

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 May 31, 2017 at 1:00 o'clock P.M. prevailing time, in Court Room "A", Court House, Swede and Airy Streets, in the Borough of Norristown, said County, the following described Real Estate.

To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on June 28, 2017 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

First Publication

08-05276

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be thereon erected, situate in **Montgomery Township**, Montgomery County, Pennsylvania bounded and described according to a Plan of Subdivision of The Reserve at Knapp Farm prepared for the Cutler Group, Inc. made by Horizon Engineering Associates, LLC dated 1-14-2002 and recorded in Plan Book A-61, Pages 163, 164, 165, 166, as follows, to wit:

BEGINNING at a point on the Northwestern side of Dayton Drive North (50.00 feet wide) said point of beginning being a point a corner of Lot 27 as shown on above plan; thence from said point of beginning and along said lot North 48 degrees, 91 minutes, 30 seconds West, 132.79 feet to a point a corner of lands marked Open Space A; thence along same North 22 degrees, 15 minutes, 24 seconds East and crossing the Northeasterly side of a certain 20 feet wide storm sewer easement a distance of 43.35 feet to a point a corner of Lot 29 as shown on above plan; thence along said lot South 87 degrees, 17 minutes, 58 seconds East, 121.27 feet to a point of curve on the Northeasterly side of a cul-de-sac of irregular width at the terminus of Dayton Drive North; thence along said side of Dayton Drive North the three following courses and distances: (1) on an arc of a circle curving to the left having a radius of 62.00 feet and the arc distance of 45.86 feet to a point of reverse curve; (2) on an arc of a circle curving to the left having a radius of 10.00 feet and the arc distance of 15.00 feet to a point of tangent; and (3) South 41 degrees, 28 minutes, 30 seconds West and re-crossing the Northeasterly side of aforementioned easement a distance of 91.84 feet to the first mentioned point and place beginning.

CONTAINING in area 12,686 square feet.

BEING Lot 28 as shown on above plan.

TITLE TO SAID PREMISES IS VESTED IN Valerie Walker, Gloria A. Smith and Jean Marie Crabbe, Deceased by Deed from Jean Marie Crabbe (Mother) dated May 15, 2006 and recorded July 17, 2007 in Deed Book 5655, Page 2751.

Real Owner Gloria A. Smith died on 09/25/2011, and upon information and belief, her surviving heirs are Carla Harris Albino, Gerald S. Harris, and Lawrence L. Harris, Jr.

Gloria A. Smith died vesting interest to Valerie Walker.

Parcel Number: 46-00-00702-03-5.

Location of property: 207 Dayton Drive, North, North Wales, PA 19454.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Valerie Walker, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Gloria A. Smith, Deceased, Carla Harris Albino, in her Capacity as Heir of the Estate of Gloria A. Smith, Gerald S. Harris, in His Capacity as Heir of the Estate of Gloria A. Smith, and Lawrence L. Harris, Jr., in His Capacity as Heir of the Estate of Gloria A. Smith** at the suit of Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2005-NC1, Mortgage Pass-Through Certificates, Series 2005-NC1. Debt: \$562,265.11.

Peter Wapner, Attorney. I.D. #318263

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

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

09-13706

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a survey and plan thereof made by Charles E. Shoemaker dated January 10, 1957, as follows, to wit:

BEGINNING at a point on the original center line of Meetinghouse Road (33 feet wide) but since widened 13.5 feet on the Northwestern side of the present width of 46.50 feet in this area, said point being at the distance of 700.45 measured North 65 degrees, 11 minutes, 30 seconds East along the said center line of Meetinghouse Road from the point of intersection which the said center line of Meetinghouse Road makes with the center line of Leopard Road (40 feet wide); thence from the first mentioned point and place of beginning and passing through Lot No. 24 on plan of Frazier Tract, approved by the Board of Township Commissioners of the Township of Abington, June 8, 1950, and recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania, in Deed Book 2084, Page 601, June 24, 1950, and passing over a corner stone set on the Northwestern side of Meetinghouse Road, North 24 degrees, 48 minutes, 30 seconds West, 251.84 feet to a stone on the rear line of Lot No. 15 on said plan North 53 degrees, 27 minutes, 10 seconds East, 2.22 feet to an angle point, said angle point being also a corner stone and the common rear corner of Lot No. 15 and North 66 degrees, 54 minutes, 17 seconds East, 114.31 feet to a point

on the rear line of the Lot No. 25 on the said plan; thence through Lot No. 25 on said plan, South 21 degrees, 29 minutes, 31 seconds East, 260.16 feet to a point in the original center line of Meetinghouse Road; thence the original center line of Meetinghouse Road South 70 degrees, 44 minutes, 30 seconds West, 121.41 feet to an angle point in the original center line of Meetinghouse Road South 65 degrees, 11 minutes, 30 seconds West, 10.52 feet to the place of beginning.

BEING part of Lot No. 24 and part of Lot No. 25.

TITLE TO SAID PREMISES IS VESTED IN Loudine Joseph, by Deed from Loudine Joseph and Jesse Scott, dated 11/20/2006, recorded 06/24/2008 in Book 5697, Page 01528.

Parcel Number: 30-00-42796-00-5.

Location of property: 950 Meetinghouse Road, Rydal, PA 19046-2432.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Loudine Joseph a/k/a Loudine Joseph** at the suit of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$529,184.53.

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.

09-34946

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 in the Southeasterly side of George Street at the distance of 390 feet Northeastwardly from Marshall Street and from thence extending by land now or late of Silas Garner, Southeastwardly (the line running through the middle of the partition wall between the two houses) 100 feet to a 20 feet wide alley; thence along the Northwestly side of said alley Northeastwardly 15 feet; thence by land now or late of Thomas Phillips (the line running through the middle of the partition wall between the two house) Northwestwardly 100 feet to the Southeasterly side of George Street aforesaid; thence extending along the Southeasterly side of said George Street Southwestwardly 15 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Angelica Flores and Serafin Zamora by Deed from Serafin Zamora and Angelica Flores dated March 16, 2006 and recorded April 19, 2006 in Deed Book 5597, Page 2206.

Parcel Number: 13-00-13076-00-6.

Location of property: 644 George Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Angelica Flores and Serafin Zamora** at the suit of LSF8 Master Participation Trust. Debt: \$208,824.12.

Christine L. Graham, Attorney.

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

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

09-44350

ALL THAT CERTAIN lot or piece of ground, and the improvements erected thereon, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, as shown on a plan prepared by Momenee and Associates, Civil Engineers and Land Surveyors, title 'Final Record Plan, Scheetz Tract' (the Final Record Plan), Sheet I of 8, dated May 27, 1992, last revised December 7, 1992, and described, as follows, to wit:

LOT I: BEGINNING at a point the Eastern most corner of said Lot, said point lying in the bed of Spring Mill Road (41 5 feet wide) and being on line of lands of Forrest C. and Florence M. Gearhart, from said beginning point along lands of M/M Gearhart, lands of Russell S. and Sally B. McNeil and Lands of Gary R. and Michele B. Louderback South 65-57-30, West 430.18 feet to a point; thence continuing along lands of Gary R. and Michele B. Louderback South 19-33-00, West 6.33 feet to a point on the Western right-of-way of Clubhouse Road (a/k/a Dogwood Lane, 50 feet wide); thence along said right-of-way and lands of Theresa DiFrancesco North 10-14-00, West 97.83 feet to a point of curvature; thence along the arc of a circle curving to the right in a Northeastern direction having a radius of 239 33 feet, an arc distance of 104.64 feet and chord North 02-17-32, East 103 81 feet to a point of compound curvature; thence on the arc of a circle curving to the right in a Northeastern direction having a radius of 707.22 feet, an arc distance of 183.09 feet and chord North 22-14-03, East 182-58 feet to a point of tangency; thence along lands of Mark and Beth E. Swartz North 29-39-00 East 94.61 feet to a point; thence crossing said Western right-of-way along lands of Lot 2, 1210 Mirabeau Lane, South 60-21-00, East 50 00 feet to a point on the Eastern right-of-way of Clubhouse Road (a/k/a Dogwood Lane) being marked by a monument to be set; thence leaving said right-of-way along the same and through the bed of a 30 foot sanitary sewer easement dedicated to Lower Merion Township South 71-30-00, East 133.67 feet to a point; thence along the same South 37 -03-00, East 128.23 feet to a point; thence crossing common open space (50.00 feet wide) and a monument to be set marking the Northern right-of-way of Spring Mill Road South 24-02-30, East 110.07 feet to the first mentioned point and place of beginning. Said Lot 1 containing a portion of which is Preservation Area described, as follows:

BEGINNING at a point being the Southern most corner of said Preservation Area within Lot 1, said point marking the Intersection of the Northern right-of-way of Spring Mill Road (41.5 feet wide) with the Eastern right-of-way of Clubhouse Road (a/k/a Dogwood Lane, 50 feet wide) and being marked by a monument to be set, from said beginning

point along the East right-of-way of Clubhouse Road North 10-14-00, West 55.08 feet to a point of curvature; thence along the arc of a circle curving to the right in a Northeastern direction having a radius of 189.33 feet and an arc distance of 82.78 feet to a point of compound curvature being marked by a monument to be set; thence along the arc of a circle curving to the right in a Northern direction having a radius of 657.22 feet and an arc distance of 170.15 feet to a point of tangency; thence along the same North 29-39-00, East 94.61 feet to a point being marked by a monument to be set; thence leaving said right-of-way along lands of Lot 2 South 71-30-00, East 133 67 feet to a point; thence leaving said property line South 65-57-30, West 94 83 feet to a point; thence South 14-42-28 West ,153.87 feet to a point; thence along common open space South 24-02-30, East 90.00 feet to a point on the Northern right-of-way of Spring Mill Road; thence along said right-of-way South 65-57-30, West 155.79 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Gary M. Barbera and Linda Barbera, by Deed from Daniel S. Coval, Jr., as Attorney-in-Fact for Craig A. Spencer and Barbara J. Nipon-Spencer, dated 06/30/2006, recorded 07/20/2006, in Book 5606, Page 2746.

Parcel Number: 40-00-56621-00-3.

Location of property: 1430 Spring Mill Road, Gladwyne, PA 19035-1018.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gary M. Barbera and Linda Barbera** at the suit of Wells Fargo Bank, N.A., as Successor by Merger to Wachovia Mortgage Corporation. Debt: \$3,097,308.60.

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

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

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

10-30819

ALL THAT CERTAIN tract or parcel of land, with buildings and improvements thereon erected, situate in **Whitpain Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a subdivision plan made for the Cutler Group, dated August 28, 1987 and recorded in the Office of the Recorder of Deeds in Plan Book A-50, Page 299, by F. Richard Urwiler, Registered Surveyor of Urwiler and Walter, Incorporated of Sumenytown, as follows, to wit:

BEGINNING at a point on the Northeasterly side of McClure Drive (50 feet wide measured on the arc of a circle curving to the right having a radius of 13 feet the arc distance of 21.55 feet from a point of tangent on the Northerly side of Kerry Lane (50 feet wide); thence extending from said point and place of beginning along said side of McClure Drive North 08 degrees, 59 minutes, 45 seconds West, 202.17 feet to a point a corner of Lot #16; thence extending along said lot North 81 degrees, 00 minutes, 15 seconds East, 114.96 feet to a point a corner of Lot #17; thence extending along said lot, passing over a 20 feet wide storm sewer easement south 39 degrees 28 minutes 55 seconds east 226.28 feet to a point of curve on the Northerly side of Kerry Lane; thence extending along said side thereof the two following courses and distances of 18.03 feet to a point; (2) South 76 degrees, 00 minutes, 50 seconds West, 198.59 feet to a point of curve; thence extending along the arc of a circle curving to the right having a radius of 13 feet the arc distance of 21.55 feet to the first mentioned point and place of beginning.

BEING Lot No. 15 as on said plan.

TITLE TO SAID PREMISES IS VESTED IN Carmella L. Thompson and Richard P. Thompson by Deed from Richard P. Thompson dated July 22, 2004 and recorded July 28, 2004 in Deed Book 05519, Page 0711.

Parcel Number: 66-00-03011-22-6.

Location of property: 210 Kerry Lane, Blue Bell, PA 19422.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Carmella L. Thompson and Richard P. Thompson** at the suit of Bank of America, N.A. Debt: \$1,042,017.35.

Christine L. Graham, Attorney.

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

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

11-05469

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Perkiomen Township**, County of Montgomery and Commonwealth of Pennsylvania, being known as Lot 351 on a title plan of Birchwood Home Owners Association, Inc. made for Country Builders, Inc., by Hopkins and Scott, Inc., Registered Surveyors dated 08/08/1974 and revised 08/23/1974 said plan being recorded in Plan Book A-23, Page 32 and further revised according to a conveyance plan of Birchwood Section 1 made by Hopkins and Scott, Inc., Registered Surveyors, dated 11/01/1982 and attached hereto as Exhibit "A."

BEING the same premises which John J. Peterson and Christina K. Peterson, by Deed dated 08/10/2006, recorded 08/22/2006 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5613, Page 1588, granted and conveyed unto Christina K. Peterson.

Parcel Number: 48-00-00223-53-9.

Location of property: 351 Bridge Street, Collegeville, PA 19426.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christina K. Peterson** at the suit of RBS Citizens, N.A., Successor in Interest to CCO Mortgage Corporation. Debt: \$141,099.22.

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.

11-10483

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, described according to a survey and plan thereof made by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania, on December 13, 1956, as described, as follows, to wit:

BEGINNING at a point of intersection of the Southeast side of Arline Avenue (50 feet wide) and the Northeast side of Pershing Avenue (50 feet wide). Containing in front or breadth on the said Arline Avenue 39 feet and extending of that width in length or depth Southeast between parallel lines at right angles to said Arline Avenue 110 feet. The Northeast line thereof partly passing through the party wall between this premises and the premises adjoining to the Northeast and the Southwest line thereof extending along the Northeast side of Pershing Avenue.

BEING Lot No. 131-A Arline Avenue and also being Lot No. 1 and part of Lot No. 2 Block "P" on plan of Roslyn Heights.

TITLE TO SAID PREMISES IS VESTED IN Michael Miles by Deed from Pauline D. Melchior, Surviving Trustee of The Melchior Revocable Living Trust, Under Agreement dated 10/16/1991 dated August 28, 1997 and recorded September 12, 1997 in Deed Book 5199, Page 1607.

Parcel Number: 30-00-01620-00-6.

Location of property: 1401 Arline Avenue, Roslyn, PA 19001.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Michael Miles** at the suit of Wells Fargo Bank, N.A., s/i/t Wachovia Bank, N.A. Debt: \$324,567.57.

Christine L. Graham, Attorney.

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

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

11-11892

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, or about to be erected, situate in **Royersford Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a preliminary subdivision made for Mid Coast Construction Company, Inc. by Hopkins and Scott, Registered Surveyors, Kimberton, Pennsylvania on 8/12/1972, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Church Street (74 feet wide) which point is at the distance of 211.50 feet measured North 49 degrees, East from the point of intersection of the said Sixth Avenue (57 feet wide); thence extending from said point of beginning along Lot #2 on said plan, North 41 degrees, West 120 feet to a point, a corner of Lot #18 on said plan; thence extending along said Lot #18 North 49 degrees, East 36 feet to a point, a corner of land now or late of Frederick Fagley on said plan; thence along said land now or late of Frederick Fagley South 41 degrees, East 120 feet to a point on the Northwesterly side of Church Street aforesaid; thence extending along the said side of Church Street South 49 degrees, West 35 feet to the first mentioned point and place of beginning.

BEING the same premises which Kathleen A. McQuilken, Administratrix of the Estate of Geraldine H. Smith, by Deed dated November 30, 1998 and recorded February 12, 1999 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5259, Page 1197, granted and conveyed unto Beth Ann Fisher, in fee.

Parcel Number: 19-00-00932-00-3.

Location of property: 629 Church Street, Royersford, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Beth Ann Fisher** at the suit of Nationscredit Financial Services Corporation. Debt: \$103,177.44.

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

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

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

11-30684

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

BEGINNING at a point on the Southerly side of Heacock Lane (formerly called Mather Avenue) at the distance of 377 feet Westwardly from the Westerly side of Glenside Avenue.

CONTAINING in front or breadth on the said Heacock Lane (formerly called Mather Avenue) 30.51 feet and extending of that width in length or depth Southwardly between parallel lines at right angles to said Heacock Lane (formerly called Mather Avenue) 140 feet.

TITLE TO SAID PREMISES IS VESTED IN Robert Brace and Lizanne B. Friel, by Deed from Michael Hollinger, a/k/a Michael J. Hollinger and Megan Bellowoar Hollinger, a/k/a Megan B. Hollinger, a/k/a Megan Bellwoar Hollinger, h/w, dated 07/20/2007, recorded 08/13/2007 in Book 5660, Page 843.

Parcel Number: 31-00-13921-00-7.

Location of property: 124 Heacock Lane, Wyncote, PA 19095-1517.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lizanne B. Friel and Robert Brace** at the suit of Bayview Loan Servicing, LLC. Debt: \$420,942.46.

Peter Wapner, Attorney. I.D. #318263

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

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

11-35333

ALL THAT CERTAIN lot or piece of ground, situate in **Franconia Township**, Montgomery County, Pennsylvania bounded and described according to a plan prepared for Belmont Estates prepared by Cowan Associates, Inc. dated 6/26/2003 last revised 4/4/2005 and recorded in Plan Book 24, Pages 493 to 502, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Fairway Drive said point being a corner of Lot 32 as shown on the above mentioned plan; thence extending from said beginning point along Lot 32 North 39 degrees, 40 minutes, 00 seconds West, 327.22 feet to a point; thence extending North 35 degrees, 34 minutes, 42 seconds East, 110.54 feet to a point a corner of Lot 34; thence extending along the same South 62 degrees, 32 minutes, 45 seconds East, 339.61 feet to a point on the Northwesterly side of Fairway Drive; thence extending along the same the three following courses and distances: (1) South 27 degrees, 27 minutes, 15 seconds West, 13.14 feet to a point of curve; (2) Southwestwardly along the arc of a circle curving to the right having a radius of 475 feet the arc distance of 189.68 feet; and (3) South 50 degrees, 20 minutes, 00 seconds West, 42.15 feet to the first mentioned point and place of beginning.

BEING Lot 33 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Daniel S. Berman and Erin Haas, h/w, as Tenants by the Entirety, by Deed from Belmont Estates I, LLC, dated 04/17/2007, recorded 05/11/2007, in Book 5646, Page 2616.

Parcel Number: 34-00-01613-03-7.

Location of property: 611 Fairway Drive, Telford, PA 18969-2263.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Daniel S. Berman and Erin Haas** at the suit of Christiana Trust, a Division of Wilmington Savings Fund Society, FSB, Not in its Individual Capacity but as Trustee of ARLP Trust 5. Debt: \$1,427,462.70.

Peter Wapner, Attorney, I.D. #318263

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

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

12-13943

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Salford Township**, Montgomery County, Pennsylvania bounded and described according to a Phase Plan Cheswick Subdivision, made for Streeper Karr, III by James H. Strothers Associates, Land Surveyors, dated 7/19/1982 and last revised 8/16/1982 and recorded in Plan Book A-44, Page 252, A-B-C-D, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Cambridge Circle (50 feet wide) said point being measured the four following courses and distances from a point of curve on the Northeasterly side of Windsor Drive (50 feet wide), viz: (1) on the arc of a circle curving to the left, having a radius of 20 feet the arc distance of 28.64 feet to a point; (2) North 73 degrees, 21 minutes, 24 seconds East, 105.76 feet to a point; (3) on the arc of a circle curving to the right, having a radius of 175.00 feet the arc distance of 190.75 feet to a point; and (4) South 44 degrees, 11 minutes, 27 seconds East, 216.35 feet to the place of beginning.

CONTAINING in front or breadth Southeastwardly along the said Northeasterly side of Cambridge Circle 50.00 feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles thereto 106.12 feet.

BEING Lot Number 40, as shown on the above mentioned plan.

BEING the same premises which Jeffrey J. Ross, by Deed dated May 20, 1993 and recorded June 1, 1993 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5042, Page 2104, granted and conveyed unto David M. Repsik and Lynne M. Repsik.

Parcel Number: 50-00-00198-12-1.

Location of property: 383 Cambridge Circle, Harleysville, PA 19438.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David M. Repsik and Lynne M. Repsik** at the suit of Wells Fargo Bank, N.A. Debt: \$232,795.36.

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.

12-29744

ALL THAT CERTAIN lot or piece of land of ground, situate in **Whitpain Township**, County of Montgomery, Commonwealth of Pennsylvania and described according to a certain plan thereof known as Subdivision Plan of Mercer Hill Village Amex" made by C. Raymond Weir, Registered Professional Engineer dated January 19th, 1955 and last revised June 20th, 1956 as follows, to wit:

BEGINNING at a point on the Southerly said of Greystone Road (fifty feet wide) intended to be dedicated, said point the two following courses and distances of from a point of curve on the Northeasterly side of Gordon Road (fifty feet wide): (1) on the arc of circle curving to the right having a radius of ten feet, the arc distance of fifteen and seventy-one one-hundredths feet to a point of tangent on the Southeasterly side of Greystone Road; and (2) North forty-four degrees, sixteen minutes East along the Southeasterly side of Greystone Road, three hundred twenty feet to the place of beginning; thence extending from said point of beginning North forty-four degrees, sixteen minutes East along the said side of Greystone Road three and eight one-hundredths feet to a point of curve in the same; thence extending Northwestwardly partly by the Southeasterly side of Greystone Road and partly by the Southeasterly side of

Detweiler Lane (fifty feet wide) intended to be dedicated on the arc of a circle curving to the right having a radius of one hundred twenty-five feet the arc of a circle curving to the right having a radius of one hundred twenty-five feet the arc distance of one-hundred and sixty-six one-hundredths feet to a point tangent on the Southeasterly side of Detweiler Lane, aforesaid; thence extending South forty-seven degrees, twenty five-minutes, thirty seconds East along the Southwesterly side of Detweiler Lane, fifty feet to a point; thence extending South forty-two degrees, thirty-four minutes, thirty seconds West, one hundred twenty-one and fifty-six one-hundredths feet to a point; thence extending North forty-five degrees, forty-four minutes West, one hundred seventy-five and eleven one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Salvatore Giordano by Deed from Dorothy M. Piccone dated 07/28/2006 recorded 08/02/2006 in Deed Book 5610, Page 1908.

Parcel Number: 66-00-01882-00-5.

Location of property: 30 Detweiler Lane, Ambler, PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Salvatore Giordano** at the suit of HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2006-E, Mortgage-Backed Certificates, Series 2006-E. Debt: \$683,986.23.

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.

13-03846

ALL THOSE TWO CERTAIN lots or pieces of ground, situate in **Lower Moreland Township**, County of Montgomery, Commonwealth of Pennsylvania, being Lots Nos. 93 and 94 on Plan of Pine Run Park, made by Chester W. Mebus, Registered Professional Engineers, Glenside, Pennsylvania, dated May 10, 1952 recorded at Norristown, Pennsylvania in Deed Book 2279, Page 601.

BEGINNING at a point on the Northwesterly side of Newell Drive (50 feet wide) at a distance of two hundred thirty-two and twenty-nine one-hundredths (232.29) feet measured in a Northeasterly direction along the said Northwesterly side of Newell Drive from a point of tangent of an arc of a circle curving into Woodward Drive with a radius of twenty (20) feet, an arc distance of thirty-three and eighty one-hundredths (33.80) feet to a point of compound curve with the Northeasterly side of Woodward Drive fifty (50) feet wide; thence by Lot No. 95 on said plan, North eighteen (18) degrees, eighteen (18) minutes, fifty-one (51) seconds West, one hundred seventy-three and sixty-four one-hundredths (173.64) feet to a point in line of land of Lot No. 65 on said plan; thence by the same, North forty-two (42) degrees, forty-two (42) minutes, forty (40) seconds East, ninety-one and fifteen one-hundredths (91.15) feet to a corner of Lot No. 66 on said plan; thence partly by the same, by Lot No. 67 and partly by Lot No. 68 on said plan, South eighty-two (82) degrees, seventeen (17) minutes, twenty (20) seconds East, one hundred nineteen and fifty-seven one-hundredths (199.57) feet to a corner of Lot No. 93 on said plan; thence still partly by Lot No. 68, by Lot No. 69 and partly by Lot No. 70 on plan, South forty-seven (47) degrees, forty (40) minutes, twenty (20) seconds East, one hundred eighty-seven and forty-five one-hundredths (187.45) feet to a corner of Lot No. 92 on said plan; thence by the same, South thirty-nine (39) degrees, eighteen (18) minutes, thirty-three (33) seconds West, one hundred fifty-five and forty-six one-hundredths (155.46) feet to a point on the Northeasterly side of Newell Drive; thence by the same by the arc of a circle curving to the Northwest and Southwest with a radius of one hundred seventy-five (175) feet, an arc distance of one hundred seventy-six (176) feet to the point and place of beginning.

CONTAINING fifty-three thousand, fifty (53,050) square feet of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN Sang Rea Cho and Jackie Yong Cho, as Tenants by the Entirety, by Deed from Sang Rea Cho and Yong Ok Cho, now known as Jackie Yong Cho, dated 09/11/2003, recorded 11/19/2003, in Deed Book 5482, Page 0741.

Parcel Number: 41-00-06049-00-3.

Location of property: 593 Newell Drive, Huntingdon Valley, PA 19006-4037.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jackie Yong Cho a/k/a Yong OK Cho, Sang Rea Cho and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of of Deutsche Bank National Trust Company, as Trustee for GSAA Trust 2004-NC1, Mortgage Pass-Through Certificates, Series 2004-NC1. Debt: \$674,507.04.

Peter Wapner, Attorney. I.D. #318263

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

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

13-05620

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Merion Township**, County of Montgomery, Commonwealth of Pennsylvania as shown on the Scott Alexaki Subdivision Plan Sheet Number 1 of 7 prepared by Pro Tract Engineering, Inc., Hatboro, PA dated January 27, 2003 and last revised October 6, 2003, and recorded October 22, 2003 in Plan Book 22, Page 54 being more fully described, as follows, to wit:

BEGINNING at a point on the Northerly right-of-way line in the former alignment of Valley Forge Road (of variable width and now closed to traffic) said point being the following two courses and distances from the intersection

of the title in in said road and the projection of a common boundary between Tax Block 25H and Unit 3 and Unit 7 located on the Southerly side of the aforementioned Valley Forge Road: (1) North 82 degrees, 45 minutes, 00 seconds East, 0.58 feet; (2) North 07 degrees, 15 minutes, 00 seconds West, 20.03 feet; thence from said point of beginning extending along said Northerly right-of-way line of Valley Forge Road the following two courses to a point on a common boundary between Lot 2 and Lot 3 of the subdivision: (1) North 07 degrees, 15 minutes, 00 seconds West, 4.97 feet; (2) along the arc of a circle curving to the right having a radius of 691.20 feet, the arc distance of 167.29 feet; thence extending along and common boundary line between Lot 2 and Lot 3 North 08 degrees, 54 minutes, 14 seconds East, 145.49 feet to a point on the Southerly right-of-way line of Valley Forge Road and along the aforementioned right-of-way in the former alignment of Valley Forge Road the following four courses and distances: (1) South 46 degrees, 05 minutes, 00 seconds East, 78.05 feet; (2) along the arc of a circle curving to the left having a radius of 440.00 feet the arc distance of 167.50 feet (3) along the arc of a circle curving to the right having a radius of 8.00 feet the arc distance of 20.40 feet; (4) South 82 degrees, 45 minutes, 00 seconds East, 16.82 feet (shown incorrectly on the plans as 16.69 feet) to the point and place of beginning.

CONTAINING 13,874 square feet (0.318 acres) of land area be the same more or less.

BEING Lot No. 3 on Subdivision Plan.

BEING the same premises which Scott Alexaki and Deborah S. Alexaki by Deed dated August 6, 2004 and recorded August 25, 2004 in Deed Book 5524, Page 2914 granted and conveyed unto Scott M. Alexaki, in fee.

Parcel Number: 58-00-19471-62-2.

Location of property: 720 West Valley Forge Road, King of Prussia, PA 19406.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Scott Alexaki and Scott M. Alexaki** at the suit of Deutsche Bank National Trust Company as Trustee for WAMU Mortgage Pass-Through Certificates, Series 2005-AR8. Debt: \$852,065.79.

Richard J. Nalbandian, 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.

13-10306

ALL THAT CERTAIN lot or piece of ground, situate in **Skippack Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision, Cassel Mill Farms at Skippack, prepared for the Gambone Brothers Development Company by Urwiler & Walter, Inc., dated 11/14/1994 and last revised on 05/24/1996 and recorded in Plan Book A-56, Page 378 and 379, as follows, to wit:

BEGINNING at a point of tangent on the Northeasterly side of Sharon Court (50 feet wide) said point is at the distance of 39.27 feet measured on the arc of a circle curving to the right having a radius of 25 feet from a point of curve on the Northwesterly side of Liberty Road along the Northeasterly side of Sharon Court the two following courses and distances: (1) North 47 degrees, 22 minutes West, 50 feet to a point of curve; and (2) Northwestwardly on the arc of a circle curving to the right having a radius of 200 feet the arc distance of 39.99 feet to a point a corner of Lot No. 70 as shown on the above mentioned plan; thence extending along the same North 54 degrees, 05 minutes, 24 seconds East, 107.89 feet to a point in the bed of a certain 20 feet wide storm sewer easement; thence extending through the bed of same and along Lot No. 68 as shown on the above mentioned plan South 47 degrees, 22 minutes East, 93.29 feet to a point on the Northwesterly side of Liberty Road; thence extending along the same the two following courses and distances: (1) South 42 degrees, 38 minutes West, 84.37 feet to a point of curve; and (2) on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.27 feet to the first mentioned point ad place of beginning.

BEING known as Lot No. 69 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Clifford M. Wong by Deed from Stewart Wong dated March 1, 1999 and recorded October 12, 2001 in Deed Book 5380, Page 1278.

Parcel Number: 51-00-03035-20-8.

Location of property: 3851 Sharon Court, Collegeville, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Clifford M. Wong** at the suit of Federal National Mortgage Association. Debt: \$495,532.80.

Andrew L. Markowitz, Attorney.

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

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

13-12560

ALL THAT CERTAIN eight (8) lots of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described in one tract, as follows, to wit:

BEGINNING at the Southeast corner of Keim Street and Morris Avenue; thence along said Keim Street Northwardly 160 feet (erroneously written as 1260 feet in prior deeds) to Lot No. 41; thence along same Southeastwardly 139 feet to a 20 feet wide alley; thence along said alley Southwestwardly 160 feet to Morris Avenue, aforesaid; thence along the same Northwestwardly 139 feet to the place of beginning.

BEING the same premises which C. Matthew Deichert and Deana L. Deichert, husband and wife, by Deed dated 11/20/09 and recorded 11/27/09 in Montgomery County Deed Book 5751, Page 02295, granted and conveyed unto Bradley J. Seltzer.

Parcel Number: 16-00-16764-00-5.

Location of property: 238 North Keim Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Bradley J. Seltzer and The Secretary of Housing and Urban Development** at the suit of U.S. Bank National Association, as Trustee for the Pennsylvania Housing Finance Agency. Debt: \$202,716.99.

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

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

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

13-13579

ALL THAT CERTAIN lot or piece of land, situate in **Upper Dublin Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by G. Raymond Weir, Registered Professional Engineer, Ambler, Pennsylvania, on 3/24/1953, as follows, to wit:

BEGINNING at a point at the intersection of the Southeast side of Washington Lane, 50 feet wide, with the Southwest side of Spring Avenue (50 feet wide); thence extending along the said side of Spring Avenue, South 44 degrees, 17 minutes East, 166 feet to a point; thence extending South 45 degrees, 43 minutes West, 134 feet to a point; thence extending North 44 degrees, 17 minutes West, 166 feet to a point on the Southeast side of Washington Lane aforesaid; thence along the said side of Washington Lane, North 45 degrees, 43 minutes East, 134 feet to the place of beginning.

Parcel Number: 54-00-16471-00-8.

Location of property: 221 Washington Lane, Fort Washington, PA 19034.

The improvements thereon are: Residential - single family.

Seized and taken in execution as the property of **G. Barry Rose and Barbara C. Rose** at the suit of U.S. Bank National Association, as Trustee, et al. Debt: \$585,126.55.

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.

13-14535

ALL THAT CERTAIN lot or piece of land with the buildings and improvements to be erected thereon, situate in **Lower Salford Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to Subdivision Plans entitled "Lederach Golf Course", drawn by Van Cleef Engineering Associates as being recorded in Plan Book A-61, Pages 376-379, Plan Book 22, Pages 186-189 and Plan Book 22, Pages 190-193, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Clubhouse Drive, said point of beginning as being at a point a corner of Lot No. 3 as shown on said plan; thence extending from said point of beginning and extending along the line of said Lot No. 3, South 53 degrees, 15 minutes, 30 seconds East, 150.00 feet to a point in line of Open Space Area as shown on said plan; thence extending along the line of said Open Space Area, South 31 degrees, 16 minutes, 41 seconds West, 91.40 feet to a point a corner of Lot No. 5 as shown on said plan; thence along the line of said Lot No. 5, North 64 degrees, 11 minutes, 08 seconds West, 150.00 feet to a point on the Southeasterly side of Clubhouse Drive, aforesaid; thence extending along the said Southeasterly side of Clubhouse Drive and measuring in a Northeasterly direction along the arc of a circle curving to the right having a radius of 630.00 feet the arc distance of 120.15 feet to a point a corner of Lot No. 3, aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 4 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Jodie Shim and Robert Shim by Deed from Heritage-Lower Salford, L.P., a Pennsylvania Limited Partnership dated May 15, 2006 and recorded May 16, 2006 in Deed Book 05501, Page 396.

Parcel Number: 50-00-00408-03-7.

Location of property: 840 Clubhouse Drive, Harleysville, PA 19438.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jodie Shim and Robert Shim** at the suit of Ditech Financial, LLC, Successor by Merger to Green Tree Servicing, LLC. Debt: \$505,783.40.

Andrew L. Markowitz, Attorney.

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

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

13-21495

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Moreland Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as Final Plan of Section Seven Sheet 2 of 2 of Albidale made for Golden Gate Development Corporation, by Engineering and Planning Associates, Inc., Consulting Engineers, dated September 11, 1966 and last revised March 11, 1969, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book A-12, Page 75, as follows, to wit:

BEGINNING at a point of tangent on the Northwesterly side at Thrush Lane (50 feet wide) said point being at the distance of 47.12 feet measured on the arc of a circle to the right having a radius of 30.00 feet from a point of curve on the Southwesterly side of Barnswallow Lane (60 feet wide); thence extending from said point of beginning

South 73 degrees, 00 minutes, 00 seconds West along the Northwesterly side of Thrush Lane 94.99 feet to a point of curve on the same; thence extending Southwestwardly and Westwardly partly along the Northwesterly and Northerly sides of Thrush Lane on the arc of a circle curving 10 the right having a radius of 215.00 feet the arc distance of 55.00 feet to a point on the Northerly side of Thrush Lane; thence extending North 02 degrees, 20 minutes, 35 seconds West, 85.90 feet a point; thence extending North 64 degrees, 30 minutes, 42 seconds East, 156.41 feet to a point on the Southwestly side of Barnswallow Lane the two following courses and distances: (1) Southeastwardly on the arc of a circle curving to the right having a radius of 270.00 feet the arc distance of 4000 feet to a point of tangent; and (2) South 11 degrees, 00 minutes, 00 seconds East, 43.34 feet to a point of curve; thence extending on the arc of a circle curving to the right having a radius of 30.00 feet the arc distance of 47.12 feet to the first mentioned point of tangent and place of beginning.

CONTAINING in area 16.755.0 square feet.

BEING Lot Number 400 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Norman Rosetsky and Diana Rosetsky a/k/a Diane Rosetsky n/k/a Diane Gochin by Deed from Judith M. Roberts dated September 28, 1993 and recorded October 14, 1993 in Deed Book 5057, Page 1726.

Parcel Number: 41-00-08947-00-3.

Location of property: 931 Thrush Lane, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Norman Rosetsky and Diana Rosetsky a/k/a Diane Rosetsky a/k/a Diane Gochin** at the suit of Bayview Loan Servicing, LLC. Debt: \$491,952.33.

Joseph I. Foley, Attorney.

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

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

13-21738

ALL THAT CERTAIN unit designated as Unit Number 107, being a unit in the Trent Manor Condominium, situate in **West Norriton Township**, County of Montgomery and State of Pennsylvania, which has heretofore been submitted to the provision of the Uniform Condominium Act, 68 PA C.S. 3101 et seq., as designated in Declaration of Condominium of Trent Manor Condominium bearing date the 9th day of September, A.D. 1986, and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania on the 7th day of October, A.D. 1986 in Deed Book 4815, Page 972, and amended by 1st Amendment thereto dated 11/5/1986 and recorded 11/10/1986 in Deed Book 4818, Page 2229, and a 2nd Amendment thereto dated 5/20/1987 and recorded 5/28/1987 in Deed Book 4838, Page 2169, a 3rd Amendment thereto dated 11/5/1987 and recorded 11/23/1987 in Deed Book 4858, Page 230, a 4th Amendment thereto dated 1/14/1988 and recorded 1/20/1988 in Deed Book 4863, Page 740 and a 5th Amendment dated 10/12/1988 and recorded 10/19/1988 in Deed Book 4891, Page 1 and Plats and Plans for Condominium bearing date of 5/1986, and recorded as Exhibit 'C' of the Declaration of Condominium of Trent Manor Condominium.

TOGETHER with all rights, title and interest, being and undivided 0.44% interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium and as the same may be changed by any Amendments thereto. UNDER AND SUBJECT, nevertheless to all reservations, restrictions, covenants, conditions, easements, leases and rights-of-way appearing of record.

TITLE TO SAID PREMISES IS VESTED IN Elisabete Stayton, as Sole Owner by Deed from Jacqueline McCay dated 05/31/2005 and recorded 06/08/2005 in Deed Book 5556. Page 2443.

Parcel Number: 63-00-09446-07-6.

Location of property: 107 William Penn Drive a/k/a 107 William Penn Drive, Condominium 107, Norristown, PA 19403-5201.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Elisabete Stayton** at the suit of Wells Fargo Bank, N.A., as Indenture Trustee Under The Indenture Relating to IMPAC CMB Trust Series 2005-6. Debt: \$253,613.51.

Peter Wapner, Attorney. I.D. #318263

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

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

13-33863

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County and Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof made by Franklin and Lindsay, Registered Professional Engineer, dated 03/19/1940, as follows, to wit:

BEGINNING at a point of curve on the Southeasterly side of New Second Street (60 feet wide), which point of curve is at the distance of 31.31 feet, measured on the arc of a circle, curving to the left, with a radius of 15 feet from a point of tangent on the Southwest side of Sunnybrook Avenue (50 feet wide); thence extending South 10 degrees, 58 minutes West along the said side of New Second Street, 90 61 feet to a point; thence extending South 79 degrees, 02 minutes East, 120 feet to a point; thence extending North 10 degrees, 58 minutes East, 48 23 feet to a point on the said side of Sunnybrook Avenue; thence extending North 49 degrees, 26 minutes, 20 seconds West along the said side of Sunnybrook Avenue, 112.24 feet to a point of curve; thence extending along the arc of a circle, curving to the left, with a radius of 15 feet the arc distance of 31.31 feet to the first mentioned point and place of beginning.

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

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

TITLE TO SAID PREMISES IS VESTED IN Antoinette Lockett and Crystal Taylor by Deed from John Lionel Backus Trustee dated October 27, 2003 and recorded December 29, 2003 in Deed Book 05487, Page 1604. The said Antoinette Lockett died on May 9, 2009. Letters of Administration were granted to Dawn Lockett Hobson, Executrix of the Estate of Antoinette Lockett.

Parcel Number: 31-00-20311-00-7.

Location of property: 7467 New Second Street, Melrose Park, PA 19027 a/k/a 7467 New Second Street, Cheltenham, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Crystal Taylor a/k/a Crystal R. Taylor and Dawn Lockett Hobson, Executrix of the Estate of Antoinette Lockett, Deceased Mortgagor and Real Owner** at the suit of Green Tree Servicing, LLC. Debt: \$276,144.08.

Joseph I. Foley, Attorney.

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

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

14-00544

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in "Wynnewood Park in Merion, in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, described according to a plan made by Over and Tingley, Civil Engineers, Havertown, Pennsylvania, on August 3, 1949, and revised August 23, 1949, as follows, to wit:

BEGINNING at a point of reverse curve on the Easterly side of Spring Avenue (50 feet wide) at the arc distance of 42.77 feet measured along the arc of a circle curving to the right having a radius of 20 feet from a point of curve on the Northwesterly side of Sussex Road (50 feet wide); thence extending from said beginning point in a Northerly direction along the Easterly side of Spring Avenue along the arc of a circle curving to the left having a radius of 594.59 feet the arc distance of 106.30 feet; thence extending North 55 degrees, 11 minutes East, 48 feet to a point; thence extending South 34 degrees, 49 minutes East, 125 feet to a point on the Northwesterly side of Sussex Road; thence extending along the said side of Sussex Road South 55 degrees, 11 minutes West, 80 feet to a point of curve; thence extending along the arc of a circle curving to the right having a radius of 20 feet the arc distance of 42.77 feet to the first mentioned point and place of beginning.

BEING the same premises which Norman G. Greenbaum and Shirley J. Greenbaum, husband and wife, by Indenture dated July 29, 2004 and recorded in the Recorder of Deeds, in and for the County of Montgomery, aforesaid, in Deed Book 5521 and Page 749 &c., granted and conveyed unto Matthew Chalal and Jennifer Myers Chalal, husband and wife, in fee.

Parcel Number: 40-00-60920-00-6.

Location of property: 1437 Sussex Road, Wynnewood, PA 19096.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Matthew Chalal and Jennifer Myers Chalal** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2005-2. Debt: \$463,442.75.

Jacob M. Ottley, Attorney.

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

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

14-02787

ALL THAT CERTAIN brick message, mansard roof and lot or piece of ground, situate on the Eastern side of Main Street in **East Greenville Borough**, County of Montgomery and State of Pennsylvania, being Home Number 545, bounded and described, as follows, to wit:

On the Northern side by property of O.F. Heimbach, on the Eastern side by a 20 feet wide alley; on the Southern side by the property of Isaac Schultz and on the West side by said Main Street.

CONTAINING in front along said Main Street, 15 feet more or less and in depth from said Main Street to said alley 217 feet, more or less.

TITLE TO SAID PREMISES IS VESTED IN Stephen Mojarad and Sara R. Mojarad, his wife, by Deed from Steven D. Gerhard and N. Patricia Gerhard, his wife, dated 02/27/2002, recorded 03/07/2002, in Book 5398, Page 2263.

