

## 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 March 29, 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 April 26, 2017 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

### First Publication

06-23730

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania known as 1619 Gerson Drive, Narberth, Pennsylvania, bounded and described according to a Plan of Property for Gerson Hoffman Corporation made by R. Gilroy Damon Associates, Inc., Civil Engineers, Sharon Hill, PA dated 8/23/1968 and last revised 9/26/1968, as follows:

BEGINNING at a point in the center of a 50 feet wide radial round cul-de-sac at the extreme of the bed of Gerson Drive (50 feet wide) which said point is measured along the said center line of Gerson Drive the following three courses and distances from the point of intersection with the center line of Flat Rock Road (50 feet wide): (1) North 13 degrees, 25 minutes, 10 seconds East, 349.81 feet to a point of curve; thence (2) on the arc of a circle curving to the right having a radius of 175 feet, extending to the Northeast, the arc distance of 143.76 feet to a point of tangent; thence (3) North 62 degrees, 07 minutes, 26 seconds East, 64.75 feet to the point and place of beginning; thence leaving the center of the said cul-de-sac and extending North 85 degrees, 08 minutes, 42 seconds East, passing over the Southeast side of said cul-de-sac 250.82 feet to 4 point; thence extending South 44 d degrees, 23 minutes East, 100 feet to a point; thence extending North 45 degrees, 37 minutes West passing over the said Southeasterly side of the said cul-de-sac 302.09 feet to a point in the center of 50 feet radial round cul-de-sac, the first mentioned point and place of beginning.

BEING lot No. 17 Gerson Drive.

BEING the same premises which Robert Wilf and Geraldine Wilf by Deed dated 9/26/83 and recorded 9/30/83 in the County of Montgomery in Deed Book 4719, Page 746 conveyed unto Richard D. Mickman and Elaine G. Mickman, his wife, in fee.

Parcel Number: 40-00-19188-00-5.

Location of property: 1619 Gerson Drive, Narberth, PA 19072.

The improvements thereon are: Two story, single family residence.

Seized and taken in execution as the property of **Elaine Mickman** at the suit of Clifford B. Cohn. Debt: \$79,663.60 plus interest from July 19, 2011 and costs.

**Drew Salaman**, Attorney. I.D. #15172

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

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

08-30601

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

BEGINNING at a point on the Southeast side of Noble Street, at the distance of 16 feet and 6 inches Southwesterly from Rich Alley; thence Southeasterly along the Southeast side of said Noble Street 24 feet to line of land now or late of said John Jamison; thence Southeasterly along said other land now or late of said John Jamison 99.2 feet to a 3 feet wide alley, (which said alley shall forever be left open for the use of the owners and occupiers of the premises abutting thereon); thence along the Northwest side of said alley, Northeasterly 24 feet to line of land of Irwin K. Trumbauer's Land 99.2 feet the line passing through the middle of the: partition wall between the house hereon and the said Trumbauer's House, to the place of beginning.

Parcel Number: 13-00-27348-00-8.

Location of property: 214 Noble Street, Norristown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Christopher J. Fuller and Vivian E. Griffin** at the suit of Norristown Municipal Waste Authority. Debt: \$1,252.75.

**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.

08-30659

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

BEGINNING at a point on the Northwesterly side of Powell Street at the distance of 108.00 feet Southwestwardly from Spruce Street, a corner of this and other property of Samuel Money; thence by the same Northwestwardly at right angles to said Powell Street 100.00 feet to a point on the Southeasterly side of Porter's Alley; thence along the same Southwestwardly 12.00 feet to a point, a corner of this and Lot Number 51, now owned by Elijah Lewis; thence by said lot at right angles to said Powell Street Southeastwardly 100.00 feet to a point on the Northwesterly side of Powell Street, aforesaid; thence along the same Northeastwardly 1200 feet to the first mentioned point and place of beginning.

BEING the same premises which Kiran A. Patel and Arvind Bhakta, by Deed dated January 2, 1997 (therein written "1996"), recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 5174, Page 653 & c., granted and conveyed unto Brenda M. Nixon, her heirs and assigns, in fee.

Parcel Number: 13-00-31516-00-7.

Location of property: 1077 Powell Street, Norristown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Gretchen L. Owheya** at the suit of Norristown Municipal Waste Authority. Debt: \$1,967.45.

**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.

09-44515

ALL THAT CERTAIN lot or tract of land, situate on the North side of Lincoln Avenue, **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a subdivision plan prepared by Ralph E. Shaner & Son Engineering Company, Pottstown, Pennsylvania dated May 30, 1990 revised August 3, 1990 and recorded in Plan Book C-16, Page 145, and more fully described, as follows, to wit:

BEGINNING at a point on the North side of Lincoln Avenue (60 feet wide) said point being located on a line South 74 degrees, 50 minutes East, 108.00 feet from the Northeast corner of Lincoln Avenue and Sheridan Street (60 feet wide); thence from said point of beginning on a line leaving Lincoln Avenue and along Lot No. 2 North 15 degrees, 10 minutes East, 135.00 feet to the side of a 20 foot wide alley; thence along the South side of said alley, South 74 degrees, 50 minutes East, 42.00 feet to a corner; thence leaving said alley and along lands of Bryan Smith, South 15 degrees, 10 minutes West, 135.00 feet to a corner on the North side of Lincoln Avenue; thence along the North side of Lincoln Avenue, North 74 degrees, 50 minutes West, 42.00 feet to the place of beginning.

CONTAINING 0.130 acres of land or 5,670 square feet.

TITLE TO SAID PREMISES IS VESTED IN Bryan A. Smith and Melissa A. Smith by Deed from Phoenixville Federal Savings and Loan Association dated November 30, 2000 and recorded January 5, 2001 in Deed Book 5345, Page 1112.

Parcel Number: 16-00-19348-00-4.

Location of property: 761 Lincoln Avenue, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Bryan A. Smith and Melissa A. Smith** at the suit of U.S. Bank National Association as Trustee for NRZ Pass-Through Trust. Debt: \$139,747.89.

**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.

10-02164

ALL THAT CERTAIN message or tenement and lot or piece of land, situate in **Pottstown Borough**, County of Montgomery, Commonwealth of Pennsylvania, being known as 853 South Street, bounded, limited and described as follows, to wit:

BEGINNING at the point formed by the intersection of the West side of Eden Street with the North side of South Street (50 feet wide); thence extending South 89 degrees, 15 minutes West along the said side, of South Street 20 feet to a point; thence extending North 0 degrees, 43 minutes West, 110 feet to a point; thence extending South 89 degrees, 15 minutes West, 11 feet to a point; thence extending North 0 degrees, 45 minutes West, 30 feet to a point on the South side of a 10 feet wide alley; thence extending North 89 degrees, 15 minutes East along the South side of last mentioned alley 41 feet to a point on the West side of Eden Street aforesaid; thence extending South 0 degrees, 45 minutes East along the said side of Eden Street 140 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Carolyn Powers by Deed from Mary Lou Wood dated August 4, 2004 and recorded September 2, 2004 in Deed Book 5524, Page 573.

Parcel Number: 16-00-26856-00-2.

Location of property: 853 South Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Carolyn Powers** at the suit of Wells Fargo Bank, N.A. s/i/t Wachovia Bank, N.A. Debt: \$197,519.25.

**Joseph F. Riga**, Attorney.

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

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

10-07060

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

BEGINNING at a point of the Southwesterly side of Moore Street at the distance of thirty-one feet Northwesterly from High Street; thence along said side of Moore Street North forty degrees, West twenty-nine feet to a point a corner; thence by land of Santangelo Matteo, South forty-nine degrees, fifty-two minutes West, the line passing along the Northwesterly face of the building erected on this lot, fifty-five feet to a point, a corner; thence along the Northeasterly side of a three foot wide private alley leading into High Street, said alley being laid out and dedicated for the joint and common use of the owners and occupiers of the properties abutting thereon, South forty degrees, East twenty-nine feet to a point a corner; thence by land about to be conveyed to Ignazio Genuardi and wife, North forty-nine degrees, fifty-two minutes East, fifty-five feet to the place of beginning.

TOGETHER with the full right, use and privilege of the said three foot wide alley in common with the owners and occupant of the other properties abutting thereon.

BEING the same premises which Samuel F Monastero, by indenture dated 09-30-07 and recorded 10-07- 02 in the Office of the Recorder of Deeds in and for the County of Montgomery In Deed Book 5428, Page 1708, granted and conveyed unto Kathleen M. Monastero.

Parcel Number: 13-00-26152-00-7.

Location of property: 532 East Moore Street a/k/a 534 East Moore Street a/k/a 534 Moore Street, Norristown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Christian J. Ferraro** at the suit of Norristown Municipal Waste Authority. Debt: \$2,602.65.

**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.

10-17181

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Map of Property of Brandywine Village, made by M.R. and J.B. Yerkes, Civil Engineers and Surveyors, Bryn Mawr, Pennsylvania, dated July 18, 1959 which plan is recorded in the Office for the Recording of Deeds, etc. in and for the County of Montgomery aforesaid in Deed Book 2083, Page 691 etc., as follows, to wit:

BEGINNING at a point on the Southwesterly side of Nancy's Lane (50 feet wide), at the distance of 145 feet measured South 18 degrees, 37 minutes East along said side of Nancy's Lane from its intersection with the Southeasterly side of William Road (50 feet wide) (both lines produced); thence extending from said beginning point along said side of Nancy's Lane South 18 degrees, 37 minutes East, 60 feet to a point; thence extending South 71 degrees, 23 minutes West along the center line of a certain 8 feet wide driveway laid out between these premises and the premises adjoining to the Southeast 125 feet to a point; thence extending North 18 degrees, 37 minutes West, 60 feet to a point; thence extending North 71 degrees, 23 minutes East, 125 feet to the first mentioned point and place of beginning.

BEING Lot No. 66 as shown on said plan.

BEING the same premises which Deborah Alexaki by Deed dated 8/11/06 and recorded 8/25/06 in Deed Book 5614, Page 396 granted and conveyed unto Scott Alexaki, in fee.

Parcel Number: 58-00-14041-00-4.

Location of property: 145 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 **Scott Alexaki** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee as Successor by Merger to LaSalle Bank, National Association, as Trustee for Wamu Mortgage Pass-Through Certificates, Series 2006-AR13 Trust. Debt: \$218,074.11.

**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.

10-19505

PREMISES "A"

ALL THAT CERTAIN lot or piece of ground, situate in **Norristown Borough**, County of Montgomery, Commonwealth of Pennsylvania, known as Lots 22 and 23 Block F, according to a revised Plan of Elmwood Terrace, recorded in Deed Book 1367, Page 601, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Chain Street, said point being 142.74 feet Southwesterly from the Southwest side of Johnson Highway, said point being in the dividing line between Lot 25 and the rear line of Lots 25, 26, 27, 28, 29 and 30; thence by and along said dividing line North 49 degrees, 34 minutes West, 145 feet to Lot 37; thence by and along rear line of Lots 37 and 38, South 41 degrees West, 50 feet to Lot 21; thence by and along said lot South 49 degrees, 34 minutes East, 145 feet the Northwesterly side of Chain Street; thence by and along said side of Chain Street, North 41 degrees, East 50 feet to the place of beginning.

## PREMISES "B"

ALSO ALL THAT CERTAIN lot or piece of land, situate in **Norristown Borough**, County of Montgomery, PA, known as Lot 21 Block F according to a revised Plan of Elmwood Terrace, recorded in Deed Book 1367, Page 601, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Chain Street, said point being 192.74 feet Southwesterly from the Southwest side of Johnson Highway, said point being in the dividing line between Lot 22 n/l Joseph P.F. O'Brien, et ux. and Lot 21 n/l of Leon Kohl, et ux.; thence by and along said dividing line North 49 degrees, 34 minutes West, 145 feet to Lot 39; thence by and along read line of Lot 39 South 41 degrees, West 25 feet to Lot 20; thence by and along said lot South 49 degrees, 34 minutes East, 145 feet to the Northwesterly side of Chain Street; thence by and along said side of Chain Street North 41 degrees , East 25 feet to the place of beginning.

BEING the same premises which Michelle E. Santio, by Deed dated 5/20/2005, and recorded 05/27/05 in Record Book 5555, Page 2712 granted and conveyed unto Scott Alexaki, in fee.

BEING the same premises which Scott Alexaki by Deed dated 6/29/06 and recorded 8/10/07 in Book 5659, Page 2542 granted and conveyed unto Lauren Alexaki.

Parcel Number: 13-00-07552-00-4.

Location of property: 1813 Chain Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Lauren Alexaki and Scott Alexaki** at the suit of U.S. Bank, National Association, as Trustee, Successor in Interest to Bank of America, National Association, Successor by Merger to LaSalle Bank, N.A. as Trustee for Wamu Mortgage Pass-Through Certificates, Series 2006-AR11 Trust. Debt: \$161,735.40.

**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.

11-03063

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to two certain plans thereof, one plan thereof known as Section No. 4, "Sweetbriar", dated September 28, 1960 and revised October 10, 1962 (for location only) and the other plan thereof known as Section No. 6, "Sweetbriar", dated September 28, 1960 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-6, Page 96 and with both plans being made by A. W. Martin Associates, Inc., Consulting Engineers, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Jasper Road (50.00 feet wide), said point being measured the three following courses and distances from a point of reverse curve on the Southerly side of Beidler Road (60.00 feet wide), viz: (1) leaving Beidler Road on the arc of a curve, curving to the left, having a radius of 15.00 feet, the arc distance of 22.46 feet to a point of tangent on the Easterly side of Jasper Road; (2) South 04 degrees, 37 minutes West, along the Easterly side of Jasper Road, 241.47 feet to a point of curve on the same; and (3) Southwardly and Southwestwardly, along the Easterly and Southeasterly sides of Jasper Road, on the arc of a curve, curving to the right, having a radius of 525.00 feet, the arc distance of 243.58 feet to the point of beginning; thence extending from said point of beginning, South 58 degrees, 48 minutes East, crossing the bed of a certain ten feet wide utility easement, 157.65 feet to a point on the Southeasterly side of the same; thence extending South 36 degrees, 00 minutes West, along the Southeasterly side of said easement, 78.62 feet to a point; thence extending North 54 degrees, 00 minutes West, re-crossing the bed of the aforesaid utility easement, 155.26 feet to a point on the Southeasterly side of Jasper Road, aforesaid; thence extending along the Southeasterly side of Jasper Road, the two following courses and distances, viz: (1) North 36 degrees, 00 minutes East, 21.50 feet to a point of curve; and (2) Northeastwardly on the arc of a curve, curving to the left, having a radius of 525.00 feet, the arc distance of 43.98 feet to the first mentioned point and place of beginning.

BEING Lot Number 348, as shown on the above mentioned plan.

BEING the same property conveyed to Michael F. Zielinski and Danielle Zielinski, husband and wife, who acquired title by virtue of a Deed from Michael F. Zielinski, dated September 16, 2005, recorded October 21, 2005, at Deed Book 05576, Page 0721, Montgomery County, Pennsylvania records.

Parcel Number: 58-00-11311-00-7.

Location of property: 239 Jasper Road, King of Prussia, PA 19406.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Michael F. Zielinski, Danielle Zielinski and United States of America** at the suit of U.S. Bank National Association, as Trustee for the Holders of Mastr Asset Backed Securities Trust 2006-AB1. Debt: \$442,448.12.

**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.

11-08418

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **West Norristown Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot Number 2 on a plan of lots laid out for Harper L. Bean, as recorded at Norristown, Montgomery County, Pennsylvania, in Deed Book 756, Page 600, and being bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point on the center line of Egypt Road (as laid out on said plan), at the distance of 97.10 feet measured Westwardly from a spike set in line of land of the Thomas Brown Estate, a corner of Lot Number 1, on said plan; thence extending along the said center line of Egypt Road, North 87 degrees, 45 minutes West, 25.00 feet to a point, a corner of Lot Number 3, on said plan; thence along Lot Number 3, North 02 degrees, 15 minutes East, 165.00 feet to a point, a corner in line of land now or late of Samuel Schetz, on said plan; thence along said land, South 87 degrees, 45 minutes East, 25.00 feet to a point, a corner of Lot Number 1, aforesaid; thence along Lot Number 1, South 02 degrees, 15 minutes West, the line for a part of the distance extending through the center of the partition wall dividing the house hereon erected and the house on the adjoining lot, 165.00 feet to the first mentioned point and place of beginning.

BEING the same property conveyed to Michael Zielinski and Danielle Zielinski, husband and wife, as Tenants by the Entirety who acquired title by virtue of a Deed from Michael F. Zielinski, dated February 23, 1998, recorded February 27, 1998, Montgomery County, Pennsylvania records.

Parcel Number: 63-00-01924-00-2.

Location of property: 13 Egypt Road, Norristown, PA 19403.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Michael F. Zielinski, Danielle Zielinski and United States of America** at the suit of Nationstar Mortgage, LLC. Debt: \$246,971.61.

**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.

11-31662

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

BEGINNING at a stake on the Northwesterly side of George Street, at the distance of 65.9 feet Northeastwardly from Airy Street, a corner of this and land now or late of Jonas Wonseltler; thence by said land and parallel with Marshall Street, Northwestwardly 117 1/2 feet to the middle of an alley five feet wide (said alley to be left open forever for the use of the owners and occupiers of the premises abutting thereon); thence along the middle thereof, Northeastwardly 30 feet to a corner of Lot No. 245; thence by said lot, parallel with the first line, Southeastwardly 117 and 1/2 feet to George Street aforesaid, and along the Northwest side thereof, Southwesterly 30 feet to the place of beginning.

BEING the same premises which Donald A. Bertolette and Mary Jane Bertolette, husband and wife by Deed dated 10/14/1971 and recorded in the Office of the Recorder of Deeds of Montgomery, in Deed Book 3706, Page 010 granted and conveyed unto Harry T. Miller and Joanne Miller, husband and wife, in fee.

Parcel Number: 13-00-13312-00-4.

Location of property: 507 George Street, Norristown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Antonette Galloway** at the suit of Norristown Municipal Waste Authority. Debt: \$2,632.51.

**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.

12-01662

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

BEGINNING at a point in the middle of the Granite Quarry Road at a corner of land now or late of Hezakiah Keiter, 214.4 feet more or less Northeastly from a stone a corner at the intersection of a 10 feet wide alley; thence along said Keiters' land South 25 degrees, 40 minutes East, 172 feet, 06 inches to land of Philadelphia and Reading Railroad Company at a point a corner of the curve (all the way 80 feet from the center of the main tracks of said railroad); thence Easterly concentric with said curve and by lands of said railroad company 51 feet, 07 inches more or less, to a point a corner of this and land formerly of Garrett E. Brownback; thence North 25 degrees, 40 minutes West, 183 feet, 04 inches to a point in the middle of the aforesaid road; thence along the middle of the said road South 64 degrees, 35 minutes West, 50 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Sean M. Murtha and Diane L. Murtha, by Deed from Daniel L. LaCava, dated 03/01/2006, recorded 03/08/2006 in Book 5592, Page 1128.

Parcel Number: 37-00-03031-00-1.

Location of property: 24 Mill Lane, Royersford, PA 19468-1115.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sean M. Murtha and Diane L. Murtha** at the suit of Federal National Mortgage Association. Debt: \$254,192.17.

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

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

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

12-06827

ALL THOSE TWO CERTAIN lots of land and buildings thereon, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, on the North side of a public road, formerly the Perkiomen and Reading Turnpike, now the State Highway leading from Philadelphia to Reading, bounded and described, as follows, to wit:

BEGINNING at a point on the North side of the said Some Highway at the distance of 63 feet Westwardly from a stone marking the boundary line between land of Joel Barlow and land now or late of John K. Buchert, a corner of this and Lot No. 5 belonging to Eliza L. Binder; thence by the same Northwardly 150 feet to other land now or late of John K. Buchert, which is to be given as a 20 feet wide alley for the use of this and the adjoining property; thence by the same South 81 degrees, West along said intended 20 feet wide alley 80 feet to Lot No. 2 now or late of William Raysor; thence by the same Southwardly 150 feet to the North side of the said State Highway; thence by the same Eastwardly 80 feet to the place of beginning.

BEING the same premises which Richard H. Thompson, Jr., and Faye N. Thompson, husband and wife, by Deed dated 7/1/1993 and recorded 8/9/1993 at Norristown, Pennsylvania in Deed Book 5050, Page 385, granted and conveyed unto Robert Zawada and Edith Zawada, husband and wife, in fee.

Parcel Number: 42-00-01510-00-5.

Location of property: 2185 East High Street, Lower Pottsgrove, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Kathleen Tedor** at the suit of Pottsgrove School District. Debt: \$4,523.48.

**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.

12-06897

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Plan of Subdivision of 'The Orchard' for H. Hassan Builder, Inc. by Herbert H. Metz, Inc. dated 4-24-1984, and last revised 2-22-1985 and recorded in Plan Book A-6, Page 268, as follows, to wit:

BEGINNING at a point on curve on the Northwesterly side of MacIntosh Lane (50 feet wide) said point being a corner of Lot #62 on the above mentioned plan and place of beginning; thence extending from said place of beginning and along Lot #62 North 10 degrees, 16 minutes, 47 seconds West, 128.90 feet to a point in line of Lot #29; thence extending along Lot #29 North 78 degrees, 22 minutes, 06 seconds East, 33.88 feet to an angle point a corner of Lot #28; thence extending along Lot #28 North 82 degrees, 58 minutes, 33 seconds East, 36.26 feet to a point a corner of Lot #27 South 45 degrees, 56 minutes, 00 seconds East, 10.00 feet to a point a corner of Lot #64; thence extending along Lot #64 South 05 degrees, 27 minutes, 48 seconds West, 128.59 feet to a point on the Northeasterly side of MacIntosh Lane; thence extending along the Northeasterly to Northwesterly side of MacIntosh Lane on the arc of a circle curving to the left having a radius of 200.00 feet the arc distance of 41.30 feet to a point a corner of Lot #62, being the first mentioned point and place of beginning.

BEING known as Lot Number 63 on the above mentioned plan.

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

TITLE TO SAID PREMISES IS VESTED IN Kevin Roscioli and Jill Roscioli, by Deed from Kevin Roscioli, dated 02/28/2008, recorded 04/23/2008, in Book 5690, Page 29.

Parcel Number: 46-00-02583-66-5.

Location of property: 104 MacIntosh Lane, North Wales, PA 19454-1432.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kevin Roscioli a/k/a Kevin Rosioli and Jill Roscioli** at the suit of Wilmington Savings Fund Society, FSB, Doing Business as Christiana Trust, Not in its Individual Capacity but Solely as Legal Title Trustee for BCAT 2014-9TT. Debt: \$196,588.37.

