422

HAUBER, FLORENCE M. also known as

FLORENCE HAUBER, dec'd.
 Late of Borough of Souderton.
 Executor: JOSEPH C. GERDELMANN, JR.,
 382 High Street,
 Souderton, PA 18964-2124.
 ATTORNEY: RENO JOHN CICCOTTA,
 6720 Frankford Avenue,
 Philadelphia, PA 19135

HECKMAN, BETTY M., dec'd.

Late of Borough of Harleysville.
 Executrix: JUDITH L. GREENHALGH,
 c/o Grim, Biehn & Thatcher,
 104 S. 6th Street, P.O. Box 215,
 Perkasio, PA 18944-0215.
 ATTORNEY: GREGORY E. GRIM,
 GRIM, BIEHN & THATCHER
 104 S. 6th Street, P.O. Box 215,
 Perkasio, PA 18944-0215

HILL, PATSY E. also known as

PATSY HILL, dec'd.
 Late of Lower Merion Township.
 Administratrix: BERGITTA E. SMITH,
 c/o Rosemary D. Durkin, Esquire,
 993 Lenox Drive, Bldg. 2,
 Lawrenceville, NJ 08648.
 ATTORNEY: ROSEMARY D. DURKIN,
 STARK & STARK,
 993 Lenox Drive, Bldg. 2,
 Lawrenceville, NJ 08648

HIRSCH SR., ARTHUR THOMAS, dec'd.

Late of Lower Salford Township.
 Administratrix: ELIZABETH A. HIRSCH,
 229 Morwood Road,
 Harleysville, PA 19438.
 ATTORNEY: VALERIE ROSENBLUTH ANGST,
 878 Main Street,
 Harleysville, PA 19438

HOLTZMAN, DORIS H. also known as

DORIS HELEN HOLTZMAN, dec'd.
 Late of Gwynedd, PA
 Executrix: DEBRA L. SHUMAN,
 6445 Greene Street, A-301,
 Philadelphia, PA 19119.

JONAS, MILLICENT S., dec'd.

Late of Cheltenham Township.
 Executor: DAVID S. JONAS,
 c/o Susan G. Collings, Esquire,
 One Logan Square, Suite 2000,
 Philadelphia, PA 19103-6996.
 ATTORNEY: SUSAN G. COLLINGS,
 DRINK BIDDLE & REATH,
 One Logan Square, Suite 2000,
 Philadelphia, PA 19103-6996

JONES, BRUCE RALPH also known as

**BRUCE JONES and
 BRUCE R. JONES, dec'd.**
 Late of Upper Providence Township.
 Executor: PATRICIA A. JONES,
 6 Shawnee Lane,
 Royersford, PA 19468.

KATCH, ANDREW GREGORY also known as

ANDY KATCH, dec'd.
 Late of East Norriton Township.
 Administrator: GREGORY P. KATCH,
 3128 Eisenhower Road,
 Norristown, PA 19403.

KICHLINE, ROBERT H., dec'd.

Late of Limerick Township.
 Executrix: JANE R. KICHLINE,
 914 Church Street,
 Royersford, PA 19468.
 ATTORNEY: DAVID S. KAPLAN,
 O'DONNELL, WEISS & MATTEI, PC,
 41 E. High Street,
 Pottstown, PA 19464-5426

KIM, SANG UN, dec'd.

Late of Borough of North Wales.
 Administrator: UAM PAK,
 c/o Lesley M. Mehalick, Esquire,
 30 Cassatt Avenue,
 Berwyn, PA 19312.
 ATTORNEY: LESLEY M. MEHALICK,
 McANDREWS LAW OFFICES, P.C.,
 30 Cassatt Avenue,
 Berwyn, PA 19312

KNISKERN, PETER J., dec'd.

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

LEBER SR., PHILIP A. also known as

PHILIP A. LEBER, dec'd.
 Late of Hatfield Township.
 Executrices: MARTHA WISMER AND
 CYNTHIA MOYER,
 c/o Kathleen A. Maloles, Esquire,
 375 Morris Road, P.O. Box 1479,
 Lansdale, PA 19446-0773.
 ATTORNEY: KATHLEEN A. MALOLES,
 HAMBURG, RUBIN, MULLIN, MAXWELL &
 LUPIN, PC,
 375 Morris Road, P.O. Box 1479,
 Lansdale, PA 19446-0773

LENHARDT, HELEN M., dec'd.

Late of Borough of Schwenksville.
 Executrix: ANNE McCANN,
 c/o Grim, Biehn & Thatcher,
 104 S. 6th Street, P.O. Box 215
 Perkasio, PA 18944-0215.

ATTORNEY: JOEL STEINMAN,
 GRIM, BIEHN & THATCHER,
 104 S. 6th Street, P.O. Box 215,
 Perkasio, PA 18944-0215

LESHNER, PRISCILLA G. also known as PRISCILLA ROSE LESHNER, dec'd.

Late of Upper Gwynedd Township.
 Executor: MICHAEL A. LESHNER,
 427 Carmichael Drive,
 North Wales, PA 19464.

LEVAN, MARYANN H., dec'd.

Late of Borough of Pottstown.
 Executrix: RHONDA SHUMAKER,
 31 W. 2nd Street,
 Pottstown, PA 19464.

LINEMAN, GERARD R. also known as JERRY LINEMAN, SR., dec'd.

Late of Abington Township.
 Executrix: LISA A. KALL,
 404 Lenape Lane,
 Morrisville, PA 19067.

LUKENS, LAURA JEAN also known as

**LAURA J. LUKENS,
 LAURA LUKENS and
 JEAN LUKENS, dec'd.**

Late of Borough of Conshohocken.
 Executor: DELBERT C. MCGIGHAN-LUKENS, JR.,
 5410 S.W. 81st Street,
 Okala, FL 34476.

ATTORNEY: JENNIFER HALL,
 ELLIOTT GREENLEAF P.C.,
 925 Harvest Drive, Suite 300,
 P.O. Box 3010,
 Blue Bell, PA 19422

MARCEL, NINA, dec'd.

Late of Lower Merion Township.
 Executor: HENRI MARCEL,
 c/o Karl J. Krass, Esquire,
 11522 Bustleton Avenue,
 Philadelphia, PA 19116-2808.

ATTORNEY: KARL J. KRASS,
 11522 Bustleton Avenue,
 Philadelphia, PA 19116-2808

MARLOWE, FRANK I. also known as FRANK IRWIN MARLOWE, dec'd.

Late of Lower Merion Township.
 Executors: MYRNA MARLOWE,
 511 Sabine Circle,
 Wynnewood, PA 19096,

SCOTT MARLOWE,
 505 Anthwyn Road,
 Merion Station, PA 19066.

ATTORNEY: REBECCA ROSENBERGER SMOLEN,
 BALA LAW GROUP, LLC,
 One Bala Plaza, Ste. 623,
 Bala Cynwyd, PA 19004

MAYER, MAMIE, dec'd.

Late of Borough of Norristown.
 Administrator: DENNIS WOODY, ESQUIRE,
 110 W. Front Street,
 Media, PA 19063.

ATTORNEY: DENNIS WOODY,
 110 W. Front Street,
 Media, PA 19063

McGEEHAN, DENNIS J., dec'd.

Late of Upper Gwynedd Township.
 Administratrix: DIANE T. McGEEHAN,
 1267 Scobee Drive,
 Lansdale, PA 19446.

ATTORNEY: JOHN J. HARE, JR.,
 2370 York Road, Suite A-6,
 Jamison, PA 18929

MORRIS, WAYNE E., dec'd.

Late of Hatfield Township.
 Executrix: PAULA L. MORRIS,
 c/o Norman Mittman, Esquire,
 593-1 Bethlehem Pike,
 Montgomeryville, PA 18936.
 ATTORNEY: NORMAN MITTMAN,
 593-1 Bethlehem Pike,
 Montgomeryville, PA 18936

NAMBOODIRI, HARIDASAN V. also known as VARIKETTA H. NAMBOODIRI, dec'd.

Late of Borough of North Wales.
 Executrix: DIPANWITA NAMBOODIRI,
 3506 Carriage Ct.,
 North Wales, PA 19454.

ORAVEC, MARY ELIZABETH also known as MARY E. ORAVEC, dec'd.

Late of Whippen Township.
 Executor: MARK J. ORAVEC,
 c/o Taylor A. Smith, Esquire,
 Union Meeting Corporate Center,
 910 Harvest Drive, P.O. Box 3037,
 Blue Bell, PA 19422-0765.

ATTORNEY: TAYLOR A. SMITH,
 KAPLIN STEWART MELOFF REITER & STEIN, PC,
 Union Meeting Corporate Center,
 910 Harvest Drive, P.O. Box 3037,
 Blue Bell, PA 19422-0765

PARONE, FRED J., dec'd.

Late of Upper Providence Township.
 Executor: JOSEPH J. PARONE,
 971 Port Providence Road,
 Phoenixville, PA 19460.

PEKULA, CHARLOTTE ELIZABETH, dec'd.

Late of Abington Township.
 Executor: WALTER E. PEKULA, JR.,
 20 Bala Ct.,
 Turnersville, NJ 08012.

REISS JR., GEORGE RUSSELL also known as G. RUSSELL REISS, JR., dec'd.

Late of Cheltenham Township.
 Executrix: JODY T. CURCILLO,
 c/o Gary Tannenbaum, Esquire,
 The Tannenbaum Law Group,
 600 W. Germantown Pike, Suite 400,
 Plymouth Meeting, PA 19462.
 ATTORNEY: GARY TANNENBAUM,
 THE TANNENBAUM LAW GROUP,
 600 W. Germantown Pike, Suite 400,
 Plymouth Meeting, PA 19462

RUZICKA, GERTRUDE also known as

GERTRUDE GEORGIA RUZICKA, dec'd.

Late of Abington Township.
 Executor: LOUIS E. RUZICKA,
 1193 Mays Landing Road,
 Hammonton, NJ 08037.