Parcel Number: 06-00-02180-00-1.

Location of property: 545 Main Street, East Greenville, PA 18041-1305.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Stephen Mojarad and Sara R. Mojarad a/k/a Sara Mojarad** at the suit of U.S. Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2006-NC1, Mortgage Pass-Through Certificates, Series 2006-NC1. Debt: \$112,478.21.

Peter Wapner, Attorney. I.D. #318263

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

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

14-03137

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

BEGINNING at a point on the Southeast side of Stanbridge Street formerly laid out at the distance of two hundred sixty feet Northeasterly from Oak Street, as laid out by Moore and Hawk; thence Southeasterly along other land of the said Grantee, parallel to said Oak Street, two hundred twelve feet, more or less to the Northwest side of a street or avenue called Roosevelt Avenue, dedicated to the use of owners and occupiers of adjoining premises as a passageway to Elm Street forever; thence along said Northwest side of Roosevelt Avenue, Northeastwardly parallel to Stanbridge Street as laid out by Moore and Haws, twenty feet to a point a corner of land of Wallace R. Stroud, Sr. and Frances D., his wife; thence by said land Northwestwardly two hundred twelve feet, more or less to Stanbridge Street, aforesaid and along the Southeast side thereof, Southwesterly twenty feet to the place of beginning

Parcel Number: 13-00-34784-00-6.

Location of property: 722 Stanbridge Street, Norristown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Ertell M. Whigham, III and Margaret E. Whigham and United States of America** at the suit of Municipality of Norristown. Debt: \$1,627.88.

Diane M. Boehret, Attorney.

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

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

14-03784

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

BEGINNING at a point in the middle line of Avenue D (as laid out 40 feet wide) at the distance of 140 feet Northeastward from the middle line of Palmer Avenue (as laid out 40 feet wide).

CONTAINING together in front or breadth on the said middle line of Avenue D 60 feet (each lot being 20 feet in front) and extending together of that width in length or depth Northwestward between lines at right angles to the said middle line of Avenue D 145 feet to the line of Lots Nos. 496, 497 and 498 on said survey.

BEING Lots Numbered 531, 532 and 533 on the said survey, which was recorded at Norristown, Pennsylvania in Deed Book No. 707, Page 500.

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

PREMISES B:

ALL THOSE TWO CERTAIN lots or pieces of ground, situate in **Horsham Township**, County of Montgomery and State of Pennsylvania, described according to a survey thereof made by Muldrew and Aucott, Surveyors and Regulators, Jenkintown, Pennsylvania, as follows:

BEGINNING at a point in the middle line of Avenue D (as laid out 40 feet wide) at the distance of 200 feet Northeastward from the middle of Palmer Avenue (as laid out 40 feet wide).

CONTAINING together in front or breadth on the middle line of Avenue D 40 feet (each lot being 20 feet in front) and extending of that width in length or depth Northwestward between parallel lines at right angles to the said middle line of Avenue D 145 feet.

BEING Lots Numbered 534 and 535 on said survey, which was recorded at Norristown, Pennsylvania in Deed Book 707, Page 500 & c.

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

TITLE TO SAID PREMISES IS VESTED IN James P. Clerihan and Tracy L. Clerihan, by Deed from Lillian M. Weise, dated 10/15/2004, recorded 11/09/2004, in Book 5532, Page 322.

Parcel Number: 36-00-03244-00-5.

Location of property: 414 Avenue D, Horsham, PA 19044-2021.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James P. Clerihan and Tracy L. Clerihan** at the suit of Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust. Debt: \$234,455.41.

Peter Wapner, Attorney. I.D. #318263

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

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

14-06475

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Pottsgrove Township**, County of Montgomery, Commonwealth of Pennsylvania described according to a Plan of Lots of Terraced Hills dated March 20, 1974 and revised October 5, 1978 and recorded in Plan Book A-37, Page 18, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Allison Drive (formerly Terraced Hill Road) (40 feet wide) which point of beginning is common to this Unit and Unit No. 2 (Building 2) as shown on said plan; thence extending from said point of beginning, along Unit 2, South 14 degrees, 04 minutes West, 87.50 feet, to a point, a corner of Unit 4 (Building 6) as shown on said plan; thence extending along the same, North 75 degrees, 56 minutes West, 33.00 feet to a point, a corner of Unit No. 4 (Building 2) as shown on said plan; thence extending along the same, North 14 degrees, 04 minutes East, 87.50 feet to a point on the said Southwesterly side of Allison Drive; thence extending along the same, South 75 degrees, 56 minutes East, 33.00 feet to the first mentioned point and place of beginning.

BEING the same premises which Gregory S. Herb and Teresa M. Herb, by Deed dated 12/18/2006 and recorded 01/05/2007 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5630, Page 424, granted and conveyed unto Stephen S. Knepp and Claire M. Knepp, husband and wife.

Parcel Number: 42-00-04885-97-7.

Location of property: 2608 Allison Drive, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Stephen S. Knepp and Claire M. Knepp** at the suit of LSF9 Master Participation Trust. Debt: \$129,697.75.

Harry B. Reese, Attorney. I.D. #310501

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

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

14-07828

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Conshohocken Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof made by John V. Hoey, Registered Engineer, on October 29, 1955, as follows, to wit:

SITUATE on the Southeasterly side of Maple Street (sixty-six feet wide) at the distance of eighty-eight feet, ten inches Northeastwardly from the Northeastly side of Tenth Avenue (eighty feet wide).

CONTAINING in front or breadth on the said Maple Street sixteen feet, one inch and extending of that width in length or depth South forty-nine degrees, East (the Northeastly and Southwesterly lines thereof passing through the party walls of the adjoining premises) ninety-eight feet, including on the rear thereof a certain three foot wide alley.

BEING the same premises which Bridget A. Putnick, by Deed dated 9/4/1997 and recorded 9/12/1997 in Montgomery County in Deed Book 5199, Page 1675 granted and conveyed unto Linda Natale.

Parcel Number: 05-00-06572-00-2.

Location of property: 1011 Maple Street, Conshohocken, PA 19428.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Linda Natale** at the suit of Newlands Asset Holding Trust Care of U.S. Bank Trust National Association. Debt: \$223,563.07.

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

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

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

14-08043

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Abington Township**, County of Montgomery and State of Pennsylvania and described according to a Certain Plan of Property made for Mont-Bux, Inc., by Charles E. Shoemaker, Registered Professional Engineer, dated January 4, 1965, as follows, to wit:

BEGINNING at a point in the center line of Penn Avenue (40 feet wide) said point being at the distance of 135 feet measured Southwestwardly along the center line of Penn Avenue from its point of intersection with the center line of Jenkintown Road (50 feet wide); thence extending from said point of beginning, South 46 degrees, 35 minutes West along the center line of Penn Avenue, 97.97 feet to a point; thence extending North 43 degrees, 25 minutes West crossing the Northwesterly side of Penn Avenue, 84.17 feet to a point; thence extending South 45 degrees, 3 minutes West, 18.81 feet to a point; thence extending North 43 degrees, 2 minutes West, 20.46 feet to a point; thence extending North 46 degrees, 58 minutes East, 68 feet to a point; thence extending North 43 degrees, 2 minutes West, 5 feet to a point; thence extending North 46 degrees, 58 minutes East, 50 feet to a point; thence extending South 43 degrees, 2 minutes East, 17.50 feet to a point; thence extending South 45 degrees, 3 minutes West, 1.26 feet to a point; thence extending South 43 degrees, 25 minutes East recrossing the Northwesterly side of Penn Avenue, 86.79 feet to the first mentioned point and place of beginning.

CONTAINING in area 8.633 square feet.

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

Parcel Number: 30-00-52524-00-6.

Location of property: 550 Penn Avenue, Abington Township, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Michael DeCristofano and Virginia T. DeCristofano** at the suit of Township of Abington. Debt: \$1,503.71.

Diane M. Boehref, 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.

14-09650

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Moreland Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan of Long Lane Farms made by Kissane-Leddy Associates, Inc., Civil Engineers and Land Surveyors dated July 18, 1979 and recorded in Montgomery County in Plan Book A-38, Page 65, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Philip Road (50 feet wide), said point being measured the two following courses and distances from a point of compound curve of a circle curving on the Southeasterly side of Martin Road (50 feet wide): (1) leaving Martin Road on the arc of a circle curving to the left having a radius of 2.00 feet the arc distance of 31.42 feet to a point of tangent on the Northeasterly side of Phillip Road; and (2) South 48 degrees, 05 minutes, 45 seconds East, 122.47 feet to the point of beginning said point of beginning being a point, a corner of Lot No. 5 as shown on the above mentioned plan; thence along Lot No. 5 as shown on the above mentioned plan, North 41 degrees, 51 minutes, 15 seconds East, 150.00 feet to a point feet to a point, a corner of land now or late of Albert and Gene A. Thomas; thence extending along the said lands now or late of Angelo and Josephine A Sacco, South 48 degrees, 05 minutes, 45 seconds East, 25.00 feet to a point, a common corner of the aforesaid lands of Sacco and a point, a corner of Lot No. 7 as shown on the above mentioned plan; thence extending along Lot No. 7 as shown on the above mentioned plan, South 41 degrees, 54 minutes, 15 seconds West, 150.00 feet to a point on the Northeasterly side of Phillip Road; thence along the same North 48 degrees, 05 minutes, 45 seconds West, 125 feet to the first mentioned point and place of beginning.

BEING Lot No. 6 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Yury Goyzman and Galina Goyzman, h/w, by Deed from The Ukrainian Self-Reliance Federal Credit Union, dated 10/18/2001, recorded 10/19/2001 in Book 5381, Page 1497. Parcel Number: 41-00-06765-08-8.

Location of property: 519 Philip Road, Huntingdon Valley, PA 19006-2938.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Yury Goyzman and Galina Goyzman** at the suit of Prof-2013-M4 REO I, LLC. Debt: \$601,577.19.

Peter Wapner, Attorney. I.D. #318263

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

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

14-10139

ALL THOSE THREE CERTAIN contiguous lots or pieces of ground, situate in **Abington Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a plan thereof made by William T. Muldrew, Surveyor and Regulator, Jenkintown, Pennsylvania, and recorded Norristown, PA on July 12, 1919 in Deed Book 732, Page 600, as follows, to wit:

BEGINNING at a point in the middle line of Jenkintown Road (fifty feet wide) at the distance of 146.16 feet Northwestward from the middle line of Central Avenue (formerly Avenue C) (40 feet wide).

CONTAINING together in front or breadth on the said middle line of Jenkintown Road 64.67 feet Lot #2026 and 2025 each having a frontage of 21.56 feet and Lot #2024 having a frontage of 21.55 feet and extending together in length or depth Southwestward between lines parallel with the said middle line of Central Avenue (formerly Avenue C) as follows: Lot No. 2026 on the Southeast line thereof 150 feet on the Northwest line thereof 158.05 feet Lot #2025 on the Southeast line thereof 158.05 feet on the Northwest line thereof 166.10 feet and Lot 2024 on the Southeast line thereof 166.10 feet and on the Northwest line thereof 174.15 feet, each lot having a breadth on the rear line thereof of 20 feet.

BEING Lots 2026, 2025 and 2024 on the said plan.

TITLE TO SAID PREMISES IS VESTED IN Cordell Hepburn and Kirt Hepburn, by Deed from Fred Giovinazzo and Michelle Giovinazzo, dated 08/19/2005, recorded 09/21/2005, in Book 5571, Page 2489.

Parcel Number: 30-00-33548-00-1.

Location of property: 2912 Jenkintown Road, Ardsley, PA 19038-1223.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Cordell Hepburn and Kirt Hepburn** at the suit of U.S. ROF IV Legal Title Trust 2015-1, by U.S. Bank National Association, as Legal Title Trustee "60 Livingston Avenue EP-MN-WS3D St. Paul, MN 55107 Attention: Structured Finance Services - PROF". Debt: \$543,866.62.

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

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

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

14-16771

PREMISES 'A'

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County and State of PA, known and designated as Lot No. 49 on Plan of Lots of 'Waverly Heights', recorded at Norristown in Deed Book 917, Page 600, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Glenside Avenue (a 33 feet wide street) at the distance of 235.39 feet from a point produced by the said Southwesterly line of Glenside Avenue extended to intersect with the Easterly line of Heist Avenue (40 feet wide); thence extending along the Southwesterly line of Glenside Avenue South 50 degrees, 41 minutes East, 40 feet to a point; thence by Lot No. 50 on said plan South 39 degrees, 19 minutes West, 145.24 feet to a point thence by Lots No. 78 and no.79 on said plan North 39 degrees, 19 minutes East, 140.48 feet to the Southwesterly side of Glenside Avenue the point and place of beginning.

PREMISES 'B'

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, PA, as follows: BEGINNING at a point on the Southwesterly side of Glenside Avenue (33 feet wide) said point being at the distance of 203.39 feet measured South 50 degrees, 41 minutes East, along the said Southwesterly side of Glenside Avenue from a point of curve of a radius corner, which has a radius of 20 feet, said point of curve being at the tangent distance of 31.28 feet, measured South 50 degrees, 41 minutes East from the point of intersection, which the said Southwesterly side of Glenside Avenue (33 feet wide) makes with the Southeasterly side of Clayton Road (formerly Heist Avenue) (40 feet wide) produced; thence from the first mentioned point and place of beginning along the said Southwesterly side of Glenside Avenue South 50 degrees, 41 minutes East, 12 feet to a point, said point being erroneously cited in previous Deed dated 1/4/1954, and recorded in the Office of the Recorder of Deeds, Norristown, PA in Deed Book 2435, Page 503, as being 235.39 feet measured Southeasterly from the intersection of Clayton Road (formerly Heist Avenue) as shown in deed, whereas, distance should be 246.67 feet, said point being also at the distance of 290.00 feet measured North 50 degrees, 41 minutes West, from the point of the intersection which the said Southwesterly side of Glenside Avenue (33 feet wide) makes with Northwesterly side of Radcliffe Road (formerly Twickenham Road) (40 feet wide) produced; thence South 39 degrees, 19 minutes West and along the Northwesterly side of Lot No. 49 as shown on Plan of Waverly Heights, approved by the Board of Township Commissioners of the Township of Cheltenham, 6/3/1924, and recorded in the Office of the Recorder of deeds, Norristown, PA in Deed Book 917, Page 1015, Page 600, 140.48 feet to a point on the rear line of Lot Nos. 79 on said plan; thence partly on the rear line of Lot Nos. 79 and 80 on said plan, North 43 degrees, 53 minutes, 40 seconds West, 12.08 feet to a point; thence through Lot No. 48 on said plan, North 39 degrees, 19 minutes East, 139.05 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jamesetta Arthur, by Deed from John P. Durante, Sheriff of the County of Montgomery, dated 05/05/2005, recorded 05/12/2005 in Book 5553, Page 2603.

Parcel Number: 31-00-11494-00-4.

Location of property: 416 West Glenside Avenue, Glenside, PA 19038-3316.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jamesetta Arthur a/k/a Jamesetta Arthur** at the suit of MTGLQ Investors, L.P. Debt: \$205,152.98.

Peter Wapner, Attorney, I.D. #318263

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

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

14-18180

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania Being Lot No. 49 on a Plan of lots of Whitehall Park, surveyed by Will D. Hiltner, Registered Surveyor, Norristown, PA on August 3rd and October 5th 1950, and bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Oxford Circle (fifty (50) feet wide) at the distance of one hundred and thirty-five and twenty one-hundredths (135.20) feet Northwesterly from the point of tangent of the radius round corner of Oxford Circle and Prospect Avenue (fifty (50) feet wide), a corner of Lot No. 48 on said plan; thence along Lot No. 48, North forty-one degrees, thirty-four minutes East, one hundred and ten (110) feet to a point in line of Lot No. 54; thence partly along Lot No. 54 and partly along Lot No. 53, South forty-eight degrees, twenty-six minutes East, fifty-five (55) feet to a point, a corner of Lot No. 50; thence along Lot No. 50, South forty-one degrees, thirty-four minutes West, one hundred and ten (110) feet to a point on the Northeasterly side of Oxford Circle aforesaid; thence along the Northeasterly side of Oxford Circle, North forty-eight degrees, twenty-six minutes West, fifty-five (55) feet to the place of beginning.

Parcel Number: 63-00-05560-00-2.

Location of property: 11 Oxford Circle, Norristown, PA 19403.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Jon Bradley Yurick and Dena L. Yurick** at the suit of U.S. Bank National Association, as Trustee, et al. Debt: \$395,519.07.

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.

14-20390

ALL THAT CERTAIN message and lot or piece of land, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey thereof made by Hiltner and Hitchcock, Civil Engineers on October 9, 1922, as follows, to wit:

BEGINNING at a point on the Northerly side of Airy Street, said point being at a distance of two hundred and forty-six feet Southeasterly from the Southeasterly corner of Airy and High Streets, a corner of this and property of Accusa Carricappa and property of James Catinna; thence along property of James Catinna and property of James Tarmena, Southeasterly twenty-nine feet and fifty-seven one-hundredths of a foot to a point a corner of this and other property of Joseph Zummo; thence along same the line passing through the center of a partition wall and two foot wide alley Southwesterly ninety feet to a point on the Northerly side of Airy Street; thence along the Northerly side of Airy Street Northwesterly twenty-nine feet and fifty-seven one-hundredths of a foot to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Geraldo Gonzalez Rivera and Fernando Medina by Deed from Aaron K. Weiner and Sutawnee R. Weiner dated September 10, 2008 and recorded on September 12, 2008 in the Montgomery County Recorder of Deeds in Book 5707, Page 1296 as Instrument No. 2008092799.

Parcel Number: 13-00-00504-00-5.

Location of property: 631 East Airy Street, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Fernando Medina and Gerardo Gonzalez Rivera a/k/a Geraldo Gonzalez Rivera a/k/a Gerardo G. Rivera** at the suit of Bayview Loan Servicing, LLC, a Delaware Limited Liability Company. Debt: \$135,111.92.

Robert W. Williams, 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.

14-22339

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 Plan of Subdivision of "The Arbors" for Gambone Development Company, by Schlosser & Clauss Consulting Engineers, Inc., dated November 8, 2002, last revised August 5, 2003, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-61, Pages 392, 393 and 394, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Arbor Circle (a private street) (as laid out on said plan), at a corner of Lot Number 83, as shown on said plan; thence extending from said point of beginning and along the said Northwesterly side of Arbor Circle, the two following courses and distances, viz: (1) extending Southwestwardly on the arc of a curve, curving to the right, having a radius of 125.00 feet, the arc length of 16.24 feet to a point of tangent; and (2) thence extending South 57 degrees, 50 minutes, 43 seconds West, the distance of 5.92 feet to a point, a corner of Lot Number 85, as shown on said plan; thence extending North 41 degrees, 28 minutes, 22 seconds West, along Lot Number 85 and for a portion of the distance through a party wall, as shown on said plan, the distance of 142.35 feet to a point, a corner in line of Open Space "C," as shown on said plan; thence extending North 48 degrees, 31 minutes, 38 seconds East, along Open Space "C," the distance of 22.00 feet to a point, a corner of Lot Number 83, aforesaid; thence extending South 41 degrees, 28 minutes, 22 seconds East, along Lot Number 83 and for a portion of the distance through another party wall as shown on said plan, the distance of 144.89 feet to the first mentioned point on the said Northwesterly side of Arbor Circle and place of beginning.

BEING Lot Number 84, as shown on the above mentioned plan.

TOGETHER WITH AND UNDER AND SUBJECT to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in that certain Declaration of The Arbors Planned Community, dated September 26, 2003, as recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 5484, Page 274 etc., and any amendments and/or supplements to the aforesaid Declaration, as the same may be duly adopted from time to time.

THE GRANTEE, for and on behalf of the Grantee, its heirs, personal representatives, successors and assigns, by acceptance and recordation of this Indenture acknowledges that this Indenture is subject in every respect to the aforesaid Declaration, and any amendments and/or supplements thereto; the foregoing rules and regulations promulgated thereunder, acknowledges that each and every provision thereof is essential to the successful operation and management of "The Arbors Planned Community" and is in the best interest and for the benefit of all owners of lots thereon, and covenant and agree, as a covenant running with the land, to abide by each and every provision of the aforesaid Declaration, and as the same may be amended and/or supplemented from time to time.

BEING the same premises which Byung Kun Park, by Indenture dated 10/26/2012, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, aforesaid, in Deed Book 5853, Page 00814, granted and conveyed unto Michael J. Urbanski and Ann Marie O'Malley.

Parcel Number: 35-00-00074-38-6.

Location of property: 20 Arbor Circle, Colmar, PA 18915.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Ann Marie O'Malley and Michael J. Urbanski** at the suit of Homebridge Financial Services, Inc. Debt: \$322,795.89.

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

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

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

14-26775

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitpain Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a Plan of Subdivision No. 2 of Whitpain Manor made by George C. Heilman & Associates, Norristown, Pennsylvania, dated November 18th, 1960 and revised February 11, 1961, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Chalk Avenue (fifty feet wide) at the distance of three hundred thirty-two and forty-two one-hundredths feet measured Southeastwardly the two following courses and distances from a point of a curve on the Southeasterly side of Arlington Road (fifty feet wide): (1) on the arc of a circle curving to the left

having a radius of twenty feet the arc distance of thirty-one and forty-two one-hundredths feet; (2) South forty-five degrees, twelve minutes, thirty-five seconds East, three hundred one feet; thence extending along the Northeasterly side of Chalk Avenue South forty five degrees, twelve minutes, thirty-five seconds East, one hundred two feet to a corner of Lot #51; thence along the same North forty-four degrees, forty-seven minutes, twenty-five seconds East, one hundred thirty feet to a point; thence North forty-five degrees, twelve minutes, thirty-five seconds West, one hundred two feet to a corner of Lot No. 49; thence along the same South forty-four degrees, forty-seven minutes, twenty-five seconds West, one hundred thirty feet to the first mentioned point and place of beginning.

BEING Lot # 50 on said plan.

TITLE TO SAID PREMISES VESTED IN Randy J. Henning and Theresa A. Henning by Deed from Elizabeth M. Hogan dated October 10, 1987 and recorded on October 20, 1987 in the Montgomery County Recorder of Deeds in Book 4854, Page 1733.

Parcel Number: 66-00-00919-00-5.

Location of property: 1565 Chalk Avenue, Blue Bell, PA 19422.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Randy J. Henning and Theresa A. Henning** at the suit of Deutsche Bank National Trust Company, as Trustee, in Trust for the Registered Holders of Morgan Stanley ABS Capital I, Inc. Trust 2004-HE8, Mortgage Pass-Through Certificates, Series 2004-HE8. Debt: \$196,863.09.

Robert W. Williams, 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.

14-27788

PREMISES A

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

BEGINNING at a stake on the South side of Elm Street at the distance of 190 feet Westwardly from the Southwest corner of Howard and Elm Streets, a corner of this and Lot No. 92; thence Southerly along said Lot No. 92 the distance of 140 feet to a 20 feet wide alley; thence Eastwardly along said alley the distance of 120 feet to Lot #96; thence along Lot #96 Northwardly 140 feet to the South side of Elm Street, aforesaid; thence Westwardly along said Elm Street 90 feet to the point and place of beginning.

BEING Lots 93, 94 and 95 and known as 415 Elm Street.

PREMISES B

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

BEGINNING at a point on the Southerly side of Elm Street at the distance of 70 feet Westwardly from the Southwesterly corner of Howard and Elm Streets, a corner of this and Lot #97 on said plan; thence in a Southerly direction and along said lot 144 feet to a 20 feet wide alley; thence by said alley in a Westwardly direction 30 feet to a corner of this and Lot #95 on said plan; thence along the same in a Northwardly direction 140 feet to a point on the South side of Elm Street; thence along the same in a Eastwardly direction 30 feet to a point and being the first mentioned point and place of beginning.

BEING Lot #96 in a plan of lots laid out by Horace N. and C.Q. Guildin.

BEING the same premises which Alphonso Jackson, Secretary of Housing and Urban Development, of Washington, D.C., by Shameeka Harris, by Deed dated 08-08-07 and recorded 08-16-07 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5660, Page 2628, granted and conveyed unto Shannell Brant, Tenancy in Severalty.

Parcel Numbers: 64-00-01069-00-1 and 64-00-01075-00-4.

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

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Shannell Brant** at the suit of CU Members Mortgage, a Division of Colonial Savings, F.A. Debt: \$138,665.86.

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

Above Property to be sold by **RUSSELL J. BONO, SHERIFF**.

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

14-27803

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **West Norriton Township**, Montgomery County, State of Pennsylvania and described according to a certain plan thereof known as "Alandale Glenn" made by Donald H. Schurr, Civil Engineer and Surveyor, dated 10/1/1962 and last revised 9/27/1967, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Plan Book A-111 Page 14 and also according to an "As Built Survey" of Lots 100, 101, 102 and 103 of "Alandale Glenn" made by Donald H. Schurr, Civil Engineer and Surveyor, dated 6/13/1965, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Cricket Terrace (50 feet wide) said point being the two following courses and distances from a point of curve on the Southeasterly side of Colonial Avenue (60 feet wide): (1) leaving Colonial Avenue on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 28.04 feet to a point of tangent on the Southwesterly side of Cricket Terrace; and (2) South 48 degrees, 26 minutes, East along the Southwesterly side of Cricket Terrace 278.94 feet to the point of beginning.

CONTAINING in front or breadth Southeastwardly along the Southwesterly side of Cricket Terrace 103 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to Cricket Terrace 125 feet.

CONTAINING in area 12.875 square feet, more or less.

Parcel Number: 63-00-01843-00-2.

Location of property: 1638 Cricket Terrace, Norristown, PA 19403.

The improvements thereon are: Single family.

Seized and taken in execution as the property of **Cam Tu Ma** at the suit of The Bank of New York Mellon et al. Debt: \$704,033.98.

Patricia 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.

14-29771

ALL THAT CERTAIN lot of piece of ground, hereditaments and appurtenances, situate in **Towamencin Township**, County of Montgomery, and State of Pennsylvania, described according to a certain plan thereof known as Subdivision Plan, Section No. 1 made for Peter Roberts Enterprises, Inc. by C. Raymond Weir Associates, Inc., dated October 31, 1968, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Plan Book C-8, Page 62, as follows, to wit:

BEGINNING at a point on the Northerly side of Mark Drive (fifty feet wide), said point being the (2) following courses and distances from a point of curve on the Westerly side of Steven Lane (fifty feet wide): (1) leaving Steven Lane on the arc of a circle curving to the right having a radius of fifteen feet, the arc distance of twenty-three and fifty-six one-hundredths feet to a point of tangent on the Northerly side of Mark Drive; and (2) South eighty-seven degrees, forty-three minutes West along the Northerly side of Mark Drive one hundred ten and twenty-one one-hundredths feet to the point of beginning.

CONTAINING in front or breadth Westwardly along the Northerly side of Mark Drive one hundred twenty-five feet and extending of that width in length or depth Northwardly between parallel lines at right angles to Mark Drive, two hundred forty feet.

BEING Lot No. 7 as shown on the above mentioned plan.

TITLE TO SAID PREMISES VESTED IN Brian Zimmerman by Deed from Robert A. Zimmerman and Linda M. Zimmerman dated June 11, 2007 and recorded on May 29, 2008 in the Montgomery County Recorder of Deeds in Book 5694, Page 623 as Instrument No. 2008056084.

Parcel Number: 53-00-04732-00-3.

Location of property: 1420 Mark Drive, Lansdale, PA 19446.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Brian L. Zimmerman a/k/a Brian Zimmerman** at the suit of HSBC Bank USA, National Association as Trustee on Behalf of the Certificate Holders of Deutsche Alt-A Securities Mortgage Loan Trust, Series 2007-OA3. Debt: \$533,464.86.

Robert W. Williams, 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.

14-32666

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Springfield Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a Revised Plan of Whitmarsh Village Section No. 2 made by Franklin and Lindsey, Registered Engineers on August 7, 1950 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 2093, Page 601, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Hull Drive (fifty feet wide) at the distance of 395.00 feet measured along the said side of Hull Drive, North 51 degrees, 30 minutes West from the point of intersection of the said side of Hull Drive with the Northwesterly side of Claridge Road (fifty feet wide) (both lines extended) being a corner of this and Lot No. 195 on said plan; thence extending along the same North 38 degrees, 30 minutes East, 241.07 feet to a point to the Southeasterly side of a drainage right-of-way (sixty feet wide); thence extending along the same South 74 degrees, 29 minutes, 14 seconds West, 283.84 feet to a point on the aforesaid Northeasterly side of Hull Drive; thence extending along the same Southeasterly direction on the arc of a circle to the left with a radius of 206.79 feet the arc distance of 69.00 feet to a point of tangent; thence still along the said side of Hull Drive South 51 degrees, 30 minutes East, 99.05 feet to the mentioned point and place of beginning.

BEING the same property conveyed to Theodore Hampton who acquired title by virtue of a Deed from Amelia Fontaine, dated April 22, 2005, recorded May 17, 2005, at Deed Book 5554, Page 815, Montgomery County, Pennsylvania records.

Parcel Number: 52-00-09025-00-4.

Location of property: 8609 Hull Drive, Glenside, PA 19038.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Unknown Heirs and/or Administrators of the Estate of Theodore R. Hampton, a/k/a Theodore Hampton, Anita Kelly, a/k/a Anita Hampton, as believed Heir to the Estate of Theodore R. Hampton, a/k/a Theodore Hampton, Theodore Hampton, Jr., as believed Heir to the Estate of Theodore R. Hampton, a/k/a Theodore Hampton, Stacey Gandy, as believed Heir to the Estate of Theodore R. Hampton, a/k/a Theodore Hampton, Monica Gandy, as believed Heir to the Estate of Theodore R. Hampton, a/k/a Theodore Hampton and Robert Hampton, as believed Heir to the Estate of Theodore R. Hampton, a/k/a Theodore Hampton** at the suit of U.S. Bank National Association, as Trustee for Harborview Mortgage Loan Trust 2005-3, Mortgage Loan Pass-Through Certificates, Series 2005-3. Debt: \$327,343.05.

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.

15-06867

ALL THAT CERTAIN message known as 252 Green Street, being the Northeasterly side of a double dwelling house and lot or piece of land, situate upon the Southeasterly side of Green Street between Maple Street and 3rd Street in the 2nd Ward of **Royersford Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by Francis W. Wack, Registered Surveyor, dated April 27, 1996, as follows, to wit:

BEGINNING at a point in the center of said Green Street at the distance of 50.2 feet Northeasterly from the point of intersection of the center lines of said Green Street and said Maple Street; thence on the center line of Green Street North 43 3/4 degrees, East 23.8 feet to a corner of this and other land now or formerly of Cory Hartman; thence along the same, South 46 1/4 degrees, East 200 feet to an iron pin, a corner of this in the center line of a 20 foot wide alley; thence on the center line of said alley, South 43 3/4 degrees, West 23.8 feet to an iron pin, a corner of other lands of late of Jeremiah W. Peterman, deceased now or formerly by John A. Weaver, et ux.; thence along the same, North 46 1/4 degrees, West 200 feet passing in part of said course and distance through the middle of a party wall dividing said double dwelling house to the place of beginning.

CONTAINING 4,760.00 feet of land, be the same more or less.

BEING the same premises which Joseph F. Chicco, Jr. by Deed dated 11/1/2005 and recorded 11/7/2005 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Volume 05578 and Page 1383, granted and conveyed unto Francis J. Burzynski.

Parcel Number: 19-00-01640-00-6.

Location of property: 252 Green Street, Royersford, PA 19468.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Joseph F. Chicco, Jr.** at the suit of U.S. Bank National Association, as Trustee for the Certificateholders of LXS 2006-3 Trust Fund. Debt: \$145,012.41.

Samantha Gable, Attorney.

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

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

15-07230

ALL THOSE TWO CERTAIN lots or pieces of ground, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, described according to a Certain Plan of Ardsley, dated March 10, 1955, and recorded in the Office for the Recording of Deeds for Montgomery County at Norristown, PA in Deed Book 527, Page 500, the said lots being described together as one, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Edgcomb Avenue (forty feet wide) a corner of Lot No. 232 on the aforesaid plan the two following courses and distances from the intersection of the said Northeasterly side of Edgcomb Avenue with the Southeasterly side of Roslyn Avenue (fifty feet wide): (1) leaving the Southeasterly side of Roslyn Avenue extending Southeastwardly along the Northeasterly side of Edgcomb Avenue along the arc of a circle curving to the left having a radius of five hundred feet the arc distance of two hundred seventy-four feet, ten and five-eighths inches to a point of tangent on the said side of Edgcomb Avenue; and (2) Southeastwardly along the said side of Edgcomb Avenue one hundred twenty-five feet, seven and three-eighths inches to the point of beginning; thence extending from said point of beginning Northeastwardly along Lot No. 232 on the aforesaid plan one hundred forty-four feet and one and one-eighth inches to a point; thence extending Southeastwardly fifty feet to a point a corner of Lot No. 229 on the aforesaid plan; thence extending along said Lot No. 229 Southwestwardly one hundred forty-four feet, seven and three-fourths inches to a point on the Northeasterly side of Edgcomb Avenue; thence extending along the said side of Edgcomb Avenue Northwestwardly fifty feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael R. Milanesi and Anne E. Milanesi, his wife, by Deed from Weldon Joseph Allen and Kathryn L. Allen, his wife, dated 11/13/1972, recorded 11/28/1972, in Book 3808, Page 189.

Michael R. Milanesi was a co-record owner of the mortgaged premises as a Tenant by the Entirety. By virtue of Michael R. Milanesi's death on or about 10/07/1977, his ownership interest was automatically vested in the Surviving Tenant by the Entirety.

Parcel Number: 30-00-15036-00-9.

Location of property: 2441 Edgcomb Avenue, Ardsley, PA 19038-3703.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ann Milanesi a/k/a Anne E. Milanesi** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A. Debt: \$80,177.59.

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.

15-07348

ALL THAT CERTAIN lot or piece of ground, situate in **New Hanover Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Quiet Meadows Subdivision, prepared by Albert G. Newbold, Registered Professional Engineer, R.D. #1, Bechtelsville, PA, dated March 5, 1979, and last revised April 2, 1985, as recorded in and for the County of Montgomery at Norristown, PA, in Plan Book A46, Page 345, as follows, to wit:

BEGINNING at a point located on the Northwesterly side of Serenity Drive (52 feet wide), said point being a corner of this lot and Lot #12 as shown on the abovementioned plan; thence extending from said point leaving the Northwesterly side of Serenity Drive along Lot #12 North 50 degrees, 33 minutes, 25 seconds West, 241.34 feet to a point a corner of this lot and Lot #13; thence extending from said point along Lot #13 North 5 degrees, 44 minutes, 15 seconds West, 224.21 feet to a point a corner of this lot and Lot #9; thence extending from said point along Lot #9 and also Lot #10 South 50 degrees, 33 minutes East, 400.38 feet to a point a corner located on the Northwesterly side of Serenity Drive; and thence extending from said point along the Northwesterly side of Serenity Drive South 39 degrees, 26 minutes, 35 seconds West, 158.00 feet to a point; said point being the first mentioned point and place of beginning.

CONTAINING in area 50,701 square feet.

BEING Lot Number 11 as shown on plan.

TITLE TO SAID PREMISES IS VESTED IN Mark F. Schwartz and Christine E. Schwartz, h/w, by Deed from Federal National Mortgage Association, dated 08/30/2000, recorded 09/15/2000 in Book 5331, Page 2167.

Parcel Number: 47-00-06701-34-4.

Location of property: 3147 Serenity Drive, Gilbertsville, PA 19525-9479.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christine E. Schwartz and Mark F. Schwartz** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A. Debt: \$136,731.42.

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.

15-12898

Premises "A"

ALL THAT CERTAIN lot or piece of ground, situate in Bryn Mawr, **Lower Merion Township**, Montgomery County, Pennsylvania and bounded and described according to a certain survey and plan thereof made by Milton R. Yerkes, C.E., Bryn Mawr, PA, dated October 19, 1928, as follows, to wit:

BEGINNING at a point in the middle line of Woodleave Road (forty feet wide), said point being distant seven hundred sixty-six and forty-nine one-hundredths feet measured in a Northeasterly and a Northwesterly direction along the middle line of Woodleave Road on the arc of a circle curving to the left having a radius of one hundred eighty-six and thirty-five one-hundredths feet from the intersection of the middle lines of Wood leave Road and Pennstone Road; thence extending North sixty-eight degrees, forty-six minutes East, two hundred seventy-five and fifty-six one-hundredths feet along line of lot of Franklin, to a point in line of land now or late of Emma W.F. Norcross; thence along same North nineteen degrees, nine minutes West, seventy-one and seventy-six one-hundredths feet to a point, a corner of land now or late of George Vaux, Jr., et al.; thence along same North forty-five degrees, forty-six minutes West, eighty-nine and thirty-six one-hundredths feet to a point, a corner of other lands of Dr. Charles G. Fenwick; thence along same South sixty-eight degrees, forty-six minutes West, two hundred seventy-five and ten one-hundredths feet to a point in the center line of a proposed road (forty feet wide), a continuation of the present Woodleave Road, and to be known by that name; thence along same South twenty-six degrees, eighteen minutes, six seconds East, ninety-eight and seventy- two one-hundredths feet to a point in same; thence still along same on the arc of a circle curving to the left having a radius of eighty-nine and thirteen one-hundredths feet, the arc distance of sixty-one and forty-five one-hundredths feet (said arc has a bearing South forty-six degrees, three minutes, six seconds East, sixty and twenty-three one-hundredths feet) to the first mentioned point and place of beginning.

CONTAINING one and twenty-eight thousandths of an acre more or less.

Premises "B"

ALL THAT CERTAIN lot or piece of ground, situate in Bryn Mawr, **Lower Merion Township**, Montgomery County, Pennsylvania, and described according to a survey thereof made by Milton R. Yerkes, C.E. for Charles G. Fenwick called Pennstone, as follows, to wit:

BEGINNING at a point in the middle line of Woodleave Road., measured on the arc of a circle curving to the right having a radius of five hundred fifty-nine and seventy-one one-hundredths feet the arc distance of one hundred eighty-nine and eighty-eight one-hundredths feet from a point in said middle line of Woodleave Road, said last mentioned point being measured South forty-five degrees, forty-six minutes East, three hundred nineteen and thirty-five

one-hundredths feet from the point of intersection of the middle line of Woodleave Road with the middle line of Swamp Road; thence from first mentioned point of beginning measured along said middle line of Woodleave Road on the arc of circle curving to the right having a radius of five hundred fifty-nine and seventy-one one-hundredths feet the arc distance of twenty-seven one-hundredths feet the chord of said arc bearing South twenty-six degrees, eighteen minutes, fifty-five seconds East, twenty-seven one-hundredths feet to a point; thence still along said middle line of Woodleave Road South twenty-six degrees, eighteen minutes, six seconds East, twenty-four and seventy-three one-hundredths feet to a point, a corner of land of W. Hobart Porter; thence extending along said land North sixty-eight degrees, forty-six minutes East, two hundred seventy-five and ten one-hundredths feet to a point in line of land now or late of George Vaux, Jr., et al.; thence extending along same South sixty-four degrees, eleven minutes West, two hundred fifty-seven and thirty-six one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES VESTED IN Daniel J. Woody and Mary Lourdes B. Woody by Deed from Daniel J. Woody and Mary Lourdes B. Woody dated September 15, 1988 and recorded on September 22, 1988 in the Montgomery County Recorder of Deeds in Book 4887, Page 1898.

Parcel Number: 40-00-67332-00-2.

Location of property: 609 Woodleave Road, Bryn Mawr, PA 19010.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Daniel J. Woody and Mary Lourdes B. Woody** at the suit of U.S. Bank N.A., as Successor Trustee to LaSalle Bank National Association, on Behalf of the Holders of Bear Stearns Asset-Backed Securities I Trust 2007-HE7, Asset-Backed Certificates Series 2007-HE7. Debt: \$1,380,047.09.

Roger Fay, Attorney.

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

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

15-15419

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 Map of Subdivision of Chetwin Farms made by Donald H. Schurr, P.E., dated May 19, 1956, and recorded in the Office for the Recorder of Deeds in and for the County of Montgomery in Plan Book A-3, Page 6 on June 4, 1956, as follows, to wit:

BEING at a point on the Northerly side of Panepinto Drive (50 feet wide) at a corner of the herein described property and Lot No. 39 in said plan, said point being distant 132.18 feet along the arc of a curve being to the left having a radius of 4 18.88 feet from the Southeast terminus of an arc of a circle having a 20 feet the arc distance of 3.42 feet measured along said arc in a counterclockwise direction from a point on the Southeasterly property line of Schwenksville Road (said Schwenksville Road being 33 feet wide, said property line being 30 feet from the center line of said road); thence extending along the Northerly side of Panepinto Drive by a line curving to the left having a radius of 418.88 feet a distance along said arc of 125.75 feet to a point; thence continuing along said Northerly side of Panepinto Drive South 83 degrees, 56 minutes, 55.85 feet to a corner of Lot No. 37 on said plan; thence along said Lot No. 37 North 6 degrees, 3 minutes, 9 seconds East, 145 feet to a point; thence along a portion of Lot No. 36 on said plan, North 83 degrees, 56 minutes, 51 seconds West, 90.36 feet to a point; thence extending along a portion of Lot No. 40 and all of Lot No. 39 on said plan South 41 degrees, 20 minutes West, 154.68 feet to a point on the Northerly side of Panepinto Drive, the place of beginning.

BEING Lot No. 38 on said plan.

TITLE TO SAID PREMISES IS VESTED IN John F. Carroll and Rachel M. Carroll by Deed from Daniel B. Bartlett dated December 27, 2007 and recorded January 2, 2008 in Deed Book 5677, Page 00906.

Parcel Number: 48-00-01759-00-2.

Location of property: 45 Panepinto Drive, Schwenksville. PA 19473-1826.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **John F. Carroll and Rachel M. Carroll** at the suit of Federal National Mortgage Association. Debt: \$268,960.43.

Andrew L. Markowitz, Attorney.

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

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

15-21491

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, described according to a plan made on the Twenty-Seventh Day of January A.D. 1927 by Wm. T. Muldrew, Civil Engineer of Jenkintown, Pennsylvania and described, as follows, to wit:

SITUATE in Rowland Park, **Cheltenham Township**, Montgomery County, on the Northwesterly side of Rowland Avenue (forty feet wide), (formerly known as Pitt Road) at the distance of one hundred and twenty and fourteen one-hundredths feet measured South thirty-eight degrees, fifteen minutes West from a stone, which said stone is a beginning point of radial round corner, the intersection of the Northwesterly side of Rowland Avenue and the Southwesterly side of Boyer Road (forty feet wide).