**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.

12-11537

ALL THAT CERTAIN lot or piece or ground, with the buildings and improvements thereon to be erected, situate in **Lower Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan prepared for Margaret T. Sweeney, by Chambers Associates, Inc., Consulting Engineers and Surveyors, dated March 23, 1994, last revised May 27, 1994, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-55, Page 86, as follows, to wit:

BEGINNING at a monument to be set on the Southeasterly side of Meeting house Road (as laid out on said plan), at a corner of Lot Number 1, as shown on said plan and which point is at the distance of 222.00 feet, measured South 73 degrees, 57 minutes, 40 seconds West, along the said Southeasterly side of Meetinghouse Road from a monument to be set on the same, at a corner in line of lands now or late of Gilmer, as shown on said plan; thence extending from said point of beginning and along Lot Number 1, aforesaid, the 3 following courses and distances, viz: (1) extending South, 32 degrees, 37 minutes, 26 seconds East the distance of 141.88 feet to an iron pin to be set, a corner; (2) thence extending South 86 degrees, 18 minutes, 08 seconds East, the distance of 85.15 feet to an iron pin to be set, a corner; and (3) thence extending South 28 degrees, 01 minute, 16 seconds East, the distance of 107.36 feet to an iron pin to be set, at a corner in line of lands now or late of Kelly, as shown on said plan; thence extending South 53 degrees, 37 minutes, 32 seconds West, partly along lands of Kelly, also partly along lands now or late of Conti, as shown on said plan and also along lands now or late of Harris, as shown on said plan, the distance of 205.01 feet to an iron pin to be set, at a corner of lands now or late of Farr, as shown on said plan; thence extending along lands of Farr, the 2 following courses and distances, viz: (1) extending North 16 degrees, 02 minutes, 20 seconds West, the distance of 140.73 feet to an iron pin found, a corner; and (2) thence extending South 74 degrees, 34 minutes, 10 seconds West, the distance of 29.70 feet to an iron pin to be set, at a corner of lands now or late of Sweeney, as shown on said plan; thence extending North 16 degrees, 09 minutes, 26 seconds West, along lands of Sweeney, the distance of 200.02 feet to a monument to be set on the said Southeasterly side of Meetinghouse Road; thence extending along the said Southeasterly side of Meetinghouse Road, the 2 following courses and distances, viz: (1) extending North 74 degrees, 34 minutes, 16 seconds East, the distance of 29.70 feet to a monument to be set, an angle; and (2) thence extending North 73 degrees, 57 minutes, 40 seconds East, the distance of 50.00 feet to the first monument to be set on the said Southeasterly side of Meetinghouse Road, at a corner of the aforesaid Lot Number 1 and place of beginning.

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

Parcel Numbers: 39-00-02692-01-4, 39-00-02692-02-2.

Location of property: 1318 Meetinghouse Road, North Wales, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Brendan Sweeney** at the suit of Wissahickon School District. Debt: \$10,468.16.

**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.

12-20028

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Survey and Plan of Norriton Woods, made by Donald E. Schurr, Civil Engineer and Surveyor on December 28, 1964, last revised on June 23, 1966, which plan is recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book A-9, Page 76, as follows, to wit:

BEGINNING at a point on the Southwesterly side of East Hayes Road (50 feet wide) at the distance of 405.33 feet measured South 44 degrees, 07 minutes, 30 seconds East along the said side of East Hayes Road from a point of tangent therein, which last mentioned point of tangent is measured on the arc of a curve, curving to the right having a radius of 20 feet the arc distance of 31.42 feet from a point of curve on the Southeasterly side of Polk Road (50 feet wide); thence from said point of beginning, along the said side of East Hayes Road on the arc of a circle curving to the right having a radius of 260 feet, the arc distance of 243.81 feet to a point; thence North 80 degrees, 23 minutes, 50 seconds West along Lot #112, as shown on said plan, 185.42 feet to a point; thence North 19 degrees, 07 minutes, 10 seconds West, 66.35 feet to a point; thence North 45 degrees, 52 minutes, 30 seconds East along Lot #110 as shown on said plan, 187.79 feet to the first mentioned point and place of beginning.

BEING Lot 111 as shown on said plan.

BEING the same premises which Relocation Dynamics, Inc., a New Jersey Corporation, by Deed dated 8/4/2003 and recorded 10/9/2003 at Norristown, Pennsylvania, in Deed Book 5477, Page 163, granted and conveyed unto Brian C. Harrington and Mary Margaret Harrington, husband and wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Kevin J. Zywalewski, Individually, by Deed from Kevin J. Zywalewski and Julianne Zywalewski, h/w, dated 03/31/2010, recorded 11/18/2010 in Book 5785, Page 1808.

Parcel Number: 33-00-04153-00-8.

Location of property: 3239 East Hayes Road, East Norriton, PA 19403-4019.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Kevin J. Zywalewski and Julianne Zywalewski** at the suit of Ventures Trust 2013-I-H-R. Debt: \$379,239.29.

**Michael J. Shavel**, Attorney, I.D. #60554

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$37,923.93 dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

12-24027

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

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

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

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

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

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

The improvements thereon are: Residential property.

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

**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.

12-29053

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

BEGINNING at a point on the Northeasterly side of Sixth Street, at the distance 92 feet Southeastwardly from its point of intersection with the Southeasterly side of Green Street, a corner of this and land now or late of Catherine McPherson; thence along the same and at right angles to said Sixth Street Northeastwardly the line passing through the middle of the partition wall between the house located hereon and the house located on the adjoining land now or late of Catherine McPherson, 112 feet to the Southwesterly side of an alley (12.40 feet wide); thence along said side of said alley Southeastwardly 13 feet, 11 inches, more or less to land now or late of James McFadden; thence along the same line passing through the middle of an alley and through the middle of the partition wall between the house located hereon and the house located on the said land now or late of James McFadden, Southwestwardly 112 feet to Sixth Street, aforesaid; thence along the Northeasterly side thereof Northwardly 13 feet, 11 inches, more or less, to the first mentioned point and place of beginning.

TITLE IS VESTED IN Michael F. Zielinski and Danielle Zielinski, husband and wife and Felix M. Zielinski, Jr. and Joanne Zielinski, husband and wife by Deed dated 5/11/05 and recorded in the Montgomery County Recorder of Deeds on 5/17/2005 under Book 5554, Page 751.

Parcel Number: 02-00-05888-00-5.

Location of property: 129 West 6th Street, Bridgeport, PA 19405.

The improvements thereon are: Two story residential single family row house.

Seized and taken in execution as the property of **Michael F. Zielinski, Danielle Zielinski, Felix M. Zielinski, Jr., and Joanne Zielinski** at the suit of U.S. Bank National Association, as Trustee, et al. Debt: \$157,403.78.

**Patrick J. Wesner**, Attorney.

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

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

12-30971

ALL THAT CERTAIN brick message or tenement and lot or piece of land, situate in the Ninth Ward of **Pottstown Borough**, Montgomery County, PA on the South side of Third Street, between York and Hanover Streets, being known as No. 122 East Third Street bounded and described, as follows, to wit:

BEGINNING at a point on the Southeast corner of Third and McClellan Streets; thence along the East side of McClellan Street, formerly alley, Southwardly 140 feet to the North side of a 20 feet wide private alley; thence by the same, Eastwardly 50 feet, 8 inches to a corner of this and land now or late of Emma S. Erb; thence by the same, Northwardly 140 feet to the South side of Third Street, aforesaid; thence by the same, Westwardly 48 feet, 9 inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Stephen J. Reichert and Deborah A. Reichert by Deed from Paul L. Potpinko, Jr. and Katy Potpinko, husband and wife, dated August 29, 2005 and recorded September 14, 2005 in Deed Book 05570, Page 2597.

Parcel Number: 16-00-29244-00-8.

Location of property: 122 East 3rd Street, Pottstown, PA 19464.



The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Stephen J. Reichert and Deborah A. Reichert** at the suit of Wells Fargo Bank, N.A. Successor by Merger to Wells Fargo Bank Minnesota, N.A., f/k/a Norwest Bank Minnesota, N.A., Solely as Trustee for Structured Asset Mortgage Investments II Inc., GreenPoint Mortgage Funding Trust 2005-AR5, Mortgage Pass-Through Certificates, Series 2005-AR5. Debt: \$199,317.09.

**Joseph F. Riga**, 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.

13-06959

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, and described according to a survey and plan thereof made by George B. Mebus, Inc. Engineers, Glenside, PA on the Twenty-Second day of May A.D. 1962 and last revised on the Twenty First day of April A.D. 1962, as follows, to wit:

BEGINNING at a point in the middle line of Indian Creek Road (forty feet wide) said point being at the arc distance of fifty-four and forty-nine one-hundredths feet measured in a Southwesterly direction along the said middle line of Indian Creek Road on the arc of a circle curving to the right with a radius of two hundred and sixteen and eighty-one one-hundredths feet from a point of reverse curve in the same, which point of reverse curve is at the arc distance of three hundred and twenty-five feet measured in a Southwesterly direction still along the said middle line of Indian Creek Road on the arc of a circle curving to the left with a radius of one thousand seven hundred and nineteen and twelve one-hundredths feet from a point of curve in the same, which point of curve is at the distance of thirty-five and thirty-three one-hundredths feet measured South forty degrees, forty-three minutes West still along the said middle line of Indian Creek Road from its point of intersection with the middle line of Lancaster Avenue (sixty feet wide); thence extending from the place of beginning in a Southwesterly direction along the said middle line of Indian Creek Road on the arc of a circle curving to the right with a radius of two hundred and sixteen and eighty-one one-hundredths feet the arc distance of eighty-three and eighty-four one-hundredths feet to a point of compound curve in the same; thence extending in a Southwesterly, Westerly, Northwesterly and Northeasterly direction still along the said middle line of Indian Creek Road on the arc of a circle curving to the right with a radius of one hundred and thirty-one and thirty-eight one-hundredths feet the arc distance of one hundred and eighty-six and eighty-seven one-hundredths feet to another point of compound curve in the same; thence extending in a Northerly direction still along the said middle line of Indian Creek Road on the arc of a curve curving to the right with a radius of four hundred and seventy-eight and thirty-four one-hundredths feet the arc distance of one hundred and thirty-one and fifty-two one-hundredths feet to a point; thence extending North fifty-three degrees, fifty-nine minutes East partly crossing the bed of the said Indian Creek Road one hundred and eighty-nine and twenty-two one-hundredths feet to a point; thence extending through land now or late of Dr. Edward H. Kotin and Dorothy Kotin, his wife the six following courses and distances, viz: (1) South forty-three degrees, eleven minutes, nineteen seconds East, forty-four and sixty-three one-hundredths feet to a point; thence (2) South fifty-five degrees, three minutes, seventeen seconds East, twenty-eight and forty-four one-hundredths feet to a point; thence extending (3) South thirty degrees, twenty-five minutes, nineteen seconds East, fifty-one and thirty-six one-hundredths feet to a point; thence (4) South ten degrees, twenty minutes, nineteen seconds East, twenty-two and thirty-five one-hundredths feet to point; thence (5) South five degrees, forty minutes, forty-one seconds West, twenty-three and fifty-three one-hundredths feet to a point; thence (6) South twenty-seven degrees, thirty-three minutes, nineteen seconds East partly re-crossing the bed of the said Indian Creek Road, one hundred and nine and ninety-one one-hundredths feet to a point in the said middle line of Indian Creek Road the first mentioned point and place of beginning, description of parcel on the Northerly and Easterly side of Indian Creek Road having four hundred and two and three one-hundredths feet along the middle line thereof at the distance of four hundred and fourteen and eighty-two one-hundredths feet Southwest from Lancaster Avenue.

TITLE TO SAID PREMISES IS VESTED IN Tommie St. Hill and Jennifer St. Hill, h/w, as Tenants by Entirety, by Deed from Alan G. Moore and Phyllis V. Moore, h/w dated 07/28/1997 recorded 08/22/1997 in Deed Book 5196, Page 2378.

Parcel Number: 40-00-26756-00-6.

Location of property: 217 West Indian Creek Road, Township of Lower Merion, PA 19096.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Tommie St. Hill and Jennifer L. St. Hill a/k/a Jennifer St. Hill** at the suit of U.S. Bank National Association, as Trustee for C-BASS Mortgage Loan Asset-Backed Certificates, Series 2007-CB4. Debt: \$2,158,172.25.

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

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

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

13-14559

ALL THAT CERTAIN lot or piece of ground, being Lot #279 located on the Southern side of Sunnyside Avenue (60.00 feet wide) as shown on a Plan of Lots known as "Providencetown" as laid out by David Meixner, Registered Professional Engineer, Lansdale, Pennsylvania, Plan No. 2611-9A-1, dated October 1, 1966 and last revised November 27, 1972, situate in **Lower Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, being more fully bounded and described, as follows, to wit:

BEGINNING at a point on the Southern side of Sunnyside Avenue, a corner in common of Lot No. 279, with Parcel "E"; thence along the Southern side of Sunnyside Avenue, North 81 degrees, 03 minutes, 30 seconds East a distance of 100.00 feet to a point, a corner of Lot #260; thence leaving the Southern side of Sunnyside Avenue and along Lot #260, South 08 degrees, 56 minutes, 30 seconds East a distance of 197.55 feet to a point in line of Lot #266; thence partially along Lot #266 and Lot #267, South 80 degrees, 16 minutes, 50 seconds West a distance of 100.01 feet to a point, a corner of Parcel "E"; thence along Parcel "E", North 08 degrees, 56 minutes, 30 seconds West a distance of 198.91 feet to the place of beginning.

CONTAINING in area 19,832.00 square feet of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN Diane Torres and Christopher A. Torres by Deed from James J. Hoffmayer and Alicia A. Hoffmayer, husband and wife dated January 25, 2007 and recorded January 31, 2007 in Deed Book 5633, Page 02015.

Parcel Number: 43-00-14200-00-4.

Location of property: 812 Sunnyside Avenue, Audubon, PA 19403.

The improvements thereon are: Lot.

Seized and taken in execution as the property of **Diane Torres and Christopher A. Torres** at the suit of Nationstar Mortgage, LLC. Debt: \$395,257.14.

**Joseph F. Riga**, 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.

13-26758

ALL THAT CERTAIN unit in the property known, named and identified as Stuarts Keep Condominium located in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the Provisions of the Uniform Condominium Act, 68 C.S.A. 3101 et. seq. by the recording in the Office of the Recorder of Deeds of Montgomery County at Norristown, PA a declaration and plan attached thereto dated 8/8/1998 and recorded 06/28/1999 in Deed Book 5277, Page 604 and First Amendment to Declaration recorded in Deed Book 5291, Page 1935 and Second Amendment to Declaration recorded in Deed Book 5302, Page 233 and Third Amendment to Declaration recorded in Deed Book 5307, Page 861 and Fourth Amendment to Declaration recorded in Deed Book 5315, Page 280 and Fifth Amendment to Declaration Recorded in Deed Book 5320, Page 1390 and Sixth Amendment to Declaration recorded in Deed Book 5325, Page 2337 and Seventh Amendment to Declaration recorded in Deed Book 5333, Page 236 and Eighth Amendment to Declaration recorded in Deed Book Page.

BEING designated as Unit No. 127.

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

BEING the same premises which Stuart's Keep, Inc. by Deed dated November 21, 2002 November and recorded December 17, 2002 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5438, Page 1506, granted and conveyed unto Anthony A. Giambrone.

Parcel Number: 33-00-08580-03-6.

Location of property: 75 Stuart Drive, Condominium 75, Norristown, PA 19401.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Anthony A. Giambrone** at the suit of Everbank, by its Servicer Ocwen Loan Servicing, LLC. Debt: \$235,559.18.

**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.

13-35566

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

BEGINNING at a point on the Southeasterly side of George Street at the distance of 316.00 feet measured Northeastwardly from the East corner of Oak and George Streets, at a corner of this and lot of Susan S. Smith; thence along said lot Southeastwardly 100.00 feet to an alley (laid out 20.00 feet wide); thence along said alley Northeastwardly 20.00 feet to a point, a corner of this and lot of Marzell Wassmer; thence by said lot passing through the middle of the partition wall between this house and the house of said Wassmer Northwestwardly 100.00 feet to the Southeasterly side of George Street; thence along said side of George Street Southwestwardly 20.00 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael F. Zielinski, by Deed from Scott Mendelsohn and Irving Askow, dated 03/20/2007, recorded 03/29/2007 in Book 5641, Page 384.

Parcel Number: 13-00-13176-00-5.

Location of property: 732 George Street, Norristown, PA 19401-3731.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael F. Zielinski and the United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of MTGLQ Investors, L.P. Debt: \$81,879.83.

**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.

14-02803

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Merion Township**, County of Montgomery, Commonwealth of Pennsylvania being shown on the Scott Alexaki Subdivision Plan Street 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 in through traffic) said point being the following four (4) courses and distances from the intersection on the title line in said road and the projection of a common boundary between Tax Block 25 H, 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, 058 feet; (2) North 7 degrees, 15 minutes, 00 seconds West, 25 00 feet; (3) along the arc of a circle curving to the right of having a radius of 691.20 feet, the arc distance of 194.88 feet the chord of said arc bearing North 89 degrees, 10 minutes, 23 seconds West the chord distance of 194.23 feet; (4) North 81 degrees, 05 minutes, 46 seconds West, 52.42 feet; thence from said point of beginning, extending along said Northerly right-of-way line of Valley Forge Road, the following three (3) courses and distances to a point on the Easterly right-of-way line in Geerdes Boulevard: (1) North 81 degrees, 05 minutes, 46 seconds West, 26.62 feet; (2) along the arc of a circle curving to the left having a radius of 50.00 feet the arc distance of 33.52 feet; (3) North 81 degrees, 05 minutes, 46 seconds West, 37.49 feet, thence along said right-of-way line in Geerdes Boulevard the three (3) courses and distances to a point on the Northerly right-of-way line in the current alignment of Valley Forge Road: (1) North 24 degrees, 13 minutes, 37 seconds East, 115.05 feet to a point of tangency; (2) along the arc of a circle curving to the right having a radius of 454.32 feet the arc distance of 67.58 feet the chord of said arc bearing North 28 degrees, 31 minutes, 19 seconds East the chord distance of 67.52 feet; (3) along the arc of a circle curving to the right having a radius of 40.00 feet the arc distance of 53.49 feet, thence along a common boundary line between Lot 1 and Lot 2 of the subdivision 15 degrees, 54 minutes, 14 seconds West, 197.68 feet to the point and place of beginning.

CONTAINING 13,376 square feet (0.307 acres) of land more or less.

BEING the same premises which Scott Alexaki and Deborah S. Alexaki, by Deed dated 10/8/2004, and recorded 12/1/2004, in Book 5534, Page 2945, granted and conveyed unto Scott Alexaki and Deborah S. Alexaki, in fee. Parcel Number: 58-00-19471-60-4.

Location of property: 724 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 **Scott Alexaki and Deborah S. Alexaki** at the suit of JP Morgan Chase Bank, National Association. Debt: \$587,927.08.

**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.

14-05599

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

BEGINNING at a point in the centerline of Ridge Road as widened to 40 feet from the centerline said point being located 791 feet, more or less, measured Southwestwardly from the centerline of Dietz Mill Road; thence leaving the centerline of Ridge Road and extending through lands of Robert Barboni, of which this tract was a part, the three following courses and distances: (1) South 47 degrees, 16 minutes East, 610.47 feet to a point; (2) South 65 degrees, 18 minutes, 52 seconds West, 391.00 feet to a point; (3) North 31 degrees, 57 minutes, 21 seconds West, 481.15 feet to a point in the centerline of Ridge Road; thence extending along same, North 43 degrees, 19 minutes East, 234.00 feet to the point and place of beginning.

BEING the same premises which Susan H. Davidson, widow, by Deed dated even date herewith and intended to be forthwith recorded, granted and conveyed unto Mark J. Shuster and Elizabeth A. Schuster, husband and wife.

Parcel Number: 44-00-01271-00-8.

Location of property: 464 Ridge Road, Telford, Montgomery County, PA 18969.

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

Seized and taken in execution as the property of **Mark J. Schuster and Elizabeth A. Schuster** at the suit of Penn Community Bank f/ka First Savings Bank of Perkasio. Debt: \$339,508.30.

**Kelly L. Eberle**, Attorney.

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

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

14-07957

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

BEGINNING at a point in the center line of Clemens Road (thirty-three feet wide, to be widened to fifty feet in the future), said point being located eight hundred and twenty-five feet more or less Northeasterly from the intersection of the center line of said Clemens Road with the center line of Stahl Road, said point being also the intersection of the

common property line of now/or late Wesley Bowman and herein described lands of Henry Ruth with the said center line of Clemens Road; thence along lands of now/or late Wesley Bowman, lands of now/or late William Wimer, lands of now/or late William Wilson and lands of now/or late Ronald Hunsberger, North forty-three degrees, thirty-one minutes East, one thousand and twenty and twenty-two one-hundredths feet to an iron pin; thence along lands of now/or late Marvin Anders, South forty-six degrees, fifty-one minutes East, two hundred and two and forty-three one-hundredths feet to an old concrete post; thence along lands of now/or late Joseph Gettler and Harvey Nyce, South forty-two degrees, forty-five minutes West, seven hundred and seventy-eight and sixty-four one-hundredths feet to a point in the center line of Clemens Road; thence along the same South eighty-four degrees, forty-five minutes West, three hundred and twenty-three and nine one-hundredths feet to the point and place of beginning.

CONTAINING 4.302 acres of land more or less.

TITLE TO SAID PREMISES IS VESTED IN Charles R. Coleman a/k/a Charles Robert Coleman and Anna A. Coleman by Deed from Henry L. Ruth and Stella Marie A. Ruth, dated October 20, 1965 and recorded October 21, 1965 in Deed Book 3402, Page 946.

Parcel Number: 50-00-00361-00-3.

Location of property: 231 Clemens Road, Harleysville, PA 19438.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Anna A. Coleman, Charles R. Coleman a/k/a Charles Robert Coleman and United States of America c/o Eastern District of Pennsylvania** at the suit of Wells Fargo Bank, N.A. Debt: \$179,496.95.

**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.

14-16965

ALL THAT CERTAIN tract or piece of land, situate in **Pennsburg Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a recent survey by Horace E. Smith, of Pennsburg, Pennsylvania, as follows, to wit:

BEGINNING in the Westerly line of Long Alley in the line of Daniel Roeder's Estate Land; thence by the same, North 41 degrees, East 330 feet to the line of land of late Charles T. Waags; thence along the same, South 37 degrees, East 305.415 feet; thence by the same South 41 degrees, West 204.435 feet; thence by the land of late O.F. Berndt, South 65 degrees, West 147.97 feet to a corner in the center line of the proposed Long Alley (now belonging to the said Amanda G. Fegley and Emma G. Fegley); thence by the same, North 25.112 degrees, West 263 feet to a stone in the center line of the proposed Long Alley; thence along the Northern line of Seventh Street, South 65 degrees, West 10 feet; thence along the said Daniel Roeder's Estate Land, North 25-1/2 degrees, West 30 feet to an iron pin marking the place of beginning.

BENG the same premises which Amanda G. Fegley and Emma G. Fegley, both unmarried, by Deed dated 4-12-1921 and recorded 4-15-1921 at Norristown, Pennsylvania in Deed Book 835, Page 175, granted and conveyed unto John Keeler, in fee.

AND the said John Keeler is also known as John Keelor.

EXCEPTING THEREOUT AND THEREFROM so much of the premises as being conveyed by John Keelor, widower, to Charles M. Reed, by Deed dated 4-2-1923 and recorded 6-6-1923 at Norristown, Pennsylvania in Deed Book 887, Page 350, bounded and described, as follows, to wit:

ALL THAT CERTAIN lot or piece of land, situate on the Easterly side of Long Alley in **Pennsburg Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a stake a corner in the Easterly line of said alley at the line of other land of the said Grantor; thence along the same North sixty-three degrees and a half East, eighty (80) feet to a stake a corner; thence along other land of the said Grantor South twenty-six degrees and a half, East sixty (60) feet to a stake a corner; thence along the same South sixty-three degrees and a half, West eighty (80) feet to a stake a corner in the Easterly line of said Long Alley; thence along the same North twenty-six degrees and a half, West sixty (60) feet to the prate of beginning.