ATTORNEY: DOUGLAS A. GIFFORD,
 CLEMENS, NULTY AND GIFFORD,
 510 E. Broad Street, P.O. Box 64439,
 Souderton, PA 18964-0439

SCHEETZ, MARY CATHERINE also known as

MARY C. SCHEETZ, dec'd.
Late of Montgomery Township.
Executrix: ANNE C. DAMON,
935 Second Street Pike,
Richboro, PA 18954.

STAUFFER, GRACE M., dec'd.

Late of Worcester Township.
Executor: LAWRENCE J. STAUFFER,
2264 Warner Road,
Lansdale, PA 19446.
ATTORNEY: ERIC J. FABRIZIO,
BINGAMAN HESS,
Treeview Corporate Center, Suite 100,
2 Meridian Boulevard,
Wyomissing, PA 19610

SWALLOW, EMILY HAZEL also known as

EMILY H. SWALLOW, dec'd.
Late of Upper Providence Township.
Executor: JAMES R. SWALLOW,
c/o Lisa J. Cappolella, Esquire,
1236 E. High Street,
Pottstown, PA 19464.
ATTORNEY: LISA J. CAPPOLELLA,
1236 E. High Street,
Pottstown, PA 19464

SYZDEK, ELEONORE A., dec'd.

Late of Whitpain Township.
Executrix: CHERYL J. BERESCHAK,
c/o Karen F. Angelucci, Esquire,
2444 Huntingdon Pike,
Huntingdon Valley, PA 19006.
ATTORNEY: KAREN F. ANGELUCCI,
HOWLAND, HESS, GUINAN, TORPEY,
CASSIDY & O'CONNELL, LLP,
2444 Huntingdon Pike,
Huntingdon Valley, PA 19006

TETER, BRIAN J. also known as

BRIAN JACOB TETER, dec'd.
Late of Upper Gwynedd Township.
Executrix: TARYN A. TETER,
c/o Drake, Hileman & Davis,
Bailiwick Office Campus, Suite 15,
P.O. Box 1306,
Doylestown, PA 18901.
ATTORNEY: R. LEONARD DAVIS, III,
DRAKE, HILEMAN & DAVIS
Bailiwick Office Campus, Suite 15,
P.O. Box 1306,
Doylestown, PA 18901

UMSTATTD, JAMES M., dec'd.

Late of Lower Merion Township.
Administratrix CTA: ELIZABETH U.
BONITATIBUS,
c/o Ann E. Green, Esquire,
908 Mount Holyoke Place,
Swarthmore, PA 19081.
ATTORNEY: ANNE E. GREEN,
908 Mount Holyoke Place,
Swarthmore, PA 19081

WEISS, ELAINE H., dec'd.

Late of Horsham Township.
Executrix: ELISA S. GOLDSTEIN,
c/o Smith, Aker, Grossman & Hollinger,
60 E. Penn Street, P.O. Box 150,
Norristown, PA 19404-0150.
ATTORNEY: JAMES L. HOLLINGER,
SMITH, AKER, GROSSMAN & HOLLINGER,
60 E. Penn Street, P.O. Box 150,
Norristown, PA 19404-0150

WITTNER, KENNETH H., dec'd.

Late of Upper Merion Township.
Executor: JOHN A. WITTNER,
c/o Andrew H. Dohan, Esquire,
460 E. King Road,
Malvern, PA 19355-3049.
ATTORNEY: ANDREW H. DOHAN,
LENTZ, CANTOR & MASSEY, LTD.,
460 E. King Road,
Malvern, PA 19355-3049

YONETANI, TAEKO, dec'd.

Late of Lower Merion Township.
Administratrix: ANN YONETANI,
c/o Theodore S. Cox, Jr., Esquire,
919 Conestoga Road, Bldg. Two, Ste. 309,
Rosemont, PA 19010-1353.
ATTORNEY: THEODORE S. COXE, JR.,
919 Conestoga Road, Bldg. Two, Ste. 309,
Rosemont, PA 19010-1353

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

Lyra Group, LLC with its principal place of business at 1710 Cary Road, Huntingdon Valley, PA 19006.

The name and address of the person owning or interested in said business is: Linda Anstotz, 1710 Cary Road, Huntingdon Valley, PA 19006.

The application was filed on June 9, 2018.

RAS Legal Group with its principal place of business at 1150 1st Avenue, #511, King of Prussia, PA 19406.

The name and address of the entity owning or interested in said business is: RAS Citron Limited Liability Company, 130 Clifton Road, Ste. 202, Fairfield, NJ 07004.

The application was filed on May 30, 2018.

FOREIGN REGISTRATION STATEMENT

National School Transportation Association, Inc., a corporation organized under the laws of the State of Virginia, has applied for registration in Pennsylvania under the provisions of Chapter 4 of the Associations Code. The address of its principal office under the laws of the jurisdiction of formation is 122 S. Royal St., Alexandria, VA 22314 and the address of its proposed registered office in this Commonwealth is 623 N. Broad St., Lansdale, PA 19446.

Richard C. Kelly, Esquire

RC Kelly Law Assocs.

623 North Broad St.
Lansdale, PA 19446

TRUST NOTICES
Third and Final Publication**EDWARD C. & ELIZABETH G. GUSTIN
FAMILY TRUST DATED JUNE 14, 1999**

Upon the death of Elizabeth G. Gustin of Horsham Township, Montgomery County, Pennsylvania on September 27, 2017, Edward C. Gustin, II, the Trustee of the Gustin Family Trust, requests all persons having claims or demands against the Decedent or her Trust to make known the same, and all persons indebted to the Decedent or her Trust to make payment, without delay, respectively to:

Trustee: Edward C. Gustin, II
c/o McLafferty & Kroberger, P.C.
807 Bethlehem Pike,
Erdenheim, PA 19038

Or his Attorney: Bernard J. McLafferty, Jr.
McLafferty & Kroberger, P.C.
807 Bethlehem Pike,
Erdenheim, PA 19038
215-233-3960

EXECUTIONS ISSUED
Week Ending July 24, 2018**The Defendant's Name Appears
First in Capital Letters**

ACE RESOURCES, INC.: YANNESSA, MARYBETH:
DIAMOND CREDIT UNION, GRNSH. -
Francy, Christopher; 201729020; WRIT/EXEC.
BREIDOR, JOHN - Turetsky Rule McLennan;
201409732; \$2,950.20.
BROOKS, AMY: DERRICK - M&T Bank; 201725885.
BUTLER, PAUL: WELLS FARGO, GRNSH. -
New Haven Country Club Corporation; 201818261;
\$5,246.08.
CAMPION, DENISE: UNIVEST BANK & TRUST CO:
UNIVEST BANK & TRUST, GRNSH. -
Unifund Ccr Parts, et al.; 200701629; \$24,530.05.
CANTWELL, DEREK: RICCIO, CARL:
PNC BANK PENNSYLVANIA, GRNSH. -
The Education Resources Institute; 201114683;
\$731.37.
DERAGON, MARC: KERRIE - The Bank Of New York
Mellon; 201524291; ORDER/IN REM/488,785.26.
FAMOUS FAT FREDDIES PIZZA, LLC:
SMALE, HAROLD: PATRICA: WACHOVIA BK,
GRNSH. - Carmelo, John; 200616219; WRIT/EXEC.
FARMER II, ALUSTER: NORRISTOWN BELL
CREDIT UNION, GRNSH. - Elkins Park
House Council; 201337080.
GIOLI, LLC - Selective Insurance Co Of America;
201806315; WRITEX.
GLEMSER, GRANT: BRSLIN, SARAH -
M&T Bank; 201513639; \$243,094.30.
GOTTEHRER, ANNE: ANNE: UNITED STATES
OF AMERICA DEPARTMENT OF THE TREASURY -
Us Bank National Association As Trustee For
Residential Fun; 201808094.

GREEN, FLORAZELL - The Council Of Elkins Park
A Condominium; 201704880; \$10,551.95.
HOPE LEGARD IV, ROBERT: CALLAGHAN, AILEEN:
POLICE AND FIRE CREDIT UNION, GRNSH. -
Beaver Hill Condominium Association; 201814665;
\$4,525.65.
LEMONT CONSULTING: THE BRYN MAWR
TRUST COMPANY, GRNSH. - Jfs4 Enterprises, LLC;
201812885.
MAIDEN, JOHN: BENEFICIAL SAVINGS BK,
GRNSH. - Unifund Ccr Parts; 200324386;
WRIT/EXEC.
NATIONAL BROKERS OF AMERICA, INC.:
BENE MARKET, LLC: NEXT GEN LEADS, LLC,
ET AL. - Capital Advance Services, LLC; 201818571;
\$4,330,493.03.
NGUYEN, HIEN: CHARLES: UNIVEST BANK,
GRNSH. - Nguyen, Tho; 201803992; WRIT/EXEC.
OH, JUNG: MOUNG: PNC BANK, GRNSH. -
Woori America Bank; 201807174; \$65,974.33.
PRITZ, PHYLLIS - Pennsylvania Housing
Finance Agency; 201802309.
REES, JAMES: RODERICK - Bayview Loan
Servicing, LLC; 201709269; ORDER/
IN REM JDMT 751,986.02.
SAFE DATA TRUST, INC.: FREEDMAN, DOUGLAS:
EXCLUSIVE INCENTIVE MARKETING, INC.:
WELLS FARGO BANK NA, GRNSH., ET AL. -
Shelton, James; 201818532; \$3,000.00.
SCARBOROUGH, CLAUDE: RHONDA:
CLAUDE - Lsf10 Master Participation Trust, et al.;
201726205; \$436,793.74.
SEDONA CORPORATION - Jones Walker Waechter
Pointevent Carrere Denegre LLP; 201217319;
\$78,779.03.
SLF CENTER, LLC: SMITH, ANTHONY:
WELLS FARGO BANK NA, GRNSH. -
Shelton, James; 201818292; \$59,100.00.
STEVENS, THOMAS: PNC BANK, GRNSH. -
Capital One Bank Usa Na; 201815368; WRIT/EXEC.
SYNY LOGISTICS, INC. - Dedicated Fatime
Express, LLC; 201720999.
TERRY, BETTY: BOLD CONSTRUCTION:
BOLD CONSTRUCTION, LLC: PNC BANK,
GRNSH. - Cavaliere, Kyle, et al.; 201401053;
ORDER/OPEN.
WANDLER, BETH: PNC BANK, GRNSH. -
Lvnv Funding, LLC; 201814257; WRIT/EXEC.
WHITACRE, LOIS: ESTATE OF DORIS F BRUCKER -
Beneficial Bank, et al.; 201704838;
IN REM ORDER/122,278.43.