CONTAINING in front or breadth on the said Rowland thirty feet, and extending of that width in length or depth between parallel lines North fifty-one degrees, forty five minutes West, one hundred and sixty feet.

TOGETHER with the free and common use, right, liberty and privilege of the above mentioned driveway and for a passageway, driveway and water course at all times hereafter in common with the owners, tenants and occupiers of the other lot of ground abutting thereon and subject to the proportionate part of the expense of maintaining and keeping the said in good order and repair.

TITLE TO SAID PREMISES VESTED IN Kevin L. Grant and Doreen L. Prescott-Grant by Deed from Kimberly A. McGlinchey, Executrix of the Estate of Margaret Geiger, a/k/a Margaret M. Geiger, deceased and Gerard R. Geiger, specific devisee and Gregory A Geiger, specific devisee and Kimberley A. McGlinchey, specific devisee dated July 28, 2005 and recorded on June 26, 2006 in the Montgomery County Recorder of Deeds in Book 5605, Page 2911 as Instrument No. 2006078125.

Parcel Number: 31-00-23791-00-1.

Location of property: 908 Rowland Avenue, Cheltenham, PA 19012.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Kevin L. Grant and Doreen L. Prescott-Grant** at the suit of U.S. Bank National Association. Debt: \$341,971.91.

Robert W. Williams, 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.

15-24311

ALL THAT CERTAIN lot or piece of ground with the dwelling thereon erected, hereditaments and appurtenances, situate in **Abington Township**, County of Montgomery, and State of Pennsylvania, bounded and described according to a survey thereof made July 30, 1939, by Albright and Mebus, Civil Engineers, as follows, viz:

BEGINNING at a point in the center line of Susquehanna Road (33 feet wide) at the distance of 557.67 feet Southeastwardly from the center line of Highland Avenue (40 feet wide).

CONTAINING in front or breadth on said Susquehanna Road, 31.30 feet and extending of that width Southwestwardly between parallel lines at right angles to said Susquehanna Road in length or depth, 166.50 feet, the Northwesterly line thereof passing through the party wall of a twin dwelling house.

BEING the same premises which Nicholas M. Capobianco and Carolyn M. Capobianco, formerly Carolyn M. Kyrris, husband and wife, by Deed dated 5/21/1986 and recorded 6/11/1986 at Norristown, Pennsylvania in Deed Book 4801, Page 2286, granted and conveyed unto Nicholas M. Capobianco and Carolyn M Capobianco, husband and wife, in fee.

Parcel Number: 30-00-65132-00-7, Map #30191030.

Location of property: 1932 Susquehanna Road, Abington, PA 19001.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Mary A. Donahue** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$214,302.77 plus interest to sale date.

Jeniece D. Davis, 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.

15-26703

ALL THAT CERTAIN unit in the property known, named and identified as Haverford Walk Condominium, a Condominium located in **Lower Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, which has heretofore been submitted to the Provisions of the Uniform Condominium Act, 68 PA C.S. 3101, et seq., by the recording in the Montgomery County Recorder of Deeds Office of a Declaration dated 4/19/1995 and recorded 5/19/1995 in Deed Book 5112, Page 2255 and First Amendment and Restated Condominium Agreement in Deed Book 5162, Page 1711 being and designated Unit No. 6, together with the proportionate undivided interest in the Common Elements (as defined in such Declaration).

TITLE TO SAID PREMISES IS VESTED IN Stuart Dessner, as sole-owner by Deed from Eugene M. Smolens, by his attorney in fact, Thomas P. Muldoon, Jr. by power of attorney recorded herewith dated 07/31/2014 recorded 08/04/2014 in Deed Book 5922, Page 1865.

Parcel Number: 40-00-30744-11-3.

Location of property: 415 West Lancaster Avenue, Unit #6, Haverford, PA 19041.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Stuart Dessner** at the suit of Eugene M. Smolens. Debt: \$445,925.48.

David Neeren, Attorney.

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

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

15-27172

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision prepared by Jeffrey Cresse made by Herbert H. Metz, Inc., Civil Engineers and Surveyors, dated February 7th, 1979, as follows, to wit:

BEGINNING at a point on the Southeastly side of Richardson Road (formerly Church Road) (32 feet wide) (subject to future widening) said point being measured the 2 following courses and distance from the Northeastly side of Bethlehem Pike (08 309) (60 feet wide): thence (1) extending along the aforesaid center line of Richardson Road in the aforesaid center line of Richardson Road in the Northeastward direction 548.48 feet more or less to a point;

thence (2) crossing over the aforesaid Richardson Road South 45 degrees, 52 minutes East, 30.01 feet to the Southeasterly side of the aforesaid Richardson Road to the point of beginning; thence extending from said point of beginning along the aforesaid Richardson Road North 45 degrees, 42 minutes East, 131.23 feet to a point a corner of Lot Number 2 as shown on the above mentioned plan; thence extending along Lot number 2 as shown as the above mentioned plan the 2 following courses and distances, as follows, to wit: thence (1) South 45 degrees, 52 minutes East, 152.50 feet to a point; thence (2) South 45 degrees, 03 minutes West, 131.33 feet to a point a corner of part of lands now or late of Thomas J. and Mary Hadash; thence extending along the aforesaid lands North 45 degrees, 52 minutes West, 152.50 feet to the Southeasterly side of the aforesaid Richardson Road to the first mentioned point and place of beginning.

BEING known and designated as Lot Number 2 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN June E. Frearson and Susan B. Goettner, by Deed from Richardson-Vicks, Inc., an Ohio Corporation, dated 10/26/1989, recorded 11/24/1989, in Book 4930, Page 1479.

Parcel Number: 46-00-03140-00-9.

Location of property: 108 Richardson Road, Lansdale, PA 19446-1426.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Susan B. Goettner and June E. Frearson** at the suit of Ditech Financial LLC f/k/a Green Tree Servicing, LLC. Debt: \$377,822.65.

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

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

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

15-28228

ALL THAT CERTAIN message and lot of land situate at No. 56 Diamond Street, in **Souderton Borough**, County of Montgomery and State of Pennsylvania, bounded and described as per a survey and draft by C. N. Gerhart, as follows, to wit:

BEGINNING at a mark in the curb line on the Southeast side of Diamond Street, and in line of No. 54, conveyed to Mary Fillman; thence along said Lot No. 54 and passing through the middle of the party wall of dwelling houses South forty-two and one-quarter degrees East, one hundred seventy-three feet and sixty-seven hundredths feet to an iron pin a corner in the middle of a twenty feet wide alley, dedicated for public use; thence along the middle of said alley South forty-five degrees, West sixteen feet to an iron pin a corner in line of Lot No. 58 conveyed unto C. Frank Faulkner; thence along the same and passing through the middle of a party wall North forty-two and one-quarter degrees West, one hundred seventy-five feet to a mark in the aforesaid curb line of Diamond Street; thence along said curb line North forty-seven and three-quarter degrees East, sixteen feet to the place of beginning.

BEING the same premises which Patrick F. Prediger and Mallory J. Prediger, his wife, by Deed dated March 30, 1992 and recorded April 3, 1992 in Montgomery County in Deed Book 5002, Page 2306 granted and conveyed unto Sherry Lynn Mannon, in fee.

Parcel Number: 21-00-02256-00-9.

Location of property: 56 Diamond Street, Souderton, Montgomery County, PA 18964.

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

Seized and taken in execution as the property of **Sherry Lynn Mannon a/k/a Sherry L. Melone** at the suit of First Niagara Bank, a National Banking Association, Successor by Merger to Harleysville National Bank and Trust Company. Debt: \$93,649.96.

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.

15-28788

ALL THAT CERTAIN lot or piece of ground, situate **Pennsburg Borough**, County of Montgomery, Pennsylvania, bounded and described according to a Final Plan of Subdivision prepared for Montgomery Meadows by Urwiler and Walter, Inc., dated January 12, 1990, and last revised on October 28, 1997, and recorded in Plan Book A-57, Page 291, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Seminary Street (fifty feet wide) said point being a corner of Lot Number 180, as shown on the above mentioned plan and place of beginning; thence extending from said place of beginning and long Lot Number 180, North sixty-seven degrees, twenty-eight minutes, fifty-eight seconds East, one hundred one and thirty-one one-hundredths feet to a point in line of Lot Number 168; thence extending along Lot Number 168 and partly along Lot Number 169, South thirty-two degrees, seventeen minutes, twenty-one seconds East, fifty and forty-five one-hundredths feet to a point a corner of Lot Number 178; thence extending along Lot Number 178, South sixty-seven degrees, twenty-eight minutes, fifty-eight seconds West, one hundred nine and eighty-seven one-hundredths feet to a point on the Northeasterly side of Seminary Street; thence extending along the Northeasterly side of Seminary Street, North twenty-two degrees, thirty-one minutes, two seconds West, forty-nine and seventy-two one-hundredths feet to a point, a corner of Lot Number 180 aforesaid, being the first mentioned point and place of beginning.

BEING Lot Number 179 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Aaron Hinkle, by Deed from Daniel M. Traupman and Deseret H. Traupman, h/w, dated 05/09/2012, recorded 05/22/2012 in Book 5835, Page 2876.

Parcel Number: 15-00-02458-22-7.

Location of property: 572 Seminary Street, Pennsburg, PA 18073-1556.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Aaron Hinkle** at the suit of Wells Fargo Bank, N.A. Debt: \$137,035.91.

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

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

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

15-28846

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Providence Township**, County of Montgomery and State of Pennsylvania bounded and described in accordance with a survey and plan thereof made by Will D. Hiltner, Registered Norristown, Pennsylvania in April 1946, as follows, to wit:

BEGINNING at a point on the Southeast side of Midland Avenue laid out 33 feet wide, at the distance of 74.94 feet wide, at the distance of 74.94 feet Northeastwardly from the Northeasterly side of Oakdale Avenue laid out 33 feet wide, a corner of land about to be conveyed to Paul J. Fusco and Virginia M., his wife; thence along said land South 34 degrees, 11 minutes East, 185.48 feet to a point in line of land now or late of William W. Sattler, Sr.; thence extending along said of land, land of Kenneth Folks and land of Alvia Anders, North 40 degrees, 4 minutes East, 77.41 feet to a point; thence by other land of Frank Cicchiello of which this is part, North 34 degrees, 11 minutes West, 155.85 feet to a point on the Southeast side of Midland Avenue, aforesaid; thence along said side of Midland Avenue, South 62 degrees, 25 minutes West, 75 feet to the place of beginning.

BEING the same premises which Frank Cicchiello and Maria Cicchiello by Deed dated 08-15-1951 and recorded 08-15-1950 in Montgomery County in Deed Book 2204, Page 473 conveyed unto Zygmunt J. Jackowski and Rose M. Jackowski, his wife, in fee. And the said Zygmunt J. Jackowski died on 2/20/1986.

Parcel Number: 43-00-08452-00-1, Map #43016A023.

Location of property: 20 South Midland Avenue, Trooper, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joseph L. Benson and Kimberly Z. Benson** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$141,495.30 plus interest to May 31st 2017.

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

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

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

15-29162

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, in **Abington Township**, County of Montgomery and State of Pennsylvania, described according to a survey and plan thereof made by Charles F. Mebus, Registered Engineer of Glenside, Pennsylvania on May 2nd, 1929, as follows, to wit:

SITUATE on the Northwesterly side of Kirkwood Avenue (50 feet wide) at the distance of 575 feet Northeastwardly from the Northeasterly side of Gibson Avenue (50 feet wide).

CONTAINING in front or breadth on the said Northwesterly side of Kirkwood Avenue, 50 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to the said Kirkwood Avenue, 116.70 feet on the Southwestwardly line and 116.72 feet on the Northeasterly line.

BEING the Northeastmost 25 feet of Lot No. 30 and the Southwesternmost 25 feet of Lot No. 31 on Plan of Fox Chase Manor recorded at Norristown, Pennsylvania in Deed Book 953, Page 600.

TITLE TO SAID PREMISES VESTED IN Vincent J. Calgiuri and Jeanette M. Calgiuri by Deed from Michael J. Campion and Kathleen M. Campion dated November 30, 1998 and recorded on September 12, 2000 in the Montgomery County Recorder of Deeds in Book 5331, Page 460.

Parcel Number: 30-00-36712-00-5.

Location of property: 746 Kirkwood Street a/k/a 746 Kirkwood Avenue, Jenkintown, PA 19046.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Jeanette M. Calgiuri and Vincent J. Calgiuri** at the suit of Wells Fargo Bank, N.A. as Trustee, on Behalf of the Registered Holders of Morgan Stanley ABS Capital I, Inc. Trust 2005-WMC6, Mortgage Pass-Through Certificates, Series 2005-WMC6. Debt: \$242,250.41.

Robert W. Williams, 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.

15-30485

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in **Upper Providence Township**, in the County of Montgomery and State of Pennsylvania, bounded and described, as follows:

ALL THAT CERTAIN improved unit in the property known, named and identified in the Declaration referred to below as "Providence View Condominium," located on Langford Road, in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act, 68 PA C.S. 310) et seq. ("Act"), by the recording in the Recorder of Deeds Office of Montgomery County, at Norristown, Pennsylvania, of Condominium Declaration of Providence View Condominium, dated November 4, 1996, recorded November 6, 1996, in Deed Book 5166, Page 1932 &c., the By-Laws for said Condominium referred to therein, and the Plats and Plans attached thereto as an "Exhibit", and pursuant to the provisions of Article 7 of the Declaration and 3211 of the Act, the aforesaid Declaration and the Plats and Plans thereto have since been amended by a First Amendment thereto dated December 20, 1996, recorded January 14, 1997, in Deed Book 5174, Page 797 &c., a Second Amendment thereto dated February 21, 1997, recorded February 27, 1997, in Deed Book 5178, Page 643 &c., a Third Amendment thereto dated May 6, 1997, recorded May 12, 1997, in Deed Book 5185 Page &c., a Fourth Amendment thereto dated July 15, 1997, recorded July 31, 1997, in Deed Book 5194, Page 639 &c., a Fifth Amendment thereto dated August 29, 1997, recorded September 4, 1997, in Deed Book 5198, Page 1381, &c., a Sixth Amendment thereto dated November 1, 1997, recorded November 18, 1997, in Deed Book 5207, Page 91 &c., a Seventh Amendment thereto dated April 2, 1998, recorded April 12, 1998 in Deed Book 5220, Page 2465, &c., an Eighth Amendment thereto dated May 15, 1998, recorded May 19, 1998 in Deed Book 5226, Page 385, &c., with a Revised Eighth Amendment thereto dated May 12, 1998, recorded May 28, 1998, in Deed Book 3227, Page 398, &c., a Ninth Amendment thereto dated July 10, 1998, recorded July 17, 1998 in Deed Book 5233, Page 969, &c., a Tenth Amendment thereto dated October 14, 1998, recorded October 22, 1998, in Deed Book 5245, Page 1421 &c., an Eleventh Amendment thereto dated January 21, 1999 recorded January 22, 1999, in Deed Book 5256, Page 1898, &c., a Twelfth Amendment thereto dated April 5, 1999, recorded April 5, 1999, in Deed Book 5265, Page 1548, &c., a Thirteenth Amendment thereto dated June 29, 1999, recorded July 1, 1999, in September 2, 1999, in Deed Book 5286, Page 1097, &c., being and designated in the aforementioned Thirteenth Amendment of such Declaration as Unit 218 and together with that certain proportionate undivided Common Elements interest and Common Expense Liability (both as defined in such Declaration and the aforementioned Amendment thereto).

BEING the same premises which Granor Price Homes at Providence View L.P. a Pennsylvania Limited Partnership, acting herein by and through its sole general partner, GPH Upper Providence Corporation, a Pennsylvania Corporation by Deed dated 9/30/1999 and recorded 10/19/1999 in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania in Deed Book 5293, Page 0573 granted and conveyed unto Kimberly D. Moore, in fee.

Parcel Number: 61-00-00911-24-4.

Location of property: 817 Dilworth Lane, Collegeville, PA 19426.

The improvements thereon are: Residential - condominium townhouse.

Seized and taken in execution as the property of **Kimberly D. Moore** at the suit of Lakeview Loan Servicing, LLC. Debt: \$195,651.57.

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

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

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

15-31677

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described in accordance with a plan of Pottsgrove Manor, Inc., recorded in Deed Book 2315, Page 601, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Potts Drive in line of Lot #179 on said plan; thence along Lot No. 179 North 77 degrees, 35 minutes West, 100 feet to a point in the bed of a 10 feet wide utility easement; thence along the bed of said easement North 12 degrees, 25 minutes East, 50 feet to a point in line of Lot No. 181 on said plan; thence along said Lot No. 181 South 77 degrees, 35 minutes East, 100 feet to a point in the said side of Potts Drive; thence along Potts Drive South 12 degrees, 25 minutes West, 50 feet to the point of beginning.

BEING Lot No. 180 on said plan.

UNDER AND SUBJECT to restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Jose Cruz And Sonia Cruz, as Tenants by the Entirety, by Deed from Allen & Jones Real Estate Partnership, dated 11/02/2006, recorded 11/30/2006, in Book 5626, Page 00174.

Parcel Number: 16-00-22472-00-3.

Location of property: 213 Potts Drive, Pottstown, PA 19464-6419.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sonia Cruz and Jose Cruz** at the suit of Deutsche Bank National Trust Company as Trustee for Morgan Stanley ABS Capital I, Inc., Trust 2007-NC2 Mortgage Pass-Through Certificates, Series 2007-NC2. Debt: \$107,928.87.

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

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

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

15-31844

ALL THAT CERTAIN tract of land, situate in **Lower Merion Township**, Montgomery County Pennsylvania bounded and described in accordance with an ALIA/ACSM Land Title Survey plan prepared by Momence Survey Group, Inc., Bryn Mawr, PA dated February 17, 2003, as follows, to wit:

BEGINNING as a point said point being formed by the intersection of the title line in the bed of Belmont Avenue with the title line in the bed of Rock Mill Road; thence from said point of beginning along the title line of Rock Hill Road South 16 degrees, 54 minutes, 00 seconds West, 115.65 feet to a point; thence along the same South 07 degrees, 08 minutes, 30 seconds West 10.39 feet to a point; thence along the same South 12 degrees, 40 minutes, 00 seconds West, 249.18 feet to a point; thence along the same South 85 degrees, 38 minutes, 00 seconds West, 202.85 feet to a point; thence along the same North 63 degrees, 41 minutes, 12 seconds West, 40.4 feet to a point; thence leaving the title line of Rock Hill Road along the lands of John F. McKelvey and lands of Gerard A. Gerard, North 20 degrees, 01 minutes, 00 seconds East, 473.55 feet to a point; thence along lands of others North 84 degrees, 03 minutes, 00 seconds East, 163.82 feet to a point in the line of lands of Sara McQuillen; thence along the same South 69 degrees, 33 minutes, 00 seconds East, 338.21 feet to a point on the title line of Belmont Avenue; thence along the same South 22 degrees, 19 minutes, 00 seconds West, 51.95 feet to a point; thence along the same North 67 degrees, 39 minutes, 00 seconds East, 32.00 feet to a point; thence along the same South 16 degrees, 51 minutes, 00 seconds West, 208.59 feet to the first mentioned point and place of beginning.

CONTAINING 4.844 acres of land be the game more or less.

TITLE OF RECORD VESTED IN Belmont Cement Burial Case Company by virtue of Deed from H. Mae Watson dated May 15, 1923 and recorded May 16, 1923 in Montgomery County in Deed Book 864, Page 111.

AND THE SAID Belmont Cement Burial Case Company became known as Painter, LTD, a Pennsylvania Corporation. Parcel Number: 40-00-05176-00-4.

Location of property: 211 Belmont Avenue, Bala Cynwyd, PA 19004.

The improvements thereon are: Commercial retail and industrial warehouse buildings.

Seized and taken in execution as the property of **211 Belmont Associates Acquisition Corporation, Trading as 211 Belmont Associates, L.P.** at the suit of Eustace Milta, Trading as 211 Belmont Newco Associates, L.P. Debt: \$5,766,459.42.

Henry E. Van Blunk, 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.

15-32929

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, described according to a survey and plan thereof made by Franklin & Lindsey, Registered Professional Engineers on the 28th day of July, 1941, as follows, to wit:

BEGINNING at a point on the Southeastwardly side of Normandy Lane (50 feet wide) at the distance of 159.43 feet measured North 10 degrees, 58 minutes East from a point of curve, which point of curve is at the distance of 21.67 feet measured on the arc of a circle curving to the right having a radius of 15 feet from a point of reverse curve on the Northeastwardly side of Lanfair Road (50 feet wide); thence extending from said point of beginning, North 10 degrees, 58 minutes East along the said side of Normandy Lane, 55 feet to a point; thence extending South 79 degrees, 2 minutes East passing partly through a party driveway between these premises and premises adjoining to the Northeast, 116.31 feet to a point; thence extending South 6 degrees, 54 minutes West, 55.14 feet to a point; thence extending North 79 degrees, 2 minutes West, 120.21 feet to the first mentioned point and place of beginning.

BEING the same premises which Susan T. Miller, by Deed dated January 21, 2010 and recorded March 24, 2010 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5762, Page 120, Instrument 2010023817, granted and conveyed unto Ayana Townsend.

Parcel Number: 31-00-20653-00-7.

Location of property: 7421 Normandy Lane, Elkins Park, PA 19027.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ayana Townsend** at the suit of Bank of America, N.A. s/b/m to BAC Home Servicing L.P., f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$280,613.91.

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

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

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

16-00020

ALL THAT CERTAIN lot or piece of ground and message, situate in the 10th Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, numbered 822 North Washington Street, bounded limited and described according to a survey thereof made by George F. Shaner, R.E., as follows, to wit:

BEGINNING at a corner of Lot No. 5 on the Easterly side of Washington Street (50 feet wide); thence along Lot No. 5, South 30 degrees, 5 minutes East, 104 feet, 10 inches to a corner; thence along Lots No. 20 and 19 South 61 degrees, 42 minutes West, 49.55 feet to a corner; thence by a course passing through the middle of a joint brick partition wall of a double brick dwelling North 30 degrees, 5 minutes West, 103 feet 2-1/2 inches to a corner; thence along the Easterly side of the aforesaid Washington Street North 59 degrees, 55 minutes East, 49.55 feet to the place of beginning.

BEING the larger portion of Lot No. 4 of a Plan of Lots as laid out by Kerstetter and Vesch.

TITLE TO SAID PREMISES IS VESTED IN Michael P. Lawler, by Deed from Michael P. Lawler and Christine M. Lawler, dated 11/16/2007, recorded 03/04/2008 in Book 5684, Page 956.

Parcel Number: 16-00-32104-00-1.

Location of property: 822 North Washington Street, Pottstown, PA 19464-4339.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael P. Lawler a/k/a Michael Lawler** at the suit of JP Morgan Chase Bank, National Association. Debt: \$170,506.48.

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

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

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

16-00284

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, and described according to a plan and survey thereof made by George B. Mebus, Registered Engineer of Glenside, Pennsylvania dated 01/20/48, as follows, to wit:

BEGINNING at a point of tangent of radius corner (which has a radius of 10 feet) said point of tangent being in the Southwest side of Guernsey Avenue (40 feet wide) at the tangent distance of 10.32 feet measured South 50 degrees, 56 minutes, 50 seconds East from the intersection which the said side of Guernsey Avenue (produced) makes with the southeast side of Highland Avenue (40 feet wide) (produced); thence extending along the said Southwest side of Guernsey Avenue South 50 degrees, 56 minutes, 50 seconds East, 74.58 feet to a point; thence extending South 39 degrees, 3 minutes, 10 seconds West, 120 feet to a point; thence extending North 50 degrees, 56 minutes, 50 seconds West, 81.15 feet to a point in the Southeast side of Highland Avenue; thence extending along the same North 37 degrees, 15 minutes, 40 seconds East, 109.74 feet to a point of curve in the aforementioned radius corner; thence extending East by a line curving to the right with a radius of 10 feet the arc distance of 10.02 feet to a point, the place of beginning.

BEING the same premises which Elizabeth M. Kahmar, widow, by Deed dated 12/30/2002 and recorded 02/26/2003 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5447, Page 1920, granted and conveyed unto Donna M. Kahmar and William J. Kahmar, husband and wife, as Tenants by the Entireties.

Parcel Number: 30-00-25712-00-7.

Location of property: 1956 Guernsey Avenue, Abington, PA 19001.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Donna M. Kahmar and William J. Kahmar** at the suit of Wells Fargo Bank, N.A. Debt: \$257,998.90.

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

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

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

16-00491

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 thereof made by David Meizner, Registered Surveyor, on September 17, 1969, and last revised March 2, 1960, and recorded in the Office for the Recording of Deeds at Norristown, PA, in Plan Book 1-5, Page 62, being Lot 41 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Frank P. Badzik and Lovonne M. Badzik, his wife, as Tenants by Entireties by Deed from Thomas A. Glascock, III and Betty B. Glascock, his wife dated 12/14/1973 recorded 12/18/1973 in Deed Book 3910, Page 390.

Parcel Number: 43-00-06868-00-1.

Location of property: 2755 Lantern Lane, Audubon, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Candace I. Badzik, et al.** at the suit of Bank of America, N.A. Debt: \$348,137.73.

David Neeren, Attorney. I.D. #204252

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

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

16-00798

ALL THAT CERTAIN lot or piece of ground, situate **Cheltenham Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as Plan Subdivision made for Arthur J. Schwartz, Inc., by Boucher and James, Inc., Engineers, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County, Norristown, Pennsylvania on 4/2/1964 in Plan Book B-9, Page 61, as follows, to wit:

BEGINNING at a point on the Northwesterly side of a cul-de-sac (of irregular width) at the end of Hawthorne Lane said point being the 4 following courses and distances from a point of reverse curve on the Northeasterly side of Church Road (60 feet wide): (1) leaving Church Road on the arc of a circle curving to the left having a radius of 20.00 feet the arc distance of 28.77 feet to a point of tangent on the Northwesterly side of Hawthorne Lane (50 feet wide);

(2) Northeastwardly along the Northwesterly side of Hawthorne Lane 251.21 feet to a point of curve on the same; (3) Northeastwardly and Northwardly partly along the Northwesterly and Westerly sides of the aforesaid cul-de-sac on the arc of a circle curving to the left having a radius of 30.00 feet the arc distance of 24.38 feet to a point reverse curve on the same; and (4) Northwardly and Northeastwardly partly along the Westerly and Northwesterly sides of the aforesaid cul-de-sac on the arc of a circle curving to the right having a radius of 50.00 feet the arc distance of 67.61 feet to the point of beginning; thence extending from said point of beginning North 16 degrees, 16 minutes West, 201.02 feet to a point; thence extending South 51 degrees, 58 minutes East, 216.12 feet to a point; thence extending South 51 degrees, 58 minutes East, 216.12 feet to a point; thence extending; thence extending South 42 degrees, 49 minutes West, 97.00 feet to a point on the Northeasterly side of the aforesaid cul-de-sac; thence extending Northwesterly and Southwestwardly partly along the Northeasterly and Northwesterly sides of the aforesaid cul-de-sac on the arc of a circle curving to the left having a radius of 50.0 feet the arc distance of 51.56 feet to the first mentioned point and place of beginning.

BEING the same premises which United Companies Lending Corporation, a LA Corporation, acting herein by its Attorney-in-Fact, Keystone Asset Management, Inc., a PA Corporation, by Deed dated 10/19/2000 and recorded 10/30/2000 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5336, Page 2209, granted and conveyed unto Vernon D. Ackridge.

Parcel Number: 31-00-13825-00-4.

Location of property: 8124 Hawthorne Lane, Cheltenham Township, PA 19027.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Vernon D. Ackridge** at the suit of Wells Fargo Bank, N.A. s/b/m to World Savings Bank, FSB. Debt: \$95,559.60.

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

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

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

16-01436

ALL THAT CERTAIN Lot or piece of ground, situate in **Towamencin Township**, Montgomery County, Pennsylvania and described according to a Certain Plan thereof known as Final Plan of "Forge Gate Farms" made for Rosemore Building Company, by Engineering and Planning Association, Inc., Consulting Engineers, dated August 27, 1968 and revised September 10, 1968 said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book A-12, Page II and later revised January 3, 1969, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Woodlawn Drive (50 feet wide) said point being the six following courses and distances from a point of curve on the Southeasterly side of Sunnylea Road (50 feet wide): (1) leaving Sunnylea Road on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 3 4.09 feet to a point of reverse curve on the Northeasterly side of Woodlawn Drive; (2) Southeastwardly along the Northeasterly side of Woodlawn Drive on the arc of a circle curving to the right having a radius of 1953.47 feet the arc distance of 238.44 feet to a point of reverse curve at the beginning of a cul-de-sac (of irregular width) at the end of Woodlawn Drive; (3) Southeastwardly along the Northeasterly side of said cul-de-sac on the arc of a circle curving to the left having a radius of 20.00 feet the arc distance of 17.18 feet to a point of reverse curve; (4) Southeastwardly, Southwestwardly, Northwestwardly, and Northeastwardly partly along the Northeasterly, Southeasterly, Southwestwardly and Northwesterly sides of said cul-de-sac on the arc of the circle curving to the right having a radius of 50.00 feet the arc distance of 244.33 feet to a point of reverse curve; (5) Northeastwardly, and Northwestwardly partly along the Northwesterly and Southwestwardly sides of the aforesaid cul-de-sac on the arc of a circle curving to the left having a radius of 20.00 feet the arc distance of 17.72 feet to a point of tangent on the Southwesterly side of Woodlawn Drive; and (6) Northwestwardly along the Southwesterly side of Woodlawn Drive on the arc of a circle curving to the left having a radius of 1903.47 feet the arc distance of 259.36 feet to the point of beginning; thence extending from said point of beginning South 51 degrees, 16 minutes, 27 seconds West, 203.02 feet to a point; thence Northwestwardly on the arc of a circle curving to the left having a radius of 2129.86 feet the arc distance of 95.59 feet to a point; thence extending North 48 degrees, 03 minutes, 12 seconds East, 202.09 feet to a point on the Southwesterly side of Woodlawn Drive aforesaid; thence extending Southeastwardly along the Southwesterly side of Woodlawn Drive on the arc of a circle curving to the right having a radius of 1903.4 7 feet the arc distance of 107.00 feet to the first mentioned point and place of beginning.

CONTAINING in Area 20,557.5 square feet.

BEING Lot Number 50 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Frank R. Putnick and Margaret B. Putnick, husband and wife by Deed from Rosemore Building Company dated January 29, 1971 and recorded February 3, 1971 in Deed Book 3641, Page 576. The said Frank R. Putnick died on July 28, 2003 thereby vesting title in her surviving spouse Margaret B. Putnick by operation of law.

Parcel Number: 53-00-09984-00-7.

Location of property: 968 Woodlawn Drive, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Margaret B. Putnick** at the suit of CIT Bank, N.A. Debt: \$246,210.94.

Jacob M. Ottley, Attorney.

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

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

16-01705

ALL THAT CERTAIN tract of land, in **East Greenville Borough**, County of Montgomery, Commonwealth of Pennsylvania bounded and described, as follows, to wit:

BEGINNING at a point on the Southeasterly sideline of Morris Road (82 feet wide), said point being located South 65 degrees, 53 minutes, 50 seconds West, 420.00 feet from the intersection of said sideline with the Southwesterly sideline of Colonial Drive (82 feet wide); thence extending along Lot 289, partly crossing a 30 feet wide sanitary sewer easements South 24 degrees, 06 minutes, 10 seconds East, 101.50 feet to a point in line of lands of the common area of Colonial Village; thence extending along said lands, through the aforementioned sanitary sewer easement South 65 degrees, 53 minutes, 50 seconds West, 20.00 feet to a point in line of Lot 291; thence extending along said lot North 24 degrees, 06 minutes, 10 seconds West, 101.50 feet to a point on the aforementioned sideline of Morris Road; thence extending along said sideline North 65 degrees, 53 minutes, 50 seconds East, 20.00 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Louis A. Martella by Deed from Mary Alderfer, widow and Michael T. Alderfer dated 08/31/2006 recorded 09/06/2006 in Deed Book 05615, Page 0389.

Parcel Number: 06-00-02884-00-8.

Location of property: 740 Morris Road, East Greenville, PA 18041.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Louis A. Martella** at the suit of PNC Bank, National Association. Debt: \$172,219.32.

Sherri J. Braunstein, Attorney. I.D. #90675

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

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

16-03379

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Jenkintown Borough**, County of Montgomery, State of Pennsylvania, bounded and described according to a recent survey thereof made by J. Walter Ruddach Estate, on 10/25/1911, as follows, to wit:

BEGINNING at a point on the Northerly side of Summit Avenue at the distance of 245.39 feet Westward by a curved line from the Westerly side of Highland Avenue (formerly Updown Road); thence by land now or late of George A. Denny, North 13 degrees, 32 minutes, 35 seconds West, 155.6 feet to an angle; thence by same North 18 degrees, 29 minutes West, 20 feet to a corner, and in line of land now or late of Mrs. Harrison, et al.; thence by same South 71 degrees, 31 minutes West, 68.45 feet to a corner of land now or late of George A. Denny, thence by same South 18 degrees, 29 minutes, East, 20 feet to an angle; thence still by same South 16 degrees, 38 minutes East, 151.54 feet to a point in the said Northerly side of Summit Avenue; and thence along same by a curve bearing to the Southeast with a radius of 1,106.43 feet to a distance of 60 feet to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Scott C. Cantwell and Aimee M. Cantwell by Deed from Paul Zanowiak and Elizabeth B. Zanowiak dated August 17, 1998 and recorded on September 1, 1998 in the Montgomery County Recorder of Deeds in Book 5238, Page 2074.

Parcel Number: 10-00-03840-00-2.

Location of property: 225 Summit Avenue, Jenkintown, PA 19046.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Aimee M. Cantwell and Scott C. Cantwell** at the suit of Federal National Mortgage Association. Debt: \$419,485.36.

Robert W. Williams, 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.

16-03930

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

BEGINNING at a corner on the Easterly property line of Logan Street (50 feet wide) measured North 37 degrees, 38 minutes East, 150 feet from the Northerly property line of Diamond Street; thence along the Easterly side of Logan Street North 37 degrees, 38 minutes East, 50 feet to a corner of Lot No. 874; thence along the same South 52 degrees, 22 minutes East, 140 feet to a corner of the same on the Westerly side of a given 20 feet wide alley; thence along the same South 37 degrees, 38 minutes West, 50 feet to a corner; thence by a course at right angles to the same North 52 degrees, 22 minutes West, 140 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Kristen Burlingston, by Deed from C.K. Builder, Inc., a PA Corporation, dated 10/22/2010, recorded 11/15/2010, in Book 5785, Page 122, Instrument No. 2010103425.

Parcel Number: 16-00-19520-00-3.

Location of property: 870 Logan Street, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kristen Burlingston a/k/a Kristen D. Burlingston** at the suit of Manufacturers and Traders Trust Company Also Known as M&T Bank Successor by Merger to Hudson City Savings Bank, FSB. Debt: \$123,528.54.

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

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

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

16-04179

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Briar House, located at York Road and Meeting House Road in **Cheltenham Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196 by the recording in the Office of the Recording of Deeds of Montgomery County, a Declaration dated 8/4/1971 and recorded 3/20/1973 in Deed Book 3835, Page 533 and an Amendment thereto dated 3/22/1973 and recorded 3/22/1973 in Deed Book 3836, Page 374; and a Second Amendment thereto dated 6/4/1974 and recorded 6/6/1974 in Deed Book 3948, Page 140; and a Third Amendment thereto dated 6/20/1975 and recorded 7/5/1974 in Deed Book 3957, Page 142; and a Fourth Amendment thereto dated 10/15/1974 and recorded 10/16/1974 in Deed Book 3983, Page 186; and a Fifth Amendment thereto dated 10/31/1974 and recorded 10/31/1974 in Deed Book 3986, Page 443; and a Sixth Amendment thereto dated 7/28/1975 and recorded 8/1/1975 in Deed Book 4044, Page 410; and a Seventh Amendment thereto dated 9/19/1975 and recorded 9/23/1975 in Deed Book 4056, Page 406; and an Eighth Amendment thereto dated 11/1975 and recorded 11/16/1975 in Deed Book 4066 page 594 and a Ninth Amendment thereto dated 12/11/1975 and recorded 12/26/1975 in Deed Book 4078, Page 242; and a Tenth Amendment thereto dated 1/116/1976 and recorded 1/118/1976 in Deed Book 4158, Page 394; and an Eleventh Amendment thereto dated 12/28/1977 and recorded 1/18/1978 in Deed Book 4275, Page 83; and a Twelfth Amendment thereto dated 8/16/1988 and recorded 9/12/1988 in Deed Book 4886, Page 1764; and a Thirteenth Amendment thereto dated 10/1/1993 and recorded 10/25/1993 in Deed Book 5058, Page 1632; and a Fourteenth Amendment thereto dated 8/30/1995 and recorded 9/5/1995 in Deed Book 5124, Page 269; and a Declaration Plan dated 6/22/1970 and last revised 3/9/1973 and recorded 3/20/1973 in Condominium Plan Book 1, Page 53; and said Declaration Plan amended and last revised 5/22/1974 and recorded 6/6/1974 in Condominium Plan Book 3, Page 15; and Sheet No. A-5 thereto amended and last revised 6/24/1974 and recorded 7/10/1974 in Condominium Plan Book 3, Page 49; and Sheet No. A-12 thereto Amended and last revised 10/1/1974 and recorded 10/16/1974 in Condominium Plan Book 3, Page 70; and Sheet No. A-10 thereto amended and last revised 10/30/1974 and recorded 10/31/1974 in Condominium Plan Book 3, Page 81 and Sheet No. A-9 Amended and last revised 6/9/1975 and Sheet A-II Amended and last revised 8/7/1975 and both Sheets recorded 8/22/1975 in Condominium Plan Book 4, Page 25 and Sheet No. 4 Amended and last revised 9/10/1975 and recorded 11/6/1975 in Condominium Plan Book 4, Page 31 and Sheet Nos. A-7 and A-9 amended and last revised 6/9/1975 and Sheet A-II amended and last revised 8/7/1975 and both Sheets recorded 8/22/1975 in Condominium Plan Book 4, Page 25 and Sheet No. 4 amended and last revised 9/10/1975 and recorded 9/26/1975 in Condominium Plan Book 4, Page 28 and Sheet No. A-5 amended and last revised 10/29/1975 and recorded 11/6/1975 in Condominium Plan Book 4, Page 31 and Sheet Nos. A-7 and A-9 amended and last revised 12/41/1975 and 8/26/1975 respectively and recorded 12/26/1975 to Condominium Plan Book 4, Page 47 and said Declaration Plan Sheet Nos. A-II and A-12 amended and last revised 1/15/1976 and recorded 1/118/1976 in Condominium Plan Book 4, Page 89 and said Declaration Plan Book Sheet No. A-12 last revised 1/15/1976 and recorded 12/27/1976 in Condominium Plan Book 5, Page 1 and said Declaration Plan Sheet A-I last revised 12/1/1977 and recorded 1/18/1978 in Condominium Plan Book 6, Page 7 and a Code of Regulations dated 8/4/1971 and recorded 3/20/1973 in Deed Book 3835, Page 559 and an Amendment thereto dated 12/20/1977 and recorded 1/3/1978 in Deed Book 4270, Page 9 and a Second Amendment thereto dated 4/8/1987 and recorded 8/11/1987 in Deed Book 4847, Page 1119.

BEING Unit No. B-54 in such Declaration Plan.

TOGETHER WITH a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 0.90%.

BEING the same premises which Leonara Smith a/k/a Lenore Smith, by Deed Dated 7/24/2007 and recorded 8/16/2007, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5660, Page 2780, Instrument #200100363, granted and conveyed unto Leonore Smith.

Parcel Number: 31-00-30106-81-4.

Location of property: 8310 Old York Rd, Unit B-54 assessed as 8302 Old York Road, Unit B-54, Elkins Park, PA 19027.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Randolph C. Smith, Executor of the Estate of Leonore Smith, Deceased** at the suit of HSBC Bank USA, National Association as Trustee for Merrill Lynch Mortgage Investors, Inc., Mortgage Pass-Through Certificates, MANA Series 2007-OAR5. Debt: \$168,232.63.

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.

16-04354

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

BEGINNING at a stake in the middle of a public road leading to the Reading Turnpike; thence along the middle of said road by lands now or late of John Gebhart North fifteen degrees, West seventeen and sixty-one hundredths perches to a stake a corner of land now or late of Enos Raysor; thence by the same along the middle of a public road leading to Tower's Ford South fifty-one degrees, West nine and nine-tenths perches to a stone a corner of land now or late or Samuel Raysor; thence by the same South forty-seven and a half degrees, East fifteen perches to the place of beginning.

CONTAINING eighty-two and five-tenths perches of land, more or less.

BEING the same premises which Kevin M. Rebbie and Nicolette Rebbie, father and daughter, by Deed dated 6/22/2010 and recorded 6/24/2010 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5771, Page 161, granted and conveyed unto Kevin M. Rebbie and Monica Rebbie, husband and wife, in fee.

Parcel Number: 37-00-00151-00-1.

Location of property: 224 Benner Road, Royersford, PA 19468.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Kevin M. Rebbie, Inmate MP2085 and Nicolette Rebbie and Monica Rebbie** at the suit of JP Morgan Chase Bank, National Association. Debt: \$151,108.78.

Samantha Gable, Attorney.

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

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

16-06958

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Green Willow Run, situate in **Upper Moreland Township**, in the County of Montgomery in the 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 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 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, Pages 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 6-G, 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).

TITLE TO SAID PREMISES VESTED IN Cheryl Brooks by Deed from Carla S. Ferreira dated December 15, 2006 and recorded on January 4, 2007 in the Montgomery County Recorder of Deeds in Book 5630, Page 00045 as Instrument No. 2007001865.

Parcel Number: 59-00-19898-51-8.

Location of property: 515 North York Road Condominium 6-G, Willow Grove, PA 19090.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Cheryl Brooks** at the suit of Nationstar Mortgage, LLC. Debt: \$121,102.23.

Roger Fay, Attorney.

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

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

16-07468

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.

TOGETHER with the use, right, liberty and privilege to the grantee, its successors and assigns, in common with NEAPCO, its successors and assign, in and to the use and enjoyment of, as well as loading and unloading from, a certain railroad siding over other lands now or formerly of the Ellis Keystone Company, adjacent to the West and of the herein granted premises and extending from the main line right-of-way of the Reading Company to and across said other land of the Ellis Keystone Company, Inc. and said right and easement granted herein being subject to the duty, liability and obligation on the part of the said grantee, its successors and assigns in common with NEAPCO, its successors and assigns, to make reasonable and proportionate contribution towards the maintenance, upkeep and repair of the said railroad siding.