ALSO EXCEPTING THEREOUT AND THEREFROM so much of the premises as being conveyed by John Keelor, widower, to Frank Kaczoroski and Annie Kaczoroski, by Deed dated 2-27-1925 and recorded 3-20-1925 at Norristown, Pennsylvania in Deed Book 943, Page 455, bounded and described, as follows, to wit:

AND the said Leona M. Rohrbach (formerly known as Leona K. Mumbauer), a/k/a Leona Rohrbach has since departed this life on 7-6-2001 and leaving a Last Will and Testament dated 11-20-1997 and registered at Norristown, Pennsylvania as to Will Number #46 01 2363, for whose Estate Letters Testamentary were granted on 7-17-2001 unto Margaret E. Zifra (named in will Margret Zifra).

BEING as to the remaining premises hereon known and identified as Block 18, Unit 15.

Parcel Number: 15-00-01198-00-2.

Location of property: 716 Main Street, Pennsburg, PA.

The improvements thereon are: Commercial property.

Seized and taken in execution as the property of **Vass Group, L.L.C.** at the suit of Upper Perkiomen School District. Debt: \$2,081.32.

**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.

14-18768

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Salford Township**, County of Montgomery and Commonwealth of Pennsylvania described according to a Preliminary/Final Plan of Subdivision "The Homestead at Harleysville, the Rittenhouse Tract made for The Nolen Group by Momenee and Associates, Civil Engineers & Land Surveyors, dated 11/22/1995 and last revised 10/25/1996 and recorded in Plan Book A-56, Page 366 to 371, as follows, to wit:

BEGINNING at a point of curve on the Northwesterly side of Brampton Lane cul-de-sac; said point being a corner of Lot No. 88 on the above mentioned plan and place of beginning; thence extending from said place of beginning and along Lot No. 88, North 19 degrees, 23 minutes, 01 second West, 239.99 feet to a point in line of open space Parcel 1; thence extending along said open space Parcel 1 and partly crossing a 50.00 feet wide building restriction line and a 30.00 feet wide sanitary/storm sewer easement, North 42 degrees, 18 minutes, 11 seconds East, 71.62 feet to a point, a corner of Lot No. 70; thence extending along Lot No. 70 and 71 and part of 72, South 62 degrees, 48 minutes, 32 seconds East, 200.00 feet to a point a corner of Lot No. 86; thence extending along Lot No. 86 and through the bed of a 20.00 feet wide storm sewer easement, South 27 degrees, 11 minutes, 28 seconds West, 231.00 feet to a point on the Northeasterly side of Brampton Lane; thence extending along the Northeasterly side of Brampton Lane, the two (2) following courses and distances, viz: (1) North 62 degrees, 48 minutes, 32 seconds West, 16.00 feet to a point of curve; thence (2) on the arc of a circle curving to the left having a radius of 52.00 feet, the arc distance of 42.27 feet to a point a corner of Lot No. 88, being the first mentioned point and place of beginning.

BEING Lot No. 87 on the above mentioned plan.

Parcel Number: 50-00-00100-83-1.

Location of property: 657 Brampton Lane, Harleysville, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Derek B. Fitzgerald and Lee Ann Fitzgerald** at the suit of Souderton Area School District. Debt: \$10,855.13.

**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.

14-21000

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

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

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

BEING Lot No. 205 of Heist Track.

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

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

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

The improvements thereon are: A residential dwelling.

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

**Samantha Gable**, Attorney.

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

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

14-22859

ALL THOSE CERTAIN lots or pieces of ground, with the messuage or tenement thereon erected, situate in **Abington Township**, County of Montgomery, and State of Pennsylvania, described according to a plan and survey thereof made by William T. Muldrew, Civil Engineer, dated August 11th, 1920, which plan is recorded at Norristown, in Deed Book 743, Page 600, and known as Plan of Roy-Chester Park, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Roy Avenue (40 feet wide), at the distance of 200 feet Northwestwardly from the intersection of the Southwesterly side of Roy Avenue with the Northwesterly side of Webster Avenue (40 feet wide).

CONTAINING in front or breadth on the said side of Roy Avenue, 50 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to the said Roy Avenue, 125 feet.

BEING Lot #148 and #149 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Charles H. Marconi and Rosanne R. Marconi, h/w, by Deed from Ronald M. Costa and Barbara S. Apichella, n/k/a Barbara S. Costa, h/w, dated 12/29/1997, recorded 01/15/1998 in Book 5213, Page 1492.

THE SAID Charles H. Marconi died on 8/22/1999, vesting sole ownership in his wife Rosanne R. Marconi, as Surviving Tenant by the Entirety.

Parcel Number: 30-00-60172-00-8.

Location of property: 2054 Roy Avenue, Abington, PA 19001-1818.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Rosanne R. Marconi** at the suit of HSBC Bank USA, National Association, as Trustee for Citigroup Mortgage Loan Trust, Inc., Asset-Backed Pass-Through Certificates Series 2004-RP1. Debt: \$77,334.32.

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

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

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

14-24482

ALL THAT CERTAIN message and tract of land, together with the dwelling and buildings now thereon erected, hereditaments and appurtenances, situated in **Telford Borough**, County of Montgomery and State of Pennsylvania known as 33 Reliance Road, designated as Lot Number 1 on a Subdivision Plan for Naco made by Strothers Associates, Inc., dated November 16, 1989, and last revised February 15, 1990 and recorded in Plan Book A-52, Page 3, bounded and described, as follows, to wit:

BEGINNING at a point in the center line of Fairmount Avenue, a/k/a Reliance Road, at a distance of two hundred sixty-three feet, more or 1053. from the middle of County Line Road, 11180 being a corner of Lot Number 2 on the above mentioned plan and place of beginning; thence extending from said place of beginning and along the at the center line of Fairmount Avenue, a/k/a Reliance Road, South forty-five degrees, zero minutes, zero seconds West, fifty feet to a point a corner of land now or late of Franklin, Jr. and Mae L. Schaffer; thence along said land North forty-five degrees, zero minutes zero seconds, West, one hundred eighty feet to a point in the center line of a twenty feet wide alley easement; thence extending along the center line of said alley North forty-five degrees, zero minutes, zero seconds East, fifty feet to a point a corner of Lot Number 2; thence extending along Lot Number 2 South forty-five degrees, zero minutes, zero seconds East, one hundred eighty feet to a point in the center line of Fairmount Avenue, a/k/a Reliance Road; being the first mentioned point and place of beginning.

CONTAINING nine thousand square feet or seven thousand nine hundred square feet to ultimate right-of-way line of land, more or less.

BEING the same premises which Steven C. York, by Deed dated 06/29/2007 and recorded 07/09/2007 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5654, Page 721, granted and conveyed unto Josh Henninger and Kerianne Henninger.

Parcel Number: 22-02-01915-00-5.

Location of property: 33 West Reliance Road, Telford, PA 18969.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Josh Henninger and Kerianne Henninger a/k/a Karianne Henninger** at the suit of Bayview Loan Servicing, LLC. Debt: \$276,764.81.

**Jill Manuel-Coughlin**, Attorney. I.D. #63252

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

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

14-27187

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, County of Montgomery, Commonwealth of Pennsylvania, being bounded and described according to a recent survey thereof made by Weir and Thieme. Civil Engineers as the Willow Grove Realty Company plot, which plan is recorded In the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 782, Page 600.

BEING Lots #24, #25 and #26. Section #7 as shown and laid out on a certain plan of lots called Evergreen Manor. SITUATE on the Southeast side of Coolidge Avenue (50 feet wide) on said plan and the Northeasterly side of Upland Avenue (40 feet wide).

CONTAINING In front or breadth measured Northeastwardly along said side of Coolidge Avenue 75 feet and extending of that width In length or depth Southeastwardly between parallel lines at right angles to said Coolidge Avenue 125 feet the Southwesterly side thereof being the Northeasterly side of Upland Avenue.

BEING the same premises which Wilbur J. Henry and Dorothy Henry, husband and wife, by Deed dated 06/01/01 and recorded 07/17/01 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5367, Page 1539, granted and conveyed unto Derek K. Hairston and Paula D. Hairston, as Tenants by the Entireties.

Parcel Number: 30-00-10228-00-2.

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

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Derek K. Hairston and Paula D. Hairston** 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: \$153,083.85.

**Jill Manuel-Coughlin**, Attorney. I.D. #63252

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

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

14-27220

ALL THAT CERTAIN lot or piece of ground, with the message or tenement thereon erected, situate in **Abington Township**, County of Montgomery, and State of Pennsylvania, described according to a certain plan thereof made on December 27, 1910, by J. Walter Ruddach Estate, Civil Engineer at Jenkintown, Pennsylvania, as follows, to wit:

BEGINNING at point in the middle of Upland Avenue (formerly called High Street) laid out 50 feet wide at the distance of 111 feet Northwestwardly from the point of intersection of the said middle line of Upland Avenue with the middle of Center Road as laid out 40 feet wide; thence extending North 57 degrees, 27 minutes East, 200 feet to a point; thence extending North 32 degrees, 33 minutes West, 51 feet to a point; thence extending 57 degrees, 27 minutes West, 200 feet to a point in the said middle line of Upland Avenue and thence extending South 32 degrees, 33 minutes East, 41 feet along said middle line of Upland Avenue to the first mentioned point and place of beginning.

BOUNDED Southwestwardly by ground now or late of Mable R Smith, Northeastwardly by ground now or late of Albert H. Mainwaring, Northwestwardly by ground now or late of Hattiet Noble and Southwestwardly by Southeasterly half part of Upland Avenue.

BEING the same premises that Kevin G. Haley by Deed dated July 21, 1995 and recorded on August 31, 1995 in the Office of Recorder of Deeds in and for Montgomery County, at Book 5123 and Page 1808, conveyed unto Kevin G. Haley and Sharon B. Haley, husband and wife, Grantees herein.

Parcel Number: 30-00-69652-00-5.

Location of property: 1609 Upland Avenue, Jenkintown, PA 19046.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Kevin Haley, Sharon Haley and United States of America** at the suit of FV-1, Inc. in Trust for Morgan Stanley Mortgage Capital Holdings, LLC. Debt: \$413,317.21.

**Robert M. Kline**, 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.

14-29925

ALL THAT CERTAIN lot or piece of land, situate in **Lower Frederick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to Land Subdivision Plan of Boulder Heights, made by John L. Dzedzy, Inc., dated 4/23/1986, last revised 4/09/1987 and recorded in Plan Book A-48, Page 275, as follows, to wit:

BEGINNING at a point on the Northwesterly side of the Granite Drive cul-de-sac, a corner of Lot No. 3 on said plan, said point being located the following three courses from the terminus of an arc of a circle having a radius of 25.00 feet, connecting the Southwesterly side line of Granite Drive (50 feet wide) with the Northwesterly sideline of Boulder Lane (50 feet wide): (1) along the aforementioned sideline of Granite Drive North 47 degrees, 22 minutes, 19 seconds West, 132.49 feet to a point of curvature; (2) extending along the arc of a circle curving to the left, having a radius of 20.00 feet the arc distance of 17.45 feet to a point of curvature on the Granite Drive cul-de-sac; (3) along said cul-de-sac, along the arc of a circle curving to the right, having a radius of 50.00 feet, the arc distance of 82.68 feet to the place of beginning; thence extending along Lot No. 3 South 87 degrees, 22 minutes, 30 seconds West, 154.16 feet to a point on the Southeasterly sideline of Evergreen Lane (33 feet wide); thence extending along said sideline North 39 degrees, 28 minutes East, 157.00 feet to a point, a corner of Lot No. 5; thence extending along said lot South 42 degrees, 57 minutes, 33 seconds East, 102.84 feet to a point on the aforementioned Granite Drive cul-de-sac; thence extending along said cul-de-sac, along the arc of a circle curving to the left, having a radius of 50.00 feet, the arc distance of 43.34 feet to the first mentioned point and place of beginning.

BEING Lot No. 4 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Kimberly A. Forrest by Deed from Mildred Todaro, also known as Mildred Levchonco and Theodore Levchonco dated January 28, 2000 and recorded February 4, 2000 in Deed Book 5305, Page 1988.

Parcel Number: 38-00-00480-36-4.

Location of property: 206 Granite Drive, Schwenksville, PA 19473-1771.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kimberly A. Forrest** at the suit of HSBC Bank USA. Debt: \$324,094.43.

**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.

14-29927

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania described according to a Plan of Subdivision of "Merkel Tract" made for Estate of Dorothy Merkel by Irick, Eberhardt & Mientus, Incorporated, Pennsburg, PA dated 9/15/2003 and last revised 6/10/2004 and recorded in Plan Book 23, Page 408 bounded and described, as follows, to wit:

BEGINNING at a point on the Northeastly side of Gravel Pike (50 feet wide) a corner of this and Lot No. 1 on the above plan; thence extending along Lot No. 1 North 39 degrees, 30 minutes, 0 seconds East, 195 feet to a point in line of Lot No. 3 on the above plan; thence extending along Lot No. 3 the 2 following courses and distances: (1) South 50 degrees, 30 minutes, 0 seconds East, 67.77 feet to a point; (2) South 39 degrees, 30 minutes, 0 seconds West, 195 feet to a point on the aforesaid side of Gravel Pike; thence extending along Gravel Pike North 50 degrees, 30 minutes, 0 seconds West, 67.77 feet to a point a corner of Lot No. 1 aforesaid the first mentioned and place of beginning.

BEING Lot No. 2.

BEING the same premises which Derek L. Templeton and Ingrid Templeton, son and mother, by Deed dated January 9, 2006 and recorded January 20, 2006 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5587, Page 1797, granted and conveyed unto Derek L. Templeton, son and Ingrid Templeton and Joseph E. Templeton, husband and wife.

Parcel Number: 57-00-01318-00-2.

Location of property: 645 Gravel Pike, East Greenville, PA 18041.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Derek L. Templeton, Ingrid Templeton and Joseph E. Templeton a/k/a Joseph Edward Templeton** at the suit of Citimortgage, Inc. Debt: \$291,486.19.

**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.

14-30221

ALL THAT CERTAIN lot or piece of land and house, situate on the North side of Cherry Street, between Roland and Mt. Vernon Streets, in the Sixth Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the North line of said Cherry Street at the distance of twenty-two and one-half feet Eastwardly from the Northeast corner of Roland and Cherry Streets, a corner of this and other land of Adolph Markowitz, about to be conveyed to Michael Yosick, et ux.; thence by said lot of Yosick Northwardly one hundred forty feet to a twenty-foot wide alley; thence by said alley Eastwardly twenty-two and one-half feet to other land late of Adolph Markowitz; thence by the same Southwardly one hundred forty feet to the North side of Cherry Street aforesaid; thence by the same Westwardly twenty-two feet and one-half, to the place of beginning.

BEING the same premises which Jennifer M. Peters, by Deed dated March 31, 2009 and recorded April 3, 2009 in and for Montgomery County, Pennsylvania in Deed Book 5726, Page 47, granted and conveyed unto Lauren Johnsen.

Parcel Number: 16-00-05264-00-3.

Location of property: 1203 Cherry Street, Borough of Pottstown, PA 19464.

The improvements thereon are: Single family dwelling..

Seized and taken in execution as the property of **Lauren Johnsen** at the suit of Wells Fargo Bank, N.A. Debt: \$128,325.14.

**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.

14-31226

ALL THAT CERTAIN lot or piece of ground, situate in **Horsham Township**, County of Montgomery and State of Pennsylvania and described according to a certain plan thereof known as "Plan of Lots in Woods Edge" made by Russell S. Lyman, Registered Professional Engineer and Surveyor, dated December 4, 1954 and revised March 3, 1955, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book B-2, Page 4, as follows, to wit:

BEGINNING at a point at the Northwesterly side of Butternut Drive (fifty feet wide) at the distance of one thousand eight hundred fifty-five and thirty-six one-hundredths feet measured on a bearing of North forty-one degrees, twenty-eight minutes, forty-five seconds East along the said side of Butternut Drive from a point of tangent in the same, said point of tangent being at the distance of forty-three and thirteen one-hundredths feet Northeastwardly measured along the said side of Butternut Drive on the arc of a circle curving to the left having a radius of one hundred twenty-five feet from a point of curve in the same, said point of curve being at the distance of fifteen and ninety-one one-hundredths feet measured on a bearing of North sixty-one degrees, fifteen minutes East along the said side of Butternut Drive from a point of tangent in the same, said point of tangent being at the distance of thirty-nine and twenty-seven one-hundredths feet measured on the arc of a circle curving to the left having a radius of twenty-five feet from a point of curve on the Northeasterly side of Holly Drive (fifty feet wide); thence extending from said point of beginning North forty-nine degrees, forty-five minutes West along line of Lot #69 on said plan, one hundred ninety-two and sixteen one-hundredths feet to a point; thence along the rear line of Lot #59 on said plan; thence North forty degrees, fifteen minutes East, eighty feet to a point; thence along line of Lot #67 on said South forty-nine degrees, forty-five minutes East, one hundred ninety-three and eighty-eight one-hundredths feet to a point on the aforesaid side of Butternut Drive; thence extending along the said side of same, South forty-one degrees, twenty-eight minutes, forty-five seconds West, eighty feet and two one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot #68 as shown on the aforesaid plan.

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

BEING the same premises which Joseph D'Alonzo, by Deed dated October 2, 2012 and recorded in the Recorder of Deeds Office in and for Montgomery County, Pennsylvania on January 23, 2012 in Book 5862, Page 141, as Instrument No. 2013008614 granted and conveyed unto Stephanie Y. Moore and Mary Naylor, as Joint Tenants With Right of Survivorship, his/her heirs and assigns in fee.

Parcel Number: 36-00-01498-00-5.

Location of property: 26 Butternut Drive, Hatboro, PA 19040.



The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Stephanie Y. Moore and Mary Naylor a/k/a Mary Corley a/k/a Mary Robinson** at the suit of Stonegate Mortgage Corporation. Debt: \$283,385.93.

**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 \$28,338.59 dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

14-31464

ALL THAT CERTAIN unit in the property known, named and identified as Wynnewood Plaza, located in **Lower Merion Township**, Montgomery County, Commonwealth of Pennsylvania, which has heretofore been submitted to the Provisions of the Uniform Condominium Act, 68 PA C.S. 3010 et seq. by the recording in the Montgomery County Department of Records of a Declaration dated October 13, 1981 and recorded on October 15, 1981 in Deed Book 4663, Page 637 and an Amendment thereto recorded May 12, 1989 and recorded in Deed Book 4910, Page 2308, being and designated as Unit Number 210, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 1.43%.

BEING the same premises which Wendy Susan Donaldson f/k/a Wendy Kerns, by Deed dated 12/1/1999 and recorded 12/17/1999 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5300, Page 1831, granted and conveyed unto Ernest L. Ulrich, Jr. and Karen Ulrich, husband and wife.

Parcel Number: 40-00-30228-50-3.

Location of property: 346 East Lancaster Avenue, Unit 210, Wynnewood, PA 19096.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ernest L. Ulrich a/k/a Ernest L. Ulrich, Jr. and Karen Ulrich** at the suit of Green Tree Servicing, LLC. Debt: \$160,187.61.

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

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

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

14-32088

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Montgomery Township**, County of Montgomery and State of Pennsylvania, described in accordance with a Subdivision Plan made for Harbob Incorporated by Boucher and James, Inc., Engineers, Glenside, Pennsylvania, dated January 18, 1974 and recorded in the Office of the Recorder of Deeds at Norristown in Plan Book A-24, Page 3, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Hawthorne Circle (50 feet wide), said point being measured the two following courses and distances from a point of tangent on the Southeasterly side of another portion of Hawthorne Circle (50 feet wide), which extends Southwestwardly into Hawthorne Drive: (1) leaving the last mentioned portion of Hawthorne Circle extending Southwestwardly and Southeastwardly on the arc of a circle curving to the left, having a radius of 10 feet, the arc distance of 15.72 feet to a point of tangent on the Northeasterly side of the first mentioned portion of Hawthorne Circle; and (2) extending along the Northwesterly side of the first mentioned portion of Hawthorne Circle South 49 degrees, 58 minutes, 58 seconds East, 243 feet to the point of beginning; thence extending from said point along Lot No. 48, North 40 degrees, 1 minute, 2 seconds East, 165.51 feet to a point in line of Lot No. 46; thence extending along the same South 48 degrees, 19 minutes, 50 seconds East, 199.29 feet to a point on the Northwesterly side of the first mentioned portion of Hawthorne Circle; thence extending Southwestwardly and Northwesterly along the Northwesterly and Northeasterly sides of Hawthorne Circle, the three following courses and distances: (1) South 41 degrees, 40 minutes, 10 seconds West, 38.38 feet to a point of curve; (2) on the arc of a circle curving to the right, having a radius of 125 feet the arc distance of 192.75 feet to a point of tangent; and (3) North 49 degrees, 58 minutes, 58 seconds West, 73.15 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN William P. Marshall a/k/a William Paul Marshall and Jennifer Marshall a/k/a Jennifer Browett Anker by Deed from Richard J. Quinto and Judith M. Quinto dated August 15, 1994 and recorded August 19, 1994 in Deed Book 5088, Page 1013.

Parcel Number: 46-00-01465-77-5.

Location of property: 257 Hawthorne Circle, North Wales, PA 19454.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jennifer Marshall a/k/a Jennifer Browett Anker, William P. Marshall a/k/a William Paul Marshall and United States of America, c/o United States Attorney for the Eastern District of Pennsylvania** at the suit of The Bryn Mawr Trust Company. Debt: \$65,490.06.

**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.

14-33878

ALL THAT CERTAIN unit, designated as Unit No. 329, being a unit in the Chelbourne Plaza Condominium, hereditaments and appurtenances, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 Pa C.S. 3101 et seq., as designated in the Declaration of Condominium of Chelbourne Plaza Condominium bearing date 7/18/1988 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania on 7/29/1988 in Deed Book 4881, Page 817, and Plats and Plans for Condominium bearing date 7/18/1988 and recorded as Exhibit "B" and the By-Laws of Chelbourne Plaza Condominium dated 7/18/1988 and recorded 7/29/1988 in Deed Book 4881, Page 888, and a First Amendment to Declaration of Condominium dated 2/25/1993 and recorded 3/9/1993 in Deed Book 5035, Page 1634 and the Declaration Plan dated July 18, 1988 and as recorded as part of said Declaration, being and designated as Unit No. 329, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration), as amended.

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

BEING the same property conveyed to Shanika Shorey, as Sole Owner, who acquired title by virtue of a Deed from G Town Partners, L.P., dated July 31, 2009, recorded August 10, 2009, at Deed Book 5739, Page 2867, Montgomery County, Pennsylvania records.

Parcel Number: 31-00-26564-98-1.

Location of property: 46 Township Line Road, Condominium 329, Elkins Park, PA 19027.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Shanika Shorey** at the suit of Wells Fargo Bank, N.A. Debt: \$124,032.18.