JUDGMENTS AND LIENS ENTERED
Week Ending July 24, 2018**The Defendant's Name Appears
First in Capital Letters**

ABUSHALIEH, MOHAMED - Midland Funding Llc;
201818713; Judgment fr. District Justice; \$2478.67.
ACTUS HOLDINGS LLC - Wilmington Savings Fund
Society Fsb; 201818605; Complaint In
Confession of Judgment; \$1,018,198.21.
ADDISON, MELISSA - Mongan, Edward; 201818685;
Judgment fr. District Justice; \$5,275.85.

AMERICAN REAL ESTATE DEVELOPMENT LLC - Boyertown Area School District; 201818500; Judgment fr. District Justice; \$5,688.35.

BELIFORE, BETTY; LOUISE - Boyertown Area School District; 201818521; Judgment fr. District Justice; \$3,784.41.

BUMBARGER, JACLYN - Stowe Oil Inc; 201818517; Judgment fr. District Justice; \$708.25.

BUSHEY, ROBERT - Midland Funding Llc; 201818445; Judgment fr. District Justice; \$1,680.49.

DAVISON, CHUCK - Stowe Oil Inc; 201818519; Judgment fr. District Justice; \$768.12.

DIFFENDERFER, MARK - Boyertown Area School District; 201818503; Judgment fr. District Justice; \$6,428.28.

EVANS, DAVID - Boyertown Area School District; 201818511; Judgment fr. District Justice; \$3,897.96.

FOOR, RICHELLE - Cvf Consumer Acquisition Comp; 201818419; Certification of Judgment; \$1,552.29.

FRY, MARION - Barclays Bank Delaware; 201818268; Judgment fr. District Justice; \$3495.38.

GRAY, ALICE; ALICE; REVELL, JAMES, ET.AL. - Williams, Marshall; 201818669; Mechanics Lien Claim; \$31,854.00.

HILDEBRAND, TIMOTHY - Midland Funding Llc; 201818550; Judgment fr. District Justice; \$1,070.08.

JACKSON, ROSCHANDA - Midland Funding Llc; 201818564; Judgment fr. District Justice; \$1,884.48.

JJR RESTAURANT INC - Center Square Investment Cororation Gp T/A Center Square Pl; 201818112; Complaint In Confession of Judgment; \$POSSESSION.

LILICK, MIKE - Midland Funding Llc; 201818727; Judgment fr. District Justice; \$1686.68.

MOORE, CURTIS - Midland Funding Llc; 201818433; Judgment fr. District Justice; \$4,030.59.

MORINIELLO, NATALIE - Midland Funding Llc; 201818424; Judgment fr. District Justice; \$4,653.03.

ODONNELL, BRIAN - Stowe Oil Inc; 201818515; Judgment fr. District Justice; \$511.32.

PEARCE, REBECCA - Cawley, John; 201818694; Judgment fr. District Justice; \$5975.35.

PIAZZA, LIA - Midland Funding Llc; 201818334; Judgment fr. District Justice; \$886.30.

SANDFORD, CATHERINE - Northridge Estates Condominium Association; 201818329; Judgment fr. District Justice; \$9,229.71.

SHERIDAN, SHARON - Boyertown Area School District; 201818506; Judgment fr. District Justice; \$5,359.35.

SHIFFLETTE, JAMES - Stowe Oil Inc; 201818518; Judgment fr. District Justice; \$759.90.

SILQUINI, CHRISTOPHER - Fishberg, Michael; 201818708; Judgment fr. District Justice; \$12,209.99.

SULLIVAN, RONALD - Midland Funding Llc; 201818389; Judgment fr. District Justice; \$4331.87.

SWEENEY, ALISON - Midland Funding Llc; 201818430; Judgment fr. District Justice; \$1,510.26.

WALL, CAROLYN - Woosley Naragon Llc; 201818674; Certification of Judgment; \$68600.00.

WILEY, SCOTT - Stowe Oil Inc; 201818516; Judgment fr. District Justice; \$690.25.

ABINGTON TWP. -**entered municipal claims against:**

Lsf9 Master Participation Trust; 201818346; \$311.00.
Smith, Rita; 201818357; \$121.00.

CHELTENHAM TWP. -**entered municipal claims against:**

Dillon, Anna; 201818321; \$2,498.26.
Green, Florazell; 201818136; \$896.26.
Nichols, Frederick; Barbara; 201818320; \$2839.42.
Northington-Mcneill, Dorene; 201818248; \$2686.26.
Willis, Bruce; Luretha; 201817771; \$1,342.81.

CHELTENHAM TWP. SCHOOL DIST. -**entered municipal claims against:**

Cardwell, Anthony; Cornella; 201818556; \$11,091.42.
Nichols, Frederick; Barbara; 201818453; \$8817.42.

DEPT. OF REV. -**entered municipal claims against:**

Alnick Inc; 201862606; \$829.49.
Bryn & Danes Plymouth Meeting Llc; 201862610; \$4,966.97.
Cotoletta Llc; 201862628; \$26,350.73.
Daves Appliance Repair Inc; 201862608; \$2,105.70.
Emilianos Pizza Llc; 201862615; \$5,464.19.
Futura Identities Inc; 201862604; \$7,262.97.
Garage Rafy Ii Llc; 201862601; \$7,927.71.
Haoyu, Cheng; 201862625; \$862.07.
Harvard Realty Exchange Inc; 201862616; \$842.90.
Jack Cohen & Co Inc; 201862617; \$4,092.10.
Kands Concepts Group Llc; 201862627; \$16,547.42.
Kidsville Learning Center Inc; 201862613; \$7,094.99.
Kuszyk, Glenn; 201862622; \$37,192.45.
Landes Diversified Services Llc; 201862607; \$802.39.
Launch Academy Holdings Inc; 201862621; \$6,565.88.
Maile, Christina; 201862624; \$917.56.
McCormick, Brian; 201862623; \$10,004.24.
Mr Music Inc; 201862618; \$2,948.83.
Ms Kop Llc; 201862620; \$1,538.67.
Nicklas, Steve; 201862626; \$2,134.49.
Poppis Pizza Inc; 201862603; \$49,249.39.
Printers Printer Inc; 201862602; \$1,806.24.
Sabrinus Wynnewood Inc; 201862609; \$12,729.37.
Semperon Corporation; 201862605; \$119,415.02.
Social Fire Media Llc; 201862619; \$41,538.89.
Vance & Associates Cpa P C; 201862614; \$1,087.80.
William Brucker & Co Inc; 201862611; \$5,254.89.

LOWER POTTS GROVE TWP. MUN. AUTH. -**entered municipal claims against:**

Patterson, Kysherald; 201818281; \$780.93.

MUNICIPALITY OF NORRISTOWN -**entered municipal claims against:**

Canada, Tracy; 201818140; \$727.82.
Cosgrove-Raquet, Melanie; 201818455; \$727.82.
Flowers, Donna; 201818462; \$727.82.
Gabriel, Karlene; 201818464; \$727.82.
Green, John; Minnie; 201818474; \$727.82.
Hampton, George; Jane; 201818456; \$727.82.
Handwerk, Theresa; 201818458; \$727.82.
Islas, Christian; 201818459; \$727.82.
Murray, Michael; Dawn; 201818475; \$718.86.
New Hope Baptist Church; 201818176; \$727.82.
New Hope Baptist Church; 201818178; \$727.82.
Peru Partners Lp; 201818215; \$727.82.
Pom Properties Llc; 201818457; \$727.82.
Riley, Alfred; 201818305; \$727.82.
Romeg Llc; 201818096; \$727.82.
Romeg Llc; 201818137; \$727.82.

Romeg Llc; 201818139; \$727.82.
 Romeg Llc; 201818093; \$727.82.
 Savage, Wendell; Francine; 201818311; \$727.82.
 Secretary Of Veterans Affairs; 201818304; \$618.86.
 Shanley, Michael; Patti; 201818314; \$727.82.
 Silas, Amber; 201818327; \$727.82.
 Smallwood, Keith; 201818331; \$727.82.
 Spinuzzi, Patrick; 201818332; \$727.82.
 Stanford, Monceez; Tyche; 201818383; \$727.82.
 Wang, Dong; 201818387; \$727.82.
 Ware, Ossie; 201818399; \$727.82.
 Wharton, Byron; 201818402; \$727.82.
 Wiley, Stephen; 201818138; \$727.82.
 Williams, Ione; 201818417; \$727.82.
 Williams, Robert; Pearline; 201818413; \$727.82.

**PENNA. UNEMP. COMP. FUND -
 entered claims against:**

Mcconnel, Alexander; 201862292;
 \$2,517.96.

**PERKIOMEN VALLEY SCHOOL DIST. -
 entered municipal claims against:**

Cassari, Jack; Leah; 201818514; \$9928.52.
 Darcangelo, Carmen; Colleen; 201818308; \$928.48.
 Smith, David; Mary; 201818554; \$6,406.07.
 Toone, Margaret; 201818087; \$3,852.05.
 Tr Bingham Estate; Mclennan, Keith; 201818149;
 \$18,740.99.

**POTTSGROVE SCHOOL DIST. -
 entered municipal claims against:**

Dybicz-Gresko, Pamela; 201816251; \$6,063.44.
 Winberry, Ronnie; Leslie; 201818141; \$1,117.69.