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

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

The improvements thereon are: Industrial, 1-story warehouse/manufacturing up to 15,000 s.

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

Diane M. Boehret, Attorney.

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

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

16-07805

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Montgomery Mews Condominium located in **Lower Merion Township**, Montgomery County, Commonwealth of Pennsylvania, which has been submitted to the Provisions of the Unit Property Act of PA, by the Recording in the Recorder of Deeds Office of a Declaration, dated 7-26-1979 and recorded on 9-26-1980 in Deed Book 4563, Page 538 and a First Amendment, dated 11-1-1980 in Deed Book 4648, Page 135 and Declaration Plan, dated 1-8-1979 and revised 5-1-1979 and recorded on 9-26-1980 in Condominium Plan Book 8, Page 40 and a Code of Regulations, dated 7-26-1979 and recorded on 9-26-1980 in Deed Book 4563, Page 554 and a First Amendment, dated 11-1-1980 and recorded 8-3-1981 in Deed Book 4648, Page 151 being and designated on Declaration Plan as Unit No. C 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).

BEING the same premises which Robert Surh and Sun Joo Kim, by Indenture dated June 20, 2006 and recorded on October 16, 2006 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5619, Page 2434, Instrument Number 2006127678, granted and conveyed unto Terri Goldfine.

Parcel Number: 40-00-38188-15-7.

Location of property: 20 Montgomery Avenue, Condominium C, Bala Cynwyd, PA 19004 (Lower Merion Township). The improvements thereon are: Residential - condominium townhouse.

Seized and taken in execution as the property of **Terri Goldfine** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for The Benefit of The Certificateholders of The CWALT, Inc., Alternative Loan Trust 2006-OA18, Mortgage Pass Through Certificates Series 2006-OA18. Debt: \$282,773.00.

Alicia M. Sandoval, Attorney. I.D. #311874

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

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

16-08049

ALL THAT CERTAIN two and one-half story brick dwelling house and lot of ground upon which the same is erected, situate on the South side of Walnut Street, between Manatawny and York Streets, in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a Plan of Subdivision by Ralph E. Shaner & Son, Engineering Company of Pottstown, PA dated December 07, 1988, as follows, to wit:

BEGINNING at a point on the Southwest corner of Manatawny and Walnut Streets; thence along the line of the legal right-of-way of said Manatawny Street, South 04 degrees, 48' West a distance of 142.37 feet to Rowan Alley; thence South 74 degrees, 45' East a distance of 20.00 feet to a point, a corner of this lot and Lot No. 2 on said plan; thence along Lot No. 2 the seven following courses and distances: (1) North 15 degrees, 15' East a distance of 22.00 feet to a point; (2) thence North 74 degrees, 45' West a distance of 12.90 feet to a point; (3) thence North 14 degrees, 32', 13" East a distance of 85.83 feet to a point; (4) thence North 74 degrees, 13' West, 4.30 feet to a point; (5) thence North 15 degrees, 47' East, 8.00 feet to a point; (6) thence North 74 degrees, 13' West a distance 4.92 feet to a point; (7) thence along the party wall shared with the brick dwelling on Lot No. 2 North 15 degrees, 47' East, a distance of 44.08 feet to a point; thence North 74 degrees, 45' West a distance of 23.45 feet to the point and place of beginning.

BEING the same premises which Colleen Harami, a single woman by Deed dated July 28, 2006 and recorded October 3, 2006 in the office of the Recorder of Deeds in and for Montgomery County in Deed Book 5618, Page 00583, granted and conveyed unto Colleen Harami, a single woman, Kim Gallagher, a single woman, Joint Tenants With Rights of Survivorship.

Parcel Number: 16-00-29700-00-2.

Location of property: 2 Walnut Street, Pottstown, PA 19464.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Kim Gallagher a/k/a Kim Gallager and Colleen Harami a/k/a C. Harmi** at the suit of Wells Fargo Bank, National Association as Trustee for ABFC 2006-OPT2 Trust, Asset Backed Funding Corporation Asset Backed Certificates, Series 2006-OPT2 c/o Owcen Loan Servicing, LLC. Debt: \$93,063.27.

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.

16-08180

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a survey and plan made by Laverock Gardens, made by George B. Mebus Inc., Engineers, Glenside, PA on August 8, 1955 and revised November 11, 1955, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Laverock Road (50 feet wide) which point is measured on the arc of a circle curving to the left having a radius of 1184.82 feet the arc distance of 101.74 feet from a point which point is measured on the arc of a circle curving to the left having a radius of 20 feet the arc distance of 34.23 feet from a point on the Southwesterly side of Twickenhant Road (50 feet wide); thence extending South 45 degrees, 41 feet, 38 inches East, 88 feet to a point; thence extending South 32 degrees, 54 minutes, 50 seconds West,

94.70 feet to a point an angle; thence extending South 26 degrees, 06 feet, 03 inches West, 9.56 feet to a point; thence extending North 45 degrees, 41 feet, 38 inches West, 111.36 feet to a point on the Southeastly side of Laverock Road; thence extending along the Southeastly side of Laverock Road North 44 degrees, 18 feet, 22 inches East, 39.39 feet to a point of curve; thence extending along the arc of a circle curving to the right having a radius of 1184.82 feet the arc distance of 62.61 feet to the first mentioned point and place of beginning.

BEING the same premises which Jesse L. Katz a/k/a Jesse Katz, by Deed dated 05/05/2003 and recorded 05/08/2003 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5458, Page 0283, granted and conveyed unto Jesse L. Katz a/k/a Jesse Katz and Danielle Kristina Katz a/k/a Danielle K. Katz a/k/a Danielle Katz.

Parcel Number: 31-00-16936-00-7.

Location of property: 604 Laverock Road, Glenside, PA 19038.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jesse L. Katz a/k/a Jesse Katz and Danielle Kristina Katz a/k/a Danielle K. Katz a/k/a Danielle Katz** at the suit of Bank of America, N.A., Successor by Merger to Fleet National Bank, Principally located in Rhode Island. Debt: \$80,441.25.

Harry B. Reese, Attorney. I.D. #310501

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

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

16-08538

ALL THAT CERTAIN brick message and lot or piece of land, situate on the Southeast corner of Charlotte and Oak Streets, in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded, limited and described, as follows, to wit:

BEGINNING at a stake on the Easterly side of Charlotte Street, aforesaid, a point marking the middle of the partition or division wall of the hereby granted brick message adjoining on the South owned by Thomas Kochel; thence extending along the same Eastwardly and passing in the greater part of said course and distance through the middle of the partition or division wall aforesaid 68 feet, 06 inches to a point in line of the rear end of said two brick message, said point being distant 20 feet and 08 inches more or less, South from the Southerly line of Oak Street; thence continuing Eastwardly along line dividing the hereby granted premises and the premises of the said Thomas Kochel, adjoining on the South 45 feet, 03 inches to a point marking the Easterly line of a frame stable, situated on the rear of the hereby granted premises, said point being 24 feet, 08 inches South from the Southerly line of Oak Street; thence continuing Eastwardly along the line aforesaid dividing the hereby granted premises and the premises of said Thomas Kochel, adjoining on the South 26 feet, 06 inches to a point a corner of the hereby granted premises and the premises of the said Thomas Kochel, and in line of land dividing the hereby granted premises of the First Mennonite Church adjoining on the East; thence extending along the same Northwardly (incorrectly stated as Eastwardly) 24 feet and 08 1/2 inches to the Southerly side of Oak Street aforesaid; thence along said Oak Street Westwardly 140 feet and 03 inches to Charlotte Street aforesaid; thence along the East side of said Charlotte Street, Southwardly 24 feet, 10 inches more or less to the aforesaid stake or point of beginning.

Parcel Number: 16-00-03432-00-8.

Location of property: 404 North Charlotte Street, Pottstown, PA.

The improvements thereon are: Commercial, multi use.

Seized and taken in execution as the property of **Gregory Penny and Robert W. Scheetz and Erin Scheetz** at the suit of Pottstown School District. Debt: \$6,162.86.

Diane M. Boehret, Attorney.

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

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

16-08883

PREMISES "A"

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

BEGINNING at a point in the original center line of Limekiln Turnpike (50 feet wide), said point being also in the Southwesterly right-of-way line of the North Pennsylvania Railroad (Reading Company); thence along the said right-of-way line of North Pennsylvania Railroad (Reading Company) the two following courses and distances: (1) South 39 degrees, 25 minutes, 54 seconds East, 290.15 feet to a rail monument, an angle point; (2) thence South 42 degrees, 38 minutes, 48 seconds East, 89.90 feet to a point; thence South 47 degrees, 21 minutes 12 seconds West, 63.89 feet to a point; thence extending Northwestwardly along land now or late of Joseph F. Morrone adjoining to the Southwest, North 48 degrees, 24 minutes, 32 seconds West, 216.98 feet to a point, a corner; thence along land now or late of Doris M. Cummings the three following courses and distances: (1) North 41 degrees, 31 minutes, 28 seconds East, 45 feet to a point; (2) thence North 25 degrees, 47 minutes, 51 seconds West, 31.21 feet to a point; (3) North 48 degrees, 24 minutes, 32 seconds West crossing half the bed of the aforesaid Limekiln Turnpike (50 feet wide) 125 feet to the original center line; thence along said aforesaid original center line of Limekiln Turnpike North 42 degrees, 44 minutes East, 60.80 feet to the Southwesterly right-of-way line of the North Pennsylvania Railroad (Reading Company), the first mentioned point and place of beginning.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM ALL THAT CERTAIN Lot or piece of ground, with the buildings and improvements to be thereon erected, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Plan of Part of Glenside Industrial Park made for Paul Vollrath by Haggerty, Boucher and Hagan, Inc., Engineers of Abington, Pennsylvania on the 18th day of January, A.D. 1961 as follows to wit:

BEGINNING at a point in the original center line of Limekiln Turnpike (70 feet wide) and the Southwesterly side of North Pennsylvania (Reading Company) Railroad; thence extending from said point of beginning along the Southwesterly Right-of-Way Line of the North Pennsylvania (Reading Company) Railroad South 39 degrees, 25 minutes, 54 seconds East, 154.43 feet to a point; thence extending South 40 degrees, 31 minutes, 28 seconds West, 26.77 feet to a point on the Northeastly side of a 24 feet wide Right-of-Way or Easement for driveway which extends Northwestwardly into Limekiln Turnpike; thence extending along the same and passing through the building erected on this Lot North 48 degrees, 24 minutes, 32 seconds West, 153.59 feet to a point in the original center line of Limekiln Turnpike; thence extending along the same North 42 degrees, 44 minutes East, 50.88 feet to a point on the Southwesterly right-of-way line of the North Pennsylvania (Reading Company) Railroad, being the first mentioned point and place of beginning.

TOGETHER with the free and common use, right, liberty and privilege of a certain 24 feet wide right-of-way, easement or driveway extending to the Limekiln Turnpike across the premises and the premises adjoining to the Northwest as and for a driveway, passageway and means of ingress, egress and regress from these premises at all times hereafter, forever.

PREMISES" B"

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

BEGINNING at a point on the Southwesterly right-of-way line of the North Pennsylvania Railroad (Reading Company), which point is measured along the aforesaid Southwesterly right-of-way line of the North Pennsylvania Railroad (Reading Company) from a point in the original center line of Limekiln Turnpike (50 feet wide); thence the two (2) following courses and distances: (1) South 39 degrees, 25 minutes, 54 seconds East, 290.15 feet to a rail monument, an angle point; (2) thence South 42 degrees, 38 minutes, 49 seconds East, 89.90 feet to a point, the place of beginning; thence South 42 degrees, 38 minutes, 48 seconds East, 339.20 feet to a point; thence along line of land now or late of J. Edward Shmidheiser adjoining to the Southwest North 83 degrees, 19 minutes, 18 seconds West, 473.53 feet to a point, a corner; thence extending Northeastwardly through land now or late of Joseph Trunk and along the Southeastly side of a certain twenty-foot wide easement or right-of-way and along the Southeastly rear lines of lots or land now or late of (1) Michael Greger and (2) Louis J. and Samuel A. Trunk North 11 degrees, 47 minutes, 42 seconds East, 109.46 feet to a point, a corner; thence Northwestwardly along the Northerly line of lands now or late of Louis J. and Samuel A. Trunk North 82 degrees, 25 minutes, 18 seconds West, 29.84 feet to a point, a rear corner of land now or late of Frank K. Pennecale; thence extending Northeastwardly along said land now or late of Frank Pennecale North 7 degrees, 34 minutes, 42 seconds East, 64.68 feet to a point in line of land now or late of Louis and Millie DiLenzo; thence extending Southeastwardly along said land now or late of Louis and Millie DiLenzo said land now or late of Joseph F. Morrone adjoining to the Northeast South 82 degrees, 50 minutes, 48 seconds East, 193.71 feet to a point, a corner of land now or late of Joseph Morrone and land of Joseph Trunk, said point being also a corner of land about to be conveyed to the Grantee herein; thence North 47 degrees, 21 minutes, 12 seconds East, 63.89 feet to the first mentioned point and place of beginning.

TOGETHER with the free and common use, right, liberty and privilege of a certain 20 feet wide right-of-way, easement or driveway, as more fully set forth as follows, to wit:

ALL THAT CERTAIN strip or piece of ground, situate in **Cheltenham Township**, Montgomery County, etc., beginning at a corner stone in the Southeastly side of Limekiln Turnpike (50 feet wide) said stone being a corner of land now or late of Joseph Trunk and land formerly of James E. McCaughey now or late of Harold Vandegrift, at the distance of 3,089.18 feet more or less Northeastwardly from the intersection which the said Southeastly side of Limekiln Turnpike (produced) makes with the center line of East Avenue (33 feet wide); thence along the said Southeastly side of Limekiln Turnpike North 9 degrees, 13 minutes East, 20.01 feet to a point; thence South 79 degrees, 10 minutes East, 179.40 feet to a point; thence North 15 degrees, 57 minutes East crossing land now or late of Michael Greger and crossing land now or late of Louis J. and Samuel A. Trunk 89.70 feet to a point; thence South 78 degrees, 16 minutes East, 20.05 feet to a point; thence along the Easterly side of land now or late of Louis J. and Samuel A. Trunk and land now or late of Michael and Marie Ann Greger his wife South 15 degrees, 57 minutes West, 109.46 feet to a point; thence along land now or late of James E. McCaughey and now or late of Harold Vandegrift North 79 degrees, 10 minutes West, 197.10 feet to the place of beginning, as set forth in agreement dated 1/28/1971 and recorded in Deed Book 3674, Page 65.

Parcel Number: 31-00-17332-00-7.

Location of property: 1-A Limekiln Pike, Glenside, PA.

The improvements thereon are: Industrial.

Seized and taken in execution as the property of **Packaged Electrical Power, Inc.** at the suit of School District of Cheltenham Township. Debt: \$13,324.33.

Diane M. Boehref, 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.

16-09844

ALL THAT CERTAIN lot or piece of land, together with dwelling, lying In the North of Summit Street between Main Street and School Lane, in **Telford Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a recent survey and plan dated November 1, 1946, as prepared by Stanley F. Moyer, Registered Surveyor, Souderton, Pennsylvania, being Lot. No. 6 on the said plan, as follows, to wit:

BEGINNING at an iron pin in the center line of a proposed twenty (2) feet roadway now known as Acorn Avenue and in line of lands of the Grantor and James A. LeGates, Jr. formerly Harry A. Blank, said pin being four hundred ninety (490) feet North of the center line of Summit Avenue; thence along the center line of Acorn Avenue, North forty-three degrees, forty-five minutes (43 degrees, 45 minutes) West, one hundred eight and five-tenths-feet (108.5) to an iron pin; thence along land formerly of Benjamin Simones North forty-eight degrees, thirty-three minutes (48 degrees, 33 minutes) East, one hundred thirty and forty-one one hundredth feet (130.41 feet) to an iron pin, a corner; thence along lands of formerly Harry A. Gross the two following courses and distances: South forty-three degrees, forty-five minutes (43 degrees 45 minutes) East, sixty and twenty-two one-hundredths feet (60.22) to an iron pin and North forty-four degrees, thirty minutes (44 degrees 30 minutes) East, eighty-six one hundredth feet (.86 feet), (erroneously described in mortgage as 86 feet) to an iron pin; thence along lands of the grantors about to be conveyed to John Dillon South forty-three degrees, forty-five minutes (43 degrees 45 minutes) East, forty-one and sixty-five one-hundredths feet (41.65) to an Iron pin; thence along Lot No. 5 South forty-five degrees, thirty-seven minutes (45 degrees 37 minutes) West, one hundred thirty-one and three-tenths feet (131.3) to the place of beginning.

BEING the same premises which Donald R. Schrey, by Deed dated September 14, 2009 and recorded October 26, 2009 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5749, Page 914, granted and conveyed unto Donald R. Schrey, as Trustee of The Donald R. Schrey Revocable Living Trust Under Trust Agreement dated September 14, 2009 and Their Substitutes and Successors as Trustee thereunder, while reserving a life estate in Donald R. Schrey.

Parcel Number: 22-02-00013-00-8.

Location of property: 393 Acorn Avenue, Telford, PA 18969.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Donald R. Schrey, Individually and as Trustee of The Donald R. Schrey Revocable Living Trust Under Trust Agreement dated 09/14/2009 and Their Substitutes and Successors** at the suit of James B. Nutter & Company. Debt: \$189,270.02.

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

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

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

16-10070

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

BEGINNING at a point, an iron pin on the Northerly line of Walnut Street, at a corner of this and other lands of Hiram Hamberger distant 176 feet, 6 and 1/2 inches measured Eastwardly from the Easterly line of Franklin Street; thence extending from said point of beginning at right angles to said Walnut Street Northwardly 140 feet, 2 and 1/2 inches, more or less to an alley; thence extending along said alley Eastwardly 31 feet, 2 inches to Lot Number 41, late of Mary Anna Fryer, now Oliver Fryer; thence extending by the same Southwardly 140 feet, 2 and 1/2 inches, more or less to Walnut Street, aforesaid; thence extending by the same Westwardly 31 feet, 2 inches to the first mentioned iron pin and place of beginning.

BEING the whole of Lot Number 39 and part of Lot Number 37.

BEING the same premises which RCJ Realty, LLC, a Pennsylvania Limited Liability Company, by Indenture dated 05-01-03 and recorded 01-15-04 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5490, Page 1398, granted and conveyed unto Real Solutions, Inc., a Pennsylvania Corporation.

Parcel Number: 16-00-30756-00-8, Map #16005 030.

Location of property: 419 Walnut Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **John J. Piekarski** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$85,286.92 plus interest to sale date.

Tyler J. Wilk, 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.

16-10187

ALL THAT CERTAIN unit shown and described on Record Plan of Site Development for Rosecliff, situate in **Lower Salford Township**, County of Montgomery and Commonwealth of Pennsylvania, said Plan made for T.H. Properties, made by Stout Tacconelli & Associates, Inc. dated January 25, 1996, last revised September 12, 1996 in Land Site Plan 3, Page 362 and Declaration of Planned Community made by T.H. Properties dated March 21, 1997 and recorded March 25, 1997 in Deed Book 5180, Page 1751.

BEING Building B, Unit 2.

BEING the same premises which Ronald E. Sweigart and Amy E. Sweigart Wilson, a/k/a Amy E. Sweigart, by Indenture dated July 27, 2001 and recorded in the Recorder of Deeds, in and for the County of Montgomery, aforesaid, in Deed Book 5372 and Page 766 &c., granted and conveyed unto Donald M. Yoder and Sandra Lea Yoder, husband and wife, in fee.

Parcel Number: 50-00-03566-70-4, Map #50006D010.

Location of property: 20 Raleigh Court, Building B, Unit 2, Harleysville PA 19438, Planned Unit Development.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Charles Palko, Jr. and Donna J. Palko** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$274,037.91 plus interest to sale date.

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

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

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

16-10399

ALL THAT CERTAIN message and dwelling and lot or piece of ground, with the improvements thereon erected, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a survey dated September 1957, prepared by George F. Shaner, C.E., as follows, to wit:

BEGINNING at a point on the Southeasterly side of South Long Lane (50 feet wide) which point of beginning is measured the following two courses and distances from a point of curve on the Southerly side of Buchert Road (50 feet wide): (1) on the arc of a circle curving to the left having a radius of 30 feet, the arc distance of 29.34 feet to a point of tangent; (2) South 30 degrees, 01 minutes West, 384.04 feet to the point of beginning; thence extending from said point of beginning along line of Lot No. 4 South 59 degrees, 59 minutes East, 200 feet to a point; thence South 30 degrees, 01 minutes West, 150 feet to a point; thence North 59 degrees, 59 minutes West, 200 feet to a point on the Southeasterly side of South Long Lane aforesaid; thence along the said side of South Long Lane North 30 degrees, 01 minutes East, 150 feet to the first mentioned point and place of beginning.

BEING all of Lot No. 5 and the Northerly 50 feet of Lot No. 6 on a Plan of Lots of Crestwood, Section B, recorded in Montgomery County Plan Book A-4, Page 30.

Parcel Number: 42-00-01114-00-5.

Location of property: 1228 Crestwood Drive, Lower Pottsgrove, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Gregory F. Collins and Kathleen M. Collins** at the suit of Pottsgrove School District. Debt: \$8,344.71.

Diane M. Boehret, Attorney.

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

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

16-10965

ALL THAT CERTAIN unit in the property known, named and identified as Montgomery Brook, a Condominium, located in **Limerick Township**, Montgomery County, Commonwealth of PA which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA C. S. 3101 et seq. by the recording in the Montgomery County Department of Records of a Declaration recorded in Deed Book 4860, Page 1 162 an amendment thereto recorded in Deed Book 4863, Page 651, amendment thereto recorded in Deed Book 4872, Page 792, amendment thereto recorded in Deed Book 4881, Page 1409 amendment thereto recorded in Deed Book 4891, Page 1218: amendment thereto recorded in Deed Book 4895, Page 2463, amendment thereto recorded in Deed Book 4905, Page 1362, amendment thereto in Deed Book 4912, Page 324, amendment thereto recorded in Deed Book 4918, Page 1836, amendment thereto in Deed Book 4927, Page 206, amendment thereto recorded in Deed Book 4932, Page 982, amendment thereto recorded in Deed Book 4946, Page 2006, amendment thereto recorded in Deed Book 4957, Page 1481, amendment thereto recorded in Deed Book 4977, Page 770, amendment thereto recorded in Deed Book 4985, Page 2371, amendment thereto recorded in Deed Book 5003, Page 1579, amendment thereto recorded in Deed Book 5003, Page 2317 amendment thereto recorded in Deed Book 5011, Page 289, amendment thereto recorded in Deed Book 5019, Page 2148, amendment thereto recorded in Deed Book 5032, Page 2483, amendment thereto recorded in Deed Book 5045, Page 20, amendment thereto recorded in Deed Book 5059, Page 843, and amendment thereto recorded in Deed Book 5075, Page 107 and amendment thereto recorded in Deed Book 5085, Page 93 and amendment thereto recorded in Deed Book 5103, Page 1302, including plats and plans being and designated as Unit No. 1713, together with a proportionate undivided interest in the common elements (as defined in such Declaration).

TITLE TO SAID PREMISES IS VESTED IN Louise M. Harty, Trustee of The Louise M. Harty Revocable Living Trust u/d/t June 24, 2005 and Robert Carraghan, by Deed from Louise M. Harty, Trustee of The Louise M. Harty Revocable Living Trust u/d/t June 24, 2005 dated February 8, 2010 and recorded May 25, 2010 in Deed Book 5767, Page 02685. The said Robert Carraghan died on January 22, 2014 thereby vesting title into Louise M. Harty, Trustee of The Louise M. Harty Revocable Living Trust u/d/t June 24, 2005.

Parcel Number: 37-00-00745-34-3.

Location of property: 1713 Foxmeadow Circle, Building 17, Condominium 1713, Royersford, PA 19468.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **Louise M. Harty, as Trustee of The Louise M. Harty Revocable Living Trust, Donald A. Carraghan, Known Surviving Heir of Robert Carraghan, Louise M. Harty, William R. Carraghan, Known Surviving Heir of Robert Carraghan, Tracy Lee Carraghan-Alston, Known Surviving Heir of Robert Carraghan, Linda G. Carraghan, Known Surviving Heir of Robert Carraghan, Unknown Surviving Heirs of Robert Carraghan and Keith B. Carraghan, Known Surviving Heir of Robert Carraghan** at the suit of Bank of America, N.A. Debt: \$137,088.44.

Joseph I. Foley, Attorney.

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

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

16-11272

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

SITUATE on the Northeasterly side of Erlen Road (50 feet wide) at the distance of 168.04 feet Northwestwardly from a concrete monument marking the intersection of the produced Northeasterly side of Erlen Road and the produced Northwesterly side of Cedar Lane (40.34 feet wide) in the Township of Cheltenham, County of Montgomery, State of Pennsylvania.

CONTAINING in front or breadth on the said Erlen Road 23.96 feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to Erlen Road crossing a certain 12 feet wide driveway which extends Southeastwardly from Penrose Avenue (50 feet wide) to Cedar Lane, on the Northwesterly line thereof 95.36 feet and on the Southeasterly line thereof 95.41 feet to the Southwesterly side of Willow Avenue (50 feet wide) and containing in the rear along the Southwesterly side of Willow Avenue 23.96 feet.

Parcel Number: 31-00-09499-00-1.

Location of property: 1815 Erlen Road, Lamott, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Alexander Harris, Jr.** at the suit of School District of Cheltenham Township. Debt: \$4,749.90.

Diane M. Boehret, Attorney.

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

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

16-11431

ALL THAT CERTAIN lot or piece of ground, situate in **West Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania described in accordance with a Subdivision Plan of Glasgow-Heath, Inc. made by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Paoli, PA, dated 5/9/1977 and revised 5/31/1977 and recorded in the Office of the Recorder of Deeds of Montgomery County at Norristown, PA, in Plan Book A-30, Page 88, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Pulaski Street (50 feet wide) said point being located North 51 degrees ,17 minutes West, 68.99 feet along the Northeasterly side of Pulaski Street from a point a corner of lands now or late of Morris J. Nimmerichter; thence extending from said beginning point along the aforementioned Northeasterly side of Pulaski Street the two (2) following courses and distances, viz: (1) North 51 degrees, 17 minutes West, 54.99 feet to a point of tangent; and (2) North 44 degrees, 17 minutes, 07 seconds West, 1.23 feet to a point a corner of Lot No. 1; thence extending along the same, North 38 degrees, 43 minutes, 00 seconds East, 224.85 feet to a point in line of other lands now or late of Glasgow-Heath, Inc. (to be dedicated to Township for future Recreational Area); thence extending along the same, South 51 degrees, 17 minutes, 00 seconds East, 56.22 feet to a point a corner of Lot No. 3; thence extending along the same South 38 degrees, 43 minutes, 00 seconds West, 225.00 feet to the first mentioned point and place of beginning.

BEING shown as Lot No. 2 on said plan.

BEING the same premises which E. Clifford Tenney and Sandra Lee Tenney, his wife, by Deed dated 7/31/96 and recorded 8/1/96 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5156, Page 0525, and Instrument #011987, granted and conveyed unto Ronald Mendenhall and Wendy A. Mendenhall, his wife, in fee.

Parcel Number: 64-00-03892-09-4.

Location of property: 152 Pulaski Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Wendy A. Mendenhall and Ronald Mendenhall** at the suit of Nationstar Mortgage, LLC. Debt: \$223,207.98.

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.

16-12861

ALL THAT CERTAIN message or tenement and lot or piece 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 Northwest side of DeKalb Street in line of land now or late of Zieber Hart, at the distance of one hundred forty-eight feet, six inches Southwest from the Southwest side of Spruce Street; thence Northwest on a line at right angles to said DeKalb Street and along land now or late of Zieber Hart, one hundred thirty feet to a stake on the Southeast side of Ross Alley; thence extending along said side of said alley, Southwest, twenty-six feet, six inches to a stake in line of land now or late of Charles Major; thence extending along said land, Southeast, the line passing through the middle of the partition wall between the house erected on the lot hereby conveyed and the house now or late of said Charles Major, one hundred thirty feet to a point on the Northwest side of DeKalb Street, aforesaid; thence extending along said side of said DeKalb Street Northeast twenty-six feet, six inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Allen G. Andain and Muthel C. Andain, Trustees of the Allan G. Andain and Muthel C. Andain Revocable Living Trust, dated December 30, 2004, by Deed from Allan G. Andain and Muthel C. Andain, h/w, dated 12/30/2004, recorded 01/26/2005, Instrument No. 200514129, Book 107, Page 042.

Parcel Number: 13-00-10104-00-8.

Location of property: 1033 DeKalb Street, Norristown, PA 19401-3847.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Allan G. Andain, Individually and in His Capacity as Executor of The Estate and Trustee of The Estate of Muthel C. Andain a/k/a Muthiel Cenida Andain, Allan G. Andain and Muthel C. Andain Revocable Living Trust dated December 30, 2004** at the suit of U.S. Bank National Association, as Trustee, for The C-Bass Mortgage Loan Asset-Backed Certificates, Series 2005-CB3. Debt: \$128,796.73.

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

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

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

16-13117

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot No. 4, on a plan of Laverock Downs made by Charles E. Shoemaker, Professional Engineer of Abington, Pennsylvania on the 7th day of July A.D. 1958, which plan is recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown in Plan Book A-4, Page 87 and described, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Deer Run Road (fifty feet wide) which point is measured North forty-three degrees, fifty-four minutes, twenty-four seconds West, eight hundred fifty-one and thirteen one-hundredths feet from a point of tangent therein, which point of tangent is measured on the arc of a circle curving to the left having a radius of one hundred seventy-five feet the arc distance of one hundred eighty and twenty one-hundredths feet from a point of curve on the Easterly side of Deer Run Road which point of curve is measured North fifteen degrees, five minutes, thirty-six seconds West, twenty and twelve one-hundredths feet from the Northerly terminus of the radial intersection connecting the Easterly side of Deer Run Road with the Northerly side of Cobden Road (fifty feet wide) (said radial intersection having a radius of twenty feet an arc distance of thirty-one and forty-two one-hundredths feet); thence extending from said point of beginning along the Northeasterly side of Deer Run Road North forty-three degrees, fifty-four minutes, twenty-four seconds West, one hundred feet to a point in Lot No. 3, on said plan; thence extending along the same North forty-six degrees, five minutes, thirty-six seconds East, two hundred feet to a point in land now or late of Dennis J. Cardinal Dougherty; thence extending along the same South forty-three degrees, fifty-four minutes, twenty-four seconds East, one hundred feet to a point in Lot No. 5 on said plan; thence extending along the same South forty-six degrees, five minutes, thirty-six seconds West, two hundred feet to a point on the Northeasterly side of Deer Run Road, being the first mentioned point and place of beginning.

Parcel Number: 31-00-08191-00-4.

Location of property: 7901 Deer Run Road, Cheltenham, PA 19038.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Nationstar Mortgage, Inc.** at the suit of School District of Cheltenham Township. Debt: \$10,000.49.

Diane M. Boehret, Attorney.

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

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

16-13214

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Moreland Township**, Montgomery County, Pennsylvania bounded and described according to a Final Plan of Long Lane Farms made for Gianni Builders, Inc., by Kissane-Leddy Associates, Inc., Civil Engineers and Land Surveyors, dated 7/18/1979 and recorded in the Office for the Recording of Deeds at Norristown, Montgomery County, Pennsylvania in Plan Book A-38, Page 65, as follows, to wit:

BEGINNING at a point of curve on the Northeasterly side of Philip Road (50 feet wide) said point being measured the three following courses and distances from a point of reverse curve on the Northwesterly side of Martin Road (50 feet wide): (1) leaving Martin 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 Northeasterly side of Philip Road; (2) North 48 degrees, 5 minutes, 45 seconds West, 202.73 feet to a point of curve on the same; and (3) on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 51.45 feet to a point of beginning, said point of beginning being a point, a corner of Lot No. 3 as shown on the above mentioned plan; thence extending from said point of beginning along the Northeasterly and Northwesterly sides of Philip Road on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 123.92 feet to a point of reverse curve on the Northwesterly side of Philip Road; thence extending from said point of curve 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 Northeasterly side of Long Lane (50 feet wide); thence extending along the Northeasterly side of Long Lane, North 15 degrees, 30 minutes, 52 seconds West, 108 feet to a point, a corner of Lot No. 1 as shown on the above mentioned plan; thence extending along Lot No. 1 as shown on the above mentioned plan, North 85 degrees, 5 minutes, 0 seconds East, 245.04 feet to a point, a common corner of lands now or late, of Donald M. and Ruth C. Dickson and a point, a corner of Lot No. 3 as shown on the above mentioned plan; thence extending along Lot No. 3 as shown on the above mentioned plan, South 25 degrees, 3 minutes, 29 seconds West, 164.67 feet to the first mentioned point of curve and place of beginning.

CONTAINING in area 24,641 square feet.

UNDER AND SUBJECT to certain Conditions, Rights and Restrictions as may now appear of record.

BEING Lot No. 2 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Jonathan A. Madnick and Maria C. Madnick, by Deed from Kenneth S. Reiver and Sue S. Reiver, dated 11/02/2000, recorded 11/30/2000, in Book 5340, Page 1575.

Parcel Number: 41-00-06765-00-7.

Location of property: 573 Philip Road, Huntingdon Valley, PA 19006-2937.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jonathan A. Madnick and Maria C. Madnick** at the suit of Deutsche Bank National Trust Company, as Trustee for GMACM Mortgage Loan Trust 2005-J1. Debt: \$458,242.61.

Peter Wapner, Attorney. I.D. #318263

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

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

16-13238

ALL THAT CERTAIN lot of piece of ground, Numbered 7 and the improvements erected thereon, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, as shown on a plan prepared by Momenee and Associates, Civil Engineers and Land Surveyors, titled "Final Record Plan, Scheetz Tract" (the "Final Record Plan"), Sheet 1 of 8, dated May 27, 1992, last revised December 22, 1993, as recorded in Plan Book A54, Pages 384 and 385, and described, as follows, to wit:

BEGINNING at a point in the Southern most corner of said lot, said point lying on the intersection of the Southeastern boundary line of said subdivision within the bed of Spring Mill Road (41.5 feet wide) with the centerline of Mirabeau Lane (34 feet wide and private) from said beginning point along aforesaid Mirabeau Lane centerline and lands of Lot 2, 1210 Mirabeau Lane, North 23-30-35, West 25.00 feet to a point on the Northern right-of-way of Spring Mill Road; thence leaving said right-of-way along the same North 26-29-00, West 220.00 feet to a point of curvature; thence on the arc of a circle curving to the right in a Northern direction having a radius of 200.00 feet and an arc distance of 48.87 feet to a point of tangency; thence North 12-29-00, West 10.64 feet to a point; thence leaving said centerline along lands of Lot 6, 1221 Mirabeau Lane and crossing a monument to be set marking the Eastern right-of-way of Mirabeau Lane North 65-50-00, East 301.69 feet to a point on line of lands of Joseph E. Colen, Jr.; thence along said lands and crossing a monument to be set marking the Northern right-of-way of Spring Mill Road South 24-10-00, East 310.10 feet to a point lying in the bed of Spring Mill Road; thence along the bed of Spring Mill Road and along lands of the Philadelphia Country Club South 67-01-00, West 299.28 feet to the first mentioned point and place of beginning.

BEING the same premises which Michael G. Pouls and Sheryl A. Pouls, husband and wife, as Tenants by the Entirety, by Deed dated May 14, 2013 and recorded May 31, 2013 in the Office of the Recorder of Deeds in and for the County of as Instrument Number 2013057891 Book 5875, Page 0710, granted and conveyed unto James Didio and Marla Green, husband and wife, as Tenants by the Entirety.

Parcel Number: 40-00-37842-30-5.

Location of property: 1211 Mirabeau Lane a/k/a 1500 Spring Mill Road, Lower Merion, PA 19035.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **James Didio and Marla J. Green a/k/a Marla Green** at the suit of M&T Bank s/b/m with Hudson City Savings Bank. Debt: \$1,924,591.08.

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

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

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

16-13457

ALL THAT CERTAIN lot or piece of ground, situate in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a Subdivision Plan of land of James S. Deibert prepared by Ralph E. Shaner and Son Engineering Company dated 11/25/1983 and recorded in Plan Book C-16, Page 54, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Willow Street (50 feet wide), said point being measured along the same in a Southwestwardly direction a distance of 120 feet, more or less, from the Southwestwardly side of Airy Street; thence extending from said point of beginning along the said Northwesterly side of Willow Street, South 38 degrees, 04 minutes West crossing sewer and water lines 29.0 feet to a point, a corner of Lot No. 3 on said plan; thence extending along said lot, North 51 degrees, 56 minutes West, 140.0 feet to a point on the Southeasterly side of Summit Lane (30 feet wide); thence extending along the same North 38 degrees, 04 minutes East, 29.00 feet to a point; thence extending South 51 degrees, 56 minutes East 140.00 feet to the first mentioned point and place of beginning.

CONTAINING in area 4,060 square feet.

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

TITLE TO SAID PREMISES IS VESTED IN Jennifer E. Fichthorn and Kenneth E. Fichthorn, husband and wife, by Deed from Milton R. lacy, Jr. and Rita M. Lacy, dated June 29, 2001 and recorded July 16, 2001 in Deed Book 5367, Page 01027.

Parcel Number: 16-00-33064-30-1.

Location of property: 641 Willow Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jennifer E. Fichthorn and Kenneth E. Fichthorn** at the suit of HSBC Bank USA, N.A. Debt: \$208,827.18.

Christine L. Graham, Attorney.

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

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

16-14091

ALL THAT CERTAIN tract or piece of land, situate in **Upper Providence Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Survey thereof made by Earl R. Ewing, Registered Surveyor, Phoenixville, Pennsylvania on March 8, 1945, as follows, to wit:

BEGINNING at a spike in a public road leading from the Perkiomen Bridge to Port Providence, known as Hollow Road, a corner of land formerly of Jacob Koch, now of Root; thence extending in the bed of said road, South three degrees, West thirty-six and sixty-seven one-hundredths feet to a spike in the road; thence along lands of A. Moses, South eighty-three degrees, fifty-seven minutes West, eighty-five and fifty-eight one-hundredths feet to a fence post; thence still along land of A. Moses, North thirty-two degrees, forty-two minutes West, one hundred four and seventeen one-hundredths feet to an iron pipe on the Easterly side of a fourteen feet wide alley known as Duck Alley; thence along the Easterly side of Duck Alley, North fifty-two degrees, thirty-one minutes East, thirty-eight feet to an iron pipe; thence along land formerly of Jacob Koch, now of Root, South thirty-seven degrees, five minutes East, seventy-three and seventeen one-hundredths feet to a point, three inches off the corner of a dwelling; thence still along lands of said Root, South eighty-five degrees, thirty minutes East, sixty-nine feet to the place of beginning.

CONTAINING seven thousand sixty-six and four-tenths square feet, more or less.

BEING the same premises conveyed from Dennis J. Shreves and Susan M. Shreves to Dennis J. Shreves and Susan M. Shreves by Deed dated May 27, 2004 and recorded on August 13, 2004 at Book 5521, Page 2700 and Instrument #2004165022 in the Office of the Montgomery County Register of Deeds.

Parcel Number: 61-00-02524-00-7.

Location of property: 305 Hollow Road, Phoenixville, PA 19460.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Dennis J. Shreves a/k/a Dennis M. Shreves** at the suit of Deutsche Bank National Trust Company as Trustee for Carrington Mortgage Loan Trust, Series 2004-NC2, Asset-Backed Pass-Through Certificates. Debt: \$163,786.60.

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.

16-14111

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, Montgomery County, Commonwealth of PA, described according to a survey and plan made by Over and Tingley, Civil Engineers, Havertown, PA, on 11/30/1949, as follows, to wit:

BEGINNING at a point on the Southeast side of Glen Arbor Drive (50 feet wide) which point is measured North 32 degrees, 48 minutes, 32 seconds East, 112.79 feet from a point which point is measured on the arc of a circle curving to the right having a radius of 7 feet the arc distance of 11.47 feet from a point on the Northeast side of Twin Oaks Drive (50 feet wide); thence extending from said beginning point along the Southeast side of Glen Arbor Drive North 32 degrees, 46 minutes, 32 seconds East, 44.28 feet to a point of curve; thence extending along the arc of a circle curving to the right having a radius of 405.03 feet the arc distance of 13.72 feet to a point; thence extending South

55 degrees, 17 minutes, 2 seconds East, 153.11 feet to a point; thence extending South 41 degrees, West 9.89 feet to a point; thence extending South 74 degrees, 20 minutes, 48 seconds West, 42.90 feet to a point; thence extending North 62 degrees, 21 minutes, 40 seconds West, 108.45 feet to a point of curve; thence extending along the arc of a circle curving to the right having a radius of 730 feet arc distance of 15.41 feet to a point on the Southeast side of Glen Arbor Drive, the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Laurence Brown and Elizabeth M. Brown by Deed from Walter Pachter and Susan M. Pachter dated January 12, 1981 and recorded January 16, 1981 in Deed Book 4596, Page 581. The said Elizabeth M. Brown died on December 9, 2006 thereby vesting title into Laurence Brown by operation of law. The said Laurence Brown died on January 21, 2016. Letters of administration were granted to Fraser Huntingdon Brown, Executor of The Estate of Laurence Brown on March 22, 2016.

Parcel Number: 40-00-19316-00-3.

Location of property: 522 Glen Arbor Drive, Wynnewood, PA 19096.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Fraser Huntingdon Brown, Executor of the Estate of Laurence S. Brown** at the suit of Finance of America Reverse, LLC. Debt: \$337,986.68.

Joseph I. Foley, Attorney.

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

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

16-14529

ALL THAT CERTAIN lot or piece of ground situate, in **West Pottsgrove Township**, Montgomery County, Pennsylvania and described according to a Plan of Subdivision made for Holly Acres, dated January 19, 1973, last revised February 19, 1980 and recorded in Montgomery County in Plan Book A-39, Page 63, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Holly Drive (50 feet wide) which point is measured the two following courses and distances from a point of curve on the Northwesterly side of Dogwood Lane (50 feet wide), viz: (1) on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.27 feet to a point; and (2) North 48 degrees, 34 minutes, 06 seconds West, 194.00 feet to the place of beginning; thence extending from said point of beginning North 48 degrees, 34 minutes, 06 seconds West along the said Northeasterly side of Holly Drive 40.00 feet to a point, a corner of Lot No. 87; thence extending along the same, North 39 degrees, 08 minutes, 54 seconds East, 90.00 feet to a point, a corner of Lot No. 76; thence extending along the same, South 48 degrees, 34 minutes, 06 seconds East, 42.51 feet to a point, a corner of Lot No. 85; thence extending along the same South 41 degrees, 25 minutes, 54 seconds West, 90.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 86 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN T'Pring Williams, as Sole Owner, by Deed from Michael Gaines, Jr., dated 05/31/2006, recorded 06/30/2006, in Book 5606, Page 1264.