**Michael E. Carleton**, 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.

15-00096

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate at Melrose Park, in **Cheltenham Township**, County of Montgomery and State of Pennsylvania and more particularly described according to a certain survey and plan thereof made by William T. Muldrew, Civil Engineer, of Jenkintown, Pennsylvania 2/2/1924, as follows to wit:

BEGINNING at a point on the East side of Mountain Avenue (40 feet wide) at the distance of 200 feet Southward from the Southerly side of Union Avenue (40 feet wide); thence extending South 30 minutes, 30 seconds East along the said Easterly side of Mountain Avenue 60 feet to a point; thence extending North 89 degrees, 29 minutes, 30 seconds East, 95.27 feet to a point in line of land of the Philadelphia and Reading Railway; thence extending along said land of the Philadelphia and Reading Railway, North 1 degree, 19 minutes, 20 seconds East, 60.03 feet to a point; thence extending South 89 degrees, 29 minutes, 30 seconds West, 97.19 feet to the first mentioned point and place of beginning.

BEING the same premises as Domenic Matteo and Diane Matteo, by Deed dated February 15, 2007, and recorded on February 28, 2007, by the Montgomery County Recorder of Deeds in Deed Book 5637, at Page 146, granted and conveyed unto Annie Beeks Cross, an Individual.

Parcel Number: 31-00-19798-00-7.

Location of property: 7615 Mountain Avenue, Elkins Park, PA 19027.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Annie Beeks Cross** at the suit of American Heritage Federal Credit Union. Debt: \$292,105.01.

**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.

15-02452

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 and described according to a survey and plan thereof made and dated the 5th day of August A.D. 1930, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Cheltenham Avenue (to be legally opened and dedicated 61.51 feet wide) at the distance of 288 feet Southeastwardly from the point of intersection of the produced Northeasterly line of Cheltenham Avenue and the produced Southeasterly line of Cedar Lane (40 feet wide) containing in front or breadth on the said Cheltenham Avenue 24 feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to the said 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, being known as No. 1711 West Cheltenham Avenue, erroneously referred to as 17111 Cheltenham Avenue.

BEING the same premises which Vincent Taillefer by Deed dated 4/20/2004 and recorded 6/8/2004 in Montgomery County in Book 5510 on Page 2240 then granted and conveyed to Cassagnol Simon in fee.

TITLE TO SAID PREMISES IS VESTED IN Milone Simon, as sole owner by Deed from Cassagnol Simon dated 02/07/2006 recorded 05/04/2006 in Deed Book 05599, Page 1623.

Parcel Number: 31-00-05608-00-4.

Location of property: 1711 Cheltenham Avenue, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Milone Simon** at the suit of Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2006-R2. Debt: \$242,499.76.

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

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

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

15-02594

ALL THAT CERTAIN lot or piece of ground, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a certain plan thereof known as Section No. 2 Alandale Glenn, made by Donald H. Schurr, Civil Engineer and Surveyor dated October 1, 1962 and last revised September 27, 1967, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Glenn Oak Road (fifty feet wide), said point being measured the four following courses and distances from a point of tangent on the Northeasterly side of Penrose Road: (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 to a point of tangent; (2) North forty-two degrees, forty-eight minutes East along the Northwesterly side of Glenn Oak Road, two hundred eighty-four and ninety-seven one-hundredths feet to a point of curve; (3) on the arc of a circle curving to the right having a radius of two thousand twenty-five feet, the arc distance of two hundred fifty-three and seventeen one-hundredths feet to a point of reverse curve; and (4) on the arc of a circle curving to the left having a radius of one thousand nine hundred seventy-five feet, the arc distance of fifty-two and ninety-three one-hundredths feet to a point a corner of this Lot and Lot No. 118; thence extending from said point of beginning North forty-seven degrees, twelve minutes West, one hundred twenty-one and fifty one-hundredths feet to a point; thence extending North forty-seven degrees, fifty minutes, thirty seconds East, one hundred and thirty-nine one-hundredths feet to a point, a corner of Lot No. 120; thence extending along Lot No. 120 South forty-seven degrees, twelve minutes East, one hundred nineteen and ninety-eight one-hundredths feet to a point on the Northwesterly side of Glenn Oak Road; thence extending along said side of Glenn Oak Road, on the arc of a circle curving to the right having a radius of one thousand nine hundred seventy-five feet, the arc distance being one hundred and twenty-nine one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 119 on said plan.

BEING the same premises which Harry J. Hammond, Jr. and Donna L. Hammond h/w by Deed dated 09/25/2003 and recorded 12/17/2003 in Montgomery County in Deed Book 5486, Page 00944 conveyed unto John H. Hammond. Parcel Number: 63-00-02686-00-5.

Location of property: 139 Glenn Oak Road, Norristown, PA 19403.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **John H. Hammond** 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: \$253,640.50.

**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.

15-08547

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

BEGINNING at a stake on the Northwesterly side of DeKalb Street, at the distance of 120.00 feet Northeasterly from Fornance Street; thence extending Northwesterly parallel to Fornance Street 250.00 feet to a point on the Southeasterly side of Willow Street; thence extending along said side of said Willow Street, Northeasterly 30.00 feet to a point a corner of land now or late of Muscoe M. Gibson; thence extending along said land, Southeasterly, parallel to Fornance Street, the line passing through the middle of the partition wall between this and the adjoining house now or late of the said Muscoe M. Gibson, 250.00 feet to the Northwesterly side of DeKalb Street; thence extending along the said side of said DeKalb Street, Southwesterly 30.00 feet to the place of beginning.

BEING the same property conveyed to James C. Heath who acquired title by virtue of a Deed from Gloria A. Linfante and Florence Linfante, dated April 4, 2003, recorded April 15, 2003, at Document ID 7876, and recorded in Book 5453, Page 2090, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 13-00-10224-00-5.

Location of property: 1413 DeKalb Street, Norristown, PA 19401.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Cheryl Heath and Unknown Administrator and/or Heirs of the Estate of James C. Heath** at the suit of U.S. Bank National Association, as Indenture Trustee for SASCO Mortgage Loan Trust 2004-GEL2. Debt: \$94,394.94.

**Cristina L. Connor**, Attorney.

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

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

15-09186

ALL THAT CERTAIN lot or piece of ground, with the proposed building and improvements about to be erected thereon, situate in **Plymouth Township**, County of Montgomery and State of Pennsylvania, and described according to a certain plan thereof known as 'Plan of Lots Section No. 2 of Woodside Estates' made by Damon and Foster, Civil Engineers, dated October 22, 1957, as follows, to wit:

BEGINNING at a point of tangent on the Southwesterly side of Woodside Road (50 feet wide) said point being at the distance of 31.42 feet measured on the arc of a circle curving to the right having a radius of 20 feet from a point of curve on the Southeasterly side of Markel Road (50 feet wide); thence extending from said point of beginning South 46 degrees, 46 minutes, 40 seconds East along the Southwesterly side of Woodside Road, 40 feet to a point; thence extending South 43 degrees, 13 minutes, 20 seconds West partly passing through a wall between these premises and premises to the Southeast 100 feet to a point; thence extending North 75 degrees, 35 minutes, 19 seconds West, 45.87 feet to a point on the Southeasterly side of Markel Road aforesaid; thence extending along the Southeasterly side of Markel Road the 2 following courses and distances: (1) Northeastwardly on the arc of a circle curving to the right having a radius of 160 feet the arc distance of 80.46 feet to a point of tangent on the same; and (2) North 43 degrees, 13 minutes, 20 seconds East, 25 feet to a point of curve on the same; thence extending on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 31.42 feet to the first mentioned point of tangent and place of beginning.

UNDER AND SUBJECT to building restrictions as of record.

TITLE TO SAID PREMISES IS VESTED IN Jason Davis and Jodie L. Molony, as Joint Tenants With the Right of Survivorship, by Deed from Salvatore Gambone, Jr., dated 11/06/2009, Recorded 11/20/2009, in Book 5751, Page 16. Parcel Number: 49-00-13726-00-4.

Location of property: 1234 Woodside Road, Conshohocken, PA 19428-1165.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jason Davis and Jodie L. Molony** at the suit of Bayview Loan Servicing, LLC, a Delaware Limited Liability Company. Debt: \$215,067.62.

**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.

15-09778

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, described according to a Plan of Property made for Howard and Helen White by George B. Mebus, Inc., Engineer, Glenside, Pennsylvania, on 6/6/1962 and revised 6/27/1962, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Coventry Avenue (40 feet wide) which point is measured South 28 degrees, 19 minutes, 40 seconds West, 38.56 feet from a point on the Northwesterly side of Granite Road (40 feet wide) which point is measured South 24 degrees, 05 minutes, 40 seconds West, 490.84 feet from a point of tangent therein, which point of tangent is measured on the arc of a circle curving to the right having a radius of 10 feet the arc distance of 10.11 feet from a point of curve on the Southwesterly side of Valley Road (50 feet wide); thence extending from said point of beginning along the Northwesterly side of Coventry Avenue South 28 degrees, 19 minutes, 40 seconds West, 65.19 feet to a point; thence extending South 62 degrees, 05 minutes, 40 seconds West, 24.14 feet to a point; thence extending South 62 degrees, 42 minutes, 40 seconds West, 31.26 feet to a point in land now or late of George Goodman; thence extending along the same North 50 degrees, 40 minutes, 20 seconds West, 95.50 feet to a point; thence extending North 14 degrees, 18 minutes, 40 seconds East, 84.47 feet; thence extending South 63 degrees, 05 minutes, 40 seconds East, 14.07 feet to a point; thence extending South 65 degrees, 44 minutes, 20 seconds East, 134.60 feet to a point on the Northwesterly side of Coventry Avenue (40 feet wide) being the first mentioned point and place of beginning.

Parcel Number: 31-00-12214-00-4.

Location of property: 7304 Granite Road, Cheltenham, PA.

The improvements thereon are: Single family residential dwelling/exempt charitable.

Seized and taken in execution as the property of **New Vision Youth Community Center** at the suit of School District of Cheltenham Township. Debt: \$2,538.74.

**Diane M. Boehret**, Attorney.

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

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

15-12053

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a plan dated July 16, 1973, revised as to Lots 27 through 33 inclusive on September 5, 1975 made by Serdy, Bursich and Ruth, Inc., Registered Surveyors, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Valley Court which point of beginning is measured the following two courses and distances from a point of curve on the Southeasterly side of Valley Road (fifty feet wide): (1) on the arc of a circle curving to the right having a radius of ten feet the arc distance of sixteen and eighty-six one-hundredths feet to a point of tangent; (2) South forty-nine degrees, zero seconds East, one hundred forty-four and ninety one-hundredths feet

to the beginning point being a point in line of Lot No. 29; thence running along the cul-de-sac of Valley Court the following two courses and distances: (1) on the arc of a circle curving to the right having a radius of thirty feet the arc distance of twenty-four and thirty-nine one-hundredths feet to a point of reverse curve; (2) on the arc of a circle curving to the left having a radius of fifty feet the arc distance of forty-three and fifty one-hundredths feet to a point in line of Lot No. 31; thence extending along line of Lot No. 31, South three degrees, twenty-two minutes, thirty-eight seconds East, two hundred twenty-six and eighty one-hundredths feet to a point; thence South thirty-seven degrees, forty-two minutes West, twenty-eight and fifty one-hundredths feet to a point in line of Lot No. 26; thence along line of Lot No. 26, North fifty-two degrees, eighteen minutes West, one hundred twenty-five feet to a point in line of Lot No. 27; thence extending along line of Lot No. 27, 28, and 29, North seventeen degrees, thirty-three minutes, twenty-four seconds East, two hundred forty-two and thirty-one one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 30 on a revised plan known as Valley Woods Subdivision recorded in Plan Book B-28, Page 77.

Parcel Number: 42-00-04997-04-6.

Location of property: 968 Valley Court, Lower Pottsgrove, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Mark D. Capps** at the suit of Lower Pottsgrove Township Municipal Authority. Debt: \$2,371.16.

**Diane M. Boehret**, Attorney.

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

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

15-12913

ALL THAT CERTAIN unit, designated as Unit Number 10-A being a Unit in Chatham Village of Towamencin Condominium, situate in **Towamencin Township**, County of Montgomery and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of Chatham Village of Towamencin Condominiums, including the plans attached thereto as an exhibit, being dated the 15th day of June, A.D. 1981, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania the on the 22nd day of June A.D. 1981 in Deed Book 4634, Page 170 and any amendments thereto.

TOGETHER with a 3.12% undivided interest, of, in and to the common elements as set forth in the aforesaid Declaration of Condominium.

BEING 122 Wellington Terrace (incorrectly described as 158 Wellington Terrace in previous Deed).

TITLE TO SAID PREMISES IS VESTED IN Edward F. Casey, Jr, by Deed from Freedom Credit Union, a Credit Union Organized and existing under the law of the Commonwealth of Pennsylvania, dated 12/23/2009, recorded 01/08/2010, in Book 5756, Page 00419.

Parcel Number: 53-00-09497-11-6.

Location of property: 122 Wellington Terrace a/k/a 122 Wellington Terrace Condominium 10-A, Lansdale, PA 19446-4912.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Edward F. Casey, Jr.** at the suit of Wells Fargo Bank, N.A. Debt: \$130,455.23.

**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.

15-15536

ALL THAT CERTAIN lots, pieces or parcels of ground, situate in the East side of Race Street in the Village of Stowe, **West Pottsgrove Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described, as follows:

BEGINNING at a point at a corner of Race and Linden Streets; thence along said Race Street Northwardly 60 feet to a corner of Lot No. 84 in the Samuel Hartline Plan; thence along said Lot No. 84 Westwardly a distance of 140 feet to a 20 feet wide alley; thence Southwardly along said alley 60 feet to Linden Street, aforesaid; thence along said Linden Street Eastwardly 140 feet to the point or place of beginning.

Parcel Number: 64-00-03517-00-1.

Location of property: 117 Linden Street, West Pottsgrove, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Amber Vanderslice** at the suit of Pottsgrove School District. Debt: \$2,619.20.

**Diane M. Boehret**, Attorney.

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

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

15-23336

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Abington Township**, Montgomery County, Pennsylvania, and described according to a plan thereof known as Abington Woods, Section Number 4, made by George B. Mebus, Inc., Registered Professional Engineers, dated January 6, 1956, said plan being recorded in the Office for the Recorder of Deeds, in Norristown, Pennsylvania in Plan Book A-2, Page 142 on April 20, 1956.

UNDER AND SUBJECT to all conditions, covenants, restrictions, easements, and right-of-ways as of record, including, but not limited to, those listed on the recorded plan (if any), and the following (if any).

TOGETHER with all and singular the improvements, ways, streets, alleys, driveways, passages, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any way appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest property, claim and demand whatsoever of the said Grantor, as well as law as in equity, of, in and to the same.

BEING the same premises which Steven J. Anderson and Kim E. Anderson, husband And wife by Deed dated 07/08/2005, recorded 06/26/2007, in the Office of the Recorder of Deeds, in and for Montgomery County, in Book 5652, Page 01228, Instrument #2007076308, conveyed unto Angeliki Sakellariou, a single woman, Grantee herein. Parcel Number: 30-00-58172-00-1.

Location of property: 1320 Rose Road, Abington, PA 19001.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Angeliki Sakellariou** at the suit of LSF9 Master Participation Trust. Debt: \$296,953.17.

**Bradley J. Osborne**, Attorney.

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

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

15-23337

ALL THOSE CERTAIN lots or pieces of ground, situate in **Abington Township**, Montgomery County, and State of Pennsylvania, described according to a plan and survey made thereof by Metz and Weir, C.B. on the first day of December A.D. 1920, known as York Road Heights, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Park View Avenue, also known as Parkview Avenue, (fifty feet wide) at the distance of one hundred fifty feet Southeastwardly from the intersection of the said side of Park View Avenue with the Southeasterly side of Grove Avenue (fifty feet wide).

CONTAINING in front or breadth on the said side of Park View Avenue, also known as Parkview Avenue fifty feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to Park View Avenue, one hundred twenty-three and thirty-eight one hundredths feet.

BEING Lots #87 and #88 on said plan.

TITLE TO SAID PREMISES VESTED IN Thomas Donahue by Deed from Thomas J. Monteleone and Christine M. Monteleone dated August 15, 2003 and recorded on November 18, 2003 in the Montgomery County Recorder of Deeds in Book 5481, Page 2465 as Instrument No. 2003623809.

Parcel Number: 30-00-51844-00-2.

Location of property: 2133 Parkview Avenue, Abington, PA 19001.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Thomas Donahue a/k/a Thomas J. Donahue** 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 2006-HE7, Mortgage Pass-Through Certificates, Series 2006-HE7. Debt: \$314,313.17.

**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.

15-23391

ALL THAT CERTAIN lot or piece of ground, situate in **Whitemarsh Township**, County of Montgomery, Pennsylvania, and described according to a certain plan thereof known as Plan of Proposed Subdivision Section No. 2, Militia Hill Development made for Costello Bros., by Daniel J. McLaughlin, Civil Engineer and Surveyor, dated December 20, 1961, said plan being recorded in the Office of the Recorder of Deeds, for Montgomery County at Norristown, Pennsylvania, in Plan Book A-6, Page 105, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Cannon Hill Road (50 feet wide) said point being the 2 following courses and distances from a point of curve on the Northeasterly side of Powder Horn Road (50 feet wide): (1) leaving Powder Horn. Road on the arc of a circle curving to the right, having a radius of 10 feet the arc distance of 15.71 feet to a point of tangent on the Southeasterly side of Cannon Hill Road; (2) North 17 degrees, 24 minutes East along the Southeasterly side of Cannon Hill Road, 675 feet to the point of beginning.

CONTAINING in front or breadth Northeastwardly along the Southeasterly side of Cannon Hill Road, 125 feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to Cannon Hill Road 200 feet.

BEING Lot No. 75 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Ian Sturrock and Mary P. Sturrock by Deed from Ian Sturrock and Mary P. Sturrock dated February 19, 2008 and recorded February 27, 2008 in Deed Book 5683, Page 2013.

Parcel Number: 65-00-01555-00-9.

Location of property: 6011 Cannon Hill Road, Fort Washington, PA 19034.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Ian Sturrock and Mary P. Sturrock** at the suit of CIT Bank, N.A., f/k/a OneWest Bank, N.A. Debt: \$438,033.31.

**Joseph F. Riga**, 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.

15-23453

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of "Valley Forge Crossing" made by George B. Stanbridge, Professional Engineer, dated 05/20/1979 and last revised 10/17/1979 and recorded in the Office of the Recorder of Deeds in Plan Book A-45, Page 205, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Mystic Lane (50 feet wide) measured the six following courses and distances from a point of curve on the Southwesterly side of Stinson Lane (50 feet wide): (1) on the arc of a circle curving to the left having a radius of 20 feet the arc distance of 31.42 feet to a point of tangent; (2) South 50 degrees, 57 minutes West, 171.09 feet to a point of curve; (3) on the arc of a circle curving to the left having a radius of 1,375 feet the arc distance of 156.78 feet to a point of tangent; (4) South 44 degrees, 25 minutes West, 125.36 feet to a point of curve; (5) on the arc of a circle curving to the left having a radius of 165 feet the arc distance of 212.45 feet to a point of tangent; (6) South 29 degrees, 21 minutes, 30 seconds East, 430 feet; thence extending from said point and place of beginning along Lot No. 48, North 60 degrees, 38 minutes, 30 seconds East, 221.18 feet to a point, a corner of lands of the Church of Latter Day Saints; thence extending along said and also along lands now or late of Clifton N. Jacobs, Jr., South 33 degrees, 29 minutes East, 85.22 feet to a point, a corner of Lot No. 46; thence extending along said lot, South 60 degrees, 38 minutes, 30 seconds West, 227.31 feet to a point on the Northeasterly side of Mystic Lane; thence extending along said side thereof North 29 degrees, 21 minutes, 30 seconds West, 85 feet to the first mentioned point and place of beginning.

Parcel Number: 63-00-05462-24-4.

Location of property: 874 Mystic Lane, West Norriton, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Wayne Ellis and Teresa Ellis** at the suit of West Norriton Township. Debt: \$2,865.31.

**Diane M. Boehret**, Attorney.

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

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

15-23597

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon to be erected, situate in **West Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a Plan of Subdivision of Holly Acres made by Urwiler & Walter, Inc., Registered Professional Engineers dated January 19, 1973 and last revised February 19, 1980 and recorded 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), said point being measured the two (2) following courses and distances from a point of curve from the Southeasterly side of Dogwood Lane (50 feet wide): thence (1) leaving the aforesaid Dogwood Lane on an arc of a circle curving to the left having a radius of 25 feet the arc distance of 38.27 feet to a point of tangent on the aforesaid Northeasterly side of Holly Drive; thence (2) extending along the aforesaid Holly Drive South 48 degrees, 34 minutes, 06 seconds East, 62 feet to the point of beginning; thence extending from said point of beginning along Lot Number 55 as shown on the above mentioned plan North 41 degrees, 25 minutes, 54 seconds East, 75 38 feet to a point a corner of Lot Number 57 as shown on the above mentioned plan, thence extending along the aforesaid lot South 66 degrees, 41 minutes, 49 seconds East, 43 91 feet to a point a corner of Lot Number 53 as shown on the above mentioned plan; thence extending along the aforesaid lot South 34 degrees, 10 minutes West, 87 feet to a point on the aforesaid Holly Drive the three (3) following courses and distances, as follows, to wit: thence (1) North 57 degrees, 51 minutes, 10 seconds West, 10.89 feet to a point of curve on same; thence (2) extending along the same on an arc of a circle curving to the right having a radius of 75 feet the arc distance of 12.15 feet to a point of tangent on the same; thence (3) extending along same North 48 degrees, 34 minutes, 06 seconds West, 29.88 feet to the first mentioned point and place of beginning.

BEING known and designated as Lot Number 54 as shown on the above mentioned plan.

CONTAINING 3911 square feet of land more or less.

TITLE TO SAID PREMISES IS VESTED IN Thomas D. Goins and Lani M. Goins, by Deed from TCIF REO 1, LLC., its assigns and successors, dated 10/18/2004, recorded 10/28/2004 in Book 5530, Page 2569.

Parcel Number: 64-00-02446-05-5.

Location of property: 629 Holly Drive, Pottstown, PA 19464-3613.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Thomas D. Goins and Lani M. Goins** at the suit of Santander Bank, N.A. Debt: \$108,657.34.

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

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

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

15-23873

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Section Six of Justa Farms, made by Engineering and Planning Associates, Inc., Registered Engineers and Surveyors, Warrington, Pennsylvania dated November 11, 1967 and last revised on July 26, 1972, which plan is recorded in the Office of the Recorder of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book No. A 20, Page 1, as follows, to wit:

BEGNNING at a point on the Northwesterly side of Loop Road (50 feet wide) which point is at the distance of 95 feet, measured North 20 degrees, 20 minutes, 30 seconds East, along the said side of Loop Road, from a point of tangent, which point of tangent is at the arc distance of 31.42 feet measured along the arc of a circle curving to the left having a radius of 20 feet from a point of curve on the Northeasterly side of Mettler Road (50 feet wide); thence extending from said beginning point and along line of Lot No. 105 on said plan, North 69 degrees, 39 minutes, 30 seconds West through the bed of a certain 20 feet wide drainage right-of-way, as shown on said plan the distance of 180 feet to a point; thence extending along line of a portion of Lot No. 304 and Lot No. 303 on said plan, North 40 degrees, 51 minutes, 18 seconds East, through the bed of said right-of-way as shown on said plan the distance of 123.17 feet to a point; thence extending along line of Lot No. 302 on said plan South 82 degrees, 40 minutes, 34 seconds East, the distance of 140.45 feet to a point on the Northwesterly side of Loop Road, aforesaid; thence extending along said side of Loop Road South 20 degrees, 20 minutes, 30 seconds West the distance of 147 feet to the first mentioned point and place of beginning.