**POTTSTOWN BORO. AUTH. -
 entered municipal claims against:**

432-440 High Street Partnership; 201818543; \$4,063.62.
 432-440 High Street Partnership; 201818546; \$3,734.43.
 Aungst, Deanna; 201818206; \$235.33.
 Bean, Brian; Reininger, Charles; 201818103; \$1,196.69.
 Birch, Warren; 201818283; \$1,823.94.
 Bui, Tyler; 201818723; \$615.55.
 Charriez, Abraham; 201818553; \$1,274.97.
 Churach, Jodi; 201818699; \$553.62.
 Cuevas, Ulises; 201818681; \$1264.90.
 Daniel B Laws Senior Executor Of The Estate Of
 Francis Mari; 201818451; \$1,210.54.
 Delgado, Carlos; Sandra; 201818454; \$1,210.54.
 Fischer, Luigi; 201818693; \$1212.74.
 Fosnocht, William; 201818282; \$799.30.
 Haslam, Dennis; 201818323; \$712.24.
 Haslam, Dennis; 201818229; \$137.70.
 House Of God; 201818549; \$1,185.53.
 Nevells, Vera; 201818218; \$817.82.
 Ortlieb, Gregory; 201818156; \$932.51.
 Pottstown Veterans Assoc; 201818144; \$694.88.
 Sanouvang, Phillip; 201818247; \$334.64.
 Smith, Randy; 201818539; \$664.38.
 Solution Property Services Llc; 201818452; \$815.08.
 Spitzer, Thomas; Louise; 201818710; \$915.61.
 Travis, Kathleen; 201818375; \$615.55.
 Wampole, Walter; Jean; 201817773; \$1,035.11.
 Wesley, Brian; 201818313; \$738.59.
 Worrall, Gerald; 201818558; \$615.15.

**POTTSTOWN BORO. -
 entered municipal claims against:**

Another Investment 1 Llc; 201818692; \$1317.44.
 Beasley, Erika; 201818196; \$992.04.
 Beltz, Carol; 201818214; \$1439.37.
 Delgado, Carlos; Sandra; 201818198; \$1,008.56.
 Faison, Erica; 201818200; \$1,199.97.
 Glenn, Dorothy; 201818203; \$1,220.97.
 Hudson, William; 201818232; \$805.41.
 Kissinger, Kathleen; 201818204; \$875.52.
 Lloyd, Jemal; 201818246; \$1,087.62.
 Mangum, Will; 201818250; \$995.22.
 Marshall, Jamie; 201818190; \$1,145.37.
 Mcmahon, Patrick; Mary; 201818256; \$1,234.62.
 Miranda, Julio; 201818257; \$1,046.67.
 Moyer, Edward; Vicki; 201818262; \$1,070.82.
 Nevells, Vera; 201818287; \$874.47.
 Ortlieb, Gregory; 201818290; \$1,165.64.
 Ortlieb, Gregory; 201818312; \$1,195.67.
 Pollick, Mary; 201818192; \$1,043.21.
 Robinson, Tammy; 201818217; \$1,390.86.
 Schiavo, Michael; 201818291; \$1,206.06.
 Schlegel, Joseph; 201818295; \$1,008.56.
 Smith, Randy; 201818297; \$829.32.
 Smith, Susan; 201818298; \$979.68.
 Stewart, Robert; 201818473; \$895.37.
 Strickland, Stephen; 201818180; \$922.99.
 Travis, Kathleen; 201818211; \$924.87.
 Travis, Kathleen; 201818299; \$799.50.
 Vinson, Lisa; 201818301; \$972.75.
 Worrall, Gerald; 201818537; \$1,068.62.
 Yednock, David; Lori; 201818284; \$831.15.

**POTTSTOWN SCHOOL DIST. -
 entered municipal claims against:**

Another Investment 1 Llc; 201818162; \$2,443.77.
 Baas, Michael; 201818181; \$1,240.42.
 Ball, Dennis; 201818147; \$1,371.51.
 Borz, Dawn; 201818182; \$1,719.22.
 Daniel B Laws Sr Executor Of The Estate Of Francis
 Marie La; 201818187; \$2,195.07.
 Dimino, Matthew; 201818184; \$2,147.11.
 Elgogary, Peggy; 201818303; \$1,971.60.
 Jar Investments Inc; 201818166; \$1,975.73.
 Keystone Masonic Lodge No 113; 201818169; \$4,474.83.
 Kratz, Melinda; 201818322; \$3610.85.
 Laskowski, Joseph; 201818185; \$4,843.99.
 Solution Property Services Llc; 201818170; \$2,853.96.
 Velez, Daniel; 201818213; \$3,158.84.
 Wallace, Rian; 201818188; \$1,097.94.

**SOUDERTON AREA SCHOOL DIST. -
 entered municipal claims against:**

Freas, Sharon; 201818448; \$1,937.93.
 Hurlley, Karen; 201818428; \$2,540.49.

**SOUDERTON BORO. -
 entered municipal claims against:**

Hinkle, Edwin; 201818135; \$987.48.

**UNITED STATES INTERNAL REV. -
 entered claims against:**

Ajr Environmental Inc; 201870566; \$4906.62.
 Alpine Industries Inc; J R Bux & Son; J R Bux Son;
 201870580; \$22,686.85.

American Project Development Corp; 201870573; \$47190.00.
 Amerquest Ambulance Inc A Corporation; 201870576; \$33447.97.
 Anderson, Kera; 201870575; \$1489547.11.
 Badawy, Samy; Toby; 201870547; \$183.31.
 Cleary, Joseph; 201870568; \$18075.71.
 Demaria, Robert; 201870570; \$25021.56.
 Feldman, Randee; 201870579; \$64,481.49.
 Harrison, J.; 201870577; \$24663.04.
 Harvest Properties Callohill Inc; Halloran, Richard; 201870565; \$24570.00.
 Quinn, Micheal; Micheal; 201870569; \$24819.26.
 Reiff, Benjamin; 201870567; \$43031.61.
 Reyes, Stephanie; 201870574; \$2736.23.
 Smith, Kent; 201870572; \$41644.71.
 Weiner, Ruth; 201870578; \$34,795.71.
 Zahal, Doron; Deborah; 201870571; \$7196.24.

**UPPER DUBLIN SCHOOL DIST. -
 entered municipal claims against:**

Ashhurst, John; Nannyce; 201818090; \$345.89.

**UPPER MORELAND TWP/HATBORO BORO.
 JOINT SEWER AUTH. -
 entered municipal claims against:**

Watercontrol Services Inc; Creedon, Edward; 201818274; \$16962.63.

**UPPER PERKIOMEN SCHOOL DIST. -
 entered municipal claims against:**

Hazzard, Thomas; Courtney; 201815401; \$8,252.74.
 Kearney, Brigitte; 201815417; \$612.30.
 Peacock, Parker; Carol; 201817732; \$3724.34.

**UPPER POTTS GROVE TWP. -
 entered municipal claims against:**

Laprince, Jorai; 201818094; \$1,357.42.

**WEST NORRITON TWP. -
 entered municipal claims against:**

Hinds-Toussaint, Paula; 201818202; \$2362.54.
 Walker, Saphoria; 201818260; \$1129.90.

**WORCESTER TWP. -
 entered municipal claims against:**

Lee, Hyun; 201818460; \$762.52.

DUFFY, ELEANOR - Ambler Borough; Kelly, John J., Jr., 1312 Biwood Road Ambler, PA 19002.
 ENGLISH, AMELIA P. - Norristown Borough; Falco, Michael A., Jr., 1716 South Wyndham Drive York, PA 17403.
 FICKERT, DENNIS K. - Franconia Township; Haag, Jacqueline L., 12 Cloverdale Way Souderton, PA 18964.
 GRAHAM, CAROLE J. - Norristown Borough; Graham, Maynard, 21 E Freedley Street Norristown, PA 19401.
 MOORE, ROBERT J. - West Norriton Township; Moore, Margaret A., 2508 Rockwood Drive Norristown, PA 19403.
 PARK, SOON - Lower Moreland Township; Park, Han J., 2241 Pine Road Huntingdon Valley, PA 19006.
 PREWITT, JOSEPH S. - Montgomery Township; Prewitt, Lauren, 1557 Terrell Mill Road Mariatta, GA 30067; Richardson, Mark, 1518 Walnut Street Philadelphia, PA 19102.

SUITS BROUGHT

Week Ending July 24, 2018

**The Defendant's Name Appears
 First in Capital Letters**

ABRAMSON, GILBERT: ILENE: THE UNITED STATES OF AMERICA - Us Bank National Association As Trustee For Sasco Mortgage; 201818315; Complaint In Mortgage Foreclosure; Wapner, Peter.
 AMAN, RIKKI: RECCHILONGO, NICHOLAS - Schneider, Elizabeth; 201818325; Complaint for Custody/Visitation; Vladimer, Randi J.
 ANAND, SACHI - Mansfield, Tama; 201818390; Civil Action; Russo, Christina M.
 ARMSTRONG, GEORGE: VIRGINIA - Kligos, Angelika; 201817314; Civil Action; Aivazoglou, John.
 AVILA, OSCAR: HERNANDEZ, GLENDA - Gomez, Kathleen; 201818286; Complaint for Custody/Visitation; Model, Karen E.
 BLASSINGDALE, MEIKA - Portfolio Recovery Associates Llc; 201818222; Civil Action; Babcock, Gregory J.
 BOYLE, SHAWN - Boyle, Nichole; 201818599; Complaint for Custody/Visitation.
 BRADY, ROBIN - Brady, Thomas; 201818461; Complaint Divorce.
 BRAVO, JESSICA - Ally Financial Inc; 201818481; Civil Action; Ratchford, Michael F.
 BURGOS, NAIDA - Burgos, Joshua; 201818709; Complaint Divorce.
 CALALE, MARK: MASCIO, PHILIP - Deutsche Bank National Trust Company Bcap Trust Llc 2007-Aa; 201817949; Complaint In Mortgage Foreclosure; Walczak, Stephanie A.
 CIOTTI, ROBERT - Ciotti, Marybeth; 201818414; Complaint Divorce.
 CORONADO, JOHN: LORENZO, MADELINE - Nationstar Mortgage Llc; 201814616; Complaint In Mortgage Foreclosure; Gable, Samantha.
 CROWDER, SAMARA: BURTON, TYRELL - Crowder, Nakia; 201818706; Complaint for Custody/Visitation.