Parcel Number: 64-00-02446-11-8.

Location of property: 711 Holly Drive, Pottstown, PA 19464-3605.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **T'Pring Williams a/k/a T'Pring L. Williams** at the suit of HSBC Bank USA, N.A., as Trustee on Behalf of Ace Securities Corporation Home Equity Loan Trust and for The Registered Holders of Ace Securities Corporation Home Equity Loan Trust, Series 2006-ASAP5, Asset Backed Pass-Through Certificates. Debt: \$175,431.36.

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

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

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

16-15102

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Hatboro Borough**, County of Montgomery and Commonwealth of Pennsylvania and described according to a Plan of Hatboro Gardens made for Parkwood Homes Company by George B. Mebus, Registered Professional Engineer, Glenside, PA dated March 6, 1950 which plan is recorded in the Office for the Recording of Deeds at Norristown, PA in Deed Book 2056, Page 601, as follows, to wit:

BEGINNING at a point on the Easterly side of Rorer Avenue (50 feet wide) which point is measured the five following courses and distance along the Easterly and Southerly side of Rorer Avenue from a point formed by the intersection of the said Easterly side of Rorer Avenue with the Northeasterly side of Falmer Avenue (formerly Cemetery Avenue (45 feet wide) (both lines produced): (1) extending from said point of intersection North 46 degrees, 12 minutes, 30 seconds East, 180 feet to a point of curve; (2) on a line curving to the right having a radius of 20.00 feet the arc distance of 31.42 feet to a point of tangent; (3) South 43 degrees, 47 minutes, 30 seconds East, 62.13 feet to a point of curve; (4) on a line curving to the left having a radius of 100.00 feet the arc distance of 209.21 feet to a point of tangent; (5) North 16 degrees, 20 minutes, 30 seconds East, 267.15 feet to a point and place of beginning; thence extending from said beginning point along the said Easterly side of Rorer Avenue North 16 degrees, 20 minutes, 30 seconds East, 60.00 feet to a point; thence extending South 73 degrees, 39 minutes, 30 seconds East, 165.00 feet to a point in the Westerly right-of-way line of North East Pennsylvania Railroad Company; thence extending along the same South 16 degrees, 20 minutes, 30 seconds West, 60.00 feet to a point; thence extending along the same South 16 degrees, 20 minutes, 30 seconds West, 60.00 feet to a point; thence extending North 73 degrees, 39 minutes, 30 seconds East, 165 feet to the first mentioned point and place of beginning.

BEING Lot No. 33 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Thomas E. Schnell and Dawn M. Schnell, by Deed from Thomas E. Schnell and Dawn M. Schnell, known as Dawn M. Batson was recorded 12/03/03, in the Montgomery County Recorder of Deeds in Book 05484, Page 0707 as Instrument Number 2003631866.

Parcel Number: 08-00-05209-00-3.

Location of property: 47 Rorer Avenue, Hatboro, PA 19040.

The improvements thereon are: Single family.

Seized and taken in execution as the property of **Thomas J. Schnell, Jr., Administrator of the Estate of Dawn Schnell and Christina Schnell, Administrator of the Estate of Dawn Schnell** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, et al. Debt: \$374,101.55.

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.

16-19889

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be thereon erected, situate in **East Norriton Township**, Montgomery County, Pennsylvania bounded and described according to a Final Plan of Stone Bridge Estates made by Momence and Associates, Surveyors and Consulting Engineers dated May 31, 1988 last revised September 29, 1992 said plan being recorded in the Office of the Recording of Deeds at Norristown, Montgomery County, Pennsylvania in Plan Book A-54, Page 9, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Crossing Circle (50 feet wide) said point of beginning being a corner of Lot 18 as shown on the above mentioned plan; thence extending from said point of beginning along the aforesaid lot South 46 degrees, 37 minutes, 17 seconds East, 191.73 feet to a point a corner of lands marked "Open Space"; thence extending along the same South 43 degrees, 22 minutes, 43 seconds West, 90 feet to a point a corner of Lot 20 as shown on the above mentioned plan; thence extending along the aforesaid Lot North 46 degrees, 37 minutes, 17 seconds West, 175.27 feet to a point of curve on the Southeasterly side of Crossing Circle; thence extending along the same the 2 following courses and distances: (1) on the arc of a circle curving to the left having a radius of 325 feet and the arc distance of 85.43 feet to a point of tangent on the same; and (2) thence extending along the same North 26 degrees, 00 minutes, 00 seconds East, 6.36 feet to the first mentioned point and place of beginning.

CONTAINING in area 16,320 square feet.

CONTAINING in area 0.375 acres.

BEING Lot 19 as shown on the above mentioned plan.

BEING the same premises which Darryll Petrancuri and Rachelle Petrancuri, husband and wife, by Deed dated June 29, 2005 and recorded July 19, 2005 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 05562, Page 2204, granted and conveyed unto Darryll Petrancuri.

Parcel Number: 33-00-01846-63-2.

Location of property: 2708 East Crossing Circle, Norristown, PA 19403.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Darryll Petrancuri** at the suit of Wells Fargo Bank, N.A., s/b/m to World Savings Bank, FSB. Debt: \$316,296.80.

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

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

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

16-20161

ALL THAT CERTAIN lot or piece of land, with the buildings thereon erected, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey made by Hiltner and Hitchcock, Civil Engineers, as follows, to wit:

BEGINNING at a point on the Northwest side of Forrest Avenue, at the distance of three hundred and four one-hundredths feet Northeastwardly from the Northeast side of Marshall Street, a corner of this and land now or late of Vernon E. Brooks and wife; thence extending along said land, North forty-six degrees, forty-two minutes West, one hundred fifty-six and seventy-two one-hundredths feet to a point on the Northwest side of an alley laid out eighteen feet wide; thence extending along said side of said alley, North forty-five degrees, thirty-five minutes East, twenty-five feet to a point, a corner of land now or late of Harvey H. Martin and wife; thence extending along said land, South forty-six degrees, forty-two minutes East, the line for a part of the distance passing through the middle of the partition wall between the house hereon erected and the house thereon erected, one hundred fifty-seven feet to a point on the Northwest side of Forrest Avenue; thence extending along the Northwest side of Forrest Avenue, South forty-five degrees, thirty-five minutes West, twenty-five feet to the place of beginning.

TOGETHER With the free and uninterrupted use, liberty and privilege of passage in and along the aforesaid private right of way or alley, laid out eighteen feet wide and extending across the rear of the above described premises, which said private right-of-way or alley begins at a point to the Southwest side of Buchanan Avenue (fifty feet wide) at the distance of one hundred thirty-nine and eighty-four one-hundredths feet Northwestwardly from the point of intersection of the said side of Buchanan Avenue with the Northwest side of Forrest Avenue Northwestwardly eighteen feet to a point in the line of Lot No. 16 on a revised plan of lots laid out by Hiltner and Hitchcock; thence extending along Lot No. 16, Southwestwardly one hundred fifty feet to a point in the line of land now or late of J. Donald Roberts, being Lot No. 3 on the aforesaid plan; thence extending along said Lot, Southeastwardly eighteen feet to a point and thence Northeastwardly one hundred fifty feet to a point in the Southwest side of Buchanan Avenue, the place of beginning.

AND TOGETHER WITH the free, ingress, regress and egress to and for the said Grantees, their heirs and assigns and their tenants, under tenants, occupiers or passageways of the premises hereinabove described and hereby granted and conveyed and the premises contiguous to the said private right-of-way or alley, at all times and seasons forever, subject nevertheless, to the proportionate part of all necessary charges and expenses which shall from time to time accrue in paving, mending and cleaning the aforesaid private right-of-way.

UNDER AND SUBJECT nevertheless, to the easement of the above described eighteen feet wide alley, extending across the rear of the premises hereby conveyed as hereinabove set forth.

BEING the same premises which Troy A. Martzall and Jenny Watson, husband and wife, by Deed dated December 28, 2012 and recorded in the Recorder of Deeds Office in and for Montgomery County, Pennsylvania on January 2, 2013 in Book 5859, Page 02771, Instrument No. 2013000243 granted and conveyed unto David R. Ammon.

Parcel Number: 63-00-02344-00-5.

Location of property: 633 Forrest Avenue a/k/a 633 North Forrest Avenue, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **David R. Ammon** at the suit of Stonegate Mortgage Corporation. Debt: \$149,508.63.

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.

16-20535

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a record plan, Phase IV and V "Brooke Run Development" made by Brian J. Nixon and Associates, Civil Engineers and Land Surveyors dated 7/11/2001 and last revised 8/15/2001 and recorded in Plan Book A-60, Page 193, as follows, to wit:

BEGINNING at a point of curve on the Northeasterly side of Grace Lane (50 feet wide), at a corner of this and Lot 41 as shown on the above mentioned plan; thence extending from said point of beginning and along Lot 41 North 51 degrees, 21 minutes, 35 seconds East, 183.73 feet to a point, a corner in line of land now or late of Stanton R. Diffenderfer; thence extending along the same South 36 degrees, 24 minutes, 25 seconds East, 112.79 feet to a point a corner in line of Lot 43; thence extending along the same South 53 degrees, 36 minutes, 35 seconds West, 183.35 feet to a point a corner on the Northeasterly side of Grace Lane; thence extending along the same the two following courses and distances, as follows, to wit: (1) North 36 degrees, 23 minutes, 25 seconds West, 91.84 feet to a point of curve; (2) on the arc of a circle curving to the left having a radius of 350.00 feet the arc distance of 13.74 feet to a point being the first mentioned point and place of beginning.

BEING Lot 42 as shown on the above mentioned plan.

TITLE TO SAID PREMISES VESTED IN Flora H. Capasso by Deed from Macintosh Builders, Inc., a PA Corporation dated June 26, 2003 and recorded on July 25, 2003 in the Montgomery County Recorder of Deeds in Book 5466, Page 1153, as Instrument No. 015503.

Parcel Number: 57-00-01160-57-2.

Location of property: 3013 Grace Lane, Pennsburg, PA 18073.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Flora H. Capasso** at the suit of The Bank of New York Mellon, f/k/a The Bank of New York, as Successor-in-Interest to JP Morgan Chase Bank, N.A. f/k/a JP Morgan Chase Bank, as Trustee for Bear Stearns Asset-Backed Securities Trust 2003-AC4, Asset-Backed Certificates . Debt: \$210,141.93.

Robert W. Williams, 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.

16-20751

ALL THAT CERTAIN tract or parcel of ground, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, being shown on a Plan of Subdivision Plan prepared for KD Property Management, LLC, by Horizon Engineering Associates, LLC, as dated 4-25-05, and being more fully described, as follows:

BEGINNING at a point on the Northerly right-of-way line of Lincoln Avenue, said point being the intersection of said right-of-way and the line dividing the lands of Lot 4 and Lot 5, as shown on the above referenced plan, and from said beginning point running; thence (1) along said right-of-way, North 74 degrees, 50 minutes, 00 seconds West a distance of 22.50 feet to a point along a dividing line of Lot 4 and Lot 3; thence, (2) along said dividing line, North 15 degrees, 13 minutes, 00 seconds East a distance of 135.00 feet to a point along a twenty (20) foot wide alley; thence, (3) along the Southerly line of said alley, South 74 degrees, 50 minutes, 00 seconds East a distance of 22.50 feet to a point along the dividing line of Lot 4 and Lot 5; thence, (4) along said dividing line, South 15 degrees, 13 minutes, 00 seconds East a distance of 135.00 feet to the point and place of beginning.

CONTAINING 3.038 square feet or 0.0697 acres of land.

TITLE TO SAID PREMISES IS VESTED IN Robert M. Smith, IV, by Deed from KD Property Management, LLC, a Pennsylvania Limited Liability Company, dated 05/10/2006, recorded 05/25/2006, in Book 5602, Page 0514.

Parcel Number: 16-00-19260-10-9.

Location of property: 645 Lincoln Avenue, Pottstown, PA 19464-4811.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert M. Smith, IV** at the suit of Wells Fargo Bank, N.A.
Debt: \$157,707.77.

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

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

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

16-20809

ALL THAT CERTAIN half of a double brick messuage of tenement and two lots of land, situate in the Seventh Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, on the South side of Walnut Street between Adams and Grant Streets, bounded and described, as follows, to wit:

TRACT #1 on which the house is erected, beginning at the South side of Walnut Street at a point a corner of this and land now or late Godfrey Goldsmith; thence by the same Southwardly, passing in said course thru the middle of a double brick house erected on this and lot adjoining on the West, 135 feet to an alley; thence along said alley Eastwardly 19 feet to land now or late of Joseph S. Dunn; thence along said land now or late of Dunn, Northwardly 135 feet to Walnut Street aforesaid; thence along said Walnut Street Westwardly 19 feet to the place of beginning.

TRACT #2 beginning at the Southwest corner of Grant and Walnut Streets; thence extending Westwardly by said Walnut Street 30 feet to a point in a line of land now or late of Godfrey Goldsmith; thence Southwardly along the line of the same and on a line parallel with said Grant Street 135 feet to an alley; thence Eastwardly and parallel with said Walnut Street, by said alley, 30 feet to Grant Street aforesaid; thence Northwardly by the same 135 feet to a point on the South side of Walnut Street aforesaid, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Monroe Brant and Jannie R. Brant, his wife, by Deed from Thomas A. Cotter and Elizabeth T. Cotter, his wife, dated 11/03/1978, recorded 11/08/1978, in Book 4360, Page 38.

Monroe Brant was a co-record owner of the mortgaged premises as a Tenant by the Entirety. By virtue of Monroe Brant's death on or about 10/07/2013, his ownership interest was automatically vested in the Surviving Tenant by the Entirety.

Parcel Number: 16-00-30324-00-8.

Location of property: 676 Walnut Street, Pottstown, PA 19464-5745.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jannie R. Brant** at the suit of MTGLQ Investors, L.P.
Debt: \$83,117.62.

Peter Wapner, Attorney. I.D. #318263

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

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

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 Ortlipp, et ux.; thence along the same, South 44 degrees, 30 minutes West, 100 feet to an iron pin, a corner; thence still along said Ortlipp'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 21J8 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 **Janet T. Copenhaver a/k/a Janet Copenhaver and Paul P. Copenhaver a/k/a Paul Copenhaver** at the suit of Key Bank, N.A., as Successor by Merger to First Niagara Bank, N.A.
Debt: \$199,417.49.

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

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

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

16-20861

ALL THAT CERTAIN message and lot of land known as 300 West Freedley Street, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania bounded and described, as follows ,to wit:

BEGINNING at a point on the West side of Freedley and Juniper Streets; thence along the Northwest side of Juniper Street Southwesterly 100 feet to the Northeast side of a 20 feet wide alley; thence along the said side of said alley and at right angles to said Juniper Street Northwesterly 23 feet to a point a corner of this and other land of Herbert's Land; thence Northeasterly parallel to Juniper Street 100 feet the line passing through the middle of the partition wall between this house and the adjoining House #302 to the Southwest side of Freedley Street Southeasterly 23 feet to the place of beginning.

BEING the same premises which Rose Lee McKay, by Deed dated April 7, 2014 and recorded April 9, 2014 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5909, Page 00898, granted and conveyed unto Jacqueline E. Leonard.

Parcel Number: 13-00-12624-00-8.

Location of property: 300 West Freedley Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jacqueline E. Leonard** at the suit of Pennymac Loan Services, LLC. Debt: \$80,293.70.

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

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

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

16-20909

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate in **Lansdale Borough**, County of Montgomery and State of Pennsylvania, bounded described according to a plan of survey made for George Baker by John E. Burkhardt and Associates, dated May 23, 1958, as follows, to wit:

BEGINNING at the intersection of the Southwesterly side of Locust Avenue (40 feet wide) with the Northwesterly side of Edgemont Avenue (50 feet wide); thence extending along the Southwesterly side of said Locust Avenue, North forty-five degrees, twenty-four minutes, thirty seconds West, fifty feet to a point; thence extending South forty-four degrees, thirty-five minutes, thirty seconds West, one hundred forty-five feet to a point; thence extending South forty-five and thirty-four one-hundredths feet to a point on the Northwesterly side of said Edgemont Avenue; thence extending along the said Northwest arly side of said Edgemont Avenue, North forty-six degrees, twenty-six minutes East, one hundred forty-five and seven one-hundredths feet to the Southwesterly side of Locust Avenue aforesaid, the first mentioned point and place of beginning.

BEING the same more or less, but subject to all legal highways.

BEING the same premises which John F. Cullen and Judith L. Cullen, by her agent Mary Garner by Power of Attorney dated 8/25/2004 and about to be recorded and Michael S. Gamer and Mary Gamer, individual, by Deed dated 8/27/2004 and recorded 9/21/2004, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5526, Page 217, granted and conveyed unto Paul J. Smith and Courtney L. Smith.

Parcel Number: 11-00-09304-00-9.

Location of property: 64 Edgemont Avenue, Lansdale, PA 19446.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Paul J. Smith and Courtney L. Smith** at the suit of JP Morgan Chase Bank, National Association. Debt: \$279,599.96.

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.

16-22082

ALL THAT CERTAIN parcel of land, situated in **West Norriton Township**, County of Montgomery, Commonwealth of Pennsylvania, being known and designated as a plan thereof known as Subdivision No. 2 of Marshall Manor and made by Donald H. Schurr, Registered Professional Engineer, Norristown, Pennsylvania, on August 2, 1955 and recorded at Norristown in the Office of the Recorder of Deeds in Plan Book A-2, Page 71, being bounded and described, as follows:

BEGINNING at a point on the Northwesterly side of Colonial Avenue (60 feet wide) at the distance of 20 feet measured Southwestwardly along same from the intersection of the Northwesterly side of Colonial Avenue (60 feet wide) and the Southwesterly side of Avendale Road (50 feet wide) (both lines produced); thence extending along Colonial Avenue South 42 degrees, 48 minutes West, 100.04 feet to a point; thence extending North 47 degrees, 17 minutes West, 99.87 feet to a point; thence extending North 42 degrees, 48 minutes East, 120.14 feet to a point on the Southwesterly side of Avendale Road; thence extending along the same South 47 degrees, 12 minutes East, 79.87 feet to a point of curve; and thence extending along the arc of a circle to the right with a radius of 20 feet the arc distance of 31.42 feet to the first mentioned point and place of beginning.

BEING the same property conveyed to Frank H. Perkins who acquired title by virtue of a Deed from Frank H. Perkins and Betty Jane Perkins, dated February 2, 2000, recorded May 18, 2000, at Deed Book 5317, Page 0711, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 63-00-01603-00-8.

Location of property: 115 Colonial Avenue, Norristown, PA 19403.

The improvements thereon are: Single family dwelling.
Seized and taken in execution as the property of **Frank H. Perkins** at the suit of Nationstar Mortgage, LLC.
Debt: \$186,793.87.

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.

16-22112

ALL THOSE CERTAIN lots or pieces of ground, situate in **Hatboro Borough**, Montgomery County, Pennsylvania, being Lots No. 19 and 20 in Block B on a certain plan of lots made by Edward H. and J. Raymond Bussinger by Edward Pickering, Jr., C.E., August 28, 1925, recorded in Deed Book No. 971, Page 600 and revised as to change of name from Bonair Avenue to Terrace Road, bounded and described according thereto, as follows:

BEGINNING at a point in the Northwesterly side of Lincoln Avenue (50 feet) at the distance of 150 feet Northwestwardly from the intersection of the Northeasterly side of Terrace Road (50 feet wide) with the Northwesterly side of Lincoln Avenue; thence along the Northwesterly side of Lincoln Avenue North 45 degrees, 4 minutes East, 50 feet to a point a corner of Lot No. 21, Block B; thence by Lot No. 21 Block B, North 44 degrees, 56 minutes West, 150 feet to a point, a corner of Lot No. 8, Block B; thence by Lots No. 8 and 7, Block B, South 44 degrees, 4 minutes West, 50 feet to a point, a corner; thence by Lot No. 18 Block B South 44 degrees, 56 minutes East, 150 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Mae Renshaw and John Richard Sangillo, by Deed from Timothy P. Schuch and Jennifer B. Schuch, h/w, dated 06/09/2007, recorded 06/22/2007, in Book 5651, Page 2638.

Parcel Number: 08-00-03157-00-3.

Location of property: 487 Lincoln Avenue, Hatboro, PA 19040-2242.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John Richard Sangillo and Mae Renshaw** at the suit of U.S. Bank National Association. Debt: \$214,809.24.

Peter Wapner, Attorney. I.D. #318263

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

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

16-22120

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitpain Township**, Montgomery County, Pennsylvania, and described according to a certain plan thereof known as "Map of Section "F" of Washington Square Heights Inc." made by Yerkes Engineering Company, dated 6/19/1958 and last revised 9/22/1958, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Daws Road (50 feet wide), said point being the 2 following courses and distances from a point of curve on the Southeasterly side of Stirling Way (50 feet wide): (1) leaving Stirling Way on the arc of a circle curving to the left having a radius of 13 feet the arc distance of 20.42 feet to a point of tangent on the Northeasterly side of Daws Road; and (2) South 49 degrees, 09 minutes East along the Northeasterly side of Daws Road 914.50 feet to the place of beginning; thence extending from said point of beginning North 40 degrees, 51 minutes East, 143.81 feet to a point; thence extending South 49 degrees, 12 minutes East, 100 feet to a point; thence extending South 40 degrees, 51 minutes West, 143.90 feet to a point on the Northeasterly side of Daws Road aforesaid; thence extending North 49 degrees, 09 minutes West along the Northeasterly side of Daws Road 100 feet to the first mentioned point and place of beginning.

BEING Lot No. 250 as shown on the above mentioned plan.

BEING the same premises which Alton L. Haynes, Sr., by Deed dated March 24, 2010 and recorded March 25, 2010 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5762, Page 00491, granted and conveyed unto Talicia L. Ashford and David Bryan, Jr., as Tenants by the Entirety.

Parcel Number: 66-00-01279-00-5.

Location of property: 1525 Daws Road, Blue Bell, PA 19422.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Talicia L. Ashford and David Bryan, Jr.** at the suit of Citimortgage, Inc. Debt: \$187,307.04.

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

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

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

16-22251

ALL THAT CERTAIN lot known as Lot No. 19, in the Estates at Huntington Valley, a Planned Community, situate in **Lower Moreland Township**, in accordance with and subject to the terms, limitations, conditions, covenants, restrictions, and other provisions of declaration of covenants, easements and restrictions for the Estates of Huntington Valley, a Planned Community dated July 24, 2003, and recorded on July 31, 2003 in the office of the Recorder of Deeds in and for Montgomery County, Pennsylvania at Norristown, Pennsylvania in Deed Book 5487, at Page 00520.

TITLE TO SAID PREMISES IS VESTED IN Boris Berson, husband and Tanya Berson, wife, as Tenants by the Entirety, by Deed from K. Hovnanian at Lower Moreland II, LLC, a Pennsylvania Limited Liability Company, dated 09/17/2003, recorded 12/01/2003, in Book 5463, Page 1873.

Parcel Number: 41-00-08867-21-8.

Location of property: 27 Sunflower Way, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Tanya Berson a/k/a T. Berson a/k/a Tayna Berson and Boris Berson a/k/a B. Berson** at the suit of Bank of America, N.A., Successor by Merger to Countrywide Bank, a Division of Treasury Bank, N.A. Debt: \$88,645.62.

Peter Wapner, Attorney, I.D. #318263

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

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

16-22258

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

BEGINNING at a point on the Southeastly side of Locust Street 121.4 feet Northeastly from the East corner of Locust and Basin streets; thence by Lot No. 1 now or late of H.F. Sites, at right angles with said Locust Street Southeastly 96 feet to land now or late of Mrs. Schlicher; thence by said land Southwestly parallel to Locust Street 20 feet to a corner; thence Northwestly parallel to the first above described line by a 5 feet wide alley and lands now or late of Franklin L. Smith 96 feet to the Southeastly side of said Locust Street; thence by said side of said Locust Street Northeastly 20 feet to the place of beginning.

BEING the same premises which Jar Investment, Inc., by Deed dated 3/16/2001 and recorded 5/14/2001 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5360, Page 300, granted and conveyed unto Alonzo Leach and Walter Ebo.

Parcel Number: 13-00-20516-00-9.

Location of property: 1218 Locust Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Alonzo Leach and Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Walter Ebo, Deceased** at the suit of Citizens Bank of Pennsylvania. Debt: \$80,210.39.

Gregory Javardian, Attorney, I.D. #55669

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

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

16-22398

ALL THAT CERTAIN frame message, tenement, and lot of land, situated in **West Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point for a corner in the middle of Grosstown Road, at a distance of two hundred and ninety-seven feet (297') Northwardly from the middle of Berks Street, it being a corner of this and lands of the Pottstown Gas and Water Company; thence by lands of the aforesaid Company, at right angles with said road in an Easterly direction one hundred and twenty-one feet (121') to a point for a corner; thence in a Northerly direction one hundred and ten feet (110') to a point for a corner; thence Westwardly one hundred and seventeen feet (117') to the middle of the first named road; thence by the same in a Southerly direction, one hundred and eight feet (108') to the place of beginning.

BEING The same premises which Robert L. Grubb and Christine M. Grubb, husband and wife, by Deed dated March 26, 2004 and recorded April 2, 2004 in the Montgomery County Recorder of Deeds Office in Deed Book 5502, Page 326, granted and conveyed unto John P. Haraczka.

Parcel Number: 64-00-01747-00-7.

Location of property: 920 Grosstown Road, West Pottsgrove Township, PA.

The improvements thereon are: Residential - single family dwelling house.

Seized and taken in execution as the property of **John P. Haraczka** at the suit of 21st Mortgage Corporation, Assignee of Wells Fargo Bank, N.A. Debt: \$118,376.23.

Thomas A. Caphart, Attorney, I.D. #57440

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

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

16-23388

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania, Beginning at a point in the Northerly side of Oak Road (40 feet wide) at the distance of 475 feet eastwardly from the intersection which the said Oak Road produced makes with the Easterly side of Limekiln Turnpike (50 feet wide) produced; thence by a line passing through the party wall of a twin house North 04 degrees, 24 minutes, 30 seconds West, 70.01 feet to a point; thence by a line

passing through Lot 98 North 05 degrees, 42 minutes, 37 seconds West, 55 feet to a point: thence Eastwardly by a line curving to the left having a radius of 18.55 feet the distance of 25.76 feet to a point; thence by a line radial to Oak Road West 05 degrees, 58 minutes, 18 seconds East, 125 feet to a point in the said side of Oak Road; thence by the same Westwardly by a line curving to the right with a radius of 1980 feet for the distance of 28 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jane E. Walsh and Brian R. Walsh by Deed from Jane E. Walsh, Executrix of the Estate of Mary E McCafferty, Deceased on the one part dated 10/22/1991 recorded 11/07/1991 in Deed Book 4991, Page 582.

Parcel Number: 31-00-20974-00-1.

Location of property: 324 Oak Road, Glenside, PA 19038-3917.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Alan Hague, Known Heir of Jane E. Walsh, et al.** at the suit of Ocwen Loan Servicing, LLC. Debt: \$73,722.62.

John Eric Kishbaugh, Attorney.

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

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

16-23445

ALL THAT CERTAIN lot or piece of ground, situate in **Franconia Township**, Montgomery County, Pennsylvania and described according to a Plan of Subdivision made for Robert Kratz by Urwiler and Walter, Inc., Registered Professional Engineers dated June 20, 1971 and revised July 7, 1971 and recorded at the Office for the Recording of Deeds at Norristown, Montgomery County, in Plan Book B-20, Page 99, as follows, to wit:

BEGINNING at a point on the Southeastly side of Ridgeview Drive (50 feet wide) said point being the four following courses and distance from a point of curve on the Southwesterly side of Keller Road (41.5 feet wide): (1) leaving Keller Road on the arc of circle curving to the left having a radius of 25 feet the arc distance of 39.27 feet; (2) South 43 degrees, 14 minutes, 5 seconds West along the Southeastly side of Ridgeview Drive 319.25 feet to a point of curve; (3) on the arc of a circle curving to the right having a radius of 325 feet the arc distance of 66.40 feet to a point of tangent; (4) South 54 degrees, 56 minutes, 26 seconds West along the Southeastly side of Ridgeview Drive 108.18 feet to the point of beginning; thence extending from said point of beginning South 46 degrees, 15 minutes, 45 seconds East, 341.13 feet to a point in line of lands now or late of James Siegrist; thence extending South 43 degrees, 14 minutes, 5 seconds West along the last mentioned lands 172 feet to a point; thence extending North 46 degrees, 45 minutes, 55 seconds West, 349.43 feet to a point on the Southeastly side of Ridgeview Drive aforesaid; thence extending along the Southeastly side of Ridgeview Drive the 3 following courses and distances: (1) North 43 degrees, 42 minutes, 58 seconds East, 113.65 feet to a point of curve on the same; (2) on the arc of a circle curving to the right having a radius of 275 feet the arc distance of 53.89 feet to a point of tangent on the same; and (3) North 54 degrees, 56 minutes, 26 seconds East, 8.03 feet to the first mentioned point and place of beginning.

BEING Lot No. 15 as shown on the above mentioned plan.

BEING the same premises which Henry G. Furczyk and Gloria D. Furczyk, by Deed dated August 31, 2006 and recorded in the Recorder of Deeds Office in and for Montgomery County, Pennsylvania on September 15, 2006 in Book 05616, Page 1501, Instrument No. 2006115858 granted and conveyed unto Kevin D. Bayer and Mary Ann Esch. Parcel Number: 34-00-04221-33-5.

Location of property: 722 Ridgeview Drive, Telford, PA 18969.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kevin D. Bayer and Mary Ann Esch** at the suit of Bank of New York Mellon, et al. Debt: \$317,296.48.

Stephen M. Hladik, Attorney. I.D. #66827

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

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

16-23618

ALL THAT CERTAIN lot or piece of ground, situate in **New Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision prepared for Windlestrae Associates, recorded in Plan Book 28, Pages 227-236 and/or Plan Book 28, Pages 237-246, as follows, to wit:

BEING Lot #2, as shown on said plan.

BEING the same premises which Harold V. Lohmiller, Jr. by Deed dated 10/1/2002 and recorded 10/2/2002 Recorder of Deeds the County of Montgomery in Deed Book 5427, Page 1698 granted and conveyed unto Windlestrae Associates, a Pennsylvania General Partnership.

AND THE SAID Windlestrae Associates. a Pennsylvania General Partnership by Deed dated 4/14/2005 and recorded 4/22/2005 in the Recorder of Deeds in the County of Montgomery in Deed Book 5551, Page 453 granted and conveyed unto Windlestrae Investment, LLC, a Pennsylvania Limited Liability Company.

BEING part of the same premises which Windlestrae Investment, LLC by Indenture bearing date 11/02/2012 and recorded 12/06/2012 in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, PA being Instrument Number 2012122750, recorded in Deed Book 5856, Page 2962, granted and conveyed unto East Mabel Investments, LLC, a Pennsylvania Limited Liability Company, in fee.

BEING part of the same premises which East Mabel Investments, LLC, a Pennsylvania Limited Liability Company, by Indenture bearing date 02/13/2013 and recorded 02/19/2013 in the Office of the Recorder of Deeds in and for the County of Montgomery in Record Book 5864, Page 00514, granted and conveyed unto NVR, Inc., a Virginia Corporation Trading as Ryan Homes, in fee.

UNDER AND SUBJECT to a Master Declaration of Windlestrae Planned Community Phases II, III, IV and V dated 8/6/2007, recorded 9/5/2007 and recorded in Deed Book 5663, Page 116, in the County aforesaid, affecting the unit or lot described above, a First Amendment thereto dated 11/30/2010 as recorded in the Office aforesaid in Deed Book 5787, Page 125, a Second Amendment thereto dated 06/27/2012 as recorded in the Office aforesaid in Deed Book 5842, Page 0509 and a Third Amendment thereto dated 10/24/2012, as recorded in the Office aforesaid in Deed Book 5852, Page 2458 and another certain Declaration of Windlestrae Townhouse Planned Community dated 08/06/2007, as recorded in the office aforesaid in Deed Book 5663, Page 77, a First Amendment thereto dated 11/30/2010 as recorded in the Office aforesaid in Deed Book 5787, Page 1948 and a Second Amendment thereto dated 10/24/2012 as recorded in the Office aforesaid in Deed Book 5852, Page 2495 and any amendments to the said Declarations, as the same may be duly adopted from time to time.

TITLE TO SAID PREMISES IS VESTED IN Matthew J. Lappas, a single man, by Deed from NVR, Inc., a Virginia Corporation, Trading as Ryan Homes, dated 07/26/2013, recorded 07/29/2013, in Book 5882, Page 1828. Parcel Number: 47-00-05020-11-8.

Location of property: 102 Tulip Lane, Gilbertsville, PA 19525-8120.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Matthew J. Lappas** at the suit of First Guaranty Mortgage Corporation. Debt: \$221,511.27.

Peter Wapner, Attorney, I.D. #318263

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

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

16-23945

ALL THAT CERTAIN lot or piece of ground, situate in **East Norriton Township**, Montgomery County, Pennsylvania, and described according to a Certain Plan thereof known as Section #1 'Whitehall' made by Donald H. Schurr, Civil Engineer and Surveyor dated March 29, 1963 said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Plan Book A-7, Page 175, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Nottingham Road (50 feet wide) said point being the two following courses and distances from a point of curve on the Northeasterly side of Manchester Road (50 feet wide): (1) leaving Manchester Road on the arc of a circle curving to the left having a radius of 20.00 feet the arc distance of 31.42 feet to a point of tangent on the Northwesterly side of Nottingham Road; and (2) North 41 degrees, 17 minutes, 30 seconds East along the Northwesterly side of Nottingham Road 90.00 feet to the point of beginning.

CONTAINING in front or breadth Northeastwardly along the Northwesterly side of Nottingham Road 107.50 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to Nottingham Road 140.00 feet.

BEING Lot #98 as shown on the above mentioned plan.

BEING the same premises which Building Operation Holding Company (a PA Corporation) by Deed dated March 5, 1965 and recorded in Montgomery County, in Deed Book 3371, Page 608 conveyed unto John J. Moran and Agatha T. Moran.

Parcel Number: 33-00-06430-00-8.

Location of property: 3111 Nottingham Road, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Cheryl L. Minnick and Francis P. Minnick** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$179,434.33 plus interest to sale date.

Tyler J. Wilk, 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.

16-24352

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lansdale Borough**, County of Montgomery, Commonwealth of Pennsylvania, described according to a Plan of portion of 'Wedgewood Park' Lot No. 4, made for Mason-McDowell Corporation, by H. Gilroy Damon and Associates, Civil Engineers and Surveyors, dated August 5, 1966, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Plan Book A-9, Page 90 as follows, to wit:

BEGINNING at a point on the Southwesterly side of Andover Road (60 feet wide) said point being the three following courses and distances from a point of curve on the Southwesterly proposed side of Schwab Road (46.50 feet wide): (1) leaving Schwab Road on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.27 feet to a point of tangent on the Northwesterly side of Andover Road; (2) South 49 degrees, 09 minutes, 30 seconds West along the Northwesterly side of Andover Road 61.97 feet to a point of curve on the same; and (3) Southwesterly and Southeastwardly partly along the Northwesterly and Southwesterly sides of Andover Road on the arc of a circle curving to the left having a radius of 120 feet the arc distance of 136.81 feet to the point of beginning,

thence extending from said point of beginning Southeastwardly along the Southwesterly side of Andover Road on the arc of a circle curving to the left having a radius of 120 feet the arc distance of 16.22 feet to a point; thence extending South 73 degrees, 50 minutes, 17 seconds West partly passing through a dwelling erected on these premises and a dwelling erected on premises adjoining to the Southeast crossing the Northeasterly side of a certain driveway as shown on said plan, 129.93 feet to a point in the bed of said driveway; thence extending Northwestwardly through the bed of the aforesaid driveway on the arc of a circle curving to the right having a radius of 171 feet the arc distance of 16.66 feet to a point; thence extending North 73 degrees, 50 minutes 17 seconds East partly through the bed of and recrossing the Northwestly side of the aforesaid driveway partly passing through a dwelling erected on these premises and a dwelling erected on premises adjoining to the Northwest 132.79 feet to the first mentioned point and place of beginning.

TOGETHER with the free and common use, right, liberty and privilege of the above mentioned driveways, as shown on said plan, as and for passageways and watercourses at all times hereafter, forever, in common with the owners, tenants and occupiers of the other lots of ground bounding thereon and entitled to the use thereof. Subject to the proportionate part of the expense of keeping the same in good order and repair.

BEING Lot No. 184 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Samina Malik and Malik M. Hossain, wife and husband, by Deed from Daniel Cephus Smith, dated 11/09/2004, recorded 12/01/2004, in Book 5535, Page 283.

Parcel Number: 11-00-00304-00-9.

Location of property: 934 Andover Road, Lansdale, PA 19446-1814.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Malik M. Hossain and Samina Malik** at the suit of Citimortgage, Inc. Debt: \$154,906.17.

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

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

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

16-24410

ALL THAT CERTAIN property, situated in **Upper Merion Township**, in the County of Montgomery and Commonwealth of Pennsylvania, being described as follows: 58-00-13960-00-4 Parcels, and being more fully described in Deed, dated 7/15/1983 and recorded 7/21/1983. among the land records of the County and State set forth above. in Deed Volume 4712 and 1718.

BEGINNING at a point on the Northeasterly side of Nancy's Lane fifty feet wide) which point is measured the three following courses and distances from a point of reverse curve on the Southeasterly side of Hill View Road (fifty feet wide): (1) extending from said point of reverse curve on a line curving to the left, having a radius of twelve feet, the arc distance of seventeen and thirty-two one-hundredths feet to a point of compound curve on the said side of Nancy's Lane; (2) along said side of Nancy's Lane on a line curving to the left, having a radius of one hundred twenty-five and forty one-hundredths feet an arc distance of seventy-nine and seventy-six one-hundredths feet to the point of tangent in the same; (3) still along same, South eighteen degrees, thirty-seven minutes East, thirty-seven feet to the point and place of beginning; thence extending from said beginning point, North seventy-one degrees, twenty-three minutes East, sixty-nine and fifty-five one-hundredths feet to point; thence extending North eighty-eight degrees, one minute East, eighty and two one-hundredths feet to a point; thence extending South three degrees, one minutes East, thirty-nine and fifty-three one-hundredths feet to a point; thence extending South seventy-one degrees, twenty-three minutes West along the center line of a certain eight feet wide driveway laid out between these premise and the premises adjoining to the Southeast, one hundred thirty-five fifty-nine one-hundredths feet to a point on the Northeasterly side of Nancy's Lane aforesaid; thence extending along same, North eighteen degrees, thirty -even minutes West, sixty-one feet to the first mentioned point and place of beginning.

Parcel Number: 58-00-13960-00-4.

Location of property: 188 Nancy Lane a/k/a 188 Nancy's Lane, King of Prussia, PA 19406.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Robert B. Rieder** at the suit of CU Members Mortgage, a Division of Colonial Savings F.A. Debt: \$141,058.25.

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

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

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

16-24513

ALL THAT CERTAIN lot or piece of land 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 Map of Property of Providence Builders, Inc., made by Yerkes Associates, Inc., on the 7th day of August, A.D. 1970 and last revised the 1st day of September, A.D. 1970, which plan has been recorded in the Office of the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-17, Page 89, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Middle School Drive (fifty feet wide) said point being the 3 following courses and distances from a point of curve on the northerly side of Dobbs Court (of irregular width): (1) leaving Dobbs Court, on the arc of a curve, curving to the right, having a radius of twenty-five feet the arc distance

of thirty-three and seventy-four-one-hundredths feet to a point of reverse curve on the Northeasterly side of Middle School Drive; (2) along the same on the arc of a curve, curving to the left, having a radius of two thousand two and eighty-four one-hundredths feet to a point of tangent; and (3) still along the same North fifty-two degrees, two minutes, fifty seconds West, two hundred twenty-eight and forty-eight one-hundredths feet to the point of beginning.

CONTAINING in front or breadth Northwestwardly along the Northeasterly side of Middle School Drive, ninety feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to Middle School Drive, two hundred feet.

BEING Lot No. 47 as shown on said plan.

BEING the same premises which Dennis J. Barbieri, Executor of the Estate of Christine L. Barbieri, by Deed dated 9/23/06 recorded 12/20/06 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5628, Page 1538, granted and conveyed unto Dennis J. Barbieri and Doris T. Barbieri, in fee.

Parcel Number: 43-00-08446-44-8.

Location of property: 3125 Middle School Drive, Audubon, PA 19403.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Doris T. Barbieri** 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: \$208,894.91.

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.

16-24811

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, and described according to a survey and plan thereof made the 8th day of August A.D., 1930, as follows, to wit:

BEGINNING on the Northeasterly side of Cheltenham Avenue (to be legally opened and dedicated 61.50 feet wide) at the distance of 240 feet Southeastward from the point of intersection of the produced Northeasterly line of Cheltenham Avenue and the produced Southeasterly line of Cedar Lane (40 feet wide); thence extending Northeastward on a line at right angles to Cheltenham Avenue 102 feet to the center line of Oak Drive 12 feet wide, which extends Southeastward from the said Cedar Lane to Euston Road; thence extending Southeastward along the same on a line parallel with Cheltenham Avenue 24 feet to a point; thence extending South 41 degrees, 45 minutes West and through the center of a party wall 73.50 feet to a point; thence extending South 40 degrees, 57 minutes West, 28.50 feet to a point in the Northeast side of Cheltenham Avenue; thence extending Northwestward along the Northeast side of Cheltenham Avenue 23.85 feet to the point and place of beginning.

UNDER AND SUBJECT to certain Restrictions as of Record.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid Oak Drive as and for an automobile driveway, passageway and watercourse and also together with the free and common use, right, liberty and privilege of the said Cheltenham Avenue, Cedar Lane and Euston Road as for streets, passageways and watercourses at all times in common with the owners, tenants and occupiers of the other lots of ground bounding thereon and entitled to the use thereof hereafter, forever.

BEING the same property conveyed to Michael D. Cash and Patricia A. Cash, husband and wife who acquired title by virtue of a Deed from Bobby Pressley, Jr., no marital status shown, dated June 26, 1992, recorded July 13, 1992, at Document ID 011014, and recorded in Book 5012, Page 1947, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 31-00-05614-00-7.