Parcel Number: 41-00-05200-50-1.

Location of property: 3843 Loop Road, Lower Moreland, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Miriam Krik** at the suit of Lower Moreland Township School District. Debt: \$13,562.35.

**Diane M. Boehret**, Attorney.

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

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

15-24025

ALL THOSE FOUR CERTAIN contiguous lots or pieces of ground, situate in North Hills (formerly North Glenside,) in **Abington Township**, County of Montgomery and State of Pennsylvania described according to a survey thereof made by Edmund A. Biting, Registered Engineer, Abington, Pennsylvania March 6, 1950, as follows:

BEGINNING at a point in the Southeasterly side of Tennis Avenue (50 feet wide) said point being at the distance of 405.94 feet measured North 31 degrees, 12 minutes East from the intersection which the said side of Tennis Avenue makes with the Northeasterly side line of Mount Carmel Avenue (50 feet wide); thence South 52 degrees, 48 minutes East, 145 feet to a point; thence North 37 degrees, 12 minutes East, 80 feet to a point; thence North 52 degrees, 48 minutes West, 145 feet to a point in the Southeasterly side of Tennis Avenue; thence South 37 degrees, 12 minutes West, 80 feet to a point, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Lisa A. Downs and Paul J. Downs by Deed from Peter M. Pape and Martha A. Pape by John J. Pape, Attorney-in-Fact dated October 21, 1992 and recorded January 21, 1993 in Deed Book 5031, Page 1104.

Parcel Number: 30-00-66296-00-4.

Location of property: 135 Tennis Avenue, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Lisa A. Downs and Paul J. Downs** at the suit of LSF8 Master Participation Trust. Debt: \$105,700.22.

**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.

15-24516

ALL THAT CERTAIN unit in the property known, named and identified as Heritage Park Condominium, located in **Trappe Borough**, County of Montgomery, Commonwealth of Pennsylvania, which has heretofore been submitted to the Provisions of the Uniform Condominium Act, 68 PA, C.S. 3101 et seq. by the recording in the Montgomery County Department of Records of a Declaration dated April 8, 1996 and recorded on April 9, 1996 in Deed Book 5144. Page 1226, being and designated as Unit No. 205 together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 8.33%.



TITLE TO SAID PREMISES IS VESTED IN NICOLA D. DUNHAM, by Deed from Ronald S. Coulton, dated 12/14/2012, recorded 12/28/2012, in Book 5859, Page 01147, Instrument No. 2012131420.

Parcel Number: 23-00-00880-22-2.

Location of property: 609 Muhlenberg Drive, Unit 205 a/k/a 609 Muhlenberg Drive Condominium 205, Trappe, PA 19426-2257.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Nicol A. Dunham** at the suit of Branch Banking and Trust Company. Debt: \$194,069.37.

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

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

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

15-25424

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Lower Salford Township**, County of Montgomery and State of Pennsylvania, and described according to a certain plan thereof known as 'Harley Manor' made by Stanley F. Moyer, Registered Professional Engineer, dated April 12, 1958, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County, at Norristown, Pennsylvania in Plan Book A-4, Page 67, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Hunsberger Lane (50 feet wide) said point being the three following courses and distances measured along the Northwesterly side of Hunsberger Lane from a point formed by the intersection of the extended Northwesterly side of Hunsberger Lane with the center line of Springhouse and Summeytown Pike (50 feet wide): (1) leaving Springhouse and Summeytown Pike North 47 degrees, 51 minutes East crossing the Northeastly side of Springhouse and Summeytown Pike 72.30 feet to a point an angle; (2) North 45 degrees, 49 minutes East, 252.01 feet to a point another angle on same; and (3) North 48 degrees, 25 minutes East, 252.04 feet to the point of beginning.

CONTAINING in front or breadth Northeastwardly along the Northwesterly side of Hunsberger Lane 127.04 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to Hunsberger Lane 299.54 feet.

BEING Lot Number 4 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Susan A. Owens, by Deed from James M. Owens and Susan A. Owens, dated 08/31/2000, recorded 09/13/2000, in Book 5347, Page 2087.

Parcel Number: 50-00-01159-00-6.

Location of property: 263 Hunsberger Lane, Harleysville, PA 19438-1811.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Susan A. Owens** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association. Debt: \$156,965.02.

**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.

15-25628

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Salford Township**, Montgomery County, Pennsylvania bounded and described according to a Phase Plan Cheswyck Subdivision, made for Streeperr Karr, III by James H. Strothers Associates, Land Surveyors, dated 07/19/1982 and last revised 08/16/1982 and recorded in Plan Book A-44, Page 252 A-B-C-D, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Windsor Drive, (50 feet wide), said point being measured the four following courses and distances from a point of curve on the Northeastly side of Cheswyck 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 31.42 feet to a point; (2) North 78 degrees, 29 minutes, 58 seconds East, 60.00 feet to a point of curve; (3) on the arc of a circle curving to the left, having a radius of 225 feet the arc distance of 74.94 feet to a point; and (4) North 59 degrees, 25 minutes, 00 seconds East, 266.45 feet to the place of beginning; thence extending from said point of beginning, along Lot No. 11, North 30 degrees, 35 minutes, 00 seconds West, 148.40 feet to a point; thence extending North 62 degrees, 27 minutes, 03 seconds East, 50.07 feet to a point a corner of Lot No. 13; thence extending along the same, South 30 degrees, 35 minutes, 00 seconds East, 145.75 feet to a point on the said Northwesterly side of Windsor Drive; thence extending along the same, South 59 degrees, 25 minutes, 00 seconds West, 50.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 12 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Stacey L. Bobb-Fedesco, by Deed from Michael C. Fedesco and Stacey L. Bobb-Fedesco, dated 05/22/2014, recorded 06/20/2014, in Book 5917, Page 482.

Parcel Number: 50-00-04584-18-1.

Location of property: 437 Windsor Drive, Harleysville, PA 19438.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Stacey L. Bobb-Fedesco a/k/a Stacey Lynn Bobb Fedesco and Michael C. Fedesco a/k/a Michael Charles Fedesco** at the suit of Citimortgage, Inc. Debt: \$227,886.58.

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

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

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

15-26139

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

BEGINNING at a point on the South side of South Street distant 227 feet West from the Southwest corner of South and Washington Streets and in the division line of this and lot now or late of August B. Miller; thence Southwardly along the same 146 feet to Clay Alley; thence along the same Westwardly 25 feet to a stake in the division line of land now or late of John H. Weyant; thence Northwardly along the same 146 feet to the South line of said South Street; thence Eastwardly along the same 25 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jacob S. Hufnagle, by Deed from Kevin Michael McKeever Trust, dated 06/12/2014, recorded 06/18/2014 in Book 5916, Page 2312.

Parcel Number: 16-00-26260-00-4.

Location of property: 432 South Street, Pottstown, PA 19464-5924.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jacob S. Hufnagle** at the suit of Wells Fargo Bank, N.A. Debt: \$119,018.98.

**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.

15-29018

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Worcester Township**, County of Montgomery and Commonwealth of Pennsylvania, as created by a plan of subdivision for Wanda Griffith, prepared by R. X. Ball Associates, Inc., dated July 9, 1976, as recorded in the Office of the Recorder of Deeds of Montgomery County as in Plan Book B-31, Page 3, described according to a lot plan showing easements for Gambone Bros. organization, prepared by Joseph J. Estock, Professional Land Surveyor, dated April 15, 1986, as endorsed to Deed recorded in the Office of the Recorder of Deeds of Montgomery County as in Deed Book 4801, Page 2226, as follows:

BEGINNING at a point on the Southeasterly side of Wanda Road (50.00 feet wide), a corner of this and Lot No. 4, as shown on said plan, which point is measured the three following courses and distances from a point of curve on the Northeasterly side of Griffith Road (41.50 feet wide, as same has been widened on the Northeasterly side thereof) as shown on said plan: (1) leaving the Northeasterly side of Griffith Road on the arc of a curve, curving to the right, having a radius of 20.00 feet, the arc distance of 31.42 feet to a point of tangent on the Southeasterly side of Wanda Road, aforesaid; (2) thence extending North 37 degrees, 23 minutes, 00 seconds East along said side of Wanda Road, 206.13 feet to a point of curve; and (3) thence extending along said side of Wanda Road on the arc of a curve, curving to the left, having a radius of 625.00 feet, the arc distance of 402.59 feet to the point of beginning; thence extending from said point of beginning, along the Southeasterly, Easterly and Northeasterly sides of Wanda Road, on the arc of a curve, curving to the left, in a Northwestwardly to Westwardly direction, having a radius of 625.00 feet, the arc distance of 190.33 feet to a point a corner of Lot No. 7, shown on said plan; thence extending North 73 degrees, 01 minute, 49 seconds East along line of Lot No. 7, 392.44 feet to a point a corner in line of land now or formerly of Joseph M. Russell, Jr., as shown on said plan; thence extending South 47 degrees, 50 minutes, 00 seconds East along line of land now or formerly of Russell, 458.67 feet to a point a corner of Lot No. 4, aforesaid; thence extending North 89 degrees, 31 minutes, 25 seconds West along line of Lot No. 4, 688.14 feet to a point a corner on the Southeasterly side of Wanda Road, aforesaid, the first mentioned point and place of beginning.

BEING Lot No. 6, as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Luca A. Mandracchia and Marie J. Mandracchia by Deed from Luca A. Mandracchia and Maria J. Mandracchia.

Also known as Marie J. Mandracchia dated 08/26/2010 recorded 08/30/2010 in Deed Book 5778, Page 00006.

Parcel Number: 67-00-03841-19-6.

Location of property: 1114 Wanda Lane, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kristine Diezel, Known Heir of Luca A. Mandracchia, Marie J. Mandracchia a/k/a Maria J. Mandracchia, Individually and as Known Heir of Luca A. Mandracchia and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Luca A. Mandracchia** at the suit of Bank of America, N.A. Debt: \$629,510.80.

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

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

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

15-30487

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, County of Montgomery and State of Pennsylvania and described according to a subdivision plan know as "Davisville Manor" made by John J. DeRusso, Civil Engineer, dated April 25, 1955, said plan being recorded in the Office for the Recording of Deeds in and for Montgomery County, at Norristown, Pennsylvania, in Plan Book A-2, Page 66 on September 1, 1955, as follows, to wit:

BEGINNING at a point of tangent on the Southeasterly side of Hoffmaan Road (50 feet wide), said point of tangent being at the distance of 37.9 feet measured on the arc of a circle curving to the right having a radius of 20 feet from a point of curve on the Northeasterly side of Pleasant Hill Road (50 feet wide); thence extending from said point of beginning North 66°, 20' East along the said side of Hoffman Road, 226.94 feet to a moment; thence extending South 32°, 40', 30" East, 11 0.14 feet to a point; thence extending South 67°, 26', 30" West, 236.14 feet to a point on the Northeasterly side of Pleasant Hill Road aforesaid; thence extending North 41°, 49', 18" West along the said side of Pleasant Hill Road, 86.16 feet to a point of curve in the same; thence extending on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 37.91 feet to the first mentioned point of tangent and place of beginning.

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

BEING the same premises which Michael E. Ariano and Marie I. Ariano, by Deed dated 6/30/1978 and recorded 7/5/1978 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 4316, Page 123, granted and conveyed unto Richard J. Sleutaris, Sr. and Nancy Jean Sleutaris.

Parcel Number: 59-00-09391-00-9.

Location of property: 4025 Hoffman Road, Hatboro, PA 19040.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Richard J. Sleutaris, Sr. a/k/a Richard J. Sleutaris and Nancy Jean Sleutaris a/k/a Nancy J. Sleutaris** at the suit of Citizens Bank of Pennsylvania. Debt: \$309,496.17.

**Negory 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.

15-31245

ALL THAT CERTAIN piece or parcel of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania and described according to a certain plan showing revision of Lots Number 6, 18 and part of 6 and 19 on a Plan of Juniper Park Development made for Maurice and Lillian Freed by George B. Mebus, Inc., Engineers, dated April 14, 1969 and revised May 7, 1969 as follows, to wit:

BEGINNING at a point on the center line of Ashbourne Road (50 feet wide) said point being at the distance of 412.65 feet measured North 46 degrees, 59 minutes, 40 seconds West along the center line of Ashbourne Road from its point of intersection with the Northwesterly side of Old York Road (80 feet wide); thence extending from said point of beginning South 43 degrees, 00 minutes, 20 seconds West crossing the Southwesterly side of Ashbourne Road 190.00 feet to a point; thence extending South 46 degrees, 59 minutes, 40 seconds East, 34.11 feet to a point; thence extending South 43 degrees, 00 minutes, 20 seconds West, 30.00 feet to a point; thence extending North 50 degrees, 33 minutes, 10 seconds West, 112.92 feet to a point; thence extending North 41 degrees, 55 minutes East recrossing the Southwesterly side of Ashbourne Road 227.68 feet to a point in the center line of Ashbourne Road (of irregular width); thence extending South 28 degrees, 38 minutes, 30 seconds East along the center line of Ashbourne Road (of irregular width) 2.02 feet to a point, an angle in the same; thence extending South 46 degrees, 59 minutes, 40 seconds East along the center line of Ashbourne Road (50 feet wide) 81.00 feet to the first mentioned point and place of beginning.

CONTAINING in area 19, 198 square feet.

SUBJECT TO easements, restrictions, and covenants of record, if any.

TITLE TO SAID PREMISES IS VESTED IN Eric Silverman and Patricia Silverman, as Tenants by the Entirety, by Deed from Donald C. Marino and Vincenta A. Marino, dated 05/30/1997, recorded 06/17/1997, in Book 5188, Page 2048.

Parcel Number: 31-00-01198-00-4.

Location of property: 1632 Ashbourne Road, Elkins Park, PA 19027.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Eric Silverman a/k/a Eric J. Silverman and Patricia Silverman a/k/a Patricia J. Silverman** at the suit of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$382,041.39.

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

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

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

15-31408

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 "Plan of Proposed Center Square Green, Section C", made by M.R. and J.B. Yerkes, Civil Engineers and Surveyors, dated July 1955 and last revised November 30, 1956, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Sullivan Drive (50 feet wide), said point being the four following courses and distances from a point of curve on the Southeasterly side of Knox Road (50 feet wide): (1) leaving Knox Road on the arc of a circle curving to the right having a radius of 13 feet, the arc distance of 20.42 feet to a point of tangent on the Southwesterly side of Sullivan Drive; (2) South 9 degrees, 33 minutes East along the Southwesterly side of Sullivan Drive 26.40 feet to a point of curve in the same; (3) Southeastwardly still along the Southwesterly side

of Sullivan Drive on the arc of a circle curving to the left having a radius of 185 feet the arc distance of 127.86 feet to a point of tangent on the Southwesterly side of Sullivan Drive; and (4) South 49 degrees, 9 minutes East along the Southwesterly side of Sullivan Drive 485.16 feet to the place of beginning.

CONTAINING in front or breadth on the Southwesterly side of Sullivan Drive 100 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to Sullivan Drive 128.33 feet.

BEING Lot No. 117 as shown on the above mentioned plan.

BEING the same premises which Jeffrey A. Trznadel by Deed dated 5/23/2002 and recorded 6/5/2002 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5411, Page 686, granted and conveyed unto Jeffrey A. Trznadel and Suzanne M. Trznadel.

Parcel Number: 66-00-07069-00-2.

Location of property: 1634 Sullivan Drive, Blue Bell, PA 19422.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Suzanne M. Trznadel** at the suit of JP Morgan Chase Bank, National Association. Debt: \$316,556.45.

**Samantha Gable**, Attorney.

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

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

15-31809

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

BEGINNING at a point on the Southwesterly side of Anselm Road (100.00 feet wide), which point is measured the three. following courses and distances from a point of curve on the Northeasterly side of Dixon Road, (variable width): (1) leaving Dixon Road on the arc of a circle, curving to the right, having a radius of 25.65 feet, the arc distance of 48.17 feet to a point of compound curve on the said Southwesterly side of Anselm Road, (50 feet wide); (2) on the arc of a circle, curving to the right, having a radius of 810.06 feet, the arc distance of 220.47 feet to a point of tangent; (3) South- 76 degrees, 26 minutes, 30 seconds East, 125.00 feet to the place of beginning; thence extending from same and along Anselm Road South 76 degrees, 26 minutes, 30 seconds East, crossing a 20.00 feet wide drainage easement, 100.00 feet to a point in line of land of Lot #41 on said plan; thence extending from said Anselm Road along said Lot #41 and along said 20.00 feet wide drainage easement, South 13 degrees, 33 minutes, 30 seconds West, 118.52 feet to a point on the Northeasterly side of Spring Avenue, (variable width); thence along same, North 76 degrees, 26 minutes, 30 seconds West, recrossing said 20.00 feet wide drainage easement, 100.00 feet to a corner of Lot #43 on said plan; thence along same North 13 degrees, 33 minutes, 30 seconds East, 118.52 feet to a point on the said Southwesterly side of Anselm Road being the first mentioned point and place of beginning.

SUBJECT TO restrictions, reservations, easements, covenants, oil, gas or mineral rights of record, if any.

BEING the same premises which Kenneth J. Rubin and Arlene R. K. Rubin, husband and wife, by Deed dated August 31, 2010 and recorded September 13, 2010 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5779, Page 494, as Instrument Number 2010078253, granted and conveyed unto Angela Renee Dean, in fee.

Parcel Number: 31-00-00165-06-5.

Location of property: 7907 Anselm Road, Elkins Park, PA 19027.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Angela Renee Dean by Deed from Kenneth J. Rubin and Arlene R. K. Rubin, husband and wife, by Deed dated 8/31/2010, recorded 9/13/2010, in the Montgomery County Recorder of Deeds in Deed Book 5779, Page 494, as Instrument No. 2010078253** at the suit of The Money Source, Inc. Debt: \$310,669.98.

**M. Troy Freedman**, Attorney.

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

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

15-32158

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery in the State of Pennsylvania, and described according to a plan of revision of lots made for Whitemarsh Downs, Inc. made by George B. Mebus, Registered Professional Engineer, dated September 10, 1952, and last revised April 7, 1953, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Mellon Road (fifty feet wide) at the distance of one hundred one and twenty-eight one-hundredths feet measured along the said side of Mellon Road on a bearing of South forty-six degrees, thirty minutes, fifty-two seconds West from a point of tangent in the same, said point of tangent being at the distance of thirty-two and twenty-nine one-hundredths feet measured on the arc of a circle curving to the right having a radius of twenty feet from a point of curve on the Southwesterly side, of Clements Road, (fifty feet wide).

CONTAINING in front or breadth on the said side of Mellon Road eighty-five feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to the said Mellon Road one hundred twenty-five feet.

BEING known as part of Lot No. 19, and part of Lot No. 20, as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Willie F. Ellis and Junell Ellis, his wife, as Tenants by the Entireties by Deed from Herman Shore and Bertha Shore, his wife dated 06/30/1978 recorded 07/11/1978 in Deed Book 4318, Page 233.

Parcel Number: 31-00-18685-00-4.

Location of property: 7762 Mellon Road, Wyncote, PA 19095.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Christine Ellis, Known Heir and Co-Personal Representative of The Estate of Junell Ellis, Clay Dean Austin, Known Heir and Co-Personal Representative of The Estate of Junell Ellis, Estate of Junell Ellis, and Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Junell Ellis, Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Willie F. Ellis** at the suit of U.S. Bank National Association, as Trustee for The Registered Holders of Asset-Backed Pass-Through Certificates Series 2007-AMC2. Debt: \$311,190.97.

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

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

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

15-32778

ALL THOSE FIVE 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 plan thereof made by William T. Muldrew, Surveyor and Regulator, Jenkintown, Pennsylvania, on the Ninth day of April, A.D., 1921, and recorded at Norristown, Pennsylvania, in Deed Book No. 830, Page 600, as follows:

BEGINNING at a point in the center line of Summer Avenue (forty feet wide) at the distance of one hundred forty feet, and seventy-seven one-hundredths feet Southwestwardly from the intersection of the center line of Summer Avenue with the center line of Cedar Avenue (forty feet wide).

CONTAINING together in front or breadth on the said center line of Summer Avenue one hundred feet (each lot being twenty feet in front) and extending of that width in length or depth Northwestwardly between parallel lines at right angles to the center line of Summer Avenue one hundred thirty-two feet.

BEING Lots Nos. 429-to-433 inclusive on said plan.

TITLE TO SAID PREMISES IS VESTED IN Donna Ann Bradney and Howard C. Bradney, Jr., w/h, by Deed from Carl T. Heberly, dated 07/29/1998, recorded 08/07/1998 in Book 5235, Page 2040.

Parcel Number: 36-00-10813-00-5.

Location of property: 218 Summer Avenue, Horsham, PA 19044-2644.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Howard C. Bradney a/k/a Howard C. Bradney, Jr. and Donna Ann Bradney** at the suit of JP Morgan Chase Bank, N.A. s/b/m Chase Home Finance LLC, s/b/m to Chase Manhattan Mortgage Corporation. Debt: \$81,195.08.

**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.

15-33139

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Frederick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan known as Perkiomen Crossing, made by Bursich Associates, Inc., Registered Professional Land Surveyors and Consulting Engineers, 2129 High Street, Pottstown, PA 19454, dated 10/30/1990 and last revised 4/18/1991 and recorded 6/5/1991 in the Recorder of Deeds Office, Montgomery County at Norristown, PA in Plan Book A-52, Page 439 to 443, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Pine Ridge Drive, said point being a corner of Lot Number 286; thence extending along Pine Ridge Drive South 59 degrees, 35 minutes, 22 seconds West, 9.06 feet to a point of curve; thence still along Pine Ridge Drive on the arc of a circle curving to the left having a radius of 210 feet, the arc distance of 24.35 feet to a point, a corner of Lot Number 288; thence extending along Lot Number 288 North 37 degrees, 3 minutes, 17 seconds West, 112.16 feet to a point, a corner in line with open space; thence extending along open space North 59 degrees, 35 minutes, 22 seconds East, 46.34 feet to a point, a corner of Lot Number 286; thence extending along Lot Number 286 and through a partition wall South 30 degrees, 24 minutes, 38 seconds East, 110 feet to a point on the Northwesterly side of Pine Ridge Drive, the first mentioned point and place of beginning.

BEING Lot Number 287.

CONTAINING 4,404 square feet of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN Michael Blanc, by Deed from Theodore D. Arnold, dated 03/18/2011, recorded 03/21/2011, in Book 5795, Page 2923.

Parcel Number: 55-00-01394-12-6.