LETTERS OF ADMINISTRATION

Granted Week Ending July 24, 2018

**Decedent's Name Appears First,
 Then Residence at Death, and
 Name and Address of Administrators**

CANCELMO, WILLIAM M. - Lower Merion Township; Cancelmo, John B., 1125 Brians Way Wayne, PA 19087.
 DAHABREH, DEYAA - Lower Moreland Township; Dahabreh, Hashem Fareh, 1342 Mettler Road Huntingdon Valley, PA 19006.
 DENNIS, GERTRUDE R. - Abington Township; Lee, Tommie Maree, 1664 Easton Road Willow Grove, PA 19090; Long, Lorean, 2417 Lamette Avenue Willow Grove, PA 19090.

- DATA Q INTERNET EQUIPMENT CORP - Paragon Inc; 201818385; Civil Action; Wilson, Jeffrey S.
- DENNIS, PATRICIA: OCCUPANTS - Kondaur Capital Corporation; 201817668; Complaint in Ejectment; Wapner, Peter.
- DILELLO, EDILIO: TRADING POST: TRADING POST DEPOT INC - Ford Real Estate Company; 201818560; Civil Action; Pritchard, D. Barry, Jr.
- DOUGHERTY, THERESA - Portfolio Recovery Associates Llc; 201818263; Civil Action; Gerding, Carrie A.
- EUCLID CHEMICAL COMPANY - C&H Industrial Services Inc; 201818476; Foreign Subpoena; Solomon, Michael.
- FLOVES, TIFFANY - Gentles, Sekema; 201818726; Complaint for Custody/Visitation.
- FLOWERS, DARICE: DAVID - Patterson, Sheryl; 201818483; Defendants Appeal from District Justice.
- FORCELLINI, DAVE - Portfolio Recovery Associates Llc; 201818276; Civil Action; Titus, Christopher.
- GABRIEL, AHAB - Gilroy, Edward; 201818326; Foreign Subpoena; Meyerson, Jack A.
- GARCIA, CYNTHIA - Portfolio Recovery Associates Llc; 201818251; Civil Action; Gerding, Carrie A.
- GARINGER, AMY - Leghan, Alexander; 201818186; Complaint for Custody/Visitation.
- GRAY, KELLY - Bank Of America Na; 201818477; Civil Action; Hayes, Kenneth.
- GUTEL, JONNA - Clement, Nicholas; 201818367; Complaint for Custody/Visitation; Testa, Maria.
- HAMMER, ALAN - Wilmington Savings Fund Society Fsb; 201818442; Complaint In Mortgage Foreclosure; Crawley, Robert.
- HAN, SANGMAN - Han, Brenda; 201818466; Complaint Divorce.
- HANEY, BECKY: JOHN: WERSTLER, DAVE - Monastero, Samuel; 201818687; Petition to Appeal Nunc Pro Tunc.
- HEALTHSPRING OF FLORIDA INC: LEON MEDICAL CENTERS HEALTH PLANS INC - Kendall Healthcare Group Ltd; 201818249; Foreign Subpoena.
- HENRY, FRANCIS - Henry, Kimberly; 201818432; Complaint Divorce.
- HERON, EDWARD - Portfolio Recovery Associates Llc; 201818258; Civil Action; Titus, Christopher.
- HICKS, CHRISTINE - Hicks, Daniel; 201818667; Complaint Divorce.
- KANE, WILLIAM - Haravitch, Amy; 201818520; Complaint Divorce.
- KAUFFMAN, MELISSA: ORTIZ, HERIBERTO - Mccormick, Carrie; 201818531; Petition to Appeal Nunc Pro Tunc.
- KEIL, MARIE - Keil, Michael; 201818372; Complaint Divorce; Consolo, Colleen F.
- KELLY, JAMES: DRESS CODE BOUTIQUE - Scala Joognoo Designs Llc; 201818379; Civil Action.
- KLEPADLO, DANA - Choudhry, Omar; 201818363; Complaint for Custody/Visitation; Casale, Helen E.
- LAMARCHE, CHRISTOPHER: BERSTROM, LORI - Pennymac Loan Services Llc; 201818666; Complaint In Mortgage Foreclosure; Crawley, Robert.
- LEAHY, KEVIN - Portfolio Recovery Associates Llc; 201818233; Civil Action; Gerding, Carrie A.
- LIOTTA, A. - Liotta, Laura; 201818722; Complaint Divorce.
- MARTIN, GREGORY - American Express National Bank; 201818618; Civil Action; Cawley, Jonathan Paul.
- MAYS, REBECCA - Portfolio Recovery Associates Llc; 201818252; Civil Action; Gerding, Carrie A.
- MELENDEZ, TRACEY - Portfolio Recovery Associates Llc; 201818228; Civil Action; Titus, Christopher.
- MITCHELL, JAMES - Portfolio Recovery Associates Llc; 201818224; Civil Action; Titus, Christopher.
- MOODY, KIMBERLY - Portfolio Recovery Associates Llc; 201818266; Civil Action; Gerding, Carrie A.
- NEWMAN CAMPBELL, JANICE: NEWMANN CAMPBELL, J. - American Express National Bank; 201818596; Civil Action; Cawley, Jonathan Paul.
- NOTTE, ROBIN - Palma, Joy; 201818277; Complaint for Custody/Visitation; Wess, Sarah.
- OWENS, JEFFREY - Bank Of America Na; 201818664; Civil Action; Cusick, Robert W.
- PARKER, JEFFREY - Portfolio Recovery Associates Llc; 201818270; Civil Action; Gerding, Carrie A.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Lear, James; 201818241; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Orzel, Eugene; 201818208; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Connolly, Cynthia; 201818344; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Gennaro, Richard; 201818542; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Smith, Calvin; 201818293; Appeal from Suspension/Registration/Insp.
- PERRY, STEPHEN - American Express National Bank; 201817659; Civil Action; Felzer, Jordan W.
- PIETRZAK, BETH - Bank Of America Na; 201818278; Civil Action; Baroska, Robert L. Iii.
- PLETCHER, SARAH - Pletcher, Thomas; 201818159; Complaint for Custody/Visitation; Kerns, Linda A.
- QUIGG, MARY - Quigg, John; 201818285; Complaint Divorce; Young, Cheryl L.
- RATUSHNY, BRADLEY - Ratushny, Laura; 201818245; Complaint Divorce; Furia, Joanna M.
- RIDGEWAY, ROBBIE - Marshall, Saliyah; 201818403; Complaint for Custody/Visitation.
- SCHUELKE, BRENT: KEITH A SAARI TRUCKING & FREIGHT INC: UNLIMITED TRUCK LEASING INC - Tillman, Tyrone; 201818296; Civil Action; Destefano, David R.
- SEIN, JAMIE - Sein, Michael; 201816879; Complaint Divorce; Kirk, Barbara M.
- SHOATZ, PARRISH - Taylor, Lauren; 201818443; Complaint for Custody/Visitation.
- SINGH, ALLAN - Nationstar Mortgage Llc D/B/A Mr Cooper; 201818471; Complaint In Mortgage Foreclosure; Denardo, Christopher A.