Location of property: 1715 West Cheltenham Avenue, Elkins Park, PA 19027 a/k/a 1715 Cheltenham Avenue, Lamott, PA 19027.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Michael D. Cash and Patricia A. Cash** at the suit of U.S. Bank National Association as Trustee for SASCO Mortgage Loan Trust 2006-WF2. Debt: \$162,420.25.

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.

16-25315

ALL THAT CERTAIN lot or piece of ground, situate in **Pottstown Borough**, Montgomery County, PA, described according to a survey and plan made by George F. Shaner, Registered Engineer, Pottstown, PA, on June 21, 1953, as follows, to wit:

BEGINNING at a point on the Northeast side of North Hills Boulevard (fifty feet wide) which point is measured on the arc of a circle curving to the left having a radius of seventy feet the arc distance of thirty-six and forty-two one-hundredths feet from a point, which point is measured North forty-nine degrees, forty-five minutes West, four hundred eighty-six and ninety-two one-hundredths feet from a point which point is measured on the arc of a circle curving to the right having a radius of ten feet the arc distance of fourteen and sixty-two one-hundredths feet from a point on the Northwest side of Henry Street (fifty feet wide); thence extending along the arc of a circle curving to the left having a radius of seventy feet the arc distance of forty-five and eighty-two one-hundredths feet to a point now on the

Northwest side of Woodland Avenue (fifty feet wide); thence extending North forty-five degrees, fifty-two minutes West passing thru the bed of a ten feet wide storm sewer easement eighty-eight and seventy-three one-hundredths feet to a point; thence extending North forty-four degrees, eight minutes East still passing thru the bed of said easement one hundred twenty-two and twenty-eight one-hundredths feet to a point on the Northeast side of said easement; thence extending along the Northeast side of said easement South forty-nine degrees, forty-five minutes East, one hundred ten and four one-hundredths feet to a point; thence extending South forty degrees, fifteen minutes West still along the bed of said easement ninety-four and twenty-six one-hundredths feet to a point on the Northeast side of North Hills Boulevard, the first mentioned point and place of beginning.

BEING Lot No. 93 North Hills Boulevard, Pottstown, PA 19464.

BEING the same premises which Leonard J. Gitschier, acting herein by his agent, Mary Gitschier Mearthy, duly constituted, and appointed by Power of Attorney dated 5/29/2007 and intended to be forthwith recorded by Deed dated 11/4/2009 and recorded 12/7/2009, in the Office of the Recorder of Deeds, in and for the County of Montgomery, Pennsylvania, in Deed Book 5753, Page 60, granted and conveyed unto Anthony Martinez and Misty Martinez, as Tenants by Entireties, in fee.

UNDER AND SUBJECT to restrictions as now appear of record.

Parcel Number: 16-00-21660-00-5.

Location of property: 909 North Hills Boulevard, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Anthony Martinez and Misty L. Martinez a/k/a Misty Martinez** at the suit of U.S. Bank National Association (Trustee for The Pennsylvania Housing Finance Agency). Debt: \$164,903.28.

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.

16-25712

ALL THAT CERTAIN tract or parcel of land, situate in **Cheltenham Township**, the County of Montgomery and Commonwealth of Pennsylvania on a plan of property prepared for Roy L. Hollinger, by C. L. Moore, Licensed Surveyor and dated February 10, 1986, bounded and described, as follows:

BEGINNING at a point of intersection of the middle line of Old Soldiers Road (33 feet wide) with the Northwesterly side of Spring Avenue (unopened); thence along the middle line of said Old Soldiers Road, North 17 degrees, 56 minutes West, 228.52 feet to a point in said line of Old Soldiers Road; thence North 72 degrees, 04 minutes East, 16.5 feet to a point in the Northeasterly line of said Old Soldiers Road; thence by the arc of a circle curving Northwesterly to Northeasterly having a radius of 40 feet, the arc distances of 48.22 feet to a point in the Southeasterly line of Ryers Avenue (40 feet wide); thence along the Southeasterly side of said Ryers Avenue North 51 degrees, 08 minutes East, 249.86 feet to a point a corner of this and Lot 41; thence along said Lot 41 South 38 degrees, 52 minutes East, 75.00 feet to a point; thence still along Lot No. 41, North 51 degrees, 08 minutes East, 66.14 feet to a point in line of Lot No. 29; thence along said Lot No. 29 South 50 degrees, 59 minutes East, 73.07 feet to a point; thence still along Lot No. 29 North 46 degrees, 33 minutes East, 5.66 feet to a point, a corner of this and Lot No. 38; thence along Lot No. 38, South 50 degrees, 59 minutes East, 151.07 feet to a point in the bed of stream, in the Northwesterly line of Spring Avenue aforementioned; thence along the Northwesterly side of said Spring Avenue South 57 degrees, 59 minutes West, 506.73 feet to the first mentioned point and place of beginning.

CONTAINING an area 2.460 acres more or less.

TITLE TO SAID PREMISES IS VESTED IN Matthew Laychock and Melanie Sibre, as Joint Tenants With the Right of Survivorship, by Deed from Matthew Laychock and Melanie Sibre, dated 02/07/2012, recorded 02/23/2012, in Book 5828, Page 401.

Melanie Sibre was a co-record owner of the mortgaged premises as a Joint Tenant With the Right of Survivorship. By virtue of Melanie Sibre's death on or about 07/02/2013, her ownership interest was automatically vested in the Surviving Joint Tenant(s).

Parcel Number: 31-00-24016-00-1.

Location of property: 525 Ryers Avenue, Cheltenham, PA 19012.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Matthew Laychock** at the suit of Pennymac Loan Services, LLC. Debt: \$289,094.28.

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

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

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

16-26118

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a record plan of "Kingsley at Gwynedd" made for Village at Salford Mill L.P. by Bohler Engineering Inc., dated 7/15/2003 and last revised on 8/17/2004 and recorded in Plan Book 24, Page 31, as follows, to wit:

BEGINNING at a point of curve on the Southeasterly side of Kingsley Hall Drive (50.00 feet wide) said point being a corner of Lot No. 11 as shown on the above mentioned plan and place of beginning; thence extending

from said place of beginning and along Lot No. 11, South 06 degrees, 37 minutes, 02 Seconds East, 202.42 feet to a point a corner of lands Kenneth and Margaret Mattis; thence extending along same, South 85 degrees, 21 minutes, 42 seconds West, 167.77 feet to a point, a corner of Lot No. 9; thence extending along Lot No. 9, North 17 degrees, 14 minutes, 07 seconds West, 181.10 feet to a point on the Southeasterly side of Kingsley Hall Drive cul-de-sac; thence extending along the Southeasterly side of Kingsley Hall Drive cul-de-sac, the two (2) following courses and distances, to wit: (1) on the arc of a circle curving to the left, having a radius of 70.00 feet the arc distance of 93.25 feet to a point of reverse curve; thence (2) on the arc of a circle curving to the right, having a radius of 40.00 feet the arc distance of 13.40 feet to a point, a corner of Lot No. 11, aforesaid, being the first mentioned point and place of beginning.

BEING the same property conveyed to Edward J. O'Connell and Kimberly Potye O'Connell who acquired title by virtue of a Deed from Village at Salford Mill, L.P., a PA, Limited Partnership, dated December 21, 2005, recorded January 6, 2006, at Document ID 2006002353, and recorded in Book 5585, Page 2609, Montgomery County, Pennsylvania records.

Parcel Number: 56-00-09552-04-9.

Location of property: 1121 Kingsley Hall Drive, Lansdale, PA 19446.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Edward J. O'Connell and Kimberly Potye O'Connell** at the suit of HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2007-7. Debt: \$588,738.67.

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.

16-26275

PREMISES 'A'

ALL THOSE CERTAIN lots or pieces of ground, situated in **Horsham Township**, County of Montgomery, State of Pennsylvania, being bounded and described according to a recent survey thereof made by Weir and Thieme, Civil Engineers, as the Parkview Realty Company plot, as follows, to wit:

BEING Lots 20, 21, 22, 23 of Section 13 as shown and laid out on a certain plan Evergreen Terrace, being 100 feet front by 125 feet in depth; as per plan, which plan is recorded in the Office for the Recording of Deeds in and for the county of Montgomery, in Deed Book 959, Page 600 the street being named Roberts Avenue.

PREMISES 'B'

ALL THOSE CERTAIN lots of land, situate in **Horsham Township**, County of Montgomery, State of Pennsylvania, being bounded and described according to a recent survey thereof made by Weir and Thieme, Civil Engineers, as the Parkview Realty Company plot, as follows, to wit:

BEING lots 18 and 19 of Section 13 as shown and laid out on a certain plan Evergreen Terrace, being 50 feet in front by 125 feet in depth as per plan, which plan is recorded in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 959, Page 600.

TITLE TO SAID PREMISES IS VESTED IN Michael Ben and Karen M. Ben, by Deed from Robert Meacham, a/k/a, Robert E. Meacham and Mary F. Meacham, a/k/a, Mary Meacham, dated 06/27/1996, recorded 07/09/1996, in Book 5153, Page 920.

Parcel Numbers: 36-00-10192-00-5 and 36-00-10189-00-8.

Location of property: 205 Roberts Avenue, Horsham, PA 19044.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Karen M. Ben and Michael Ben** at the suit of Pingora Loan Servicing, LLC. Debt: \$80,288.55.

Peter Wapner, Attorney, I.D. #318263

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

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

16-26322

ALL THAT CERTAIN lot or piece of ground, together with the dwelling house erected thereon, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a survey dated 4/4/63 prepared by William L. Shahan, Registered Engineer, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Hillside Drive (50 feet wide) which point is measured the following course and distances from a point of curve on the Southwesterly side of Rose Court: (1) or the arc of a circle curving to the right having a radius of 20 feet the arc distance of 31.42 feet to a point of tangent; (2) South 44 degrees, West 228 feet to the point of beginning being a point in line of land now or late of Elmer P. Panoc and Dorothy L. Panoc, his wife; thence extending from said point of beginning along the said Northwesterly side of Hillside Drive South 44 degrees, West 56 feet to a point; thence North 46 degrees, West 120 feet to a point; thence North 44 degrees, East 56 feet to a point in line of Panoc as aforesaid; thence along the land now or late of Panoc South 46 degrees, East 120 feet to the first mentioned point and place of beginning.

BEING the Southwesterly two feet of Lot No. 7 and the Northeasterly 54 feet of Lot No. 6 as laid out on plan of lots for Stanley Swinehart.

BEING the same premises which Kevin J. Tevis and Tammy R. Tevis, his wife by Deed dated 7/31/01 and recorded 8/13/01 at Montgomery County, in Deed Book 5371, Page 280 granted and conveyed unto Vicki L. McMenamin in fee.

Parcel Number: 16-00-15740-00-3.

Location of property: 167 Hillside Drive, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Michael Moll and Colleen Templeton** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$144,187.15 plus interest to sale date.

Tyler J. Wilk, 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.

16-26323

ALL THAT CERTAIN unit in the property known, named and identified as Montgomery Brook, a Condominium, located in **Limerick Township**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the Provisions of the Uniform Condominium Act, 68 PA C S. 3101 et seq. by the recording in the Office of the Recorder of Deeds in and for Montgomery County of a Declaration of Condominium dated 12/10/87 and recorded on 12/16/87 in Deed Book 4860, Page 1162, and Amendment to Declaration of Condominium dated 1/15/88 and recorded in Deed Book 4863, Page 651, another Amendment thereto dated 4/28/88 recorded in Deed Book 4872, Page 792, another Amendment thereto dated 7/27/88 recorded in Deed Book 4881, Page 1409, another Amendment thereto dated 10/6/88 and recorded in Deed Book 4891, Page 1218, another amendment thereto dated 11/30/88 and recorded in Deed Book 4895, Page 2463, another Amendment thereto dated 3/8/89 and recorded in Deed Book 4905, Page 1362, another Amendment thereto dated 5/5/89 in Deed Book 4912, Page 324, another Amendment thereto dated 7/21/89 and recorded in Deed Book 4918, Page 1836 and another Amendment thereto dated 9/7/89 and recorded in Deed Book 4927, Page 206, another Amendment thereto dated 10/2/89 and recorded in Deed Book 4927, Page 211, another Amendment to Declaration dated 12/5/89 and recorded in Deed Book 4932, Page 982, another Amendment to Declaration dated 5/11/90 and recorded in Deed Book 4946, Page 2006, and another Amendment to Declaration dated 6/27/90 and recorded in Deed Book 4957, Page 1481, and Amendment to Declaration dated 5/6/91 and recorded in Deed Book 4977, Page 770, and Amendment to Declaration dated 6/24/91 and recorded in Deed Book 4985, Page 2371, another Amendment to Declaration dated 4/10/92 and recorded in Deed Book 5003, Page 1579, another Amendment to Declaration dated 3/6/92 and recorded in Deed Book 5003, Page 2317, another Amendment to Declaration dated 3/6/92 and recorded in Deed Book 5003, Page 2366, and Amendment to Declaration dated 6/9/92 and recorded in Deed Book 5011, Page 289, and Amendment to Declaration dated 8/14/92 and recorded in Deed Book 5019, Page 2148 and any and all amendments/supplements thereto.

BEING designated as Unit 403.

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

IT BEING the same premises which Charles Joseph Stover, by Deed dated February 27, 2002 and recorded March 8, 2002 in the Office of Recorder of Deeds in and for Montgomery County in Deed Book 5399, Page 96, granted and conveyed unto Dana Gerber and Tracey Sagnella and Jill Worley, in fee.

Parcel Number: 37-00-00743-18-3.

Location of property: 403 Foxcroft Circle, Unit 403, Royersford, PA 19468, Condominium Association.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Cynthia A. Organtini** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$93,373.32 plus interest to sale date.

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

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

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

16-27417

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

BEGINNING at a corner other lands of Irma Leister, said point being on the Northerly property line of Queen Street (50 feet wide), and distant along the same from a point marking the Northwesterly property line intersection of the aforesaid Queen Street and another given road or street known as Eden Street (30 feet wide), South 89 degrees, 15 minutes West, 44.00 feet and 6 inches; thence from said point of beginning continuing along the Northerly property line of Queen Street, South 89 degrees, 15 minutes West, 15.00 feet, 6 inches to a corner lands now or formerly owned by Charles E. Groff; thence along the latter lands, North 09 degrees, 45 minutes West, 140.00 feet to a corner on the Southerly side of a given 20 feet wide alley; thence along the same, North 89 degrees, 15 minutes East, 15.00 feet, 6 inches to a corner other lands of aforesaid Irma Leister; thence along the same, South 00 degrees, 45 minutes East, 140.00 feet to a corner and place of beginning.

EXCEPTING AND RESERVING the joint use for ingress and egress over a 2 foot 5-1/4 inch wide foot passageway, the centerline of which is symmetrical with the Easterly property line of the aforesaid described property leading from Queen Street Northerly as access to the rear of properties No. 849 and No. 851 Queen Street.

TITLE TO SAID PREMISES IS VESTED IN Ping Cao and Kevin Wilmot, Tenants in Common, by Deed from Alphonso Jackson, Secretary of Housing and Urban Development, of Washington, D.C., by Shameeka Harris, dated 11/15/2006, recorded 02/02/2007, in Book 5634, Page 759.

Parcel Number: 16-00-23748-00-5.

Location of property: 849 Queen Street, Pottstown, PA 19464-6015.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ping Cao and Kevin Wilmot a/k/a Kevin D. Wilmot** at the suit of U.S. Bank National Association. Debt: \$82,913.05.

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

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

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

16-27419

ALL THAT CERTAIN unit in the property known, named and identified as Light Foundry Condominium, located at Walnut and York Streets, in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, which as heretofore submitted to the provisions of the Uniform Condominium Act, 68 C.S.A 3101 at seq. by the Recording in the Office of the Recorder of Deeds of Montgomery County, at Norristown, Pennsylvania, a Declaration dated April 17, 1991 recorded in Deed Book 4973, Page 1612 &C, and Amendment thereto dated 9/3/1991, recorded in Deed Book 4992, Page 184 &C.

BEING designated as Townhouse Unit No. 1 together with a proportionate undivided interest in the Common Elements as defined in the Declaration, of 0.0620%.

TITLE TO SAID PREMISES IS VESTED IN Stephanie A. Estes, by Deed from Brian S. Acon, dated 08/08/2007, recorded 08/22/2007, in Book 5661, Page 1307.

Parcel Number: 16-00-30508-18-4.

Location of property: 107 Walnut Street a/k/a 107 Walnut Street, Unit 1 a/k/a 107 Walnut Street, Condominium 107-F, Pottstown, PA 19464-5446.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Stephanie A. Estes a/k/a Stephanie A. Kimbro** at the suit of Wells Fargo Bank, N.A. Debt: \$63,704.04.

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

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

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

16-28051

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **West Conshohocken Borough**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a Master Plan 'Merion Hill' prepared for Westcon Construction Company, Inc., by Burisch Associates Inc., Engineers, Planners, Surveyors, Landscape Architects, Pottstown, PA dated 9/9/1994 and last revised 7/7/1987 and recorded in Plan Book A-57, Page 137 thru 142, as follows, to wit:

BEING the same premises which H. Viren Kapadia and Carlyn Messina, by Deed dated 2/25/2010 and recorded 2/26/2010 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5759, Page 2088, granted and conveyed unto H. Viren Kapadia and Carlyn Messina.

Parcel Number: 24-00-02449-10-1.

Location of property: 415 Spring Garden Lane, West Conshohocken, PA 19428.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **H. Viren Kapadia and Carlyn Messina and United States of America** at the suit of Citizens Bank of Pennsylvania. Debt: \$255,947.53.

Gregory Javardian, Attorney. I.D. #55669

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

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

16-28124

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Rockledge Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by Albright and Mebus, Engineers, dated October 24, 1928, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Church Road (60 feet wide), at the distance of 53.79 feet measured Northeastwardly from the point of intersection of the said Northwesterly side of Church Road with the Northeasterly side of Loney Street (50 feet wide); thence extending from said point of beginning North 48°, 9' West, 139.88 feet to a point, a corner; thence extending North 41°, 36' East, 27 feet to a point, a corner; thence extending South 48°, 9' East, partly through the center of a party wall, 139.86 feet to a point on the said Northwesterly side of Church Road; thence extending along the said Northwesterly side of Church Road, South 41°, 36' West, 27 feet to the first mentioned point and place of beginning.

BEING the same premises which Michael K. Dillon and Erin L. Dillon, by Deed dated 6/9/2013 and recorded 6/19/2013 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5877, Page 1191, granted and conveyed unto Ryan W. Curtis.

Parcel Number: 18-00-00820-00-8.

Location of property: 7942 Church Road, Rockledge, PA 19046.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ryan W. Curtis** at the suit of Citizens Bank, N.A. f/k/a RBS Citizens, N.A. Debt: \$119,996.48.

Gregory Javardian, Attorney. I.D. #55669

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

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

16-28622

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, as follows, to wit:

BEGINNING at a point in the Southeast side of Cherry Street (33 feet wide) at the distance of 159.17 feet Southwest from the Southwesterly side of Old York Road (60 feet wide); thence extending along the said side of Cherry Street Southwest 20 feet and extending of that width in length or depth Southeast between parallel lines at right angles to Cherry Street 100 feet to the Northwest side of an alley or drive (12 feet wide) (the use of said alley to be used as a driveway.)

TITLE TO SAID PREMISES IS VESTED In Leon S. Lucas and Elizabeth Ann M. Lucas by Deed from Frank S. Mason and Barbara A. Mason dated May 16, 1978 and recorded May 17, 1978 in Deed Book 4301, Page 230. The said Elizabeth Ann M. Lucas died on October 9, 2007 thereby vesting title to Leon S. Lucas by operation of law. The said Leon S. Lucas died on January 26, 2016 without a will or appointment of an Administrator.

Parcel Number: 59-00-02962-00-3.

Location of property: 57 Cherry Street, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kevin M. Lucas, Known Surviving Heir of Leon S. Lucas and Unknown Surviving Heirs of Leon S. Lucas** at the suit of Nationstar Mortgage LLC d/b/a Champion Mortgage Company. Debt: \$137,299.27.

Andrew L. Markowitz, Attorney.

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

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

16-28634

ALL THAT CERTAIN unit designated as Unit Number B-1, being a unit in the Court at Henderson I, a Condominium, situate in **Upper Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, as designated in Declaration of Condominium of The Court at Henderson I, a Condominium dated the 30th day of September, 1981 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery on the 9th day of October, 1981 in Deed Book 4663, Page 1, and Plats and Plans for the court at Henderson I, a Condominium, recorded as Exhibit "C" of the Declaration of Condominium of The Court at Henderson I, a Condominium, in Deed Book 4663, Page 1, and Amendment to said Declaration and Plats and Plans dated April 2, 1982 and recorded April 20, 1982 in Deed Book 4682, Page 2029.

TOGETHER with all right, title and interest being 1.715 percentage undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

UNDER AND SUBJECT to the covenants, restrictions, easements, terms, rights, agreements, conditions and rules and regulations as contained in the aforesaid Declaration of Condominium of The Court at Henderson I, a Condominium, and Amendment thereto, and in unrecorded By Laws of the Court at Henderson I Condominium Association dated the 3rd day of November, 1981, as amended.

THE GRANTEE, for and on behalf of the grantee and the grantee's heirs, personal representatives, principal, 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 Element 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 relieve a subsequent unit owner of liability for prior unpaid assessments, this covenant shall run with and bind the land or unit hereby conveyed and all subsequent owners thereof.

BEING the same premises which Rosemary M. Gulati by Deed dated 4/10/2002 and recorded 4/17/2002 in the Recorder's Office of Montgomery County Pennsylvania, Deed Book 5403, Page 2183 granted and conveyed unto Bilal Ahmed Gondal.

Parcel Number: 58-00-18895-10-9.

Location of property: 250 Tanglewood Lane, B1, King of Prussia, PA 19406.

The improvements thereon are: Residential - condominium garden style-common entrance 1-3S.

Seized and taken in execution as the property of **Bilal Ahmed Gondal** 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 Company Doing Business as Commonwealth United Mortgage Company. Debt: \$34,959.37.

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

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

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

16-28682

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

BEGINNING at a stone set for a corner on the Northeast side of Columbia Avenue at the distance of 337 feet, 4 inches Southeastward from the middle line of Towamencin Avenue.

CONTAINING in front or breadth on said Columbia Avenue Southeastward 31 feet, 4 inches and extending of that width Northeastward between parallel lines at right angles to said Columbia Avenue 155 feet to the Southwest side of an alley 20 feet wide, dedicated to public use forever the Southeast line thereof passing through the middle of the partition wall between this and adjoining house.

TITLE TO SAID PREMISES IS VESTED IN Christopher R. Kreamer and Julie A. Kreamer, h/w, by Deed from Mehdi Hasan, dated 05/22/2009, recorded 06/19/2009, in Book 5734, Page 00139.

Parcel Number: 11-00-02476-00-6.

Location of property: 507 Columbia Avenue, Lansdale, PA 19446-3505.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christopher R. Kreamer and Julie A. Kreamer** at the suit of Wells Fargo Bank, N.A. Debt: \$233,718.60.

Peter Wapner, Attorney. I.D. #318263

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

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

16-28772

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

BEGINNING at a stake for a corner on the South side of South Street at Lot No. 159, at a distance of two hundred fifty-seven feet from a twenty feet alley intersecting South Street; thence Southwardly along Lot No. 159 one hundred fifty feet to a twenty feet wide alley; thence Westwardly along the same fifteen feet; thence Northwardly one hundred fifty feet to South Street aforesaid; thence Eastwardly fifteen feet to Lot No. 159, the place of beginning.

ALSO ALL THAT CERTAIN small piece of land, situate in the Sixth Ward of **Pottstown Borough** aforesaid, on the South side of South Street between Montgomery and Eden Streets, bounded and described, as follows, to wit:

BEGINNING at a point on the South line of said South Street at a corner of this and other land owned by now or late Harry H. Richards, et ux., being the Eastern extremity of said Richard's land; thence Southwardly along the same one hundred fifty feet to a twenty feet wide alley; thence Eastwardly by the same five feet to other land of the now or late Joseph W. Miller; thence by the same Northwardly one hundred fifty feet to the South line of South Street aforesaid; thence by the same Westwardly five feet to the place of beginning.

BEING the same property conveyed to Gary L. Allan, Jr., as Sole Owner who acquired title by virtue of a Deed from Brenda J. Hampton, Executrix of the Estate of Joyce Favinger and Brenda Hampton, individually, dated July 10, 2006, recorded August 3, 2006, at Document ID 2006095755, and recorded in Book 05610, Page 2404, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 16-00-26404-00-4.

Location of property: 876 South Street, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Gary L. Allan, Jr.** at the suit of Wells Fargo Bank, N.A. Debt: \$90,878.03.

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.

16-29262

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

BEGINNING at a point in the center line of Sharpless Road at the distance of 339.45 feet from the point of intersection or the center line of the said road with the fine dividing the Counties of Montgomery and Philadelphia; thence North 43 degrees, 48 minutes West leaving the said Sharpless Road and a long land now or late of E. Clarence Miller 228.80 feet to a point; thence North 46 degrees, 12 minutes East still along the same 86.00 feet to a point; thence South 43 degrees, 48 minutes East along the same and land now or late of I.M. Holmes 247.47 feet to a point in the center line of Sharpless Road aforesaid; thence along the center line and curving to the Southwest with a radius of 741.90 feet a distance of 88.06 feet to the place of beginning.

BEING the same premise which Peter A. Puchek and Sherry M. Puchek, husband and wife, by Deed dated July 27, 2007, and recorded September 10, 2007, in Deed Book 5663, Page 02437, granted and conveyed unto Robert J. Burns, Jr.

Parcel Number: 31-00-24448-00-1.

Location of property: 7304 Sharpless Road, Elkins Park, PA 19027.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Robert J. Burns, Jr., by Deed from Peter A. Puchek and Sherry M. Puchek, husband and wife, by Deed dated 07/27/2007, recorded 09/10/2007, in the Montgomery County Recorder of Deeds in Deed Book 5663, Page 02437** 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: \$412,881.04.

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.

16-29584

ALL THAT CERTAIN half of a double brick message or tenement and lot of land, situate in the **Pottstown Borough**, County of Montgomery and State of Pennsylvania, on the South side of Beech Street, between Penn and Charlotte Streets and designated as 254 Beech Street, bounded and described, as follows, to wit:

BEGINNING on the South side of Beech Street at the distance of 527 Eastwardly from the Southeast corner of Beech and Hanover Streets, a corner of this and land now or late of Alice Boyer; thence by the same Southwardly 140 feet to the North side of Union Alley; thence by the same Eastwardly 16 feet to land now or late of Franklin L. Bowman; thence by the same Northwardly 140 feet to the South side of Beech Street aforesaid, passing in part of said course and distance through the middle of the brick partition or division wall of this and house of the said Bowman immediately adjoining to the East; thence by the same Westwardly 16 feet to the place of beginning.

BEING the same premises which Gordon D. Long, by Deed dated 12/20/2013, recorded 12/23/2013, in the Office of the Recorder of Deeds, in and for Montgomery County, in Book 5899, Page 2951, and Instrument # 2013125327, conveyed unto Amanda Foster, as sole owner, Grantee herein.

Parcel Number: 16-00-00692-00-3.

Location of property: 254 Beech Street, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Amanda Foster a/k/a Amanda Pry** at the suit of Caliber Home Loans, Inc. Debt: \$51,869.67.

Richard M. Squire, 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.

16-29903

ALL THAT CERTAIN lot or piece of land with the two story frame building erected thereon, situate on the West side of North Charlotte Street in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania known as No. 461 North Charlotte Street, bounded and described, as follows, to wit:

BEGINNING on the West side of said North Charlotte Street; thence by said North Charlotte Street Northeast 30 feet to Lot No. 8 now or late of Clayton R. Saylor; thence by the same Northwest 140 feet to a 20 feet wide alley; thence by the same Southwestwardly 30 feet to Lot No. 6 in a Plan of Lots owned by Frank W. Clauser; thence by the same Southeast 140 feet to the place of beginning.

UNDER AND SUBJECT TO the same rights, privileges, agreements, rights-of-way, easements, conditions, exceptions, restrictions, and reservations as exist by virtue of prior recorded instruments, plans, Deeds of Conveyances, or visible on ground.

TITLE TO SAID PREMISES IS VESTED IN Joshua P. Willett, single man, by Deed from Jesse Geisinger, single man, dated 04/20/2012, recorded 05/03/2012, in Book 5834, Page 619.

Parcel Number: 16-00-03924-00-2.

Location of property: 461 North Charlotte Street, Pottstown, PA 19464-5376.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joshua P. Willett** at the suit of Wells Fargo Bank, N.A. Debt: \$89,851.78.

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

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

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

16-30232

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Gwynedd Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as Section Number 1, Subdivision Plan of 'Rexdale' made for Carsk Corporation by Bernard V. Pannone, Professional Engineer, dated September 23, 1964 and revised November 23, 1964, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Plan Book A-8, Page 65, as follows, to wit:

BEGINNING at a point on the Northwesterly side of North Wales Road (which point is 30 feet measured Northwestwardly from the center line of said road), a corner of Lot Number 8 on said plan, said point being at this distance of 396.660 feet measured North 44 degrees, 26 minutes East along the Northwesterly side of North Wales Road from its point of intersection with the Northeasterly side of Hancock Road (at this point of irregular width); thence extending from said point of beginning North 45 degrees, 34 minutes West along the aforesaid Lot Number 8, the distance of 174 feet to a point in line of Lot Number 21 on said plan; thence extending North 44 degrees, 26 minutes East partly along the aforesaid Lot Number 21 and partly along Lot Number 22 on said plan, the distance of 100 feet to a point, a corner of Lot Number 6 on said plan; thence extending South 45 degrees, 34 minutes East along the aforesaid Lot Number 6, the distance of 174 feet to a point on the Northwesterly side of North Wales Road aforesaid; thence extending South 44 degrees, 26 minutes West, along the Northwesterly side of North Wales Road, 100 feet to the first mentioned point and place of beginning.

BEING Lot No. 7 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Stephen Weir and Bridget Weir, h/w, as Tenants by the Entireties, by Deed from Kevin J. Wolfe and Jacqueline J. Wolfe, h/w, dated 08/15/2005, recorded 10/04/2005, in Deed Book 05573, Page 1968.

Parcel Number: 56-00-05989-00-3.

Location of property: 1429 North Wales Road, North Wales, PA 19454-2216.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Bridget Weir and Stephen Weir** at the suit of Deutsche Bank National Trust Company as Trustee for Indymac Indx Mortgage Loan Trust 2005-AR27, Mortgage Pass-Through Certificates Series 2005-AR27. Debt: \$300,699.49.

Peter Wapner, Attorney, I.D. #318263

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

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

17-01380

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a Certain Subdivision Plan for David Slott by A. W. Martin Associates, Inc., Consulting Engineers dated 2/1/61 said plan being recorded in the Office of the Recorder of Deeds for Montgomery County, at Norristown, PA in Plan Book A-6, Page 6, as follows, to wit:

BEGINNING at a point on the Southerly side of Valley Forge Road (46.50 feet wide) on the Easterly side of a certain 30.00 feet wide Utility Easement said point being the 3 following courses and distances from a point formed by the intersection of the center line of Valley Forge Road (33 feet wide) with the extended line in the bed of Allendale Road: (1) leaving Allendale Road North 82 degrees, 45 minutes East along the center line of Valley Forge Road 256.82 feet to a point; (2) North 82 degrees, 45 minutes East along the title line thru the bed of Valley Forge Road 150.00 feet to a point; and (3) South 03 degrees, 12 minutes, 10 seconds East thru the bed of Valley Forge Road 30.07 feet to the point of beginning; thence extending from said point of beginning North 82 degrees, 45 minutes East along the Southerly side of Valley Forge Road 80.00 feet to a point; thence extending South 03 degrees, 12 minutes, 10 seconds East, 170.43 feet to a point; thence extending South 82 degrees, 45 minutes West, 80.00 feet to a point on the Easterly side of the aforesaid 30.00 feet wide Utility Easement; thence extending North 03 degrees, 12 minutes, 10 seconds West along the Easterly side of the aforesaid Utility Easement 170.43 feet to the first mentioned point and place of beginning.

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

BEING the same premises which Nicholas Alexaki and Patricia M. Alexaki, his wife, by Deed dated 2/13/1987 and recorded 2/18/1997, in the Recorder of Deeds Office of Montgomery County, in Deed Book 4829, Page 1803, granted and conveyed unto Scott and Deborah Alexaki in fee.

Parcel Number: 58-00-19837-00-4.

Location of property: 717 West Valley Forge Road, King of Prussia, PA 19406.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Deborah Alexaki and Scott Alexaki** at the suit of JP Morgan Chase Bank, National Association. Debt: \$396,350.06.

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

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


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

To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on June 28, 2017 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

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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.

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

David A. Feldheim, Esquire
600 W. Germantown Pike, Suite 400
Plymouth Meeting, PA 19462

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

ARTICLES OF INCORPORATION NONPROFIT

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on March 9, 2017, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Buds & Blooms Empowerment Corporation**, 376 East Moore Street, Norristown, PA 19404

The purposes for which it was organized are: dedicated to empowering and enriching the lives of underprivileged youth.

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2017-07834

NOTICE IS HEREBY GIVEN that on April 18, 2017, the Petition of Christopher LeMaitre, on behalf of minor child, Shane Patrick Parke, was filed in the above named Court, praying for a Decree to change his name to SHANE PATRICK LeMAITRE.

The Court has fixed July 5, 2017, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2017-06497

NOTICE IS HEREBY GIVEN that on April 5, 2017, the Petition of Vicenta Anicasio, on behalf of minor child, Alonso Ruiz Anicasio Jr., was filed in the above named Court, praying for a Decree to change his name to ALONSO JUNIOR RUIZ ANICASIO.

The Court has fixed May 24, 2017, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

CIVIL ACTION

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL DIVISION
NO. 2017-00946

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

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, c/o Ocwen Loan Servicing, LLC, Plaintiff

vs.

Dana R. McArdle, Known Heir of Beverly McArdle, Kenneth H. Smith a/k/a Kenneth W. Smith, Individually, and as Known Heir of Beverly McArdle, Nicole L. McArdle, Known Heir of Beverly McArdle, Robert S. McArdle, Known Heir of Beverly McArdle, Sean R. McArdle, Known Heir of Beverly McArdle and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Beverly McArdle, Defendants

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Beverly McArdle, Defendant(s), whose last known address is 44 West Front Street, Bridgeport, PA 19405.

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, 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, c/o Ocwen Loan Servicing, LLC, has filed a Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Montgomery County, Pennsylvania, docketed to NO. 2017-00946, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 44 West Front Street, Bridgeport, PA 19405, whereupon your property would 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 notice above, you must take action within twenty (20) days after this 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 or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

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

Lawyer Referral Service
100 W. Airy Street (Rear)
P.O. Box 268
Norristown, PA 19040-0268
(610) 279-9660, ext. 201

Mark J. Udren
Lorraine Gazzara Doyle
Sherri J. Braunstein
Elizabeth L. Wassall
John Eric Kishbaugh
Nicole B. Labletta
David Neeren
Morris Scott
Attys. for Plaintiff
Udren Law Offices, P.C.
111 Woodcrest Rd., Ste. 200
Cherry Hill, NJ 08003
(856) 669-5400

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

ALDERFER, RUSSELL L., dec'd.

Late of Franconia Township.
Executors: UNIVEST BANK AND TRUST CO.,
Attn: Janet Reilly, Vice President and Trust Officer,
14 N. Main Street, P.O. Box 559,
Souderton, PA 18964.
RODNEY BRENT ALDERFER,
5 Sprucefield Court,
New Hope, PA 18938.
ATTORNEY: FRANCIS X. BUSCHMAN, JR.,
BUSCHMAN & JOHNSON,
228 N. Main Street,
Souderton, PA 18964

BRENDLINGER, MARY D. also known as

MARY BRENDLINGER, dec'd.
Late of Abington Township.
Executrices: SUSAN CARR AND
DEBRA GOLASZEWSKI,
c/o Jonathan H. Ellis, Esquire,
261 Old York Road, Suite 200,
Jenkintown, PA 19046.
ATTORNEY: JONATHAN H. ELLIS,
PLOTNICK & ELLIS, P.C.,
261 Old York Road, Suite 200,
Jenkintown, PA 19046

BRODHAG, ALFRED L., dec'd.

Late of Borough of Lansdale.
Administratrix C.T.A.: EVELYN V. BRODHAG,
c/o John T. Dooley, Esquire,
1800 Pennbrook Parkway, Suite 200,
Lansdale, PA 19446.
ATTORNEY: JOHN T. DOOLEY,
DISCHELL, BARTLE & DOOLEY, PC,
1800 Pennbrook Parkway, Suite 200,
Lansdale, PA 19446

BROOKE, HAZEL, dec'd.

Late of Lower Pottsgrove Township.
Executor: ROBERT M. BROOKE,
c/o Jessica R. Grater, Esquire,
Wolf, Baldwin & Assoc.,
P.O. Box 444,
Pottstown, PA 19464.

BROWN, ELLEN E. also known as

ELLEN ELIZABETH BROWN, dec'd.
Late of Towamencin Township.
Executor: DAVID W. CONVER,
1800 Pennbrook Parkway, Suite 200,
Lansdale, PA 19446.
ATTORNEY: DAVID W. CONVER,
DISCHELL, BARTLE & DOOLEY, PC,
1800 Pennbrook Parkway, Suite 200,
Lansdale, PA 19446

CASACIO JR., JOSEPH A. also known as

JOSEPH ANTHONY CASACIO, JR. and
JOSEPH CASACIO, JR., dec'd.
Late of Borough of Jenkintown.
Executrix: CAROLE LEE CASACIO,
c/o Leonard J. Cooper, Esquire,
1650 Market Street, 28th Floor,
Philadelphia, PA 19103.
ATTORNEY: LEONARD J. COOPER,
COZEN O'CONNOR,
1650 Market Street, 28th Floor,
Philadelphia, PA 19103

CONNOR, JAMES, dec'd.

Late of Upper Moreland Township.
Executrix: NANCY M. CONNER,
c/o Patrick G. Murphy, Esquire,
350 Sentry Parkway,
Bldg. 640, Suite 100,
Blue Bell, PA 19422.
ATTORNEY: PATRICK G. MURPHY,
350 Sentry Parkway,
Bldg. 640, Suite 100,
Blue Bell, PA 19422

CORRENTY, ROBERT JOSEPH JOHN also known as

ROBERT J. CORRENTY, dec'd.
Late of Borough of Ambler.
Executrix: ANNE T. CORRENTY,
c/o Michael O'Hara Peale, Jr., Esquire,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544.
ATTORNEY: MICHAEL O'HARA PEALE, JR.,
TIMONEY KNOX, LLP,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544

CULHANE, MILDRED M., dec'd.

Late of Borough of Pennsburg.
Co-Executrices: GLORIA J. FILLING AND
LOIS MAE CULHANE,
c/o Tomlinson & Gerhart,
414 Main Street, P.O. Box 14,
East Greenville, PA 18041.
ATTORNEY: MICHELLE M. FORSELL,
TOMLINSON & GERHART,
414 Main Street, P.O. Box 14,
East Greenville, PA 18041

CUTLER, LORETTA also known as**LORETTA F. CUTLER, dec'd.**

Late of Cheltenham Township.
 Executor: STEVEN E. OSTROW,
 c/o William C. Hussey, II, Esquire,
 One Liberty Place, Suite 1800,
 1650 Market Street,
 Philadelphia, PA 19103-7395.
 ATTORNEY: WILLIAM C. HUSSEY, II,
 WHITE and WILLIAMS LLP,
 One Liberty Place, Suite 1800,
 1650 Market Street,
 Philadelphia, PA 19103-7395

DEMINO, NANCY LEE, dec'd.

Late of Borough of Norristown.
 Executor: SAMANTHA CARFAGNO,
 1109 Sun Valley Drive,
 Royersford, PA 19468.
 ATTORNEY: NEIL HILKERT,
 229 W. Wayne Avenue,
 Wayne, PA 19087

FLEISHMAN, JANET M., dec'd.

Late of Abington Township.
 Executrix: ARLENE M. KORN,
 c/o James M. Jacquette, Esquire,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: JAMES M. JACQUETTE,
 TIMONEY KNOX, LLP,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544

FOLEY, JEAN E., dec'd.

Late of Whitemarsh Township.
 Executor: WILLIAM J. FOLEY,
 1196 Montgomery Avenue,
 Collingdale, PA 19023.
 ATTORNEY: MICHAEL GILFEDDER,
 144 Morton Road,
 Springfield, PA 19064

FOLTZ, RUTH R., dec'd.

Late of Upper Moreland Township.
 Executor: JEFFREY A. FOLTZ,
 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

FUNK, CATHERINE N., dec'd.

Late of Borough of Hatboro.
 Executor: GREGORY C. ZANECOSKY,
 832 Pine Tree Road,
 Lafayette Hill, PA 19444.
 ATTORNEY: MICHAEL S. CONNOR,
 LAW OFFICES OF MICHAEL S. CONNOR, LLC,
 644 Germantown Pike, Suite 2-C,
 Lafayette Hill, PA 19444

GAVIN, EDITH IRENE also known as**EDITH I. GAVIN and
EDITH GAVIN, dec'd.**

Late of Whitpain Township.
 Executrix: EDITH GAVIN,
 821 Hidden Forest Drive,
 Collegeville, PA 19426.
 ATTORNEY: LINDA M. ANDERSON,
 ANDERSON ELDER LAW,
 206 Old State Road,
 Media, PA 19063

GIFFORD, DOLORES S. also known as**DOLORES GIFFORD, dec'd.**

Late of Upper Salford Township.
 Executor: JOHN C. GIFFORD, JR.,
 30 E. Fourth Street,
 Pottstown, PA 19464.
 ATTORNEY: DAVID S. KAPLAN,
 O'DONNELL, WEISS & MATTEI, P.C.,
 41 E. High Street,
 Pottstown, PA 19464-5426

GIOVINAZZO SR., FERDINANDO also known as**FERDINANDO N. GIOVINAZZO,
FREDDY N. GIOVINAZZO,
FRED GIOVINAZZO and
FERDINANDO N. GIOVINAZZO, SR., dec'd.**

Late of Upper Gwynedd Township.
 Executor: ROCCO GIOVINAZZO,
 c/o Douglas G. Thomas Esquire,
 104 N. York Road,
 Hatboro, PA 19040.
 ATTORNEY: DOUGLAS G. THOMAS,
 104 N. York Road,
 Hatboro, PA 19040

HAAB, FREDERICK C. also known as**FREDERICK HAAB, dec'd.**

Late of Lower Merion Township.
 Executors: F. CHRISTIAN HAAB, JR.,
 KURT HAAB AND
 MEREDITH HAAB,
 c/o Michael J. Maransky, Esquire,
 10 Sentry Parkway, Suite 200,
 P.O. Box 3001,
 Blue Bell, PA 19422-3001.
 ATTORNEY: MICHAEL J. MARANSKY,
 FOX ROTHSCHILD LLP,
 10 Sentry Parkway, Suite 200,
 P.O. Box 3001,
 Blue Bell, PA 19422-3001

HIRSHBERG, REBA also known as**DOLLY HIRSHBERG and
REBA DOLLY HIRSHBERG, dec'd.**

Late of Lower Providence Township.
 Executors: SUSAN MENKOWITZ,
 SIMON ROCKOWER AND
 MICHAEL MENKOWITZ,
 c/o Gerald M. Hatfield, Esquire,
 2000 Market Street, 20th Floor,
 Philadelphia, PA 19103.
 ATTORNEY: GERALD M. HATFIELD,
 FOX ROTHSCHILD LLP,
 2000 Market Street, 20th Floor,
 Philadelphia, PA 19103

HOFSAS, ADA DORIS, dec'd.