Location of property: 1215 Pine Ridge Drive, Perkiomenville, PA 18074-9457.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael J. Blanc a/k/a Michael Blanc** at the suit of Wells Fargo Bank, N.A. Debt: \$166,897.26.

**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.

15-33198

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Springfield Township**, Montgomery County, Pennsylvania, known as Lot #238 on a plan called "Sunnybrook North Hills" made for Sunnybrook, Inc., dated 6/1/1948 by Barton and Merlin Engineers and recorded in Montgomery County Plan Book 1660A, Page 55, and more fully described, as follows:

SITUATE on the Northwesterly side of Ulmer Avenue (50 feet wide) at the distance of 434.60 feet measured South 46 degrees, 13 minutes West from its intersection with the Southwesterly side of Bruce Road (50 feet wide) both lines produced.

CONTAINING in front or breadth on the said side of Ulmer Avenue 70 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to said side of Ulmer Avenue on the Northeastly line thereof 115.56 feet and on the Southwesterly line thereof 113.10 feet and containing in rear line thereof 70.04 feet.

TITLE TO SAID PREMISES IS VESTED IN Robert Lynch and Jeannine Lynch by Deed from Romyne Andrews, widow dated September 15, 1998 and recorded October 5, 1998 in Deed Book 5243, Page 79.

Parcel Number: 52-00-17539-00-4.

Location of property: 113 Ulmer Avenue, Oreland, PA 19075.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Robert Lynch and Jeannine Lynch** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee (CWALT 2005-14). Debt: \$215,678.32.

**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.

16-00178

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

BEGINNING at a point on the Northwesterly side of Bark Hollow Lane (40 feet wide), said point being measured by the four following courses and distances from a point of curve on the Southeastly side of Whetstone Road (40 feet wide): (1) leaving Whetstone Road on the arc of a circle curving to the right having a radius of 20 00 feet, the arc distance of 31.42 feet to a point of tangent on the Southwesterly side of Bark Hollow Lane; (2) South 48 degrees, 38 minutes, 12 seconds East 32.00 feet to a point of curve; (3) thence extending from said point of curve along the Southwesterly side of the Northwesterly side of Bark Hollow Lane on the arc of a circle curving to the right having a radius of 80.00 feet the arc distance of 125.67 feet to a point of tangent on the Northwesterly side of Bark Hollow Lane; (4) South 41 degrees, 21 minutes, 48 seconds West, 116.37 feet to a point of beginning circle curving to the left having a radius of 270.00 feet the arc distance of 416.37 feet to a point of beginning, said point of the beginning being the point a corner of Lot No 15-V as shown on the above mentioned plan; thence extending from said point of beginning along the Northwesterly side of Bark Hollow Lane the two following courses and distances: (1) South 41 degrees, 21 minutes, 48 seconds West, 7.91 feet to a point of curve on the same; thence extending to said point of curve on the arc of a circle curving to the left having a radius of 270.00 feet and crossing a certain storm drainage easement having the arc distance of 22.45 feet to a point a corner of Lot No. 13-V as shown on the above mentioned plan; thence extending along the said lot North 48 degrees, 38 minutes, 12 seconds West recrossing a certain easement 132.93 feet to a point on the Southeastly side of Whetstone Road; thence extending North 41 degrees, 21 minutes, 48 seconds East and again recrossing the aforementioned storm drainage easement 30.33 feet to a point a corner of Lot No. 15-V as shown in the above mentioned plan; thence extending along the same South 48 degrees, 38 minutes, 12 seconds East, and recrossing the aforementioned easement 132.00 feet to the first mentioned point and place of beginning.

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

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

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

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

The improvements thereon are: Residential dwelling.

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

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

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

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

16-00465

ALL THAT CERTAIN lot or piece of land, situate in **Hatboro Borough**, County of Montgomery and State of Pennsylvania, being Lot #41 on Plan of "Westmoreland Place", made by William T. Muldrew, Civil Engineer, Jenkintown, Pennsylvania and recorded in Deed Book 937, Page 600, bounded and described according thereto as follows:

BEGINNING at a point of tangent at the intersection of Orchard Street and Franklin Street; thence along the Westerly side of Orchard Street North 29 degrees, 56 minutes, 30 seconds East, 108.45 feet to a corner of Lot #4 on said plan; thence along the rear of the same North 51 degrees, 52 minutes West, 47.55 feet to a corner of Lot #40 on said plan; thence along same South 38 degrees, 08 minutes West, 122.81 feet to a point in the North side of Franklin Street; thence along the same, South 56 degrees, 10 minutes East, 54.02 feet to a point of tangent at the intersection of said street with Orchard Street; thence by a curve of the left with a radius of 10 feet the arc distance of 16.39 feet to the point and place of beginning.

BEING the same premises which Dennis H. Bartasavich and Marguerite Bartasavich, by Deed dated 07/31/1997 and recorded 08/14/1997 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5195, Page 2344, granted and conveyed unto Paul D. Clark and Laura Renk Clark.

Parcel Number: 08-00-01864-00-9.

Location of property: 38 Franklin Avenue, Hatboro, PA 19040.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Paul D. Clark and Laura Renk Clark** at the suit of Wells Fargo Bank, N.A., s/b/m to Norwest Mortgage, Inc. Debt: \$79,533.49.

**Jill Manuel-Coughlin**, Attorney, I.D. #63252

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

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

16-00926

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitemarsh Township**, Montgomery County Pennsylvania as Lot Number 94 as shown on Andorra Woods Title Plan made by Czop/Spector, Inc. dated April 24, 1984 last revised September 4, 1986 and recorded in Plan Book A-48, Page 26, and revised later Plan of Andorra Woods Title Plan made by Czop/Spector, Inc. dated and last revised June 12, 1998 and recorded in Plan Book A-54, Page 271, as shown on Andorra Woods, Cherry Court, Title Plan made by Czop/Spector, Inc. dated June 6, 1994 and last revised January 16, 1995 and recorded in Plan Book A-66, Page 280 and late Plan of Andorra Woods Cherry Court Title Plan made by Czop/Spector, Inc. dated and last revised September 12, 1996 and recorded in Land Site Plan Book L3, Page 380.

BEING Lot Number 71 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Jason Cohen, by Deed from Joseph Meltzer and Wendi Meltzer, dated 09/29/2006, recorded 10/05/2006, in Book 5618, Page 01708.

Parcel Number: 65-00-02034-09-7.

Location of property: 26 Cherry Court, Lafayette Hill, PA 19444-2518.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jason Cohen a/k/a Jason M. Cohen and The United States of America, Department of The Treasury - Internal Revenue Service c/o The United States Attorney for The Eastern District of PA** at the suit of U.S. Bank, National Association, as Trustee Under the Pooling and Servicing Agreement dated as of February 1, 2007, GSAMP Trust 2007-NC1, Mortgage Pass-Through Certificates, Series 2007-NC1. Debt: \$494,483.85.

**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.

16-01425

ALL THOSE TWO CERTAIN lots or pieces of ground, hereditaments and appurtenances, situate in **Abington Township**, Montgomery County, Pennsylvania, and described according to a certain Plan of "Fernhill Heights", made for Fred J. Koeberle by Albright and Mebus, Civil Engineers and recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, and recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Deed Book 924 page 600 as One Lot as follows, to wit: Deed Book 924, Page 600 as one lot, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Edge hill Road (47 feet wide) said point being the 2 following courses and distances from a point of curve on the Northeastly side of a proposed road (now known as Fernhill Road) (40 feet wide): (1) leaving proposed road on the arc of a circle curving to the right having a radius of 10 feet the arc distance of 15.71 feet to a stone, a point of tangent on the Southeasterly side of Edgehill Road; and (2) North 70 degrees, 21 minutes, 32 seconds East along the Southeasterly side of Edgehill Road 340 feet to the point of beginning.

CONTAINING in front or breadth Northeastwardly along the Southeasterly side of Edgehill Road 100 feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to Edgehill Road 150 feet.

BEING Lots Numbers 13 and 14 as shown on the above mentioned plan.

TITLE TO SAID PREMISES VESTED IN Tyrone L. Fripps by Deed from Paul R. Franco and Arlene M. Franco, husband and wife dated December 27, 1996 and recorded on January 3, 1997 in the Montgomery County Recorder of Deeds in Book 5172, Page 2307.

Parcel Number: 30-00-16364-00-4.

Location of property: 863 Edge Hill Road, Glenside, PA 19038.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Tyrone L. Fripps** 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 as Trustee for Centex Home Equity Loan Trust 2004-C. Debt: \$456,208.98.

**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.

16-01491

ALL THAT CERTAIN lot or piece of land, with the brick dwelling thereon erected, situate in **Conshohocken Borough**, County of Montgomery and State of PA, bounded and described according to a survey thereof made by John H. Dager, Civil Engineer, dated January 1911, as follows, viz:

BEGINNING at a stake in the Northwesterly side of Maple Street at the distance of 126.87 feet Southwesterly from the Southwesterly side of Second Avenue, said point being opposite the middle of the partition wall of the house on this and the one on the adjoining premises, belonging to the Grantor herein; thence at right angles to said Maple Street North 47 degrees, West and through the middle of said partition wall 100 feet to a stake; thence South 43 degrees, West, parallel with said Maple Street 13.90 feet to a stake, a corner of this and land late of Barnard Dembowski; thence by and along said land South 47 degrees, East through the middle of the partition wall of the house on this and the one on the adjoining premises 100 feet to Maple Street aforesaid and along the said side thereof Northeasterly 13.90 feet to the place of beginning.

BEING the same premises which Anthony Trave and Elizabeth Trave, by Deed Dated 8/8/1996 and recorded 10/2/1996, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5162, Page 2087, Instrument #15962, granted and conveyed unto Delroy Ramsaroop and Claudette Ramsaroop.

Parcel Number: 05-00-06144-00-7.

Location of property: 120 Maple Street, Conshohocken, PA 19428.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Delroy Ramsaroop and Claudette Ramsaroop** 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: \$263,949.64.

**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.

16-01751

ALL THAT CERTAIN unit in property known, named and identified in the declaration plan referred to below as 310 Garden Avenue Condominium, located in **Horsham Township**, Commonwealth of Pennsylvania, which has heretofore been submitted to the Provisions of the Pennsylvania Uniform Condominium Act, 68 PA C.S. 3101 et seq. by the recording in the Montgomery County Department of Records of a Declaration dated May 18, 2007 recorded May 31, 2007 in Deed Book 5649, Page 594, being and designated on such Declaration Plan as Unit #310A as more fully described in such Declaration Plan and Declaration.

TITLE TO SAID PREMISES IS VESTED IN John J. Ketterer and Rose Ann Ketterer, by Deed from Kurt Vollmer and Janice Vollmer, dated 10/31/2007, recorded 11/01/2007, in Book 5670, Page 1937.

BY VIRTUE of the death of Rose Ann Ketterer on or about 12/22/2013, John J. Ketterer became sole owner of the premises as Surviving Tenant by the Entireties.

Parcel Number: 36-00-04570-01-1.

Location of property: 310 A Garden Avenue, a/k/a 310 -A Garden Avenue Condominium A, Horsham, PA 19044-2502.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John J. Ketterer** at the suit of Wells Fargo Bank, N.A. Debt: \$153,345.23.

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

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

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

16-02617

ALL THAT CERTAIN message and tract or parcel of land, situate in **Red Hill Borough**, County of Montgomery, Commonwealth of Pennsylvania, known as 323 West Third Street, bounded, described in accordance with a survey made by George F. Shaner, Registered Surveyor, as follows, to wit:

BEGINNING at the Northwesterly property line intersection of a given street (50 feet wide) and another ordained street known as West Third Street (40 feet wide) said point of beginning being distant along said property line of West Third Street



from a point marking the intersection of the same with the middle of Jefferson Street, an ordained street, North seventy degrees, forty-three minutes West, eight hundred twenty-four and ninety one-hundredths feet (North 70 degrees, 43 minutes West, 824.90 feet); thence from said point of beginning continuing along the Northerly property line of West Third Street North seventy degrees, forty-three minutes West, one hundred feet (North 70 degrees, 43 minutes West, 100 feet) to a corner of other lands of Josiah F. Schwank North nineteen degrees, seventeen minutes East, one hundred fifty feet (North 19 degrees, 17 minutes East, 150.00 feet) and South seventy degrees, forty-three minutes East, one hundred feet (South 70 degrees, 43 minutes East, 100.00 feet) to a corner on the Westerly side of aforesaid given street; thence along the same South nineteen degrees, seventeen minutes West, one hundred fifty feet (South 19 degrees, 17 minutes West, 150.00 feet) to the place of beginning.

CONTAINING zero acres and fifty-five and ten one-hundredths perches (0 Ac. 55.10 Per.) of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN Scott P. Alderfer and Shawn M. Alderfer, h/w, by Deed from Stephen L. Casey and Christina L. Bolger, n/k/a, Christina L. Casey, h/w, dated 07/24/2003, recorded 08/08/2003, in Book 5468, Page 1087.

Parcel Number: 17-00-01071-50-5.

Location of property: 323 West 3rd Street, Red Hill, PA 18076.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Shawn M. Alderfer and Scott P. Alderfer** at the suit of PHH Mortgage Corporation, f/k/a ERA Mortgage. Debt: \$193,562.76.

**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.

16-03409

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Merion Township**, County of Montgomery, Commonwealth of Pennsylvania described according to a certain plan thereof known as "Map of Property of Belfort Corporation" made by Yerkes Engineering Company dated December 30, 1955 and revised May 31, 1956, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Longview Road (50 feet wide) said point being the four following courses and distances from a point of curve on the Southeasterly side of Gypsy Lane (45 feet wide): (1) leaving Gypsy Lane on the arc of a circle curving to the right having a radius of 13 feet the arc distance of 19.40 feet to a point of tangent on the Southwesterly side of Longview Road; (2) South 31 degrees, 16 minutes East along the Southwesterly side of Longview Road 268 feet to a point of curve in same; (3) Southeastwardly and Northeastwardly partly along the Southwesterly and partly along the Southeasterly sides of Longview Road on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 274.89 feet to a point of tangent on the Southeasterly side of Longview Road; and (4) North 54 degrees, 44 minutes East along the Southeasterly side of Longview Road 450 feet to the place of beginning, said point of beginning being the center line of a certain 20 feet wide Drainage Easement; thence extending from said point of beginning North 58 degrees, 44 minutes East along the Southeasterly side of Longview Road 60.39 feet to a point of curve in the same; thence extending Northeastwardly still along the Southeasterly side of Longview Road on the arc of a circle curving to the right having a radius of 200 feet the arc distance of 90.80 feet to a point; thence extending South 13 degrees, 21 minutes, 10 seconds East, 188.89 feet to a point on the center line of a certain 10 feet wide Utility Easement; thence extending South 58 degrees, 44 minutes West along the center line of said Utility Easement 90 feet in line of said Utility Easement 90 feet to a point on aforesaid 20 feet wide Drainage Easement; thence extending North 31 degrees, 16 minutes West along the center line of said Drainage Easement 200 feet to the first mentioned point and place of beginning.

BEING Lot 44 on the above mentioned plan.

BEING the same premises which Blanche S. Williams by her Attorney in fact, Phillip C. Ward, by Deed dated 3/22/2004 and recorded 5/7/2004 in the Recorder of Deeds Office of Montgomery County in Deed Book 5506, Page 914 granted and conveyed unto Scott Alexaki.

Parcel Number: 58-00-12895-00-7.

Location of property: 958 Longview Road, King of Prussia, PA 19406.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Scott Alexaki** at the suit of LSF9 Master Participation Trust. Debt: \$286,641.24.

**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.

16-03642

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 Final Plan of Subdivision of Stonegate, Section No. 1, prepared for Oxford Land Development, Ltd., by Stout, Tacconelli and Associates, Inc., Civil Engineering and Land Surveying, dated 2/4/1993 and last revised 4/5/1993 and recorded in Plan Book A-54, Pages 207 to 209, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Highpoint Circle (variable width), said point being a corner of Lot No. 16 on the above mentioned plan and place of beginning; thence extending from said place of beginning and along Lot No. 16, North 52 degrees, 58 minutes, 00 seconds West, 102.00 feet to a point, a corner; thence extending North 37 degrees, 02 minutes, 00 seconds East, 25.00 feet to a point, a corner of Lot No. 18; thence extending along Lot No. 18, South 52 degrees, 58 minutes, 00 seconds East, 104.69 feet to a point on the Northwesterly side of Highpoint Circle; thence extending along the Northwesterly side of Highpoint Circle the 2 following courses and distances, viz: (1) on the arc of a circle curving to the left having a radius of 47.50 feet the arc distance of 16.06 feet to a point of tangent; and thence (2) South 37 degrees, 02 minutes, 00 seconds West, 9.24 feet to a point, a corner of Lot No. 16, being the first mentioned point and place of beginning.

BEING known as Lot No. 17 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN John J. Gorham and Michael P. Gorham by Deed from Michael P. Gorham and John J. Gorham dated December 2, 2013 and recorded December 2, 2013 in Deed Book 5909, Page 00184.

Parcel Number: 56-00-03851-10-7.

Location of property: 1130 Highpoint Circle, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **John J. Gorham and Michael P. Gorham** at the suit of Bank of America, N.A. Debt: \$189,583.93.

**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.

16-04333

ALL THAT CERTAIN lot or tract of land, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a plan and survey thereof made September 10, 1954 and revised July 8, 1955, August 8, 1955, and September 21, 1955, by Charles E. Shoemaker, Registered Professional Engineer, of Abington, Pennsylvania, as follows:

BEGINNING at a point on the Southeasterly side of Edgewood Avenue (fifty feet wide) at the distance of two hundred twenty-five and no one-hundredths feet Northeastwardly from the intersection with the said side of Edgewood Avenue makes with the Northeasterly side of Patane Avenue (fifty feet wide); thence North forty-four degrees, no minutes East, thirty-seven and fifty one-hundredths feet to a point; thence through the party wall of a semi-detached dwelling, South forty-six degrees, no minutes East, one hundred four and ninety-one one-hundredths feet to a point; thence South forty-three degrees, forty-two minutes West, thirty-seven and fifty one-hundredths feet to a point; thence North forty-six degrees, no minutes West, one hundred five and ten one-hundredths feet to a point on the aforementioned Southeasterly side of Edgewood Avenue and place of beginning.

BEING Lot 35-A on the aforementioned plan and also being part of Lot #10 and part of Lot #11, Block "U", on Plan of Roslyn Heights.

UNDER AND SUBJECT to certain Building Restrictions.

TOGETHER with the free and common use, right, liberty and privilege of a certain driveway in common with the owners, tenants and occupiers of premises adjoining to the Southwest, together with a proportionate part of expense to maintain same.

BEING the same property conveyed to Eric B. Cook and Jalima N. Cook who acquired title, as Tenants by the Entirety with Rights of Survivorship, by virtue of a Deed from Corey M. Snyder and Alyssa M. Snyder, dated April 10, 2010, recorded May 11, 2010, at Instrument Number 2010038776, and recorded in Book 5766, Page 1883, Montgomery County, Pennsylvania records.

Parcel Number: 30-00-17196-00-9.

Location of property: 1519 Edgewood Avenue, Abington, PA 19001.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Jalima N. Cook and Eric B. Cook** at the suit of Wells Fargo Bank, N.A. Debt: \$199,105.15.

**Cristina L. Connor**, Attorney.

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

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

16-04760

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, PA, described according to a survey and plan made by Charles E. Shoemaker, Registered Professional Engineer, Abington, PA, on March 23, 1953, as follows, to wit:

BEGINNING at a point on the Southeast side of Shoemaker Road (50 feet wide) which point is measured on the arc of a circle curving to the left having a radius of twenty feet the arc distance of thirty-one and forty-two hundredths feet from a point on the Southwest side of Edmund Road (40 feet wide); thence extending along the Southeast side of Shoemaker Road South thirty-eight degrees, thirty-five minutes West, seventy-five and fifty-seven hundredths feet to a point; thence extending South fifty-one degrees, twenty-five minutes East, one hundred fifty-one and fifty-six hundredths feet to a point; thence extending North thirty-eight degrees, thirty-five minutes East, ninety-five and

fifty seven hundredths feet to a point on the Southwest side of Edmund Road; thence extending along the Southwest side of Edmund Road; North fifty-one degrees, twenty-five minutes West, one hundred thirty-one and fifty-six one-hundredths feet to a point of curve; thence extending along the arc of a circle curving to the left having a radius of twenty feet the arc distance of thirty-one and forty-two one-hundredths feet to a point on the Southeast side of Shoemaker Road, the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Maureen Gallagher, by Deed from Samir Ouzomgi, dated 07/20/2007, recorded 08/06/2007, in Book 5658, Page 2521.

Parcel Number: 30-00-62560-00-5.

Location of property: 1493 Shoemaker Road, Abington, PA 19001-2711.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Maureen Gallagher** at the suit of Roundpoint Mortgage Servicing Corporation. Debt: \$289,923.95.

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

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

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

16-05381

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Cricket Club Condominium, located in **Lower Merion Township**, Montgomery County, Commonwealth of Pennsylvania, which has heretofore been submitted to the Provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963. P.L. 196, by the recording in the Office of the Recorder of Deeds of Montgomery County of a Declaration dated November 29, 1972, and recorded on December 12, 1972, in Deed Book 3812, Page 279, a Declaration Plan dated August 20, 1971 and recorded on December 12, 1972, in Condominium Plan Book Number 1, Page 20 and a Code of Regulations dated November 29, 1972 and recorded on December 12, 1972 in Deed Book No. 3812, Page 315, being and designated on such Declaration Plan as Unit No. 5E as more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as defined in said Declaration) of 4.25%.

UNDER AND SUBJECT to all agreements, conditions and restrictions of record and to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in said Declarations; Declaration Plan and Code of Regulations and in the Rules referred to in said Code of Regulations.

TITLE TO SAID PREMISES IS VESTED IN Robert N. Creskoff by Deed from Elizabeth M. Mynagh, Executrix of the Will of Virginia F. Creskoff, Deceased dated September 27, 2001 and recorded December 4, 2001 in Deed Book 5387, Page 1533.

Parcel Number: 40-00-39980-00-3.

Location of property: 103 West Montgomery Avenue, Unit 5E, Ardmore, PA 19003.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **Robert N. Creskoff** at the suit of CIT Bank, N.A. Debt: \$300,721.28.