- SINGH, ALLAN - Obrien, John; 201818677;
Civil Action; Obrien, John J. Iii.
- SLINGER, VICTORIA - Slinger, Jon; 201818502;
Complaint Divorce.
- SOMERS, MICHAEL - Capital One Bank Usa Na;
201818536; Plaintiffs Appeal from District Justice;
Ratchford, Michael F.
- STEWART, MICHELE - Stewart, Michael; 201818721;
Complaint Divorce.
- TAYLOR, TRISHA - Portfolio Recovery Associates Llc;
201818253; Civil Action; Titus, Christopher.
- TETTEH, JOSEPH - Portfolio Recovery Associates Llc;
201818306; Civil Action; Titus, Christopher.
- THOMAS J MARRON D/B/A M & S
CONTRACTORS INC - Wells Fargo Bank Na;
201818365; Complaint In Mortgage Foreclosure;
Brunner, Abigail.
- TRAUTMAN, MARK: RICH ENERGY
SOLUTIONS LLC: RICH, DAVID -
Strohm, Micheal; 201818656; Foreign Subpoena.
- ULMER, JUSTICE - Johnson, Ameer; 201818697;
Complaint for Custody/Visitation.
- US BANK & ASSOCIATES: BANK OF
TOKYO MITSUBISHI MFUG: CASEY, BOB,
ET.AL. - Travaline, Scott; 201818493; Civil Action.
- VALINOTO, VICKI - Phh Mortgage Corporation
F/K/A Phh Mortgage Services; 201818446;
Complaint In Mortgage Foreclosure; Bates, Kenya.
- VENERI, ANTHONY - Giorno, Angela; 201818307;
Complaint for Custody/Visitation; Nastasi, Joseph P.
- WARREN, JACQUELINE - Portfolio Recovery
Associates Llc; 201818242; Civil Action;
Titus, Christopher.
- WEYERSHAEUSER, ANDREW - Portfolio Recovery
Associates Llc; 201818223; Civil Action;
Babcock, Gregory J.
- WILLIAM, HANK - Bullock, Christine; 201818167;
Petition for Protection from Sexual Viol.
- CRAIG, ANNA M. - Limerick Township;
Freeze, Kimberly L., 544 Limerick Center Road
Linfield, PA 19468.
- EPSTEIN, STEPHEN L. - Upper Dublin Township;
Epstein, Dana, 19 Brierwood Lane
Burlington, VT 05408; Malanowski, Roni,
1433 Bethlehem Pike Ambler, PA 19002.
- GEORGE, CATHERINE E. - Upper Dublin Township;
George, Robert L., 118 Girard Avenue
North Hills, PA 19038.
- GRIFFIN, KATHLEEN M. - Horsham Township;
Griffin, Regina M., 100 Hunt Drive
Horsham, PA 19044.
- HAHN, ERWIN E. - Hatboro Borough; Hahn, Marie E.,
232 Lancaster Avenue Hatboro, PA 19040.
- HAMILTON, RUSSELL L. - Upper Gwynedd Township;
Hamilton, Claudia K., 609 Brookwood Lane
North Wales, PA 19454.
- HEDRICK, RICHARD C. - Franconia Township;
Hedrick, Brenda, 17 Williams Way
Sellersville, PA 18960; Langford, Cynthia A.,
212 West Biddle Street West Chester, PA 19380.
- HIGGINS, SHIRLEY M. - Towamencin Township;
Hall, Christina, 101 Misty Meadow Lane
Lansdale, PA 19446.
- HIPPLE, THOMAS W. - Towamencin Township;
Hipple, Elaine, 5202 Parade Field Way
Lansdale, PA 19446.
- HOFFMANN, AUGUST M. - Upper Moreland Township;
Hoffmann, Peter, 760 Collins Ave Lansdale, PA 19446.
- HOPKINSON, VIBEKE C. - Lower Gwynedd
Township; Hopkinson, Ingrid B.,
248 Westwind Way Dresher, PA 19025;
Swanson, Vibeke L., 504 Willow Road
Oreland, PA 19075.
- HUNSBERGER, WILLARD L. - Red Hill Borough;
Hunsberger, Kevin S., 984 S Hills Blvd
Pottstown, PA 19464; Strouse, Diane L.,
32 Navajo Lane Honeybrook, PA 19344.
- HUTTANUS, MARY L. - Lansdale Borough;
Huttanus, William, 2124 Miller Place
Hatfield, PA 19440.
- ILLUMINATI, JAMES - Lower Merion Township;
Abel, Suzanne, 544 Moreno Road
Wynnewood, PA 19096.
- KEPICH, ANNA M. - Lower Gwynedd Township;
Kepich, Laura Ann, 781 Gravel Pike
Collegeville, PA 19426.
- KNERR, D. M. - Towamencin Township;
Linderman, Pamela C., 503 Monroe Drive
Harleysville, PA 19438.
- KOLKKA, ROBERT L. - Whitmarsh Township;
Davies, Jennifer A., 8108 Macarthur Road
Wyndmoor, PA 19038; Kolkka, Karen M.,
1120 Clark Road Wyndmoor, PA 19038.
- KRETSCH, MARY - West Norriton Township;
Garvey, Barbara, 18 Miami Road
Norristown, PA 19403.
- LADNER, THOMAS B. - North Wales Borough;
Ladner, Gregory S., 2000 Evergreen Drive
Perkasie, PA 18944; Ladner, Thomas B.,
122 South Main Street North Wales, PA 19454.
- LEE, CAROLE G. - Lower Gwynedd Township;
Lee, Kevin H., 1400 Circle Drive Telford, PA 18969;
Morton, Amy M., 10340 Ridgeline Drive
Milan, MI 48160.

WILLS PROBATED

Granted Week Ending July 24, 2018

Decedent's Name Appears First, Then Residence at Death, and Name and Address of Executors

- BENKO, CLARENCE M. - Lower Providence Township;
Carbo, Angeline M., 17711 Smokewood Drive
Germantown, MD 20874; Genuardi, Catharine C.,
6562 Rock Creek Drive Lake Worth, FL 33467.
- BERRY, EDMUND F. - Towamencin Township;
Berry, Ann L., 1960 Bremen Road Hatfield, PA 19440.
- BIRKHEAD, NANCY - Rockledge Borough;
Galbrath, Michael L., 660 Two Logan Square
Philadelphia, PA 19103.
- BOSELLI, STELLA M. - Lower Merion Township;
Boselli, Cynthia L., 515 Brookhurst Avenue
Narberth, PA 19072.
- CLAGHORN, GEORGE S. - Lansdale Borough;
Claghorn, Shirley A., 660 N. Broad Street
Lansdale, PA 19446.
- COATS, MILDRED E. - Franconia Township;
Oneill, Cynthia A., 1006 Springside Way
Lansdale, PA 19446.
- COATS, WALTER G. - Franconia Township;
Oneill, Cynthia A., 1006 Springside Way
Lansdale, PA 19446.

MADDEN, HENRY J. - Springfield Township;
Watkins, Colin, 19 McCloskey Road
Flourtown, PA 19031.

MANCINI, FRANCIS J. - Plymouth Township;
Mancini-Clarke, Ritamarie D., Po Box 980
Worcester, PA 19490.

MANNA, DELORES J. - Franconia Township;
Manna, Mark, 127 Hedgerow Drive
Souderton, PA 18964-1976.

MANNEY, ANN D. - Upper Moreland Township;
Freiling, Kathleen A., 2295 Pioneer Road
Hatboro, PA 19040.

MANNI, PATRICIA A. - Hatfield Township;
Manni, John L., 2541 Anthony Drive
Colmar, PA 18915.

MCCAMBLEY, PATRICIA A. - Horsham Township;
Mccambley, William N., Jr., 105 Brantford Circle
Horsham, PA 19044.

MORROW, NATSUKO - Cheltenham Township;
Morrow, Mary J., 700 7Th Street Sw
Washington, DC 20024-2450.

NEMEYER, FRANK L. - Cheltenham Township;
Lennon, James, 736 Pembroke Road
Rydal, PA 19046.

PARKER, VIRGINIA - Hatboro Borough;
Parker, Wayne A., 233 N. Penn Street
Hatboro, PA 19040.

PARKINSON, DENNIS H. - Upper Moreland Township;
Parkinson, Ellen, 408 Valley View Road
Willow Grove, PA 19090.

PASKOWSKY, WALTER J. - Hatfield Township;
Walker, Jennifer A., P. O. Box 134
Franktown, CO 80116.

REIMEL, THEODORE L., JR. - Conshohocken Borough;
Memonigle, Josephine A., 792 Contention Lane
Berwyn, PA 19312.

ROSE, RITA - Plymouth Township;
Weisman, Barbara R., 109 Boulder Road
Plymouth Meeting, PA 19462.

SCHILDKRAUT, SHIRLEY - Lower Merion Township;
Gornish, Rochelle S., 20 Conshohocken State Road
Bala Cynwyd, PA 19004.

SHEA, JOAN A. - Narberth Borough; Shea, Joseph G.,
414 Saint Vincent Street, Philadelphia, PA.

SMITH, RUTH D. - Whitpain Township;
Smith, James R. Iii, 421 N Spring Garden Street
Ambler, PA 19002.

UCHITEL, MARION - Abington Township;
Uchitel-Slutsky, Celia A., 1208 Tockington Court
Rydal, PA 19046.

VASAS, JULIUS E. - Lower Pottsgrove Township;
Vasas, Michael E., 653 S Trappe Road
Collegeville, PA 19426; Vasas, Steven G.,
2116 Fox Tail Drive Pottstown, PA 19464.

WATSON, MARY J. - Douglass Township;
Watson, Charles J., 115 Walter Drive
Gilbertsville, PA 19525.

WEISS, JUDITH - Abington Township;
Grayev, Ilene, 9582 Sail Palm Court
Boyton Beach, FL 33473; Green, Paula L.,
1009 Maple Avenue Glenside, PA 19038.

RETURN DAY LIST

August 13, 2018
COURT ADMINISTRATOR

All motions “respecting discovery” in civil cases are subject to the provisions of Local Rule 4019* - Discovery Master. If such a motion is answered in opposition on or before the rule return date, the matter is automatically listed for argument before the Discovery Master at 9:00 a.m. on the Friday of the week in which the rule was made returnable. Check the MCCH electronic directory for assigned courtroom.

1. Adjankara v. Montero-Dirzulaitis - Plaintiff’s Motion to Compel Defendant’s Discovery (Seq. 8 D) - **A. Gagliano - J. Mayers.**
2. Anthony Monaro/PWE Consultants v. Leiphart - Plaintiff’s Motion to Compel Discovery Responses Directed to Defendants (Seq. 12D) - **E. Barenbaum - T. Gelsing.**
3. Athens v. Zaffrin - Plaintiff’s Motion for Leave to Amend Complaint (Seq. 35) - **M. Simon - M. Lyon.**
4. Avitello v. Avitello - Defendant’s Petition to Withdraw as Counsel (Seq. 82) - **R. Ostriak - C. Corr.**
5. Basciano v. United Healthcare Services, Inc. - Plaintiff’s Motion to Compel Deposition of Designated Representative of Defendant (Seq. 3D) - **J. Mayers.**
6. Basciano v. United Healthcare Services, Inc. - Plaintiff’s Motion to Compel Answers to Interrogatories and Responses to Request for Production of Documents (Seq. 2 D) - **J. Mayers.**
7. Beyer v. Chu - Plaintiff’s Motion to Withdraw as Counsel (Seq. 32) - **J. Hickey - J. Kilcoyne.**
8. Blood v. WW Livestock Systems - Defendant’s Motion to Compel Plaintiff’s Response to Discovery Requests (Seq. 9 D) - **D. Makara.**
9. Borders v. Kelly - Defendant’s Motion to Compel Plaintiffs’ Discovery Responses (Seq. 9 D) - **M. Van Der Veen - B. McGovern.**
10. Borkowski v. Borkowski - Motion to Consolidate (Seq. 71) - **G. DeVito - M. Turetsky.**
11. Borough of Pennsburg v. Borough of East Greenville - Plaintiff’s Motion to Compel Responses to Discovery (Seq. 24-D) - **C. Garner - A. Sherr.**
12. Branch Banking and Trust Company v. Gritz - Defendant’s Motion to Dismiss Plaintiff’s Complaint (Seq. 2) - **L. Moyer.**
13. Bressi v. Valley Forge Promotions, LTD - Defendant’s Motion to Compel Social Media Username and Password Information of Hannah Bressi (Seq. 30 D) - **J. Izes - R. Balch.**
14. Brown v. Simone - Defendant’s Motion to Compel Discovery (Seq. 8 D) - **K. Frascella.**
15. Burgess v. Harkins - Plaintiff’s Motion to Compel Defendant’s Answers to Interrogatories and Request for Production of Documents (Seq. 16 D) - **J. Hockenberry - J. McAneny.**
16. Cone v. Moore - Plaintiff’s Motion to Compel Defendant’s Response to Interrogatories and Request for Production of Documents (Seq. 6 D) - **F. Karpf - D. Maher.**
17. Conestoga Equipment Finance Company v. Milner - Defendant’s Petition to Withdraw as Counsel (Seq. 15) - **R. Saldutti - B. Fenters.**
18. Connors v. Elliot - Plaintiff’s Petition to Strike Partial Judgment of Non Pros (Seq. 10) - **D. Alex.**