Late of Lower Providence Township.
 Executor: KEYBANK NATIONAL
 ASSOCIATION,
 401 Plymouth Road, Suite 600,
 Plymouth Meeting, PA 19462.
 ATTORNEY: FRANCES A. THOMSON,
 SMITH, AKER, GROSSMAN & HOLLINGER, LLP,
 60 E. Penn St., P.O. Box 150,
 Norristown, PA 19404

**HUDOCK, STELLA S. also known as
STELLA SOPHIA HUDOCK, dec'd.**

Late of Limerick Township.
 Executrix: CHERYL C. HUDOCK,
 601 Village Way,
 Royersford, PA 19468.
 ATTORNEY: REBECCA A. HOBBS,
 OWM LAW,
 347 Bridge Street, Suite 200,
 Phoenixville, PA 19460

HYNES, CAROL L., dec'd.

Late of Franconia Township.
 Executrix: KATHLEEN S. BOZEK,
 c/o Melissa V. Bond, Esquire,
 16 N. Franklin Street, Suite 300,
 P.O. Box 853,
 Doylestown, PA 18901.
 ATTORNEY: MELISSA V. BOND,
 BOND & McCULLOUGH,
 16 N. Franklin Street, Suite 300,
 P.O. Box 853,
 Doylestown, PA 18901

**JOHNSTON, AGNES DAVIDSON also known as
NANCY JOHNSTON, dec'd.**

Late of Whitmarsh Township.
 Executor: CHARLES E. JOHNSTON,
 511 Birmingham Avenue,
 Wilmington, DE 19804.

KINSELLA, JOSEPHINE K., dec'd.

Late of Borough of Lansdale.
 Executors: KATHRYN F. TARANTINO AND
 FRANK L. TARANTINO,
 2431 Brittany Pointe,
 Lansdale, PA 19446.
 ATTORNEY: ERIC LADLEY,
 MONTCO ELDER LAW,
 608 W. Main Street,
 Lansdale, PA 19446

**KUROWSKI, STANLEY M. also known as
STANLEY KUROWSKI, dec'd.**

Late of Abington Township.
 Executrix: VIVIAN M. KUROWSKI,
 c/o Stewart J. Berger, Esquire,
 7207 Rising Sun Avenue,
 Philadelphia, PA 19111-3983.
 ATTORNEY: STEWART J. BERGER,
 STEWART J. BERGER, P.C.,
 7207 Rising Sun Avenue,
 Philadelphia, PA 19111-3983

**LEAR, ELEANOR R. also known as
ELEANOR LEAR, dec'd.**

Late of Borough of Souderton.
 Executor: DONALD LEAR,
 11 Pineside Drive,
 Perkasio, PA 18944.

**MANGIN, ELIZABETH GRACE also known as
BETTY MANGIN, dec'd.**

Late of Abington Township.
 Co-Administrators: ALVIN M. MANGIN, III AND
 SANDRA L. WARREN,
 15 Blake Avenue,
 Rockledge, PA 19046.

McCONOMY, JOHN M., dec'd.

Late of Lower Merion Township.
 Executrix: JUDITH R. McCONOMY,
 c/o Michael C. McBratnie, Esquire,
 P.O. Box 673,
 Exton, PA 19341.
 ATTORNEY: MICHAEL C. McBRATNIE,
 FOX ROTHSCHILD LLP,
 747 Constitution Drive, Suite 100,
 P.O. Box 673,
 Exton, PA 19341

McCORMICK, ROBERT, dec'd.

Late of Lower Providence Township.
 Executrix: CATHERINE C. McVEY,
 491 Toms Road,
 Harrisburg, PA 17112.
 ATTORNEY: ANDREW H. SHAW,
 2011 W. Trindle Road,
 Carlisle, PA 17013

**McFADDEN, MARY M. also known as
MARY McFADDEN, dec'd.**

Late of Lower Providence Township.
 Co-Executrices: AGNES B. McFADDEN AND
 JOANNE DOUGHERTY,
 123 S. Broad Street, Suite 2102,
 Philadelphia, PA 19109-1090.
 ATTORNEY: EUGENE H. GILLIN,
 123 S. Broad Street, Suite 2102,
 Philadelphia, PA 19109-1090

MILLER, JOYCE E., dec'd.

Late of Borough of Red Hill.
 Executrix: DANA J. HEIMBACH,
 c/o Tomlinson & Gerhart,
 414 Main Street, P.O. Box 14,
 East Greenville, PA 18041.
 ATTORNEY: ALLEN K. TOMLINSON,
 TOMLINSON & GERHART,
 414 Main Street, P.O. Box 14,
 East Greenville, PA 18041

POLIS, SYLVIA, dec'd.

Late of Lower Merion Township.
 Executors: BRUCE HOLTZINGER AND
 CHRISTINE HOLTZINGER,
 2145 Horseshoe Trail,
 Chester Springs, PA 19425.
 ATTORNEY: DAVID A. MEGAY,
 OWM LAW,
 347 Bridge Street, Suite 200,
 Phoenixville, PA 19460

POLK, JANE S., dec'd.

Late of Lower Merion Township.
 Executor: RACHEL D. POLK AND
 BENJAMIN A. POLK,
 140 Radnor Street,
 Bryn Mawr, PA 19010.
 ATTORNEY: RICK MORTON,
 220 W. Gay Street,
 West Chester, PA 19380

RIALE, CARMELLA M., dec'd.

Late of Lower Salford Township.
 Executor: VINCENT A. RIALE,
 c/o Jessica R. Grater, Esquire,
 Wolf, Baldwin & Assoc.,
 P.O. Box 444,
 Pottstown, PA 19464.

ROBBINS, SELMA, dec'd.

Late of Lower Merion Township.
 Executor: STEPHEN ROBBINS,
 c/o Bennett L. Aaron, Esquire,
 3000 Two Logan Square,
 Philadelphia, PA 19103-2799.
 ATTORNEY: BENNETT L. AARON,
 PEPPER HAMILTON LLP,
 3000 Two Logan Square,
 Philadelphia, PA 19103-2799

ROBINSON, JEANNE (TRAUGER), dec'd.

Late of Upper Frederick Township.
 Executrix: HEIDI TRAUGER,
 c/o Robert L. Brant & Assoc., LLC.
 ATTORNEY: ROBERT L. BRANT,
 ROBERT L. BRANT & ASSOCIATES, LLC,
 P.O. Box 26865,
 Trappe, PA 19426

ROSEN, GREGORY also known as**GREGORY N. ROSEN and
GREGORY NATHAN ROSEN, dec'd.**

Late of Lower Merion Township.

Administrator: GARY A. ROSEN,
26 Summit Grove Avenue, Suite 217,
Bryn Mawr, PA 19010.ATTORNEY: GARY A. ROSEN,
LAW OFFICES OF GARY A. ROSEN, PC,
26 Summit Grove Avenue, Suite 217,
Bryn Mawr, PA 19010**SLOANE, MYRON B., dec'd.**

Late of Abington Township.

Executrices: DEBORA L. SLOANE AND
TERI S. HACKLER,
c/o Charles K. Plotnick, Esquire,
261 Old York Road, Suite 200,
Jenkintown, PA 19046.ATTORNEY: CHARLES K. PLOTNICK,
PLOTNICK & ELLIS, P.C.,
261 Old York Road, Suite 200,
Jenkintown, PA 19046**SNYDER, DOROTHY, dec'd.**

Late of Abington Township.

Executors: HOWARD SNYDER,
1836 Benson Street,
Philadelphia, PA 19152,
HEATHER C. WINETT,
1515 Market Street, Suite 1200,
Philadelphia, PA 19102-1932.ATTORNEY: HEATHER C. WINETT,
1515 Market Street, Suite 1200,
Philadelphia, PA 19102-1932**TUTTLE, HOLLY A., dec'd.**

Late of East Norriton Township.

Executrix: AMY B. TUTTLE,
c/o Michael C. McBratnie, Esquire,
P.O. Box 673,
Exton, PA 19341.ATTORNEY: MICHAEL C. McBRATNIE,
FOX ROTHSCHILD LLP,
747 Constitution Drive, Suite 100,
P.O. Box 673,
Exton, PA 19341**WALSH, ANDREA, dec'd.**

Late of Borough of Lansdale.

Administratrix: DIANE E. TERRELL,
1308 Green Street,
Perkasie, PA 18944.ATTORNEY: KATHLEEN A. MALOLES,
SOLOMON, BERSCHLER, FABICK,
CAMPBELL & THOMAS, P.C.,
317 Swede Street,
Norristown, PA 19401**WAMBOLD, ELIZABETH F., dec'd.**

Late of Franconia Township.

Executor: JUDITH TYSON,
287 W. Reliance Road,
Souderton, PA 18964.ATTORNEY: JEFFREY K. LANDIS,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 64769,
Souderton, PA 18964**WHITMAN, KATHERINE S. also known as****KATHERINE WHITMAN, dec'd.**

Late of Springfield Township.

Executor: WILLIAM MARK WHITMAN,
c/o Daniel R. Ross, Esquire,
7169 Germantown Pike, 2nd Floor,
Philadelphia, PA 19119.ATTORNEY: DANIEL R. ROSS,
ROSS & McCREA LLP,
7169 Germantown Pike, 2nd Floor,
Philadelphia, PA 19119**ZAWISLAK, GENEVIEVE T., dec'd.**

Late of Springfield Township.

Executrix: DOROTHY KIRKNER,
c/o Patrick G. Murphy, Esquire,
350 Sentry Parkway,
Bldg. 640, Suite 100,
Blue Bell, PA 19422.ATTORNEY: PATRICK G. MURPHY,
350 Sentry Parkway,
Bldg. 640, Suite 100,
Blue Bell, PA 19422**Second Publication****ALBA, ESTHER PAULINE also known as****ESTHER P. ALBA, dec'd.**

Late of Springfield Township.

Administrator: JONATHAN DAVID ALBA,
c/o John R. Howland, Esquire,
2444 Huntingdon Pike,
Huntingdon Valley, PA 19006.ATTORNEY: JOHN R. HOWLAND,
HOWLAND, HESS, GUINAN, TORPEY,
CASSIDY & O'CONNELL, LLP,
2444 Huntingdon Pike,
Huntingdon Valley, PA 19006**ALKUS, FREIDA W., dec'd.**

Late of Cheltenham Township.

Executor: BETH SNYDER,
2022 Wisteria Lane,
Lafayette Hill, PA 19444.ATTORNEY: DAVID G. ENNIS,
2209 Mt. Carmel Avenue,
Glenside, PA 19038**BARNDT, CATHY J., dec'd.**

Late of Upper Moreland Township.

Executor: CONSTANCE E. BARR,
c/o Janet E. Amacher, Esquire,
311 N. Sumneytown Pike, Suite 1A,
North Wales, PA 19454.ATTORNEY: JANET E. AMACHER,
311 N. Sumneytown Pike, Suite 1A,
North Wales, PA 19454**BARSKY, HONEY A. also known as****HONEY BARSKY, dec'd.**

Late of Lower Merion Township.

Executrices: SHERYL L. STAHLER AND
RENEE L. DOGOLE,
c/o Alice Hart Hughes, Esquire,
27 S. State Street,
Newtown, PA 18940.ATTORNEY: ALICE HART HUGHES,
27 S. State Street,
Newtown, PA 18940

BARUCH, RICHARD F., dec'd.

Late of Lower Merion Township.
Executors: W. RODERICK GAGNÉ AND
RUTH CLARK HOOPER,
3000 Two Logan Square,
Philadelphia, PA 19103.
ATTORNEY: W. RODERICK GAGNÉ,
PEPPER HAMILTON LLP,
3000 Two Logan Square,
Philadelphia, PA 19103

BEHR, BARBARA E., dec'd.

Late of Lower Providence Township.
Executor: JAMES A. BERNSTEIN,
c/o Elaine T. Yandrisevits, Esquire,
30 Cassatt Avenue,
Berwyn, PA 19312.
ATTORNEY: ELAINE T. YANDRISEVITS,
McANDREWS LAW OFFICES, P.C.,
30 Cassatt Avenue,
Berwyn, PA 19312

BENNER, CARMEN E. also known as

CARMEN EVA BENNER, dec'd.
Late of Abington Township.
Executors: PAMELA E. BARANACKIE AND
CHARLES S. BENNER,
2757 Miriam Avenue,
Roslyn, PA 19001.

BERNHARDT, LEONARD THOMAS also known as

LEONARD T. BERNHART, dec'd.
Late of Borough of Pottstown.
Executrix: STÉPHANIE L. BERNHARDT,
4307 39th Place, Apt. 1F,
Sunnyside, NY 11104.
ATTORNEY: PETER J. DOLAN,
1800 E. High Street, Suite 150,
Pottstown, PA 19464

BRUCKER, PAUL C., dec'd.

Late of Worcester Township.
Executrices: JOAN W. BRÜCKER AND
LINDA VOZZO,
c/o George M. Ritter, Esquire,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544.
ATTORNEY: GEORGE M. RITER,
TIMONEY KNOX, LLP,
400 Maryland Drive, P.O. Box 7544,
Fort Washington, PA 19034-7544

BUCK, EUNICE O. also known as

EUNICE BUCK, dec'd.
Late of Skippack Township.
Executrix: LINDA D. MARSTON,
c/o Tomlinson & Gerhart,
414 Main Street, P.O. Box 14,
East Greenville, PA 18041.
ATTORNEY: MICHELLE M. FORSELL,
TOMLINSON & GERHART,
414 Main Street, P.O. Box 14,
East Greenville, PA 18041

BUDICH, WILLIAM B. also known as

WILLIAM BUDICH, dec'd.
Late of Borough of Pottstown.
Executor: EDWIN N. BUDICH,
18 King Street,
Douglassville, PA 19518.
ATTORNEY: LEE F. MAUGER,
MAUGER & METER,
240 King Street, P.O. Box 698,
Pottstown, PA 19464

BURKE, PAMELA D. also known as

PAM BURKE, dec'd.
Late of Borough of Lansdale.
Executor: RACHEL TALLEY,
c/o Helen Z. Stauffer, Esquire,
70 Hemlock Drive,
Gilbertsville, PA 19525.
ATTORNEY: HELEN Z. STAUFFER,
70 Hemlock Drive,
Gilbertsville, PA 19525

CAROTENUTO, GEORGE JOHN, dec'd.

Late of Horsham Township.
Executor: PHILLIP CAROTENUTO,
26 Park Road,
Ambler, PA 19002.

COTLER, FRIEDA, dec'd.

Late of Bala Cynwyd, PA.
Executor: MARVIN COTLER,
190 Presidential Blvd., Apt. 516,
Bala Cynwyd, PA 19004.

DANENHAUER, MARY KAY, dec'd.

Late of Towamencin Township.
Executrix: CATHERINE J. KEYSER,
c/o Vance G. Price, Esquire,
1816 W. Point Pike, Suite 126,
P.O. Box 904,
Lansdale, PA 19446.
ATTORNEY: VANCE G. PRICE,
FRANCIS, BRYANT & PRICE,
1816 W. Point Pike, Suite 126,
P.O. Box 904,
Lansdale, PA 19446

DAVENPORT, HORACE A., dec'd.

Late of West Norriton Township.
Executors: ALICE D. ALEXANDER AND
HORACE A. DAVENPORT, JR.,
c/o Anne Louise Griffin, Esquire,
460 Norristown Road, Suite 110,
Blue Bell, PA 19422.
ATTORNEY: ANNE LOUISE GRIFFIN,
WISLER PEARLSTINE, LLP,
460 Norristown Road, Suite 110,
Blue Bell, PA 19422

DELCAMPO, DAWN MICHELLE also known as

**DAWN M. DELCAMPO and
DAWN DELCAMPO, dec'd.**
Late of Borough of Bridgeport.
Executor: RICHARD J. FUGO,
c/o Joseph C. De Maria, Esquire,
237 Weadley Road,
King of Prussia, PA 19406.
ATTORNEY: JOSEPH D. DeMARIA,
LAW OFFICES OF JOSEPH C. DeMARIA,
237 Weadley Road,
King of Prussia, PA 19406

DEMETRIS, DOROTHY also known as

DOROTHY A. DEMETRIS, dec'd.
Late of Lower Salford Township.
Executrix: DIANE M. MANDATO,
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

FEATHER SR., ADAM S., dec'd.

Late of New Hanover Township.
 Executrices: PATRICIA A. DAROCI AND
 WANDA L. RUPPERT,
 c/o E. Kenneth Nyce Law Office, LLC,
 105 E. Philadelphia Avenue,
 Boyertown, PA 19512.
 ATTORNEY: NICOLE C. MANLEY,
 E. KENNETH NYCE LAW OFFICE, LLC,
 105 E. Philadelphia Avenue,
 Boyertown, PA 19512

**FERRARA, MARY E. also known as
MARY FERRARA and
MARY ELIZABETH FERRARA, dec'd.**

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

FRETZ, MARY E., dec'd.

Late of Borough of Souderton.
 Executor: TERRY A. FRETZ,
 c/o 301 N. Main Street,
 Telford, PA 18969.
 ATTORNEY: RONALD R. BOLIG,
 301 N. Main Street,
 Telford, PA 18969

FRONHEISER, JOHN A., dec'd.

Late of Upper Hanover Township.
 Co-Executors: MARK S. FRONHEISER,
 BRIAN D. FRONHEISER AND
 ALLAN D. FRONHEISER,
 c/o Tomlinson & Gerhart,
 414 Main Street, P.O. Box 14,
 East Greenville, PA 18041.
 ATTORNEY: MICHELLE M. FORSELL,
 TOMLINSON & GERHART,
 414 Main Street, P.O. Box 14,
 East Greenville, PA 18041

**GALL, MARY KENLY also known as
MARY K. GALL and
MARY GALL, dec'd.**

Late of Lower Merion Township.
 Executor: JOHN H. POTTS,
 Strafford Office Bldg. #2, Suite 106,
 200 Eagle Road,
 Wayne, PA 19087-3155.
 ATTORNEY: JOHN H. POTTS,
 HERR, POTTS & POTTS,
 Strafford Office Bldg. #2, Suite 106,
 200 Eagle Road,
 Wayne, PA 19087-3155

GARGES, MILDRED M., dec'd.

Late of Franconia Township.
 Administrator: CAROL FREYMAN,
 c/o Stephen P. Imms, Jr., Esquire,
 396 Main Street,
 Harleysville, PA 19438.
 ATTORNEY: STEPHEN P. IMMS, JR.,
 396 Main Street,
 Harleysville, PA 19438

GILBERT, MARGARET E., dec'd.

Late of Lower Gwynedd Township.
 Executor: JAMES M. MARTIN,
 One Neshaminy Interplex, Suite 202,
 Trevese, PA 19053-6959.
 ATTORNEY: JAMES M. MARTIN,
 MARTIN and MARTIN, P.C.,
 One Neshaminy Interplex, Suite 202,
 Trevese, PA 19053-6959

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

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

**JAFFE, SUSAN F. also known as
SUSAN JAFFE, dec'd.**

Late of Lower Merion Township.
 Executrix: MELISSA FELDMAN,
 c/o Richard M. Schwartz, Esquire,
 3000 Two Logan Square,
 Philadelphia, PA 19103.
 ATTORNEY: RICHARD M. SCHWARTZ,
 PEPPER HAMILTON LLP,
 3000 Two Logan Square,
 Philadelphia, PA 19103

KEATING, ADA E., dec'd.

Late of Abington Township.
 Executrix: ELIZABETH BOSACK WEINRICH,
 c/o Herman J. Weinrich, Esquire,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: HERMAN J. WEINRICH,
 TIMONEY KNOX, LLP,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544

KLAUS, CHARLOTTE WAYNE, dec'd.

Late of Upper Gwynedd Township.
 Executor: EDWARD KLAUS,
 118 Parkview Road,
 Cheltenham, PA 19012.

**KLEM, JOSEPH P. also known as
JOSEPH KLEM, dec'd.**

Late of Borough of Norristown.
 Executor: PATRICK J. KLEM,
 c/o Susan Deane Hunter, Esquire,
 1061 DeKalb Pike, Suite 201,
 Blue Bell, PA 19422.
 ATTORNEY: SUSAN DEANE HUNTER,
 LAW OFFICES OF SUSAN DEANE HUNTER,
 1061 DeKalb Pike, Suite 201,
 Blue Bell, PA 19422

**KOZLOWSKY, SYLVIA B. also known as
SYLVIA KOZLOWSKY, dec'd.**

Late of Borough of Lansdale.
 Executrix: JANICE M. AMOS,
 c/o David W. Conver, Esquire,
 1800 Pennbrook Parkway, Suite 200,
 Lansdale, PA 19446.
 ATTORNEY: DAVID W. CONVER,
 DISCHELL, BARTLE & DOOLEY, PC,
 1800 Pennbrook Parkway, Suite 200,
 Lansdale, PA 19446

KULP, WILMER W., dec'd.

Late of Borough of East Greenville.
 Executrix: HOLLY WOLF,
 c/o Mullaney Law Offices,
 598 Main Street, P.O. Box 24,
 Red Hill, PA 18076-0024.
 ATTORNEY: CHRISTOPHER P. MULLANEY,
 MULLANEY LAW OFFICES,
 598 Main Street, P.O. Box 24,
 Red Hill, PA 18076-0024

LARGENT, GWEN BARBARA also known as**GWEN B. LARGENT, dec'd.**

Late of Horsham Township.
 Administratrix: LYNDA J. DORFF,
 715 W. County Line Road,
 Hatboro, PA 19040-1303.

LAUBACH, MAUDELL, dec'd.

Late of Upper Gwynedd Township.
 Executor: BELTON WAYNE LAUBACH,
 1035 Archer Lane,
 Lansdale, PA 19446-4820.

LEWANDOWSKI, JOSEPH J., dec'd.

Late of Borough of Hatboro.
 Executor: FRANCIS J. LEWANDOWSKI,
 c/o John G. Younglove, Esquire,
 25 W. Moreland Avenue,
 Hatboro, PA 19040.
 ATTORNEY: JOHN G. YOUNGLOVE,
 25 W. Moreland Avenue,
 Hatboro, PA 19040

LIGHT, BETTY S., dec'd.

Late of Springfield Township.
 Executor: THE BRYN MAWR TRUST
 COMPANY,
 c/o Nancy S. Fanucchi, Assistant Vice President,
 10 S. Bryn Mawr Avenue,
 Bryn Mawr, PA 19010-3213.
 ATTORNEY: BENJAMIN C. FRICK,
 Rosemont Business Campus,
 Bldg. 2, Suite 309,
 919 Conestoga Road,
 Bryn Mawr, PA 19010-1353

LUTZ, SHARON ANN also known as**SHARON A. LUTZ and****SHARON LUTZ, dec'd.**

Late of Skippack Township.
 Administrator: RICHARD H. LUTZ,
 4421 Skippack Pike,
 Schwenksville, PA 19473.

MANISCALCO, HARRY S., dec'd.

Late of Lower Providence Township.
 Co-Executors: HARRY R. MANISCALCO AND
 MARK A. MANISCALCO.
 ATTORNEY: DAVID G. GARNER,
 224 E. King Street, Suite 2,
 Pottstown, PA 19464

MARCUS, FLORENCE, dec'd.

Late of Lower Merion Township.
 Executor: SAMUEL S. MARCUS,
 c/o M. Howard Vigderman, Esquire,
 Avenue of the Arts,
 123 S. Broad Street,
 Philadelphia, PA 19109.
 ATTORNEY: M. HOWARD VIGDERMAN,
 MONTGOMERY McCracken Walker &
 Rhoads LLP,
 Avenue of the Arts,
 123 S. Broad Street,
 Philadelphia, PA 19109

MARISCAVAGE, CATHERINE, dec'd.

Late of Whitemarsh Township.
 Executor: GEORGE KOBI, JR.,
 3008 Chestnut Street,
 Lafayette Hill, PA 19444.
 ATTORNEY: MARK J. DAVIS,
 LAW OFFICE OF MICHAEL S. CONNOR,
 644 Germantown Pike, Suite 2-C,
 Lafayette Hill, PA 19444

MAZZONE, JEANETTE R. also known as**JEANETTE RITA MAZZONE, dec'd.**

Late of Hatfield Township.
 Executor: ROBERT M. MAZZONE,
 c/o Norman Mittman, Esquire,
 593-1 Bethlehem Pike,
 Montgomeryville, PA 18936.
 ATTORNEY: NORMAN MITTMAN,
 593-1 Bethlehem Pike,
 Montgomeryville, PA 18936

McCLEESE, JEAN, dec'd.

Late of Upper Dublin Township.
 Executrix: CAROL FINNEY,
 1563 Beechnut Circle,
 Maple Glen, PA 19002.

McDONALD, MARION L., dec'd.

Late of Lower Merion Township.
 Administratrices C.T.A.: BARBARA
 McDONALD AND
 PATRICIA McDONALD-SCOTT,
 c/o George C. Deeney, Esquire,
 Two Logan Square, Suite 730,
 100 N. 18th Street,
 Philadelphia, PA 19103.
 ATTORNEY: GEORGE C. DEENEY,
 GILBOY & GILBOY LLP,
 Two Logan Square, Suite 730,
 100 N. 18th Street,
 Philadelphia, PA 19

McFARLAND, C. ROSS, dec'd.

Late of Borough of Pottstown.
 Executrix: SHERRY M. SATTERWHITE,
 724 Grant Street,
 Pottstown, PA 19464.
 ATTORNEY: R. KURTZ HOLLOWAY,
 635 E. High Street, P.O. Box 657,
 Pottstown, PA 19464

McVEIGH, PETER C., dec'd.

Late of Springfield Township.
 Executor: IAN J. McVEIGH,
 c/o John S. McVeigh, Esquire,
 P.O. Box 163,
 Abington, PA 19001.
 ATTORNEY: JOHN S. McVEIGH,
 JOHN S. McVEIGH, P.C.,
 P.O. Box 163,
 Abington, PA 19001

MEISSGEIER, ELLINOR G., dec'd.

Late of Upper Moreland Township.
 Executrix: ELLEN G. MEISSGEIER,
 1558 Reservoir Avenue,
 Abington, PA 19001.
 ATTORNEY: JAMES E. EGBERT,
 EGBERT & BARNES, P.C.,
 1494 Old York Road, Suite 200,
 Abington, PA 19001

MINSTER, MARY C. also known as**MARY CHARY MINSTER, dec'd.**

Late of Borough of Lansdale.
 Executor: ROBERT MINSTER,
 c/o Barbara M. Smith, Esquire,
 11 E. Airy Street, P.O. Box 510,
 Norristown, PA 19404.
 ATTORNEY: BARBARA M. SMITH,
 McTIGHE, WEISS & O'ROURKE, P.C.,
 11 E. Airy Street, P.O. Box 510,
 Norristown, PA 19404

MOTTERN, RUTH ARLENE also known as**RUTH A. MOTTERN and
ARLENE G. MOTTERN, dec'd.**

Late of Borough of Norristown.

Executors: DAVID R. MOTTERN AND
RICHARD A. MOTTERN,
c/o Stephanie A. Henrick, Esquire,
40 E. Airy Street, P.O. Box 671,
Norristown, PA 19404-0671.ATTORNEY: STEPHANIE A. HENRICK,
HIGH SWARTZ, LLP,
40 E. Airy Street, P.O. Box 671,
Norristown, PA 19404-0671**MOYER, JAMES L., dec'd.**

Late of Upper Hanover Township.

Administratrix: DELUE M. MOYER,
c/o Mullaney Law Offices,
598 Main Street, P.O. Box 24,
Red Hill, PA 18076-0024.ATTORNEY: CHRISTOPHER P. MULLANEY,
MULLANEY LAW OFFICES,
598 Main Street, P.O. Box 24,
Red Hill, PA 18076-0024**MUNGUIA, FLAVIA BELEN also known as****FLAVIA B. MUNGUIA and
FLAVIA MUNGUIA, dec'd.**

Late of Towamencin Township.

Executrix: LILLIAN M. MARSAGLIA,
8414 Bridle Road,
Philadelphia, PA 19111.**NACE, FORREST F., dec'd.**

Late of Borough of Pottstown.

Executrices: JACQUELINE NACE AND
JENNIFER FICHTHORN,
c/o Stephen H. Kalis, Esquire,
P.O. Box 673,
Exton, PA 19341.ATTORNEY: STEPHEN H. KALIS,
FOX ROTHSCHILD LLP,
P.O. Box 673,
Exton, PA 19341**NEARING, LEE BARDEN also known as****LEE B. NEARING, dec'd.**

Late of Whitpain Township.

Executor: STEVEN C. NEARING,
1013 Clark Hill Drive,
Eagleville, PA 19403.ATTORNEY: KEITH B. McLENNAN,
MILLER, TURETSKY, RULE & McLENNAN,
3770 Ridge Pike,
Collegeville, PA 19426**NICODEMUS, MARTHA G., dec'd.**

Late of Hatfield Township.

Executrix: DEBORAH J. YOUNG,
c/o Albert L. Chase, Esquire.
ATTORNEY: ALBERT L. CHASE,
2031 N. Broad Street, Suite 137,
Lansdale, PA 19446-1003**OXENREIDER, JOYCE M. also known as****JOYCE OXENREIDER, dec'd.**

Late of Montgomery County, PA.

Executrix: LINDA M. MITTELHOLZER,
2709 Stone Ridge Court,
Bel Air, MD 21015.ATTORNEY: JOSEPH G. MANIACI,
MANIACI, CICCOTTA & SCHWEIZER,
6720 Frankford Avenue,Philadelphia, PA 19135,
215-332-2626**ROBERT, RITA R., dec'd.**

Late of Springfield Township.

Executor: RONALD P. ROBERT,
488 Nicklaus Lane,
Magnolia, DE 19962.**ROGOMENTICH, MARYANN D., dec'd.**

Late of Borough of Red Hill.

Executrix: PATRICIA TARVES.
ATTORNEY: CHRISTOPHER H. MEINZER,
516 Main Street,
Pennsburg, PA 18073,
215-679-4554**SANGER, FRANCIS V. also known as****FRANCIS SANGER, dec'd.**

Late of Montgomery County, PA.

Executor: JOSEPH G. MANIACI, ESQUIRE,
121 Kitty Hawk Road,
Cherry Hill, NJ 08034.ATTORNEY: JOSEPH G. MANIACI,
MANIACI, CICCOTTA & SCHWEIZER,
6720 Frankford Avenue,
Philadelphia, PA 19135,
215-332-2626**SARACENI, ROBERT A., dec'd.**

Late of Borough of Norristown.

Executor: ROBERT A. SARACENI, JR.,
548 1/2 E. Main Street,
Norristown, PA 19401.ATTORNEY: ROBERT A. SARACENI, JR.,
548 1/2 E. Main Street,
Norristown, PA 19401**SCHAFFER, JEAN M., dec'd.**

Late of Montgomery Township.

Executrix: BARBARA A. SHINSKIE,
702 S. Main Street,
Perkasie, PA 18944.**SCHILLER, ELEANOR MARIE, dec'd.**

Late of Whitpain Township.

Executrix: PATRICIA SCHILLER MARIN,
4 Cemetery Lane,
Schwenksville, PA 19473.ATTORNEY: GARY P. LEWIS,
372 N. Lewis Road, P.O. Box 575,
Royersford, PA 19468**SLOTT, STANTON P., dec'd.**

Late of Elkins Park, PA.

Administrator: JAY SLOTT,
7417 Conventry Avenue,
Melrose Park, PA 19027.**TRAVE, JOHN, dec'd.**

Late of East Norriton Township.

Executrix: MARY ANN JOHNSON,
3030 Black Swift Road,
East Norriton, PA 19401.ATTORNEY: BETTY N. MONTANA,
11 E. Airy Street,
Norristown, PA 19404**WALTON JR., WESLEY B. also known as****WESLEY WALTON, dec'd.**

Late of Lansdale, PA.

Executrix: MICHELLE ROIK,
101 Lenape Drive,
Lansdale, PA 19446.**WEST, DONALD E., dec'd.**

Late of Upper Dublin Township.

Executrix: Jo ANN WEST,
704 Lincoln Drive West, Ambler, PA 19454.
ATTORNEY: JOHN S. KERDOCK,
BROWN, KERDOCK & LYNCH, P.C.,
1534 W. Broad Street, Suite 400,
Quakertown, PA 18951

WHITENIGHT JR., GLEN G., dec'd.

Late of Lower Salford Township.
Executrix: GLENDA RAINES,
1239 Supplee Lane,
Gulph Mills, PA 19426.
ATTORNEY: MARK A. HOFFMAN,
430 Main Street,
Harleysville, PA 19438

WRIGHT, STEPHEN E., dec'd.

Late of Abington Township.
Executor: MARK C. PARSONS,
362 Evergreen Road,
Jenkintown, PA 19046.
ATTORNEY: LISA M. RHODE,
GADSDEN SCHNEIDER & WOODWARD LLP,
201 King of Prussia Road, Suite 100,
Radnor, PA 19087

YONAS, MICHAEL P., dec'd.

Late of Borough of Pottstown.
Administrators: KEVIN G. YONAS,
414 Eastwick Drive,
Reading, PA 19606,
MICKEY YONAS,
747 N. Charlotte Street,
Pottstown, PA 19464.
ATTORNEY: JACK A. LINTON,
1720 Mineral Spring Road, P.O. Box 3588,
Reading, PA 19606

ZADROGA, MARY A. also known as

MARY ZADROGA and
MARY AGNES ZADROGA, dec'd.
Late of Upper Merion Township.
Executrix: ROBYN L. DRONITSKY,
148 Elizabeth Street,
West Conshohocken, PA 19428.
ATTORNEY: MARK D. FREEMAN,
P.O. Box 457,
Media, PA 19063

ZETTS JR., ERNEST RAYMOND also known as
ERNEST R. ZETTS, JR. and
ERNEST ZETTS, dec'd.

Late of Upper Merion Township.
Executors: ERNEST R. ZETTS AND
DANIEL J. ZETTS,
c/o Marc L. Davidson, Esquire,
Radnor Station Two, Suite 110,
290 King of Prussia Road,
Radnor, PA 19087.
ATTORNEY: MARC L. DAVIDSON,
LAW OFFICES OF MARC L. DAVIDSON, LLC,
Radnor Station Two, Suite 110,
290 King of Prussia Road,
Radnor, PA 19087

Third and Final Publication

BRAEMER, FRED E., dec'd.

Late of Cheltenham Township.
Executor: RICHARD J. BRAEMER,
c/o M. Elizabeth Cloues, Esquire,
1735 Market Street, 51st Fl.,
Philadelphia, PA 19103.

ATTORNEY: M. ELIZABETH CLOUES,
BALLARD SPAHR LLP,
1735 Market Street, 51st Fl.,
Philadelphia, PA 19103

EWING, MARIANE B. also known as
MARIANE BUCKMAN EWING, dec'd.

Late of Worcester Township.
Executrix: ANNE EWING BURNS,
210 E. 73rd Street, #4C,
New York City, NY 10021.
ATTORNEY: CHRISTOPHER M. BROWN,
21 W. Third Street,
Media, PA 19063

GOSHOW, HENRY M., dec'd.

Late of Franconia Township.
Executor: DAVID K. KOCHSMEIER,
1775 Creek Road,
Bethlehem, PA 18015.
ATTORNEY: CHARLOTTE A. HUNSBERGER,
LANDIS, HUNSBERGER, GINGRICH & WEIK,
LLP,
114 E. Broad Street, P.O. Box 64769,
Souderton, PA 18964

IACOBELLI, ALDO, dec'd.

Late of Montgomery County, PA.
Executor: ABELLE A. IACOBELLI,
c/o Harvey Ballard & Bornstein, LLC,
800 Lancaster Avenue, Suite T-2,
Berwyn, PA 19312-1780.
ATTORNEY: RYAN M. BORNSTEIN,
800 Lancaster Avenue, Suite T-2,
Berwyn, PA 19312

KRAPF JR., HARRY L., dec'd.

Late of Telford Borough.
Executrices: LISA M. KEHRLE &
ELIZABETH A. CARRERAS,
c/o Albert L. Chase, Esquire,
ATTORNEY: ALBERT L. CHASE,
2031 N. Broad Street, Suite 137,
Lansdale, PA 19446-1003

LING, RUTH K. also known as
RUTH JIN-HENG KAO LING and
RUTH KAO LING, dec'd.

Late of Upper Merion Township.
Co-Executors: HENRY T.W. LING,
838 Margo Lane,
Narberth, PA 19072,
ELIZABETH T.S. LING,
6105 Mountain Villa Cove,
Austin, TX 78731,
BRENDA T.F. LING,
330 E. 33rd Street, #17N,
New York, NY 10016.
ATTORNEY: RICHARD J. WIEST,
WILLIAMSON FRIEDBERG & JONES, LLC,
Ten Westwood Road,
Pottsville, PA 17901

MOLL, EDWARD, dec'd.

Late of Lower Providence Township.
Executor: DANIELLE LEPINE,
c/o Kathleen L. Barndt, Esquire,
1239 W. Broad Street, P.O. Box 359,
Quakertown, PA 18951.
ATTORNEY: KATHLEEN L. BARNDT,
1239 W. Broad Street, P.O. Box 539,
Quakertown, PA 18951

OPP, ELIZABETH, dec'd.

Late of Lower Gwynedd Township.
 Executors: PNC BANK, NA AND
 ALLEN BREUNINGER,
 c/o Scott D. Evans, Officer,
 1600 Market Street, 7th Floor,
 Philadelphia, PA 19103.
 ATTORNEY: KAREN SCHECTER DAYNO,
 TIMONEY KNOX, LLP,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544

SALTARELLI, JEANNETTE, dec'd.

Late of Jenkintown, PA.
 Executrix: ADRIENNE WASIELEWSKI,
 2845 Normandy Drive,
 Philadelphia, PA 19154.

SOPKO, TIMMY G., dec'd.

Late of Borough of Pottstown.
 Administrator: ROBERT SLUTSKY,
 600 W. Germantown Pike, Suite 400,
 Plymouth Meeting, PA 19462.
 ATTORNEY: ROBERT M. SLUTSKY,
 ROBERT M. SLUTSKY ASSOCIATES,
 600 W. Germantown Pike, Suite 400,
 Plymouth Meeting, PA 19462

STEWART, ISABEL K., dec'd.

Late of Cheltenham Township.
 Executor: CHRISTINE STEWART-HARTLEY,
 216 Brookdale Avenue,
 Glenside, PA 19038.
 ATTORNEY: ROBERT C. GERHARD, III,
 GERHARD & GERHARD, P.C.,
 222 S. Easton Road, Suite 104,
 Glenside, PA 19038,
 215-885-6785

UHRICH, ROSE M., dec'd.

Late of Borough of Norristown.
 Administrators: EDWARD UHRICH AND
 ELVIRA UHRICH,
 2150 Alexander Drive,
 Norristown, PA 19403.
 ATTORNEY: ROBERT A. SARACENI, JR.,
 548 1/2 E. Main Street,
 Norristown, PA 19401

WADE III, EARL WESLEY also known as

EARL W. WADE, III, dec'd.
 Late of Upper Providence Township.
 Administratrix: KIMBERLY K. WADE,
 312 E. Cedarville Road, Apt. 3,
 Pottstown, PA 19465.

WINKLER, RITA, dec'd.

Late of Lower Providence Township.
 Executors: RICHARD WINKLER AND
 MARK SPIRO,
 c/o Michael F. Rogers, Esquire,
 510 Township Line Road, Suite 150,
 Blue Bell, PA 19422.
 ATTORNEY: MICHAEL F. ROGERS,
 SALVO ROGERS & ELINSKI,
 510 Township Line Road, Suite 150,
 Blue Bell, PA 19422

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

CRESA with its principal place of business at One West Avenue, Suite 201, Conshohocken, PA 19428.

The name and address of the entity owning or interested in said business is: Cresa Global, Inc., 1800 M Street NW, Suite 350S, Washington, DC 20036.

The application was filed on April 5, 2017.

MISCELLANEOUS**PETITION FOR CERTIFICATE OF TITLE TO A MOTOR VEHICLE**

IN THE COURT OF COMMON PLEAS OF
 MONTGOMERY COUNTY, PENNSYLVANIA
 CIVIL CASE NO. 2017-07986

IN RE: CERTIFICATE OF TITLE FOR HERBERT STONE

TAKE NOTICE THAT A Petition for Transfer of Certificate of Title for a Motor Vehicle has been filed by HERBERT STONE. The Motor Vehicle at issue is a 2008 Chevrolet Impala; VIN: 2G1WB58N989144318; Plate: ECY 7129, and is currently registered to BARBARA L. FUZY, late of Warminster, Pennsylvania.

A Hearing on the Petition will be held on May 17, 2017 at 10:00 a.m., in Court Room 13, at the Montgomery County Courthouse, Norristown, Pennsylvania 19401. Anyone wishing to contest the Petition should file a written response before the hearing date and/or appear at said hearing.

Hatboro-Horsham School District

NOTICE IS HEREBY GIVEN that the Board of School Directors of Hatboro-Horsham School District has petitioned the Court of Common Pleas of Montgomery County, pursuant to 24 P.S. Sec. 7-707(3), to sell the property located at 1125 Limekiln Pike (previously known as Limekiln-Simmons Elementary School), further identified as Parcel #36-00-06811-00-2, via a private sale pursuant to the terms as set forth in said Petition. The Petition and all related documents have been filed in the Montgomery County Court of Common Pleas at Docket Number 2017- 07104. A public hearing on the Petition will be held before the Court on May 19, 2017, at 9:30 a.m., at the Montgomery County Courthouse, Courtroom 13, Swede and Airy Streets, Norristown, Pennsylvania, when and where all interested parties may appear and show cause, if any, why the request of the Board of School Directors of Hatboro-Horsham School District as set forth in its Petition should not be granted.