**Joseph F. Riga**, 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.

16-05419

ALL THOSE TWO CERTAIN lots or pieces of ground, with the buildings and improvements erected thereon, situate in **Abington Township**, Montgomery County, Pennsylvania, and described according to a Certain Lot Location Plan, Lots Nos. 8, 9, part of Lot 10, on Plan of Cedar Manor, made for Edward Weiss and Renee Weiss, made by George B. Mebus, Inc., Engineers, dated May 8, 1973, and revised November 8, 1973, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Martin Road (40 feet wide), said point being the three following courses and distances from a point of curve on the Northeasterly side of Township Line Road (60 feet wide): (1) leaving Township Line Road, on the arc of a circle curving to the right, having a radius of 20.00 feet, the arc distance of 31.42 feet, to a point of tangent on the Southeasterly side of Martin Road; (2) North 37 degrees, 24 minutes East, along the Southeasterly side of Martin Road, 19.36 feet, to a point of curve; and (3) Northeastwardly, still along the Southeasterly side of Martin Road, on the arc distance of 55.45 feet, to the point of beginning; thence extending from said point of beginning, Northeastwardly and Northwestwardly, partly along the Southeasterly and partly along the Northeasterly sides of Martin Road, on the arc of a circle, curving to the left, having a radius of 135.00 feet, the arc distance of 93.28 feet, to a point of tangent on the Northeasterly side of Martin Road; thence extending North 25 degrees, 43 minutes, 25 seconds West, along the Northeasterly side of Martin Road, 20.50 feet, to a point; thence extending North 64 degrees, 16 minutes, 35 seconds East, 176.29 feet, to a point; thence extending South 30 degrees, 44 minutes East, 98.23 feet to a point; thence extending North 83 degrees, 28 minutes, 25 seconds East, 22.67 feet, to a point; thence extending South 15 degrees, 05 minutes East, 56.94 feet, to a point; thence extending South 37 degrees, 25 minutes West, 101.76 feet, to a point, a corner of lands now or late of Weiss, to be acquired by Culton, as shown on the above mentioned plan; thence extending along same, North 79 degrees, 11 minutes, 35 seconds West, 169.18 feet, to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Leopold Blythe and Arlene Blythe, h/w and Joseph Augustus Blythe, by Deed from Leopold Blythe and Arlene Blythe, h/w, dated 10/15/2003, recorded 01/09/2004 in Book 5489, Page 1469. Parcel Number: 30-00-42072-00-9.

Location of property: 711 Martin Road, Elkins Park, PA 19027-1709.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Leopold A. Blythe a/k/a Leopold Blythe, Arlene E. Blythe a/k/a Arlene Blythe and Joseph Augustus Blythe** at the suit of Wells Fargo Bank, N.A. s/b/m Wachovia Mortgage FSB f/k/a World Savings Bank FSB. Debt: \$385,608.54.

**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.

16-05876

ALL THAT CERTAIN. frame message or tenement and two lots of land, situate in **West Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

TRACT NO. 1:

BEGINNING at a distance of 150 feet East from the Southeast corner of Howard and Berks Streets; thence Southwardly between Lot Nos. 5 and 6. 145 feet, 8 Inches to a 12 feet wide; thence Westwardly along said alley, 45 feet to the middle of Lot No. 4; thence Northwardly thru the middle of the Lot No. 4. 143 feet, 7 inches more or less to Berks Street aforesaid; thence Eastwardly along Berks Street 45 feet to the corner of Lot No. 6, the place of beginning.

BEING Lot No. 5 and the Eastern half of Lot No. 4 on plan of Harry B. Levensgood and surveyed by Ralph E. Shaner, C.E. December 1919.

TRACT NO. 2:

BEGINNING at a point on the South side of Berks Street at a distance of 150 feet Southeastwardly from the Southeast corner of Berks and Howard Streets, a corner of this and Lot No. 5; thence by Lot No. 5 Southwardly 145 feet, 8 inches to the North line of a 12 feet wide alley; thence by said alley Eastwardly 50 feet to a point a corner of this and Lot No. 7; thence by the said Lot No. 7 Northwardly 147 feet, 10 inches to the South side of Berks Street aforesaid; thence by said Berks Street Westwardly 30 feet to the point and place of beginning.

BEING Lot No. 6 in a plan of lots laid out by Harry B. Levensgood.

TITLE TO SAID PREMISES IS VESTED IN Robert L. Patten by Deed from Helen G. Bradley and Robert L. Patten dated February 20, 2004 and recorded March 24, 2005 in Deed Book 5547, Page 2249.

Parcel Number: 64-00-00358-00-1.

Location of property: 319 Berks Street, Stowe, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Robert L. Patten** at the suit of HSBC Bank USA, N.A. Debt: \$102,874.45.

**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.

16-07316

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a plan of County Springs Phase II prepared for Wichard Miller Joint Venture by Urwiler and Walter, Inc., Registered Professional Engineers dated October 5, 1981, and last revised April 14, 1983 and recorded in the Office of the Recorder of Deeds in Plan Book A-14, Page 402, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Wynmere Drive (fifty feet wide) a corner of Lot No. 94; thence extending from said point and place of beginning said side of Wynmere Drive on the arc of a circle curving to the right having a radius of two hundred seventy-five feet the arc distance of forty-seven and twenty one-hundredths feet to a point, a corner of Lot No. 92; thence extending along said lot South twenty-one degrees, forty-eight minutes, five seconds West, one hundred fifty-seven and forty one-hundredths feet to a point, a corner of Lot No. 19; thence extending along said lot North fifty-three degrees, sixteen minutes, thirty-two seconds West, twenty-nine and eighty one-hundredths feet to a point, a corner of Lot No. 94; thence extending along said lot passing through a partition wall, North fourteen degrees, forty-five minutes, thirty-six seconds East, one hundred forty and sixty-nine one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 93 on said plan.

BEING the same premises which Chan Moo Heo and Kil Soo Heo, by Deed dated 2/26/1999 and recorded 4/7/1999, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5265, Page 2409, granted and conveyed unto John Scott Howard.

Parcel Number: 36-00-12101-38-2.

Location of property: 128 Wynmere Drive, Horsham, PA 19044.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **John Scott Howard** at the suit of Bank of America, N.A. Debt: \$265,321.85.

**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.

16-08189

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 Record Plan for Phase VIII, prepared for Windlestrae Investments, LLC made by Urwiler & Walter, Inc., Sumneytown, PA dated December 8, 1989 and last revised October 15, 2010 and recorded in Office of the Recorder of Deeds in Plan Book 35, Pages 486 to 492, as follows, to wit:

BEING Lot #472, as shown on said plan.

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.

TITLE TO SAID PREMISES IS VESTED IN James D. Carr, III, an unmarried man and Sandra Peale, an unmarried woman, as Joint Tenants With Full Right of Survivorship, by Deed from NVR, Inc., a Virginia Corporation, trading as Ryan Homes, dated 09/27/2012, recorded 10/03/2012, in Book 5850, Page 985.

Parcel Number: 47-00-05022-06-4.

Location of property: 112 Topaz Drive, Gilbertsville, PA 19525-8116.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James D. Carr, III and Sandra Peale** at the suit of Wells Fargo Bank, N.A. Debt: \$209,097.17.

**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.

16-08442

ALL THAT CERTAIN lots or pieces of land, known as Lots Nos. 100 and 101 on a certain plan of lots known as Burholme Hills, hereditaments and appurtenances, situate in **Abington Township**, Montgomery County, Pennsylvania, bounded and described according to a survey thereof made by William T. Muldrew, civil Engineer, April 5, 1923, as follows, to wit:

BEGINNING at a point on the Northwest side of Holme Avenue at the distance of about 75.82 feet more or less from the northwest side of Cheltenham Road a corner of this and Lot #99 on said plan; thence along said Lot #99 North 50 degrees, 53 minutes West 205.66 feet to a corner; thence North 39 degrees, 19 minutes East, 50 feet to the line of Lot #102 on said plan and by and along the same South 50 degrees, 53 minutes East, 205.49 feet to the Northwest side of Holme Avenue aforesaid, and by and along the same South 39 degrees, 7 minutes West, 50 feet to the place of beginning.

ALSO ALL THOSE CERTAIN two lots or pieces of land, hereditaments and appurtenances, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, being Lots Nos. 98 and 99 on a certain plan of Burholme Hills, which plan is recorded at Norristown in the Office for the Recording of Deeds in Deed Book 871, Page 600, as follows:

BEGINNING at a point on the Northwesterly side of Holme Avenue (50 feet wide) at the distance of 1 25.82 feet more or less from the Northwesterly side of Cheltenham Road (38 feet wide) a corner of this and Lot #97 on said plan; thence along said Lot #97 North 50 degrees, 53 minutes West, 205.84 feet to a corner; thence North 39 degrees, 19 minutes East, 50 feet to the line of Lot #100 on said plan and by and along the same South 50 degrees, 53 minutes East, 205.66 feet to the Northwesterly side of Holme Avenue aforesaid, and by and along the same South 39 degrees, 7 minutes West, 50 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN James V. Saiber and Jean R. Saiber, as Tenants by the Entireties by Deed from Marvin I. Block and Richard A. Ogens dated 07/11/1990 recorded 07/20/1990 in Deed Book 4952, Page 1117. Parcel Number: 30-00-29988-00-6.

Location of property: 386 Holme Avenue, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Estate of James V. Saiber, James V. Sabier, Jr., as Known Heir and as Personal Representative of The Estate of James V. Saiber, Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under James V. Saiber** at the suit of Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2006-1, Asset-Backed Certificates, Series 2006-1. Debt: \$155,250.31.

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

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

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

16-09535

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, described according to a survey and plan made by C. Raymond Weir, Registered Professional Engineer, Ambler, Pennsylvania, on the 5th day of January A.D. 1953 and recorded in Deed Book 1975, Page 601, as follows, to wit:

BEGINNING at a point on the Northeast side of Jenkintown Road (55 feet wide) which point is measured North 21 degrees, 18 minutes, 30 seconds West, 1,278.51 feet from a point which point is measured on the arc of circle

curving to the right having a radius of 1,402.7 feet the arc distance of 30.87 feet from a point which point is measured on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 42.72 feet from a point on the Northwest side of North Hills Avenue (41.5 feet wide); thence extending along the Northwest side of Jenkintown Road North 21 degrees, 18 minutes, 30 seconds West, 53.17 feet to a point of curve; thence extending still along the Northeast side of Jenkintown Road along the arc of a circle curving to the left having a radius of 5,759.65 feet the arc distance of 46.83 feet to a point on the Northwest side of a 20 foot wide drainage right-of-way; thence extending along the Northwest side of aforesaid right-of-way North 68 degrees, 41 minutes, 30 seconds East, 200.19 feet to a point; thence extending South 21 degrees, 18 minutes, 30 seconds East, 100 feet to a point; thence extending South 68 degrees, 41 minutes, 30 seconds West, 200 feet to a point on the Northeast side of Jenkintown Road the first mentioned point and place of beginning.

BEING known as Lot No. 14 Jenkintown Road.

BEING the same premises which David Cowan and Lorraine Suhadolnik Cowan, by Deed dated August 12, 2010 and recorded November 5, 2010 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5784, Page 01169, granted and conveyed unto Lorraine Suhadolnik Cowan.

Parcel Number: 54-00-09199-00-8.

Location of property: 3127 Jenkintown Road, Glenside, PA 19038.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lorraine Suhadolnik Cowan** at the suit of Wells Fargo Bank, N.A., s/b/m to World Savings Bank, FSB. Debt: \$338,772.77.

**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.

16-11157

ALL THAT CERTAIN lot or piece of ground, situate in **Montgomery Township**, Montgomery County Pennsylvania, described according to a subdivision plan of Applewood made for Hankin Enterprises by Charles E. Shoemaker, Inc., Abington, Pennsylvania dated February 1, 1980 and last revised September 30, 1983 and recorded in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book A-45, Page 400, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Applewood Lane (50 feet wide), said point being measured the three following courses and distances along the Southwesterly side of Applewood Lane from a point of curve on the Northwesterly side of David Lane (50 feet wide): (1) leaving David Lane on the arc of a circle curving to the left having a radius of 10 feet the arc distance of 15.71 feet to a point of tangent; (2) North 45 degrees, 46 minutes West, 240.69 feet to a point of curve; and (3) on the arc of a circle curving to the right having a radius of 175 feet the arc distance of 124.98 feet to the point of beginning, said point also being a corner of Lot No. 42 as shown on the above mentioned plan; thence extending from said point of beginning and along Lot No. 42 as shown on the above mentioned plan South 85 degrees, 09 minutes West, 189.34 feet to a point in line of Parcel "A" as shown on the above mentioned plan; thence extending along the same North 33 degrees, 06 minutes, 20 seconds West, 53.38 feet to a point, a corner of lands now or late of Harry S. Donatt; thence extending along the same and along lands now or late of Joseph Lerro North 43 degrees, 38 minutes East, 116.89 feet to a point a corner of Lot 43 as shown on the above mentioned plan; thence extending along the same South 72 degrees, 29 minutes East, 151.82 feet to a point on the Northwesterly side of Applewood Lane; thence extending partly along the same and partly along the same Southwesterly side of Applewood Lane on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 68.32 feet to the first mentioned point and place of beginning.

BEING Lot No. 43 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN John M. Bencker and Jacqueline M. Moughan by Deed from Randy M. Wikris and Mary A. Wikris dated August 30, 2007 and recorded September 14, 2007 in Deed Book 5664, Page 2679.

Parcel Number: 46-00-00004-08-5.

Location of property: 110 Applewood Lane, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **John M. Bencker and Jacqueline M. Moughan** at the suit of American Heritage Federal Credit Union. Debt: \$315,142.75.

**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.

16-11907

ALL THAT CERTAIN lot or piece of ground, situate in **Limerick Township**, Montgomery County, Pennsylvania, described according to a survey thereof made by Earl R. Ewing, Registered Surveyor, Phoenixville, Pennsylvania dated November 6, 1958, as follows, to wit:

BEGINNING at a spike on the Title Line in the bed of Royersford Road a corner of land now or late of Joseph A. Hart; thence extending along the same South twenty-one degrees, fourteen minutes East crossing the Southeasterly side of Royersford Road three hundred forty-seven and eleven one-hundredths feet to an iron pin; thence extending South thirty-nine degrees, fifty-one minutes West, fifty-two and twenty-nine one-hundredths feet to iron pin;

a corner of land now or late of Sebastian Kohl; thence extending along the same and recrossing the Southeasterly side of Royersford Road, North fifty-one degrees ,ten minutes West, three hundred two and fifteen one-hundredths feet to a point on the Title Line in the bed of Royersford Road; thence extending through the bed of Royersford Road North thirty-nine degrees, twenty-five minutes East, two hundred twenty-five and forty-eight one-hundredths feet to the first mentioned point and place of beginning.

CONTAINING 42,010.33 square feet more or less.

TITLE TO SAID PREMISES IS VESTED IN Lee L. Kennedy and Marie H. Kennedy, husband and wife by Deed from Dorothy N. Gincley, widow dated December 5, 1958 and recorded December 9, 1958 in Deed Book 2929, Page 544. The said Lee L. Kennedy died on November 17, 1992 thereby vesting title in her surviving spouse Marie H. Kennedy by operation of law.

Parcel Number: 37-00-04318-00-1.

Location of property: 580 Royersford Road, Royersford, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Marie H. Kennedy** at the suit of CIT Bank, N.A. Debt: \$200,655.98.

**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.

16-11916

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate at Rahns Station in **Perkiomen Township**, County of Montgomery and State of Pennsylvania.

BEING Lot No. 56 on a plan of 89 Town Lots known as Rahn Heights Building Lots and bounded and described, as follows:

BEGINNING at a point on the Westerly side of Centennial Street at the distance of 240 feet Southwardly from the Southerly side of Ellis Street, containing in front or breadth on said Centennial Street, 60 feet and extending Westwardly of that width between parallel lines at right angles to said Centennial Street 150 feet to Cherry Street.

TITLE TO SAID PREMISES IS VESTED IN Stephen A. Tracanna, II and Brenda D. Tracanna, by Deed from David J. Setley and Nancy J. Setley, dated 07/27/2005, recorded 08/17/2005, in Book 5587, Page 153.

Parcel Number: 48-00-00508-00-2.

Location of property: 219 Centennial Street, Collegeville, PA 19426-1813.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Stephen A. Tracanna, II a/k/a Stephen Tracanna and Brenda D. Tracanna a/k/a Brenda Tracanna** at the suit of Ditech Financial, LLC. Debt: \$260,255.54.

**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.

16-12197

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery, and Commonwealth of Pennsylvania, described in accordance with a survey and plan thereof made for Section 3 Logan Circle, by William Spencer Erwin, Professional Engineer, Fairless Hills, Pennsylvania, dated February 4, 1960, as follows, to wit:

BEGINNING at a point on the Northwesterly side of North Hills Drive (50 feet wide) measured North 40 degrees, 46 minutes East, 373 feet from the intersection of the aforesaid Northeasterly side of North Hills Drive with the Northeasterly side of Glenn Valley Drive (50 feet wide); thence extending along the said Northwesterly side of North Hills Drive North 40 degrees, 46 minutes East, 26 feet to a corner of Lot #380; thence along the same North 49 degrees, 14 minutes West, 120 feet to a point; thence South 40 degrees, 46 minutes West, 26 feet to a corner of Lot #378; thence along the same South 49 degrees, 14 minutes East, 120 feet to the first mentioned point and place of beginning.

BEING known as Lot #379 on said plan.

BEING the same premises which Joseph J. Haslam, Jr. and Charlotte Stante Haslam, by Deed dated 10/14/1992 and recorded 10/28/1992, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5022, Page 2180, Instrument #1992134409, granted and conveyed unto Charlotte Stante Haslam.

Parcel Number: 13-00-28492-00-7.

Location of property: 1719 North Hills Drive, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Arielle Haslam, Administratrix of the Estate of Charlotte Haslam a/k/a Charlotte Stante Haslam, deceased** at the suit of Wilmington Savings Fund Society, FSB, Doing Business as Christiana Trust, Not in its Individual Capacity, but Solely as Trustee for BCAT 2015-14BTT. Debt: \$110,175.81.

**Samantha Gable**, Attorney.

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

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

16-12293

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Springfield Township**, County of Montgomery, and State of Pennsylvania, bounded and described according to a Subdivision Plan made for Christopher J. Buckley by Charles E. Shoemaker, Inc., Engineers and Surveyors, Abington, PA dated June 13, 1990 last revised September 12, 1990 and recorded in Plan Book A-52, Page 237, as follows, to wit:

BEGINNING at a point on the Southeasterly required right-of-way line of Sunnybrook Avenue (44 feet wide present right-of-way), said point being a corner of Lot No. 2; thence extending from said point of beginning along Lot No. 2; thence extending from said point of beginning along Lot No. 2 South 33 degrees, 22 minutes, 50 seconds East, 146.47 feet to a point in line of lands now or formerly of Philadelphia Electric Company; thence extending along same South 56 degrees, 32 minutes, 50 seconds West, 64.00 feet to a point, a corner of lands now or formerly of Elizabeth V. Hoffman; thence extending along same North 33 degrees, 22 minutes, 50 seconds West, 146.55 feet to a point on the Southeasterly required right-of-way line of Sunnybrook Avenue, aforesaid; thence extending along same North 56 degrees, 37 minutes, 10 seconds East, 164.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 as shown on said plan.

CONTAINING 9,377 square feet.

BEING the same premises which Christopher J. Buckley and Deborah A. Minio Buckley, his wife, by Deed dated 1/31/1991 and recorded 2/5/1991 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 4968, Page 2448, granted and conveyed unto Christopher J. Buckley and Deborah A. Buckley, his wife. Parcel Number: 52-00-00558-90-2.

Location of property: 232 Sunny Brook Road a/k/a 232 Sunnybrook Road, Flourtown, PA 19031.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Christopher J. Buckley a/k/a Christopher Buckley and Deborah A. Buckley** at the suit of Nationstar Mortgage, LLC. Debt: \$115,105.21.

**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.

16-12751

ALL THAT CERTAIN lot or piece of ground, with the building and improvements to be erected thereon, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, and described according to a Plan of Subdivision prepared as part of "Sunnybrook Village" made by Gilmore & Associates, Inc., dated May 10, 2001 and last revised June 26, 2002 and recorded in Montgomery County in Landsite Plan Book L-6, Page 140.

BEING Lot No. 141-F.

BEING the same premises which NVR, Inc., a Virginia Corporation trading as Ryan Homes, by Deed dated July 29, 2004 and recorded August 19, 2004 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 05522, Page 1449, granted and conveyed unto Ernest Miller and Sherri Robinson-Miller, husband and wife.

Parcel Number: 42-00-01101-60-3.

Location of property: 222 Creekside Drive, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ernest Miller and Sherri Robinson-Miller** at the suit of Wells Fargo Bank, N.A. Debt: \$215,304.98.

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

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

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

16-12862

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon, erected, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, and described according to a survey thereof made by Metz & Weir, Civil Engineers of Lansdale, Pennsylvania, on the 28th day of May A.D. 1921, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Prospect Avenue at the distance of one hundred and fifty feet Northeastwardly from the Northeastly side of Rubican Avenue.

CONTAINING in front or breadth on the said Prospect Avenue twenty-five feet and extending of that width in length or depth Northwestwardly between parallel lines one hundred and twenty-five feet.

PREMISES "B"

ALL THAT CERTAIN lot or piece of land, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, known and designated as Lot No. 523 on a certain plan of lots at Willow Grove surveyed by Joseph W. Hunter, Civil Engineer and recorded in the Office for the Recording of Deeds &c in and for the County of Montgomery in Deed Book 403, Page 500 bounded and described, as follows:

BEGINNING at a point on the Northwesterly side of Prospect Avenue at the distance of one hundred seventy-five feet Northeast from the Northeastly side of Rubican Avenue.

CONTAINING in front or breadth on said side of Prospect Avenue twenty-five feet and extending Northwestwardly of that width in length or depth between parallel lines at right angles to said Prospect Avenue one hundred twenty-five feet.

UNDER AND SUBJECT to restrictions, of record.



BEING the same premises which Betty Jiles, Executrix of the Estate of Henry Dade, deceased, by Deed dated August 26, 1998 and recorded in the Recorder of Deeds Office in and for Montgomery County, Pennsylvania on September 9, 1998 in Book 5239, Page 2210, Instrument No. 016955 granted and conveyed unto Betty Jiles, Individually.

Parcel Numbers: 30-00-54796-00-2 and 30-00-54800-00-7.

Location of property: 1712 Prospect Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Betty Jiles** at the suit of Wilmington Savings Fund Society, et al. Debt: \$105,295.59.

**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 \$10,529.55 dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

16-12894

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan of Line Road Investment Company made for E and W Corporation by Herbert H. Metz, Inc. Registered Engineers, Lansdale, Pennsylvania, on June 29, 1967 and last revised by R. S. Cowan & Associates, Inc., Consulting Engineers, Quakertown, Pennsylvania, on May 29, 1966 which plan is recorded in the Office of the Recorder of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book No. A-11, Page 81, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Woodland Drive 50 feet wide, which point is at the distance of 100.00 feet measured North 47 degrees, 32 minutes West, along the said side of Woodland Drive, from a point of tangent, which point of tangent is at the arc distance of 31.42 feet measured along the arc of a curve, curving to the left having a radius of 20.00 feet from a point of curve on the Northwesterly side of Spur Lane 50.00 feet wide; thence extending from said beginning point and along line of Lot No. 16 on said plan, South 40 degrees, 17 minutes West, the distance of 169.22 feet to a point; thence extending along line of lands now or late of Malcolm Mac Farland, as shown on said plan, North 49 degrees, 2 minutes West, the distance of 128.12 feet to a point; thence extending along line of Lot No. 18 on said plan, North 46 degrees, 17 minutes East, the distance of 169.88 feet to a point on the Southwesterly side of Woodland Drive, aforesaid; thence extending along said side of said Woodland Drive, the two following courses and distances, to wit: (1) along the arc of a curve, curving to the left having a radius of 230.00 feet the arc distance of 24.61 feet to a point of tangent; (2) South 47 degrees, 43 minutes East, the distance of 86.32 feet to the first mentioned point and place of beginning.