19. Cornell Ardmore, L.P. v. Isen - Defendant, The Ryland Group, Inc.'s Motion for Protective Order (Seq. 95 D) - **P. Kearney - A. Frank - B. Garber.**
20. Craig v. King of Prussia Associates, Inc. - Defendant, King of Prussia Associates, Inc.'s Motion for Leave to Amend Cross Claims Against Kimco Facility Services, Inc. (Seq. 4-7) - **B. Mayerson - M. Bogdanoff - R. Stabinski.**
21. Czapor v. Sports Management Group, LLC - Plaintiff's Motion to Compel Depositions of Defendant (Seq. 38 D) - **M. Weinberg - G. Smith.**
22. Czapor v. Sports Management Group, LLC - Plaintiff's Motion to Compel Defendant, Sportsplex Operations Group, LLC's Answers to Interrogatories and Production of Documents (Seq. 42 D) - **M. Weinberg - G. Smith.**
23. Darrah v. Szajdeck - Plaintiff's Motion to Compel Defendants's Answers to Interrogatories and Request for Production of Documents (Seq. 5 D) - **P. Vangrossi - J. Oprysko.**
24. Debow v. Baugh-Paige - Plaintiff's Motion to Compel Responses to Interrogatories and Request for Production of Documents (Seq. 26 D) - **R. McIlvaine - L. Falcone.**
25. Dhimitri v. Michael S. Haber, LTD - Plaintiff's Motion to Consolidate (Seq. 77) - **M. Simon.**
26. Ditech Financial, LLC v. Brown - Plaintiff's Motion to Reassess Damages (Seq. 15) - **A. Brunner.**
27. Ditech Financial, LLC v. Casagrande - Plaintiff's Motion to Reassess Damages (Seq. 17) - **P. Wapner.**
28. Draganosky v. Deer Lake Development, Inc. - Defendant's Motion to Compel Landtech Enterprises, Inc.'s Responses to Discovery (Seq. 33 D) - **M. Feldman - D. Wolf.**
29. Draganosky v. Deer Lake Development, Inc. - Defendant's Motion to Compel Plaintiff's Depositions (Seq. 35 D) - **M. Feldman - D. Wolf.**
30. Elliott Greenleaf, P.C. v. Green - Defendant's Motion for Protective Order (Seq. 24 D) - **R. Harrington - M. Weisberg.**
31. Halliott v. Mitchell - Defendants John and Jamie Mitchell's Motion to Compel Oral Deposition of Plaintiff (Seq. 55 D) - **E. McCandless - J. Ferguson.**
32. Fannie Mae Federal National Mortgage Association v. Kratz - Defendant's Motion to Set Aside Sheriff Sale (Seq. 152) - **K. McQuail - D. Gifford - G. Barr.**
33. Felsi v. Tancrede - Defendant's Motion to Compel Answers to Discovery Requests (Seq. 11-D) - **L. Haberman - L. Glynn.**
34. Goshow v. Genesis Healthcare, Inc. - Defendant's Motion to Compel Depositions of Plaintiffs (Seq. 43 D) - **W. Murray - M. Thirkell - A. Govorov.**
35. Green v. Green - Petition for Leave to Withdraw as Counsel (Seq. 126).
36. Herrmann-Murray v. Murray - Plaintiff's Petition to Withdraw as Counsel (Seq. 10) - **L. Pauker - D. Miller.**
37. Hines v. Parks Best Car Wash, Inc. - Defendant's Motion to Compel Plaintiff's Discovery Responses (Seq. 10 D) - **B. Chacker - K. Connors.**
38. Hobyak v. Hobyak - Plaintiff's Motion to Compel Discovery Responses (Seq. 47 D) - **M. Cappuccio - P. Henigan.**
39. Hofmann v. Hofmann - Plaintiff's Petition to Withdraw as Counsel (Seq. 19) - **P. McMenamin - S. Tillery.**
40. Howard v. Hottenstein - Defendant's Motion to Compel Answers to Interrogatories and Request for Production of Documents (Seq. 9 D) - **B. Swartz - R. Pugh.**
41. Hughes v. Trimbur - Defendant's Motion to Compel Physical and Mental Examination of Plaintiff (Seq. 8 D) - **V. Pedicone - M. Poper.**
42. Irwin & Leighton, Inc. v. D. G. Woodworks, LLC - Defendant's Petition for Leave to Withdraw as Counsel (Seq. 5) - **B. Shire - S. Sailer.**
43. James v. Tmobile Northeast, LLC - Defendant's Tmobile's Motion to Compel Plaintiff's Responses to Discovery (Seq. 11 D) - **J. Chong - C. Spitz.**
44. Jeffers v. Olivo - Motion of Williams Scotsman to Quash Plaintiff's Subpoena (Seq. 408 D) - **E. Pearce - J. Hilly - J. McCarthy - K. Schuster - K. Blake.**
45. Jeffers v. Olivo - Plaintiff's Motion to Enforce Subpoena Addressed to Mark Zimmerman (Seq. 410 D) - **E. Pearce - J. Hilly - J. McCarthy - K. Schuster - K. Blake.**
46. JMMMPCC Company v. Moultrie - Plaintiff's Motion to Compel Answers to Interrogatories in Aid of Execution (Seq. 7 D) - **M. Gough.**
47. Jones v. Wozniak - Defendant's Motion to Compel Responses to Interrogatories and Request for Production of Documents (Seq. 29 D) - **A. Braitman - C. Adams.**
48. JP Morgan Chase Bank, N.A. v. Nailon - Plaintiff's Motion to Reassess Damages (Seq. 12) - **E. Bennett.**
49. JP Morgan Chase Bank, N.A. v. Wittig - Plaintiff's Motion to Reassess Damages (Seq. 18) - **A. Brunner.**
50. Kane v. Huff - Plaintiff's Motion for Final Judgment (Seq. 3) - **E. Phillips.**
51. Kaufman v. Leiden - Defendant's Petition to Reinstate Case (Seq. 77) - **K. Prior.**
52. Kosylo v. Holy Redeemer Health System - Plaintiff's Motion to Compel Discovery (Seq. 20 D) - **W. Murray - A. Romanowicz.**
53. Kraft v. Commonwealth of Pennsylvania Department of Transportation - Plaintiff's Motion to Compel and Overrule Objections of Defendant, Allan Myers, L.P. (Seq. 69 D) - **B. Mayerson - S. DiGiacomo - T. Christ - J. Fowler.**
54. Kuliszewski v. Parkhouse Nursing and Rehabilitation - Defendant's Motion to Compel Plaintiff's Responses to Discovery (Seq. 39 D) - **R. Anderson - S. Josephson - J. Lindheim.**
55. LSF10 Master Participation Trust v. Brown - Plaintiff's Motion for Leave to Amend Complaint (Seq. 16) - **M. Wooters.**
56. Maci v. Zhang - Plaintiff's Motion to Quash Subpoena (Seq. 36 D).
57. Mallory v. Zhmeniak - Defendant, Scully Company and Westover Apartments Associates, L.P.'s Motion to Compel Co-Defendant, Zhmeniak's Discovery (Seq. 25 D) - **A. Sciolla - M. Boyle.**
58. Mardoian v. Miller - Defendant's Motion to Compel Answers to Interrogatories and Responses to Request for Production of Documents (Seq. 5 D) - **R. Jablonski - J. Birmingham.**
59. Marks & Company, Inc. v. Chestnut - Plaintiff's Petition to Amend Complaint (Seq. 22) - **D. Adams.**
60. McClatchy v. Owens - Defendant's Petition to Withdraw as Counsel (Seq. 14) - **D. Bifulco - K. Hayes.**
61. Mensah v. Koliner - Defendant's Motion to Compel Plaintiff's Deposition (Seq. 12 D) - **M. Simon - J. Branca.**
62. Meyer v. Gwynedd Mercy University - Defendant, Gwynedd Mercy University's Motion to Compel Deposition of Plaintiff (Seq. 25 D) - **L. Konefsky - K. Quinn.**
63. Miller v. Boscovs - Defendant, Boscovs Department Store, LLC's Motion to Compel Deposition of Ruth Miller (Seq. 21 D) - **M. Simon.**