By: /s/ Eric C. Frey
 Eric C. Frey, Esquire
 Solicitor for the
 Hatboro Horsham School District

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION
NO. 2017-X1308

**ESTATE OF KATHLEEN MOHN,
A Presumed Decedent**

TO: Kathleen Mohn, late of 955 Jones Road, Gulph Mills, PA 19428, Montgomery County, but whose present whereabouts are unknown and to Her Heirs, Next of Kin and all Persons Interested in Her Estate.

NOTICE IS HEREBY GIVEN that a Petition was filed with the above-named Court to establish legal presumption of death of KATHLEEN MOHN. The Court will hear evidence concerning the alleged absence of KATHLEEN MOHN and its circumstances and duration on Friday, May 19, 2017 at 9:30 A.M., in Court Rm. 14, One Montgomery Plaza, 4th Fl., Swede & Airy Streets, Norristown, PA, so that her estate may be distributed as in the case of her actual death. All persons having any knowledge of KATHLEEN MOHN are requested to attend said hearing or communicate with the undersigned.

Arnold Machles, Atty. for Petitioner
401 E. City Ave., Ste. 122
Bala Cynwyd, PA 19004
610.667.0555

TRUST NOTICES

Second Publication

**JUSTINE L. OLIVE, REVOCABLE TRUST
DTD. 5/14/1998, AS AMENDED AND
RESTATED 12/20/2013**

**JUSTINE L. OLIVE, Deceased.
Late of Whitpain Twp. Montgomery County, PA**

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to:

SUCCESSOR TRUSTEE: EDWARD K. TRESS
c/o Mary L. Buckman, Esq.
585 Skippack Pike, Ste. 100
Blue Bell, PA 19422

**Or to his Attorney: Mary L. Buckman, Esq.
Ford & Buckman, P.C.**
585 Skippack Pike Ste. 100
Blue Bell, PA 19422

EXECUTIONS ISSUED

Week Ending April 25, 2017

**The Defendant's Name Appears
First in Capital Letters**

ADAMS, DAWN: PNC BANK, GRNSH. - Progressive Northern Ins Co; 200622047; \$5,762.28.
BARNES, HOWARD: PHILA POLICE & FIRE FED CU, GRNSH. - Lvnv Funding, LLC, et al.; 200909640; \$3,581.81.

BODISON, TRACY - Bank Of America Na Successor By Merger To Bac Home Loans Se; 201629910; \$326,587.36.
BUHL, CARLY: TRI COUNTY AREA FCU, GRNSH. - Discover Bank; 200901455; \$3,402.59.
CAMCO CLEANING AND RESTORATION, LLC: KNAUB, KAREN; SCOTT: PHOENIX LIFE INSURANCE COMPANY, GRNSH. - Professional Cleaning & Restoration, Inc.; 201708014; \$78,595.69.
CROWDER, TRINA: OMAR, ALLISON: REPUBLIC FIRST BANK, GRNSH. - Lvnv Funding, LLC; 200802542; \$6,546.50.
DESIMONE, CYNTHIA: WELLS FARGO BANK, GRNSH. - Discover Bank; 201629550; \$7,149.68.
F & V REAL ESTATE MANAGEMENT, INC.: BAGDWAL, VINOD; SIRIANNI, FRANK, ET AL. - East Investments, LLC; 201125002; WRIT/EXEC.
FARMER, KRISTI: TD BANK, GRNSH. - Discover Bank; 201705126; \$2,056.88.
FARRINGTON, VIVIAN: WELLS FARGO BANK, GRNSH. - Discover Bank; 201531394; \$4,764.76.
FIELDS, NENA: BANK OF AMERICA, GRNSH. - Arrow Financial Services, LLC, et al.; 201011804; \$5,869.41.
FISHER, CHRISTINE - Ls⁹ Master Participation Trust; 201624325; \$233,486.69.
FLORE, DANIEL; BETTY - Citizens Bank Of Pennsylvania; 201630201.
FOX TALE STUD: LAFAYETTE AMBASSADER BANK, GRNSH. - Jessica Rexroth Veterinarian, LLC; 201700829; WRIT/EXEC.
GETTING, JENNIFER: PNC BANK, GRNSH. - Discover Bank; 201705121; \$3,589.57.
GRIMSLEY, STEVEN: QUAKERTOWN NATL BK, GRNSH. - Discover Bk; 200711424; WRIT/EXEC.
HANNAN, ABDUL: NARZU: KHAN, NARZU - Cv Xxvii, LLC; 201419560; \$615,227.96.
HAYDEN, MARK - Manufacturers And Traders Trust Company, et al.; 201629395; \$153,143.09.
HERON, CHRISTOPHER: KAREN - Arrowhead Lake Condominium Association; 201701708; \$5,766.08.
HORNE, JOHN: FOX CHASE BANK, GRNSH. - Discover Bank, et al.; 201127971; \$1,001.23.
JOHNSON, MAURICE: CITIZENS BANK, GRNSH. - Harcum College; 201528455.
KANG, JESSY: TD BANK, GRNSH. - Kim, Sung, et al.; 201623983; \$25,200.00.
KRONHEIM, PATRICIA: DAVID: PATRICIA - Bayview Loan Servicing, LLC; 201602239; ORDER/IN REM/467.728.67.
LARCK, LISA: DIAMOND CU, GRNSH. - Discover Bank; 201701080; \$4,285.60.
LB LYONS & COMPANY: LYONS, LUBA: CITIZENS BANK OF PENNSYLVANIA, GRNSH. - Citizens Bank Of Pennsylvania, et al.; 201335896; \$36,197.58.
MARSHALL, MICHELE: PNC BANK, GRNSH. - Discover Bank; 201705123; \$7,227.70.
MCALILEY, OTIS: FIRST NIAGARA BANK, GRNSH. - Capital One Bank Usa Na; 201703217; WRIT/EXEC.
MEHMOOD, HASSAN: PNC BANK, GRNSH. - Discover Bank, et al.; 201527299; \$7,069.85.

MILLER, CATHERINE: NAVY FEDERAL CREDIT UNION, GRNSH. - Lpfa, LLC; 201707913; \$4,748.76.
 NICHOLLS, TIMOTHY: KRISTYNE: ACHUFF, FRANK, ET AL. - Oak Leaf Financial, LLC; 201032426; \$328,609.72.
 PLANO, PHILIP: PHILIP: FRANCES - Nationstar Mortgage, LLC, et al.; 201502625.
 RAIMO LANDSCAPING - Davidson, Steven; 201523224; \$349.42.
 RICHARDSON, ROSALYN - Ditech Financial, LLC; 201600203.
 SCIALLA, GENNARO: ROSA - Jpmorgan Chase Bank Na, et al.; 200920405; ORDER AMEND IN REM/269,120.24.
 SHIM, SOOMOCK - Wells Fargo Bank Na; 201604863; ORDER/JDMT 209,562.92.
 SPENCER, JARROD - Wells Fargo Bank Na; 201615512.
 TIGHE, ANDREW: JOSEPH - Freedom Mortgage Corporation, et al.; 201528398; \$184,614.39.
 TOTAL BODY FITNESS, INC.: TOTAL BODY FITNESS: VARGA, ROBERT: SANTANDER BANK, GRNSH. - 401-611 South Broad Street Holdings Limited Partnership, et al.; 201603751; ORDER/625,617.91.
 WATTS, CARLA - Us Bank National Association; 201704225.
 WILLIAMS, JEFFREY: CITIZENS BANK, GRNSH. - Discover Bank; 201705124; \$1,857.67.

JUDGMENTS AND LIENS ENTERED

Week Ending April 25, 2017

**The Defendant's Name Appears
First in Capital Letters**

BROWN, DONNA: ESTATE OF BENJAMIN BROWN - Perry, Wayne; 201707642; Judgment fr. District Justice; \$4,158.75.
 CHENG, YI - Discover Bank; 201707773; Judgment fr. District Justice; \$5,559.80.
 CULINARY ACADEMY OF LONG ISLAND INC: STAR CAREER ACADEMY - Suburban Management Co Inc; 201707605; Complaint In Confession of Judgment; \$2,641,044.20.
 DARIN FRYE HOME IMPROVEMENTS: FRYE, DARIN - Shrivastava, Sulabh; 201707580; Judgment fr. District Justice; \$1428.86.
 DAWSON, DOYLE - Hirschorn, Robert; 201707616; Judgment fr. District Justice; \$1233.19.
 DIDONATO, TIFFANY - Capital One Bank Na; 201707612; Judgment fr. District Justice; \$3,403.06.
 FRETZ, WILLIAM - Stonebridge Bank; 201707633; Complaint In Confession of Judgment; \$1227682.26.
 FRIESIAN SEASON LLC - First Cornerstone Bank; 201707610; Complaint In Confession of Judgment; \$2,034,824.69.
 GLOBAL PROPERTY DEVELOPMENT LLC - Univest Bank And Trust Co; 201707603; Complaint In Confession of Judgment; \$412488.08.
 IMPACT THRIFT STORES INC - 1350 Welsh Partners Llc; 201707656; Complaint In Confession of Judgment; \$203955.84.
 PROGRESSIVE REHABILITATION LLC - Univest Bank And Trust Co; 201707662; Complaint In Confession of Judgment; \$38362.06.

RACIOPPI, RICHARD - Univest Bank And Trust Co; 201707635; Complaint In Confession of Judgment; \$412,488.08.
 SPECTRUM ALLIANCE LP - Stonebridge Bank; 201707621; Complaint In Confession of Judgment; \$1227682.26.
 TREFOIL PROPERTIES INC - Stonebridge Bank; 201707626; Complaint In Confession of Judgment; \$1,227,682.26.
 TREFOIL PROPERTIES LP - Stonebridge Bank; 201707654; Complaint In Confession of Judgment; \$1,227,682.26.
 WILLMAN, LEO - Capital One Bank Na; 201707609; Judgment fr. District Justice; \$2,022.05.

**PENNA. DEPT. OF REV. -
entered claims against:**

142Northlakedrive Llc; 201761468; \$28186.39.
 Charles Foster Carpentry Llc; 201761498; \$1334.04.
 Commercial Flooring Systems Of Penn; 201761495; \$21258.04.
 Deelux Hoagies Inc; 201761483; \$5409.32.
 Dexter Gresh Inc; 201761471; \$1783.46.
 E A Michaels Inc; 201761477; \$2899.69.
 Electronic Assembly Company Inc; 201761493; \$13064.17.
 Farrell Auto Body Llc; 201761484; \$838.00.
 Frank Penna Landscaping Inc; 201761485; \$3772.65.
 Gc Renovations Llc; 201761496; \$759.01.
 Global Group Inc; 201761469; \$1820.10.
 Golden-Glo Carpet Cleaners Inc; 201761476; \$9013.09.
 Hmn Advisory Group Pc; 201761472; \$2811.73.
 Iovino, Debra: Renee; 201761502; \$2227.55.
 Kenneth J Schauder Inc; 201761474; \$836.04.
 Mcfarland, Jason; 201761499; \$24530.56.
 Mymyia Broadband Auctions Llc; 201761494; \$1324.40.
 P J Donohue Associates Inc; 201761501; \$1057.68.
 Phamous Phils Bbq Inc; 201761467; \$7406.54.
 Printers Printer Inc; 201761475; \$1779.24.
 Ribar Inc; 201761497; \$5983.28.
 Royal Bank Of America; 201761500; \$337608.50.
 Tricor Industries Inc; 201761473; \$4701.41.

**PENNA. UNEMP. COMP. FUND -
entered claims against:**

Bella Napoli Pizzeria Llc; 201761481; \$7884.60.
 Cruz, Yasmin; 201761421; \$1287.00.
 Deli At Radnor Court Llc; 201761482; \$1095.00.
 Fortune Flowers & Gifts Inc; 201761480; \$1506.44.
 Home Gallery Design Inc; 201761479; \$1035.56.
 Ja Burke Inc: Trevi Pizza Pasta Byob; 201761490; \$1305.56.
 John F Brennan Inc; 201761488; \$13277.43.
 Marcus, David; 201761420; \$2089.00.
 On Edge Movement Llc; 201761492; \$17709.50.

**UNITED STATES INTERNAL REV. -
entered claims against:**

Air Quality Control Inc; 201770279; \$66193.15.
 Air Quality Control Inc; 201770280; \$50727.95.
 All Sports Center Management Llc: Clairmont, Richard; 201770281; \$2929.38.
 Armor, Gregory: Karen; 201770305; \$29236.39.
 Bernicker, William: Ann; 201770298; \$97821.36.
 Bluestein, Edward: Stephanie; 201770295; \$148188.03.
 Brown, Iula; 201770287; \$26961.20.
 Casey, Dennis: Jennifer; 201770288; \$45835.54.

Collins, Daniel; Murphy, Carol; 201770255; \$147967.00.
 Creative Steps Inc; 201770303; \$41001.93.
 Farrell Auto Body Llc; 201770276; \$12127.35.
 Flamer, Leslie; 201770300; \$8750.36.
 Flowtech Llc; 201770283; \$30127.83.
 Gassen, Joelle; Barry; 201770299; \$32462.96.
 Go Mobile Inc; 201770273; \$79944.34.
 Grant, Richard; 201770289; \$47869.64.
 Great Atlantic Graphics Inc; Giarrocco, Vincent;
 201770271; \$262.85.
 High, Donald; Andrea; 201770290; \$37755.14.
 Hubert, John; Heather; 201770274; \$7327.19.
 Interstate Transportation Systems Inc; Interstate Fleet
 Services; 201770268; \$10883.81.
 Jacoby, Melissa; Glen; 201770296; \$42542.75.
 Jim Murray Ltd; 201770275; \$25628.16.
 Jones, Dwayne; 201770285; \$31794.51.
 Kaplan, David; Lori; 201770304; \$46652.22.
 Kim, Byoung; In, Byoung; 201770294; \$40729.20.
 Kion Strategic Polymer Technologies Inc;
 201770284; \$11057.38.
 Lee, Charles; 201770311; \$4269.59.
 Lynch Johnson, E.: Johnson, Steven; 201770314;
 \$25343.45.
 Manopello, Richard; Linda; 201770278; \$8615.59.
 Mattera, Vincent; 201770293; \$85356.58.
 McNabb, Robert; Erin; 201770297; \$34060.40.
 Merwin Group Llc; 201770312; \$21690.57.
 Nicgorski, Brian; 201770291; \$29434.78.
 Nikparvar, Medhi; 201770313; \$2780430.91.
 Priority Comfort; Kane, Amber; 201770277; \$1974.17.
 R&P Mechanical Inc; 201770282; \$13034.47.
 Rahman, Riaz; 201770301; \$19334.67.
 Realty Group Pa Inc; Remax Realty Group; 201770272;
 \$8497.37.
 Ross, Sharon; Kevin; 201770286; \$64509.68.
 Yoo, Han; Yae; 201770292; \$30670.56.

LETTERS OF ADMINISTRATION

Granted Week Ending April 25, 2017

Decedent's Name Appears First, Then Residence at Death, and Name and Address of Administrators

BLATCHENS, LUCIJA - Upper Salford Township;
 Ore, Ruta, 1060 Shady Lane Harleysville, PA 19438.
 BRODHAG, ALFRED L. - Lansdale Borough;
 Brodhag, Evelyn V., 718 Columbia Avenue
 Lansdale, PA 19446.
 CHIEFFO, JOSEPH C. - Lower Salford Township;
 Chieffo, Dorothy A., 315 E. Park Avenue
 Harleysville, PA 19438.
 FRETZ, RANDY L. - Limerick Township;
 Fretz, Ruth A., 169 Amelia Street
 Mont Clare, PA 19453.
 HENRY, KARL - East Norriton Township;
 Henry, Christine, 15 Embassy Circle
 East Norriton, PA 19403.
 JENKINS, YVONNE D. - Lower Gwynedd Township;
 Jenkins, Jeanne B., 531 South Gay Street
 Knoxville, TN 37902; Jenkins, Katherine B.,
 785 North 25Th Street Phila, PA 19130.
 LEE, FANNIE M. - Lower Gwynedd Township;
 Lee, Justin W., 718 Buckley Circle
 Penllyn, PA 19422.

LEVITAN, LEONARD H. - Upper Moreland Township;
 Levitan, Carole, 1003 Easton Road
 Willow Grove, PA 19090.
 LOCKE, WILLIAM E. III - East Norriton Township;
 Locke, Jessica, 2943 Penn Square Road
 Norristown, PA 19401.
 LUCAS, DOROTHY M. - Abington Township;
 Lucas, Rebecca A., 8224 Aspen Way
 Elkins Park, PA 19027.
 OBRIEN, JOHN J. - Hatfield Township;
 Obrien, Gerard J., 674 Pennfield Drive
 Hatfield, PA 19440.
 OTTEY, VIRGINIA E. - Whitemarsh Township;
 Ottey, Albert B., 11 Village Way
 Plymouth Meeting, PA 19462; Ottey, Gary P.,
 5 Village Way Plymouth Meeting, PA 19462.
 PRICE, CARL E. - Pennsburg Borough; Price, Grant,
 542 Main Street Pennsburg, PA 18073.
 PURNELL, LEONARD - Lansdale Borough;
 Purnell, Leonard M., 1432 Crosby Drive
 Fort Washington, PA 19034.

SUITS BROUGHT

Week Ending April 25, 2017

The Defendant's Name Appears First in Capital Letters

ABBOTT, ENID - Abbott, Robert; 201707604;
 Complaint Divorce.
 ABDUL-RAHIM, SALIMA - Parkinson, Iris;
 201707879; Petition for Protection From Intimidatio.
 ALBERTO, FRANCISCO - Portfolio Recovery
 Associates Llc; 201707850; Civil Action;
 Brown, Carrie A.
 ALBERTO, RICARDO - Portfolio Recovery
 Associates Llc; 201707889; Civil Action;
 Polas, Robert N., Jr.
 BALDWIN, EDWARD - Portfolio Recovery
 Associates Llc; 201707848; Civil Action;
 Brown, Carrie A.
 BAXTER, CYNTHIA - Weikel, Ryan; 201707249;
 Complaint for Custody/Visitation; Rentz, Sheryl R.
 BENNER, JOSHUA - Milillo, Danielle; 201707562;
 Complaint for Custody/Visitation.
 BLACK, PAUL: PAUL - American Express Bank Fsb;
 201707825; Civil Action; Felzer, Jordan W.
 BOOKER-SAUNDERS, BRIAN - Reynolds, Taliya;
 201707578; Complaint for Custody/Visitation.
 BROAD AXE PARTNERS INC - Bat-Pa Associates Lp;
 201707823; Defendants Appeal from District Justice.
 BURNS, KENNETH - Portfolio Recovery Associates Llc;
 201707890; Civil Action; Polas, Robert N., Jr.
 CAMPBELL, JOHN: JOHN - American Express
 Centurion Bank; 201707828; Civil Action; Felzer,
 Jordan W.
 CANFIELD, BETH - Portfolio Recovery Associates Llc;
 201707856; Civil Action; Polas, Robert N., Jr.
 CROCE, JOSEPH - Isabella, Nicole; 201707554;
 Complaint for Custody/Visitation.
 CRONIN, KAREN - Citibank Na; 201707883;
 Civil Action; Paul, Nathalie.
 DMEING, DAVID - Deming, Margaret; 201707573;
 Complaint Divorce.
 DOWNS, HEATHER - Portfolio Recovery
 Associates Llc; 201707846; Civil Action;
 Brown, Carrie A.

- DUNLAP, ELLEN - Td Auto Finance Llc;
201707733; Civil Action; Dougherty, Michael J.
- EMERSON, JOSHUA - Emerson, Miranda;
201707154; Complaint for Custody/Visitation.
- FORD, ELLIOTT; STEVENS, SHANNON -
Olivera, Megan; 201707772; Complaint for
Custody/Visitation.
- FREED, YEHOOSHUA - Rosenfield, Annette;
201707880; Complaint Divorce; Maloles,
Kathleen A.
- GAP INC - Gibson, Andrenna; 201707652;
Civil Action; Destefano, David R.
- GIUGLIANO, NICOLAS: NICOLAS -
Meenan, Nicole; 201707862; Complaint for
Custody/Visitation.
- GOETTNER, SUSAN - Portfolio Recovery
Associates Llc; 201707837; Civil Action;
Brown, Carrie A.
- GOODRIDGE, BARBARA: VINCENT -
Ricks Tree Service; 201707824; Plaintiffs Appeal
from District Justice.
- GRAY, MAURICE - Cameron, Tiffany; 201707611;
Complaint for Custody/Visitation.
- JAGO, KIMBERLY: DAVID - Miller, Peter;
201707622; Plaintiffs Appeal from District Justice.
- JONES, ALLEN - Paone, Tina; 201707871;
Complaint Divorce.
- JONES, EVETTE: ERVIN - Trumark
Vinancial Credit Union; 201707715; Civil Action;
Dougherty, Michael J.
- KRAVITZ, MAX - Portfolio Recovery Associates Llc;
201707835; Civil Action; Brown, Carrie A.
- KULP, JOSHUA - Portfolio Recovery Associates Llc;
201707840; Civil Action; Brown, Carrie A.
- LALONGE, ERICA - Algeo, M.; 201707576;
Complaint for Custody/Visitation;
Nocchi, Marguerite M.
- LAWRENCE, ROZANNE - Houchins, Brad;
201707561; Defendants Appeal from
District Justice.
- LEE, CHRISTINE - Portfolio Recovery Associates
Llc; 201707838; Civil Action; Brown, Carrie A.
- MCGLINCHEY, MICHAEL: THEIL, SAMANTHA -
Selene Finance Lp; 201707831; Complaint In
Mortgage Foreclosure; Lutz, Daniel T.
- MCGOVERN, BRYAN - Wells Fargo Bank Na;
201707812; Complaint In Mortgage Foreclosure;
Brunner, Abigail.
- MCGOWAN, SEAN - West, Kionna; 201707832;
Complaint for Custody/Visitation.
- MEDFORD, ALICIA - Miles, Raheem; 201707872;
Complaint for Custody/Visitation.
- MELENDEZ-TREGO, STEPHANIE:
INGRAM, MICHAEL - Rivera, Dorothy;
201707886; Complaint for Custody/Visitation.
- MONAGHAN, JEFF: JEFF: SCIARRA, IRMA -
Phh Mortgage Corporation; 201707829; Complaint
In Mortgage Foreclosure; Brunner, Abigail.
- MROZ, ROBERT - Mroz, Colleen Colbert;
201707853; Complaint Divorce.
- NICHOLS, PAMELA: PAMELA - American Express
Centurion Bank; 201707826; Civil Action;
Felzer, Jordan W.
- OUTTEN, ZACHARY - Durante, Christopher;
201707587; Civil Action; Tompkins, Richard J.
- PARKER, RONISHA - Marsh, Shakil; 201707624;
Complaint for Custody/Visitation.
- PEGON, ALEXANDER - Wells Fargo Bank Na;
201707560; Complaint In Mortgage Foreclosure;
Brunner, Abigail.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Boyle, Jacqueline;
201707544; Appeal from Suspension/Registration/
Insp.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Stopper, Brett; 201707569;
Appeal from Suspension/Registration/Insp;
Hasson, Anthony J.
- PICK1 REAL ESTATE - Sowell, Ronald; 201707198;
Petition; Leeds, Abigail Silverman.
- QUIGLEY, WILLIAM - Quigley, Jennifer;
201707566; Complaint for Custody/Visitation.
- QUILES, OMARA - Lee, Alisa; 201707617;
Complaint for Custody/Visitation.
- REMENICKY, BENJAMIN - Remenicky, Colleen;
201707836; Complaint Divorce.
- RICHARDS, KEISHA - Portfolio Recovery
Associates Llc; 201707892; Civil Action;
Polas, Robert N., Jr.
- ROSS-MOSKOW, EVAN - Panagiotiou-Moskow,
Elisavet; 201707858; Complaint Divorce.
- SALLY, JAMIE - Portfolio Recovery Associates Llc;
201707849; Civil Action; Brown, Carrie A.
- SBG MANAGEMENT SERVICES INC - Mt Hawley
Insurance Company; 201707710; Civil Action;
Dougherty, Michael J.
- SENIUK, JESSICA - Kilderry, Jason; 201707567;
Complaint for Custody/Visitation;
Klineburger, Richard F.
- SOLOMON, ROBERT - Solomon, Julia; 201707620;
Complaint Divorce; Bluestein, Craig B.
- SOSA-TORRES, DARWIN: INGRAM, NICOLE -
Ingram, Janet; 201707646; Complaint for
Custody/Visitation.
- TEJADA, SAMMY: STATE FARM INSURANCE
COMPANY - Wilson, Jermaine; 201707497;
Civil Action; Rosenbaum, Jeffrey M.
- WATKINS, RICHARD - Portfolio Recovery
Associates Llc; 201707830; Civil Action;
Brown, Carrie A.
- WHYTE, KARRLAH - Whyte, Ernest; 201707065;
Complaint for Custody/Visitation.
- WILKINSON, DEBORA: OCCUPANTS -
Nationstar Mortgage Llc; 201707563; Complaint
in Ejectment; Gable, Samantha.
- WILMOT, KEVIN: CAO, PING - Us Bank
National Association; 201707468; Complaint In
Mortgage Foreclosure; Bennett, Elizabeth M.
- YOUNG, W.: UNITED STATES OF AMERICA -
Wells Fargo Bank Na; 201707555; Complaint In
Mortgage Foreclosure; Bennett, Elizabeth M.

WILLS PROBATED

Granted Week Ending April 25, 2017

**Decedent's Name Appears First,
Then Residence at Death, and
Name and Address of Executors**

ABBONIZIO, NICHOLAS J. - East Norriton Township;
Correll, Christopher L., 118 Steinbright Drive
Collegeville, PA 19426.

- ADE, DOROTHY A. - Hatboro Borough;
Ade, Gregory W., 4506 Asbury Avenue
Ocean City, NJ 08226; Ade, Jeffrey D.,
112 Lindrick Williamsburg, VA 23188.
- APOLD, RUDOPH J. - Marlborough Township;
Giampietro, Susan A., 25 Pamela Lane
New Rochelle, NY 10804.
- AUSLANDER, MILDRED - Upper Merion Township;
Nelson, Bette A., 1157 Brians Way
Wayne, PA 19087.
- BAILEY, JOANNE S. - Lower Gwynedd Township;
Bailey, Scott L., 859 Burgdorf Drive
Ambler, PA 19002.
- BARUCH, RICHARD F. - Lower Merion Township;
Gagne, W. R., Pepper Hamilton Llp
Philadelphia, PA 19103-2799; Hooper, Ruth C.,
1156 St Andrews Rd Bryn Mawr, PA 19010.
- BAXTER, ROBERT L. - Upper Merion Township;
Rollo, Elaine E., 406 Prince Frederick Street
King Of Prussia, PA 19406.
- BENNER, CARMEN E. - Abington Township;
Baranackie, Pamela E., 6530 Kindred Street
Philadelphia, PA 19149; Benner, Charles S.,
206 Shepard Lane Chalfont, PA 18914.
- BENNETT, MARY B. - Whitemarsh Township;
Bennett, Bruce R., 604 Lorine Lane
Plymouth Meeting, PA 19462.
- BITNER, PAUL S. - Upper Moreland Township;
Pfeiffer, Michelle B., 725 Reeves Lane
Warminster, PA 18974.
- BRENDLINGER, MARY D. - Abington Township;
Carr, Susan, 107 Brook Drive Mantua, NJ
08051; Golaszewski, Debra, 132 Roberts Avenue
Glenside, PA 19038.
- BROOKE, HAZEL M. - Lower Pottsgrove Township;
Brooke, Robert M., 5018 Rising Sun Drive
Douglassville, PA 19518.
- CIVELLO, OLGA D. - Cheltenham Township;
Civello, Christina, 507 Lindley Road
Glenside, PA 19038.
- COONEY, LEONARD F., JR. - Abington Township;
Lewis, Christina T., 33 Wynmere Drive
Horsham, PA 19044.
- CORRENTY, ROBERT JOSEPH J. - Ambler Borough;
Correnty, Anne T., 349 Rosemary Avenue
Ambler, PA 19002.
- CUTLER, LORETTA - Cheltenham Township;
Ostrow, Steven E., 345 E. 73Rd Street
New York, NY 10021.
- DEMETRIS, DOROTHY - Lower Salford Township;
Mandato, Diane M., 338 Fortuna Drive
Hatfield, PA 19440.
- DISANTO, CARMELLA - Upper Gwynedd Township;
Dayoc, Susan, 656 Bush Street
Bridgeport, PA 19405.
- FEATHER, ADAM S., SR. - New Hanover Township;
Daroci, Patricia, 429 Moyer Road
Pottstown, PA 19464; Ruppert, Wanda L.,
405 Village Green Drive Gilbertsville, PA 19525.
- FISCHER, CATHERINE W. - Worcester Township;
Fischer, William P., 3080 Sunny Ayre Drive
Lansdale, PA 19446.
- FUNK, CATHERINE N. - Hatboro Borough;
Zanecosky, Gregory C., 832 Pine Tree Road
Lafayette Hill, PA 19444.
- GARFIELD, EUGENE - Lower Merion Township;
Garfield, Joshua E., 8513 Portage Avenue
Tampa, FL 33647-1707; Garfield, Meher N.,
1031 Barberry Road Bryn Mawr, PA 19010.
- GASPERETTI, ELEANOR M. - Upper Merion Township;
Shannon, Loretta, 133 North Chestnut Street
Mount Carmel, PA 17851.
- GAVIN, EDITH I. - Whitpain Township;
Gavin, Edith, 821 Hidden Forest Drive
Collegeville, PA 19426.
- GIFFORD, DOLORES S. - Upper Salford Township;
Gifford, John C., Jr., 30 East 4Th Street
Pottstown, PA 19464.
- GLENNON, THOMAS E. - Lower Moreland
Township; Glennon, John J., 3 Deyo Drive
Holland, MA 01521.
- GOLDNER, BARBARA A. - Lower Gwynedd
Township; Gillen, Mary G., 123 Canton Court
Lower Gwynedd, PA 19002; Goldner, Herman W.,
9 Mccooy Court Malvern, PA 19355.
- GOTWALS, GLORIA A. - Cheltenham Township;
Haldeman, Pamela J., 1330 Lenore Road
Meadowbrook, PA 19046.
- HAAB, FREDERICK C. - Lower Merion Township;
Haab, F. C., Jr., 447 Howard Road
Gladwyne, PA 19035; Haab, Kurt,
1102 Old Gulph Road Bryn Mawr, PA 19010;
Haab, Meredith, 151 Grubb Road
Malvern, PA 19355.
- HECK, LYNDIA T. - Limerick Township;
Swartley, Melinda, 202 Pacer Lane
Collegeville, PA 19426.
- HERMANN, LINDA J. - Lower Moreland Township;
Herrmann, William H., Jr., 3975 Longfellow Road
Huntingdon Vly, PA 19006.
- HILEMAN, CHARLES C. III - Abington Township;
Hileman, Peter, 465 Copper Beech Circle
Elkins Park, PA 19027.
- JANUZELLI, RUBY - Conshohocken Borough;
Shmidheiser, Kathleen, 1004 Delaware Avenue
Havertown, PA 19083.
- KILCOYNE, OWEN W. - West Pottsgrove Township;
Zurowski, Kathleen M., 1015 Glasgow Street
Stowe, PA 19464.
- KULP, WILMER W. - East Greenville Borough;
Wolf, Holly, 200 Lake Road Fleetwood, PA 19522.
- LEADBEATER, HELEN M. - Ambler Borough;
Leadbeater, Jesse S., Jr., 2905 Shawnee Green
Ambler, PA 19002.
- LEAR, ELEANOR R. - Franconia Township;
Lear, Donald, 11 Pine Side Drive
Perkasie, PA 18944; Lear, Jeffrey,
5626 Bradshaw Road Pipersville, PA 18947.
- LEWANDOWSKI, JOSEPH J. - Hatboro Borough;
Lewandowski, Francis J., 21 Everett Avenue
Willow Grove, PA 19090.
- MARKOVICH, JAMES J. - Worcester Township;
Markovich, Raymond J., 351 Westbourne Drive
West Hollywood, CA 90048.
- MAZZONE, JEANETTE R. - Hatfield Township;
Mazzone, Robert M., 1600 Walnut Street
Lansdale, PA 19446.
- MCCLEESE, JEAN - Upper Dublin Township;
Finney, Carol M., 1563 Beechnut Circle
Maple Glen, PA 19002; Hauf, Linda A.,
Po Box 243 Stone Harbor, NJ 08247-0243.
- MCFADDEN, MARY - Lower Providence Township;
Dougherty, Joanne, 1327 Bobarn Drive
Penn Valley, PA 19072; Mcfadden, Agnes B.,
407 Bowen Drive Exton, PA 19341.

- MEETER, AGNES P. - Franconia Township;
Meeter, Douglas, 15 Ridge Road
Frenchtown, NJ 08825.
- MEISSGEIER, ELLINOR G. - Upper Moreland
Township; Meissgeier, Ellen G.,
1558 Reservoir Avenue Abington, PA 19001.
- MUNGUIA, FLAVIA B. - Towamencin Township;
Marsaglia, Lillian M., 8414 Bridle Road
Philadelphia, PA 19111.
- NEUMAN, RICHARD - Upper Dublin Township;
Afanassiev, Sasha, 14 Oxford Court
Langhorne, PA 19047.
- OBERTHOLTZER, RUTH E. - North Wales Borough;
Oberholtzer, John E., 2377 Magnolia Way
Jamison, PA 18929.
- OHARA, JAMES J. - Lansdale Borough;
Cullen, Patricia A., 1770 Meadow Glenn Drive
Lansdale, PA 19446.
- PESTCOE, AARON - Lower Merion Township;
Pestcoe, Samuel, 1209 W Wynnewood Road
Wynnewood, PA 19096.
- POLLACK, HENRY M. - Abington Township;
Shapiro, Betty P., 25 Washington Lane
Wyncote, PA 19095.
- SHEEHAN, ELIZABETH T. - Lower Gwynedd
Township; Sheehan, Stephen F.,
1209 Cumberland Road Abington, PA 19001.
- VOLPE, THOMAS F. - ; Volpe, Christina M.,
1807 Old Forty Foot Road Harleysville, PA 19438.
- WALTERS, PHYLLIS N. - Plymouth Township;
Walters, Daniel J., 340 Sunnyside Avenue
Harleysville, PA 19438; Walters, Kathleen R.,
340 Sunnyside Avenue Harleysville, PA 19438.
- WAMBOLD, ELIZABETH F. - Franconia Township;
Tyson, Judith, 287 W. Reliance Road
Souderton, PA 18964.
- WESTWOOD, NORMA K. - Franconia Township;
Westwood, Evan K., 10613 Mourning Dove Drive
Austin, TX 78750.
- WILLIAMS, JACKLYN P. - Worcester Township;
Metzradt, Paula J., 3610 Baker Street
Collegeville, PA 19426.
- ZETTS, ERNEST R., JR. - Upper Merion Township;
Zetts, Daniel J., 51 Mountain View Drive
Rockmart, GA 30153; Zetts, Ernest R.,
6 West Central Avenue South
WilliamSPORT, PA 17702.
2. Birch v. Taggart - Defendant's Motion to Compel
(Seq. 66) - **R. Birch - J. Thomas.**
3. Bracken v. Stephano Brothers Real Estate -
Plaintiff's Motion for Leave to File an Amended
Complaint - **P. McMonagle - J. Kunsch.**
4. Citimortgage, Inc. v. Walton - Motion to Reassess
Damages (Seq. 15) - **C. Zern.**
5. Couzens v. Palmer - Defendant's Motion to Compel
Discovery (Seq. 7) - **B. Pincus - T. Simmons.**
6. Deissler v. Holy Redeemer Health System -
Defendant's Motion to Compel Plaintiff's
Deposition (Seq. 40d) - **E. Brazil - L. Cialino -
J. Godin.**
7. Deissler v. Holy Redeemer Health System -
Defendant's Motion to Compel Plaintiff's IME -
E. Brazil - L. Cialino - J. Godin.
8. Deissler v. Holy Redeemer Health System -
Defendant's Motion to Compel Deposition of
Representative of Co-Defendant (Seq. 46) -
E. Brazil - L. Cialino - J. Godin.
9. Friedman v. Main Line Hospitals, Inc. - Defendant
Bryn Mawr Hospital's Motion to Compel
Authorizations - **S. Friedman - M. Courtney.**
10. Friedman v. Main Line Hospitals, Inc. - Defendant
Bryn Mawr Hospital's Motion to Compel Death
Certificate (Seq. 250d) - **S. Friedman - M. Courtney.**
11. Gelman v. Zakalyuzhna - Plaintiff's Motion to
Overrule Defendant's Objections to Previously
Noticed Subpoenas - **A. Frank - J. Goldin.**
12. Georgetown of Philadelphia Condominium
Association v. Biddle - Plaintiff's Motion to
Reassess Damages (Seq. 3) - **H. Barrow.**
13. Hibu, Inc. v. Kwak - Plaintiff's Motion to Compel
Answers to Discovery (Seq. 13d) - **M. Lessa.**
14. HSBC Bank USA, National Association v. Jalon -
Motion to Strike Plaintiff's Untimely Responses and
Objections to First Set and Supplemental Requests
(Seq. 27 D) - **T. McCabe - J. Martucci.**
15. Johnson v. Oshtry - Defendant's Motion to Compel
Plaintiff's Answers to Interrogatories (Seq. 31d) -
M. Simon - J. Livingood.
16. Jones v. Hendrickson - Motion to Compel
Plaintiff's Answers to Interrogatories, Medicare
Interrogatories and Requests for Production of
Documents (Seq. 12 D) - **G. Walker - T. Simmons.**
17. Kimmel and Silverman, P.C. v. Hyundai Motor
America - Petition to Reinstate the Complaint and
/or from Relief from Judgment of Non Pros
(Seq. 7 D).
18. LansdaleCandyCompany, Inc. v. S&B Food Mart, Inc. -
Plaintiff's Motion for Deemed Admissions and to
Compel Discovery - **C. Fleischmann - D. Bradley.**
19. Lobis v. Noone - Motion to Extend Time for Filing
a Certificate of Merit (19) - **J. Radmore - R. Pugh.**
20. Mayer v. Corning Consumer Products Company -
Plaintiff's Petition to Set Aside Termination
(Seq. 42) - **P. Gazan.**
21. McClellan v. Marian Family Enterprises, LLC -
Plaintiff's Motion to Compel Discovery (Seq. 9d) -
S. Greenfield - A. Kramer.
22. McCusker v. Favata - Petition to Withdraw
as Counsel (Seq. 73) - **A. Weems - S. Lisgar.**
23. Meyer v. Gwynedd Mercy University - Defendant's
Motion to Strike Objections to Discovery (Seq. 11-D) -
L. Konefsky - K. Quinn.
24. Nagel v. Allan B, Myers, L.P. - Plaintiff's Motion to
Compel Discovery - **R. Kupersmith - A. Spaulding.**

RETURN DAY LIST

May 15, 2017
COURT ADMINISTRATOR

All motions "respecting discovery" in civil cases are subject to the provisions of Local Rule 4019* - Discovery Master. If such a motion is answered in opposition on or before the rule return date, the matter is automatically listed for argument before the Discovery Master at 9:00 a.m. on the Friday of the week in which the rule was made returnable. Check the MCCH electronic directory for assigned courtroom.

1. Bank of America, N.A. v. Burlingston - Plaintiff's Motion to Reassess Damages (Seq. 23) - **M. Bradford - A. Davis.**

25. Napier v. Rodgers - Defendants' Motion to Compel Deposition (Seq. 114d) - **M. Simon - J. O'Rourke.**
26. National Capital Management, L.P. v. Caprio - Plaintiff's Motion to Strike Answer and New Matter Filed and for Sanctions (Seq. 42 D) - **L. Mogavero - P. Gazan.**
27. Neptune v. Montgomery County - Plaintiff's Motion to Consolidate - **L. Himmelstein - P. Newcomer.**
28. North Penn Towns, L.P. v. Concert Golf Partners, LLC - Defendant's Motion for a Protective Order - **E. Kang - W. Brennan.**
29. O'Brien v. Kerns - Plaintiff's Motion to Compel Deposition (Seq. 16d) - **R. Miller - J. Silli.**
30. OC Electric, Inc. v. Poilak - Plaintiff's Motion to Compel Defendant's Answers to Interrogatories (Seq. 13).
31. Odza v. Lisinski - Plaintiff F. Odza's Motion to Compel (Seq. 4d) - **D. Salaman.**
32. Perkiomen Woods Property Owners Association, Inc. v. Daley - Plaintiff's Motion for Reassessment of Damages - **S. Richter.**
33. Perkiomen Woods Property Owners Association, Inc. v. Niskala - Plaintiff's Motion for Reassessment of Damages (Seq. 27) - **S. Richter.**
34. Poppert v. Moreland Hall, Inc. - Plaintiff's Motion to Amend (Seq. 18) - **S. Gehringer - P. Moran.**
35. Reserve at Upper Gwynedd Condominium Association v. Upper Gwynedd Development, L.P. - Motion to Compel Defendant to Provide Full and Complete Responses to First Set of Interrogatories and Request of Documents (Seq. 8 D) - **S. Lupin.**
36. Richardson v. Hediger - Defendant's Motion to Compel Plaintiff's Deposition (Seq. 18d) - **J. Fine - N. Durso.**
37. Rosen v. Sobelman - Plaintiff's Motion to Compel Answers to Interrogatories (Seq. 3d) - **E. Berger.**
38. Roto Rooter Services Company v. Craig - Plaintiff's Motion to Compel Deposition of Defendant (Seq. 4) - **D. Wechsler.**
39. Santander Bank, N.A. v. Sanders - Plaintiff's Motion to Reassess Damages (Seq. 15) - **V. Dobaria.**
40. Superior Property Solutions, LLC v. Pisarek - Petition to Open and/or Strike Confessed Judgment (Seq. 7 D) - **S. Axelrod - J. Cunilio.**
41. Tenorio v. Arroyo - Motion to Compel Plaintiff to Sign Authorization for the Release of Records (Seq. 28 D) - **R. Wolfe - G. Peterson.**
42. Thomas v. Weber Gallagher Stapleton - Plaintiff's Motion to Quash Subpoena (Seq. 20 D) - **A. Lefco.**
43. Thompson-Campbell v. Staparounas - Defendant's Motion to Compel Plaintiff's Answer (Seq. 13d) - **K. Dossantos - A. Zabicki.**
44. Wells Fargo Bank, N.A. v. Weglarz - Plaintiff's Motion to Amend Complaint (Seq. 28) - **P. Wapner.**
45. Zenon v. Rossi - Defendant's Motion to Compel Co-Defendant's Responses to Discovery Requests (Seq. 23 D) - **M. Mullen - B. Hoffer.**