64. *Milsop-Sheppard v. Widdis* - Defendant's Motion to Compel Answers to Discovery (Seq. 9 D) - **M. Pansini - K. Blake.**
65. *Mittelman v. Philadelphia Presbytery Homes* - Plaintiff's Motion to Compel Nonparty Compliance With Subpoena (Seq. 119 D) - **R. Wilson - D. Gordon.**
66. *Mittelman v. Philadelphia Presbytery Homes* - Plaintiff's Motion to Compel Discovery Depositions (Seq. 127-D) - **R. Wilson - D. Gordon.**
67. *Mittelman v. Philadelphia Presbytery Homes* - Plaintiff's Motion to Compel Deposition (Seq. 124D) - **R. Wilson - D. Gordon.**
68. *Nationstar Mortgage, LLC c/o Cenlar v. Rim* - Plaintiff's Motion to Reassess Damages (Seq. 28) - **C. Espanol - L. Dellegrotti.**
69. *Nazario Lopez v. Browning* - Defendant's Motion to Compel IME of Plaintiff (Seq. 13 D) - **S. Eckel.**
70. *Newell v. Berman* - Plaintiff's Motion to Compel Discovery Directed to Defendants, Lyman Hake, M.D., Abington Hospital, Surgical Associates and Ambler Medical Associates, Inc. (Seq. 1-03 D) - **E. Theodosopoulos - M. McGilvery - D. Camhi.**
71. *O'Connor v. MLM, Inc.* - Defendant's Motion to Strike Plaintiff's Objections to Interrogatories and Provide More Specific Answers (Seq. 26 D) - **C. Campbell - S. Ledva.**
72. *Pen v. Bravo* - Defendant's Motion to Compel Compliance With Valid Subpoena Regarding Plaintiff, Jacqueline Cost (Seq. 45 D) - **C. Lombardo - A. Filopoulos.**
73. *Piccard v. Victory Builders, LLC* - Plaintiff's Motion to Compel Production of Documents (Seq. 7 D) - **J. Heffern.**
74. *Plate v. Evans* - Defendant's Motion to Compel Signed Authorization from Plaintiff (Seq. 25 D) - **J. McEldrew - L. Zikoski - D. Garcia.**
75. *Posella v. Manor Care Lansdale of Montgomeryville PA, LLC* - Plaintiff's Motion to Compel Defendants to Produce Staff Member Witnesses for Deposition (Seq. 37 D) - **C. Culleton - A. Langella.**
76. *Rong v. International Education Opportunities Group, LLC* - Plaintiff's Motion for Leave to Amend Complaint (Seq. 31) - **T. Kao - J. Hay.**
77. *Roundpoint Mortgage Servicing v. Filak* - Plaintiff's Motion to Reassess Damages (Seq. 7) - **A. Brunner.**
78. *Russell v. Delgado* - Defendant's Motion to Compel Answers to Discovery Requests (Seq. 21-D) - **M. Van Der Veen - J. Walsh.**
79. *Ryan v. Kehoe Construction, Inc.* - Defendant's Motion to Compel Discovery (Seq. 30 D) - **B. Lafferty - T. Arechabala.**
80. *Ryan v. Kehoe Construction, Inc.* - Defendant's Motion to Compel Plaintiff to Execute a Medicare Consent Form (Seq. 29) - **B. Lafferty - T. Arechabala.**
81. *Scott v. O'Connor* - Defendant's Motion to Compel Responses to Interrogatories and Request for Production of Documents (Seq. 7 D) - **E. Levine - E. Weiss.**
82. *Secure Components, LLC v. Lutheran* - Defendant's Motion for Leave to Amend Counterclaims (Seq. 136) - **A. Frank - M. Adler.**
83. *Selective Insurance Company v. Andrews* - Defendant's Motion to Compel Discovery (Seq. 29D) - **S. Kluxen - F. Miller - J. Oprysko.**
84. *Sherbert v. Ario Enterprises, LLC* - Defendant's Petition to Withdraw as Counsel (Seq. 24) - **B. Garber.**
85. *Sherbert v. Ario Enterprises, LLC* - Plaintiff's Motion to Compel Discovery (Seq. 25 D) - **B. Garber.**
86. *Shin v. Patel* - Defendant's Motion to Compel Responses to Discovery (Seq. 12 D) - **J. Solnick - F. Milillo.**
87. *Shuler v. A&A West Indian & American Food Market & Groceries* - Defendant, County of Montgomery's Motion for Judgment Against Plaintiff (Seq. 29) - **J. Russo.**
88. *Staiger v. Staiger* - Interveners Petition for Leave to Withdraw as Counsel (Seq. 1-73) - **D. Gould.**
89. *Staten v. Roath* - Defendant's Motion to Compel Plaintiff's IME (Seq. 36 D) - **J. Dashevsky - K. Blake.**
90. *Stoner v. Kotic* - Defendant's Motion to Compel (Seq. 44 D) - **M. Weinberg - T. Palmer.**
91. *Superior Credit Union v. Godino* - Plaintiff's Motion for Reassessment of Damages (Seq. 40) - **M. Bomstein - R. Wilson.**
92. *Swift v. Paule* - Plaintiff's Petition to Reopen Case (Seq. 13) - **J. Marraccini.**
93. *Taylor v. Hitchcock* - Defendant's Motion to Compel Plaintiff's Full and Complete Responses to All Interrogatories and Request for Documents (Seq. 9 D) - **M. Greenfield - T. Palmer.**
94. *Taylor v. Taylor* - Defendant's Petition to Withdraw as Counsel (Seq. 5) - **C. Badali - J. Furia.**
95. *Tepper v. Tepper* - Plaintiff's Motion to Withdraw as Counsel (Seq. 113) - **A. Fellheimer - D. Steerman.**
96. *Thomas v. Landtech Enterprises, Inc.* - Defendants Landtech Enterprises, Inc.'s Motion to Consolidate (Seq. 15) - **C. Schleifer - W. Catto.**
97. *Thomas v. Spring Ridge General, LLC* - Defendants Landtech Enterprises, Inc.'s Motion to Consolidate (Seq. 51) - **C. Schleifer - N. Schurko.**
98. *Tri State Kitchens and Baths, Inc. v. Tri State Kitchens and Baths, Inc.* - Plaintiff's Motion to Strike Off Motion to Satisfy or Settle, Discontinue and End (Seq. 24) - **D. Breidenbach.**
99. *Tri State Kitchens and Baths, Inc. v. Tri State Kitchens and Baths, Inc.* - Motion to Satisfy or Settle, Discontinue and End (Seq. 23) - **D. Breidenbach.**
100. *Tri State Kitchens and Baths, Inc. v. Tri State Kitchens and Baths, Inc.* - Plaintiff's Motion to Compel Oral Examination (Seq. 25 D) - **D. Breidenbach.**
101. *U.S. Bank National Association v. Crowley* - Defendant's Petition for 30 Day Extension of Time to File Concise Statement of Error (Seq. 54) - **R. Fay - L. Avallone.**
102. *Vesce v. Sam* - Plaintiff's Petition to Reinstate Appeal (Seq. 14) - **J. Feenane.**
103. *Vu v. Nguyen* - Defendant, Ngoc Nguyen's Motion to Compel Co-Defendants Responses to Discovery (Seq. 20 D) - **D. Kresman - B. Hoffler.**
104. *Wadsworth v. Nelson* - Plaintiff's Petition to Withdraw as Counsel (Seq. 76) - **R. Angst.**
105. *Walker v. Hopkins* - Plaintiff's Motion to Compel Discovery Responses (Seq. 66 D) - **S. Friedman - M. D'Aniello.**
106. *Wells Fargo Bank, N.A. v. Hallman* - Plaintiff's Motion to Reassess Damages (Seq. 117) - **E. Hayes - D. Mildenberg - J. Tsai.**
107. *Willner v. Willner* - Defendant's Petition to Withdraw as Counsel (Seq. 21) - **A. Weems - C. Bardsley.**
108. *Wilmington Savings Fund Society v. Antonacci* - Plaintiff's Motion to Reassess Damages (Seq. 26) - **E. Bennett.**
109. *Wood v. Cook* - Plaintiff's Motion to Compel Defendant to Respond to Interrogatories and Request for Production of Documents (Seq. 9 D) - **R. Birch - J. Pulcini.**

OUT OF LIST ORDER DUE TO LATE SUBMISSION

CIVIL ACTION

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2017-22754

**NOTICE OF ACTION
IN MORTGAGE FORECLOSURE**

Quicken Loans Inc.,
Plaintiff

vs.

Amy Clark, Solely in Her Capacity as Heir of Sara Jane Derstine a/k/a Sara J. Derstine a/k/a Sara Derstine, Deceased, Britta Derstine, Solely in Her Capacity as Heir of Sara Jane Derstine a/k/a Sara J. Derstine a/k/a Sara Derstine, Deceased, Christine Derstine, Solely in Her Capacity as Heir of Sara Jane Derstine a/k/a Sara J. Derstine a/k/a Sara Derstine, Deceased, Daniel Derstine, Solely in His Capacity as Heir of Sara Jane Derstine a/k/a Sara J. Derstine a/k/a Sara Derstine, Deceased, James Derstine, Solely in His Capacity as Heir of Sara Jane Derstine a/k/a Sara J. Derstine a/k/a Sara Derstine, Deceased, Richard Derstine a/k/a Rick Derstine, Solely in His Capacity as Heir of Sara Jane Derstine a/k/a Sara J. Derstine a/k/a Sara Derstine, Deceased, Kimberly Kearney, Solely in Her Capacity as Heir of Sara Jane Derstine a/k/a Sara J. Derstine a/k/a Sara Derstine, Deceased, Rebecca Landis a/k/a Becky Landis, Solely in Her Capacity as Heir of Sara Jane Derstine a/k/a Sara J. Derstine a/k/a Sara Derstine, Deceased, The Unknown Heirs of Sara Jane Derstine a/k/a Sara J. Derstine a/k/a Sara Derstine, Deceased & Dawn Steffon, Solely in Her Capacity as Heir of Sara Jane Derstine a/k/a Sara J. Derstine a/k/a Sara Derstine, Deceased, Mortgagor and Real Owner,
Defendants

To: Amy Clark, Solely in Her Capacity as Heir of Sara Jane Derstine a/k/a Sara J. Derstine a/k/a Sara Derstine, Deceased, James Derstine, Solely in His Capacity as Heir of Sara Jane Derstine a/k/a Sara J. Derstine a/k/a Sara Derstine, Deceased, The Unknown Heirs of Sara Jane Derstine a/k/a Sara J. Derstine a/k/a Sara Derstine, Deceased & Dawn Steffon, Solely in Her Capacity as Heir of Sara Jane Derstine a/k/a Sara J. Derstine a/k/a Sara Derstine, Deceased, Mortgagor and Real Owner, Defendants, whose last known address is 532 Spring Hill Drive a/k/a 532 Spring Hill Drive 30, Harleysville, PA 19438.

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, Quicken Loans Inc., 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. 2017-22754, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 532 Spring Hill Drive a/k/a 532 Spring Hill Drive 30, Harleysville, PA 19438, 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 or cannot afford one, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a Lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

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

Michael T. McKeever
Attorney for Plaintiff
KML Law Group, P.C.
Mellon Independence Center, Ste. 5000
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322