BEING known and designated as Lot No. 17 on said plan.

TITLE TO SAID PREMISES IS VESTED IN George J. Lee by Deed from George J. Lee dated October 25, 2013 and recorded November 6, 2013 in Deed Book 5895, Page 104.

Parcel Number: 46-00-04354-00-1.

Location of property: 130 Woodland Drive, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **George J. Lee** at the suit of Ocwen Loan Servicing, LLC. Debt: \$235,044.73.

**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.

16-12939

ALL THOSE CERTAIN pieces or parcels of land, with the message thereon erected, situate in **Upper Gwynedd Township**, in the County of Montgomery and State of PA, known and designated as the Northeasterly one-half part of Lot No. 4 and Lot No. 5; thence Northeasterly one-half of Lot No. 31 and Lot No. 30 of a plan of lots prepared for the Lansdale Gun Club by Herbert H. Metz, C.E. on 9/15/1923, which said plan is recorded in the Recorder's Office in and for the County of Montgomery in Deed Book No. 911, Page 800, bounded and described, as follows, to wit:

THE Northeasterly one-half part of Lot No. 4 and Lot No. 5 of said plan. Beginning at a point in the Northwesterly side of line of Green Street (40 feet wide) at the distance of 207.44 feet Northeasterly from the Northeast side line of the Allentown Road (33 feet wide), said point being a corner of this and land about to be conveyed into Abram Fluck; thence extending along said line of Green Street, North 36 degrees and 28 minutes East, 75 feet to a point, a corner of this and Lot No. 6 on said plan, owned now or late of Lansdale Gun Club; thence extending of that width, in length or depth, between parallel lines at right angles to said Green Street 150 feet to the Southeast side line of a 20 feet wide alley, herein and hereby dedicated to public use forever.

THE Northeasterly one-half part of Lot No. 31 and Lot No. 30 of said plan. Beginning at a point in the Southeast side line of Susquehanna Avenue, extending (44 feet wide) at the distance of 135.87 feet Northeasterly from the Northeast side line of the Allentown Road (33 feet wide), said point being a corner of this and land about to be conveyed unto Abram Fluck; thence extending along said side line of Susquehanna Avenue, North 36 degrees and 28 minutes East, 75 feet to a point a corner of this and Lot No. 29 on said plan, owned now or late by the Lansdale Gun Club; thence extending of that width, in length or depth, between parallel lines at right angles to said Susquehanna Avenue, 150 feet to points in public use forever.

TITLE TO SAID PREMISES IS VESTED IN by Deed from dated 08/31/2000, recorded 09/27/2000, in Book 5333, Page 574.

BY VIRTUE of the death of John Cunnane on 04/19/2012, Maureen Cunnane became the sole owner of the premises as Surviving Tenant by the Entireties.

Parcel Number: 56-00-03370-00-3.

Location of property: 814 Green Street, Lansdale, PA 19446-5221.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Thomas B. Cunnane and Maureen Cunnane** at the suit of Wells Fargo Bank, N.A., s/b/m to Wells Fargo Home Mortgage, Inc., f/k/a Norwest Mortgage, Inc. Debt: \$60,980.45.

**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.

16-12995

PREMISES A:

ALL THAT CERTAIN lot or certain piece of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania.

BEGINNING at a point on the center line of Westminster Road (44 feet wide) said point being at the arc distance of 54.87 feet measured in a Northwesterly direction by a line curving to the left with a radius of 630.00 feet from a point of curve in the said center line, said point of curve being the distance of 237.31 feet measured North 10 degrees, 42 minutes, 30 seconds West from the intersection which the said center line of Westminster Road makes with the original center line of Church Road (40 feet wide), as shown on plan of Ogontzet dated February, 1914; thence from the place of beginning and along the said center line of Westminster Road by a line extending in a Northwesterly direction and curving to the left with a radius of 630.00 feet the arc distance of 18 feet to a point; thence through Lot #11 (on plan of Ogontzet) the following two courses and distances: (1) North 69 degrees, 24 minutes, 22 seconds East, 76.54 feet to a point; and (2) thence South 56 degrees, 24 minutes, 57 seconds West, 79.86 feet to the place of beginning.

BEING part of Lot #11.

PREMISES B:

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, County of Montgomery and State of Pennsylvania.

BEGINNING at the corner formed by the intersection of the middle line of York Road (60 feet wide) with the middle line of Church Road (40 feet wide); thence extending North forty-seven degrees, thirty-five minutes, twenty-eight seconds West, along the said middle line of Church Road, thirty-six and eighty-eight one-hundredths feet to a point of intersection which the said middle line of Church Road makes with the middle line of Westminster Road (44 feet wide); thence extending North ten degrees, forty-two minutes, thirty seconds West, along the said middle line of Westminster Road, two hundred and thirty-seven and thirty-one one-hundredths feet to a point of curve; thence extending in a Northwesterly direction still along the said middle line of Westminster Road, on the arc of a circle curving to the left, with a radius of six hundred and thirty feet, and an arc distance of fifty-four and eighty-seven one-hundredths feet to a point; thence extending North fifty-six degrees, twenty-four minutes, fifty-seven seconds East passing through Lot #11 on Plan of Ogontzet, one hundred and fifty-seven and eighty-nine one-hundredths feet to a point in line of land now or late of Grace G. Green; thence extending South thirty-three degrees, thirty-five minutes, three seconds East along said land now or late of Grace G. Green one hundred and sixty-nine feet to the said middle line of York Road; thence extending South fifty-two degrees, fifty-three minutes, thirty seconds West, along the said middle line of York Road one hundred and three and fifty-four one-hundredths feet to an angle point; thence extending South twenty degrees, fifty-eight minutes, thirty seconds West still along the said middle line of York Road, one hundred and fifty-six and ninety one-hundredths feet to an angle point; thence extending South five degrees, forty-five minutes, fifteen seconds West still along the said middle line of York Road, forty-six and forty-one one-hundredths feet to the first mentioned point, corner and place of beginning.

BEING Lot #10 and part of Lot #11 on Plan of Ogontzet.

BEGINNING at a point in line of land of John Wolfe and Samuel Haisfield and Bessie Haisfield, his wife, said point being Lot #11 on plan of Ogontzet at the distance of 79.86 feet measured North 56 degrees, 24 minutes, 57 seconds East from a point in the center line of Westminster Road (44 feet wide), said point being at the distance of 54.87 feet measured in a Northwesterly direction by a line curving to the left with a radius of 630.00 feet from a point of curve in the said center line, said point of curve being at the distance of 237.51 feet measured North 10 degrees, 42 minutes, 30 seconds West from the intersection which the said center line of Westminster Road makes with the original center line of Church Road (40 feet wide) as shown on Plan of Ogontzet dated February 1914; thence from the place of beginning and through Lot #11 North 56 degrees, 24 minutes, 57 seconds East, 78.03 feet to a point in line of land now or late of Grace G. Green; thence along the same South 33 degrees, 35 minutes, 03 seconds East, 18.00 feet to a point; thence partly crossing Lot #10 and #11 South 69 degrees, 24 minutes, 22 seconds West, 80.08 feet to the place of beginning.

BEING part of the rear of Lots #10 and #11.

TITLE TO SAID PREMISES IS VESTED IN Laurence Withers and Sharyn Pak, as Joint Tenants With the Right of Survivorship, by Deed from Robin Y. Young, f/k/a Robin Y. Anderson and John Hinkson, Jr., dated 01/10/2003, recorded 02/20/2003 in Book 5446, Page 2261.

Parcel Number: 31-00-28444-00-1.

Location of property: 8203 Westminster Road, Elkins Park, PA 19027-1408.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sharyn Pak and Laurence Withers** at the suit of MTGLQ Investors, L.P. Debt: \$158,925.70.

**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.

16-13167

ALL THAT CERTAIN tract of piece of ground, with the buildings and improvements thereon erected, situate in **Worcester Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof made by M.R. and J.B. Yerkes, Civil Engineers, Bryn Mawr, Pennsylvania, on June 12, 1954, as follows, to wit:

BEGINNING at a point on the center line of Hollow Road, at the distance of 805.94 feet measured Northeastwardly from the point of intersection of the center lines of Hollow Road and Mill Road; thence extending from said point of beginning, by other land of Richard W. Schafer, of which this was a part, North 58 degrees, 15 minutes, 00 seconds West, 589.15 feet to an iron pin, a corner of land of W. Powell Lord; thence extending along said land the ten following courses and distances, viz: (1) North 48 degrees, 59 minutes, 30 seconds West, 33.00 feet to an iron pin, a corner; (2) North 23 degrees, 00 minutes, 30 seconds East, 14.85 feet to an iron pin, a corner; (3) North 46 degrees, 29 minutes, 30 seconds West, 124.50 feet to an iron pin, a corner; (4) North 43 degrees, 44 minutes, 30 seconds West, 131.17 feet to an iron pin, a corner; (5) North 08 degrees, 34 minutes, 30 seconds West, 125.90 feet to an iron pin, a corner; (6) North 13 degrees, 40 minutes, 30 seconds East, 35.48 feet to an iron pin, a corner; (7) North 59 degrees, 40 minutes, 30 seconds East, 85.80 feet to an iron pin, a corner; (8) North 73 degrees, 31 minutes, 00 seconds East, 86.93 feet to an iron pin, a corner; (9) North 39 degrees, 49 minutes, 00 seconds East, 91.63 feet to an iron pin, a corner; and (10) North 41 degrees, 28 minutes, 00 seconds East, 16.06 feet to a point, a corner; thence by other land of Richard W. Schafer, of which this was a part, South 49 degrees, 14 minutes, 00 seconds East, 912.48 feet to a point on the center line of Hollow Road, aforesaid; thence along the center line of Hollow Road South 40 degrees, 46 minutes, 00 seconds West, 316.05 feet to the first mentioned point and place of beginning.

BEING the same premises which Veronica M. Gambone, by Deed dated April 16, 2008, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 5689, Page 2179 &c., granted and conveyed unto Veronica M. Gambone and Louis D. Gambone, their heirs and assigns as Joint Tenants With the Right of Survivorship, and not as Tenants in Common, in fee. And the said Veronica M. Gambone departed this life 1/21/2016, vesting title solely in Louis D. Gambone.

Parcel Number: 67-00-01294-00-7.

Location of property: 1121 Hollow Road, Collegeville, PA 19426.

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

Seized and taken in execution as the property of **Louis D. Gambone** at the suit of M&T Bank a/k/a Manufacturers and Traders Trust Company s/b/m to Hudson City Savings Bank. Debt: \$2,787,236.87.

**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.

16-13321

A revised plan of Whitmarsh Village, Section #2, made by Franklin and Lindsey, Registered Engineers, Philadelphia, on August 7, 1950, situate in **Springfield Township**, which plan is recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Deed Book No. 2093, Page 601, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Patton Road (fifty feet wide), measured the four following courses and distances along the said side of Patton Road from a point of curve on the Southwest side of Cheltenham Avenue (forty-one and five-tenths inches wide): (1) on the arc of a circle, curving to the right having a radius of forty feet the arc distance of sixty-two feet and eighty-three one-hundredths feet to a point of compound curve on the Northwesterly side of Patton Road; (2) along the said side of Patton Road on the arc of a circle curving to the right having a radius of three hundred twenty-five and twenty-nine one-hundredths feet the arc distance of three hundred six and seventy-two one-hundredths feet to a point of tangent on the said side of Patton Road; (3) extending still along the said side of Patton Road South eight-one degrees, six minutes West, six hundred eighty-one and fifty-nine and one-hundredths feet; (4) thence still along the said side of Patton Road South eighty-four degrees, fifty-three minutes, twelve seconds West, three hundred twenty-four feet to the point and place of beginning..

CONTAINING in front or breadth on the side of Patton Road South eighty-four degrees, fifty-three minutes, twelve seconds West from said beginning point eighty-five feet and extending of that width in length or depth North five degrees, six minutes, forty-eight seconds West, one hundred seventy feet.

BEING Lot #288 Patton Road on said plan.

TITLE TO SAID PREMISES IS VESTED IN James J. Menefee as Administrator of the Estate of Barbara M. Menefee, deceased by Deed from James J. Menefee dated 11/23/2009 recorded 12/03/2009 in Deed Book 5752, Page 00964.

Parcel Number: 52-00-13723-00-4.

Location of property: 8611 Patton Road, Wyndmoor, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under James J. Menefee** at the suit of Urban Financial of America, LLC. Debt: \$250,684.53.

**J. Eric Kishbaugh**, Attorney.

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

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

16-13764

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania and described, as follows, to wit:

**BEGINNING** at a point on the Southwest side of Airy Street, at the distance of 77.79 feet Southeast from the South corner of Hamilton and Airy Streets, a corner of land conveyed to Oscar B. Fry; thence along said Fry's land, Southwest 95 feet to the Northeast side of a 10 feet wide alley; thence along said side of said alley parallel with said Airy Street Northwest, 25 feet to a point, a corner of this and other land of Frank B. Wildman; thence along said Wildman's land parallel with the first course Northwest 95 feet to Airy Street aforesaid and along the Southwest side thereof, Southeast 25 feet to the place of beginning.

**TITLE TO SAID PREMISES IS VESTED IN** Simone L. Johnson and Helen Reynolds Wills by Deed from Joan M. Catagnus dated June 18, 2007 and recorded July 6, 2007 in Deed Book 5654, Page 00537.

Parcel Number: 13-00-01028-00-3.

Location of property: 1124 West Airy Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Simone L. Johnson and Helen Reynolds Wills** at the suit of Bayview Loan Servicing, LLC. Debt: \$209,490.97.

**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.

16-13798

ALL THAT CERTAIN lot or piece of ground, with the message and improvements thereon erected, situate, in **Towamencin Township**, County of Montgomery, and State of Pennsylvania, more particularly bounded and described according to a survey thereof by Herbert H. Metz. Registered Engineer and Land Surveyor of Lansdale, PA, dated April 14, 1950, as follows, to wit:

**BEGINNING** at a point situate in the center line of Reiff Road as laid out on said plan 33 feet wide, said point being at the distance of 394.59 feet as measured Northeastwardly along the center line of Reiff Road from its intersection with the center line of Sumneytown Pike as laid out on said plan 50 feet wide; thence extending from said first mentioned point and place of beginning along other land now or late of Charles H. Colburn and Bertha S., his wife, North 49 degrees, West 250.53 feet to a point a corner in line of land now or late of the Towamencin School District; thence extending along same North 41 degrees, 21 minutes East, 87.1 feet to a point a corner of this and other land now or late of Charles H. Colburn and Bertha S. his wife; thence extending along same South 49 degrees, East 250.28 feet to a point a corner, situate in the center line of Reiff Road aforesaid; thence extending along same South 41 degrees, 11 minutes West, 87.1 feet to the first mentioned point and place of beginning.

**CONTAINING** .501 of an acre of land more or less.

**BEING** the same premises which Charles H. Colburn and Bertha S., his wife by Deed dated June 15, 1956 and recorded in Montgomery County, in Deed Book 2690, Page 479 conveyed unto Robert R. Keyser and Ann D. his wife, in fee.

Parcel Number: 53-00-017156-00-9.

Location of property: 1380 Reiff Road, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **David J. Hawkins and United States of America** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$135,572.34 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.

16-14006

ALL THAT CERTAIN lot or piece of ground, with message thereon erected, situate in **Franconia Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a final plan of property surveyed for P. K. Fisher Realty Corporation, prepared by George Reid Nevells, Registered Surveyor, dated June 4, 1965, revised October 25, 1965 and last revised October 28, 1965 and recorded at Norristown in the Office for the Recording of Deeds, etc. in and for the County of Montgomery on November 15, 1965 in Plan Book A8, Page 133, as follows, to wit:

BEGINNING at a point in the centerline of Rising Sun Road (33 feet wide), a corner of Lot No. 12 on said plan (said point of beginning also 310.68 feet from a corner of land now or late of Ernest C. Hall); thence extending along the centerline of said Rising Sun Road, South 70 degrees, 8 minutes West, 125 feet to a point a corner of Lot No. 10 on said plan; thence extending along line of Lot No. 10 on said plan North 29 degrees, 9 minutes West, 302.88 feet to a point; thence extending North 70 degrees, 8 minutes East, 100 feet to a point a corner of Lot No. 12 on the aforesaid plan; and thence extending along of said Lot No. 12, South 33 degrees, 45 minutes East, 307.30 feet to the first mentioned point of beginning.

BEING Lot No. 11 on said plan.

BEING the same property conveyed to David Sague and Bonnie L. Sague, husband and wife who acquired title, as Tenants by the Entirety, by virtue of a Deed from Roger L. Prevost and Virginia M. Prevost, husband and wife, dated March 15, 1988, recorded March 30, 1988, at Instrument Number 1988034316, and recorded in Book 4868, Page 1585, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Bonnie L. Sague died December 15, 2009, and pursuant to the Tenancy by the Entirety with which she held title with David Sague, all of her rights, title and interest passed to David Sague.

Parcel Number: 34-00-04285-00-1.

Location of property: 851 Rising Sun Road, Telford, PA 18969.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **David Sague** at the suit of Wells Fargo Bank, N.A. Debt: \$36,413.78.

**Cristina L. Connor**, Attorney.

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

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

16-15092

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 May 25, 1957 described, as follows, to wit:

SITUATE on the Northwesterly side of Arline Avenue (50 feet wide) at the distance of 175 feet Northeastwardly from the Northeastly side of Patane Avenue (50 feet wide).

CONTAINING in front or breadth on said Arline Avenue 37.50 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to said Arline Avenue 110 feet, the Northeastly line thereof partly passing through the party wall between this premises and the premises adjoining to the Northeast.

BEING House No. 1514 Arline Avenue and also being Lot No. 43 and part of Lot No. 44 Block "M" on a Plan of Roslyn Heights.

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

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

SUBJECT to ten feet wide easement extending along rear of premises for water drainage.

TITLE TO SAID PREMISES IS VESTED IN Dorotheil Taylor by Deed from Robert L. Taylor, and Dorotheil Taylor, husband and wife, dated May 25, 2006 and recorded January 23, 2007 in Deed Book 5632, Page 01842.

Parcel Number: 30-00-01940-00-1.

Location of property: 1514 Arline Avenue, Abington, PA 19001.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Dorotheil Taylor** at the suit of CIT Bank, N.A., f/k/a OneWest Bank, N.A. Debt: \$214,094.69.

**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.

16-15570

ALL THAT CERTAIN tract or parcel of land, Situate in **Upper Gwynedd Township**, Montgomery County, Pennsylvania, and described according to a Plan of Subdivision of Stony Creek Village, Section 5-8, prepared for Stony Creek Village, Inc., dated July 11, 1983 and last revised December 16, 1989 and recorded in Montgomery County in Plan Book A-52, Page 394, as follows, to wit:

BEGINNING at a point on the Easterly side of Keith Lane (50 feet wide) which point of beginning is measured the two following courses and distances from a point of curve on the Northerly side of Eric Lane (50 feet wide) viz: (1) on the arc of a circle curving to the right having a radius of 10.00 feet the arc distance of 15.32 feet to a point; and (2) North 10 degrees, 47 minutes, 57 seconds West, 45.26 feet to the place of beginning; thence extending from said point of beginning, North 10 degrees, 47 minutes, 57 seconds West, 52.64 feet to a point, a corner of Lot No. 82 as shown on said plan; thence extending along the same, North 79 degrees, 12 minutes, 03 seconds East, 57.00 feet to a point, a corner of Lot No. 74 as shown on said plan; thence extending along the same, South 10 degrees, 47 minutes, 58 seconds East, 52.64 feet to a point, a corner of Lot No. 76 on said plan; thence extending along the same, South 79 degrees, 12 minutes, 02 seconds West, 57.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 75 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Dorothy L. Griffin by Deed from Kathleen M. Lynch dated April 14, 1999 and recorded May 4, 1999 in Deed Book 5270, Page 00391. The said Dorothy L. Griffin died on March 22, 2016. Letters of Administration were granted to Tracenia Woods, Executrix of the Estate of Dorothy L. Griffin on April 18, 2016.

Parcel Number: 56-00-04496-12-8.

Location of property: 773 Keith Lane, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Tracenia Woods, Executrix of the Estate of Dorothy L. Griffin** at the suit of Nationstar Mortgage LLC d/b/a Champion Mortgage Company. Debt: \$202,314.61.

**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.

16-15595

ALL THAT CERTAIN lot or piece of ground, situate in **Norristown Borough**, County of Montgomery, and State of Pennsylvania, being Lot #23 on a Plan of Lots called 'Oakwood Terrace' made by Donald H. Schurr, Registered Engineer, Norristown, Pennsylvania on August 2, 1954 and revised August 11, 1954 and bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Southwest side of Cedar Lane (50 feet wide) at distance of 135.01 feet measured along the Southwest side of Cedar Lane on a course of South 60 degrees, 30 minutes East, from the point of tangent of a curve which last mentioned point is at the distance of 119.99 feet measured Southeastwardly on a line curving to the left having a radius of 625 feet from a point of tangent of the radius round corner of said side of Cedar Lane and New Hope Street (66 feet wide) a corner of Lot #24 on said plan; thence extending along the Southwest side of Cedar Lane, South 60 degrees, 30 minutes East, 65 feet to a point a corner of Lot #22; thence along Lot #22 South 29 degrees, 30 minutes West, 100 feet to a point in line of Lot #33; thence partly along Lot #33 and partly along Lot #32 North 60 degrees, 30 minutes West, 65 feet to a point, a corner of Lot #24 aforesaid; thence extending along Lot #24 North 29 degrees, 30 minutes East, 100 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Andrew J. Cranata, III and Denise M. Cranata, by Deed from Richard Springer, dated 05/20/2011, recorded 05/25/2011, in Book 5801, Page 2642.

Parcel Number: 13-00-06640-00-7.

Location of property: 808 Cedar Lane, Norristown, PA 19401-4133.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Andrew J. Cranata, III and Denise M. Cranata** at the suit of Wells Fargo Bank, N.A. Debt: \$213,113.83.

**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.

16-15636

PREMISES "A"

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

BEGINNING at a point on the Southwest corner of Broad Street and Washington Avenue; thence along the West side of Washington Avenue, South 31 degrees, 15 minutes East, 153.3 feet to a point in the middle of a 15 feet wide alley; thence along the middle of said alley, South 53 degrees, 15 minutes West, 60.27 feet to a point, a corner in Lot No. 15; thence through Lot No. 15, North 31 degrees, 11 minutes West, 151.75 feet to a point on the South side of West Broad Street; thence along the South side of West Broad Street, North 54 degrees, 40 minutes East, 19.15 feet to a point; and thence still along the South side of said West Broad Street, North 50 degrees, 27 minutes East, 41.17 feet to the place of beginning.

BEING known as 24 West Broad Street.

PREMISES "B"

(TRACT I)

ALL THAT CERTAIN message and lot or piece of land, together with the buildings and improvements now thereon erected, situate in **Souderton Borough**, Montgomery County, Pennsylvania, bounded and described according to a plan or survey thereof made by C. Raymond Weir, Registered Land Surveyor, dated July 28, 1927 and revised September 14, 1927, as follows, to wit:

BEGINNING at an iron pin set for a corner in the center line of a certain 15 feet wide alley leading Eastwardly into Washington Avenue and Westwardly into Penn Avenue which point is at the distance of 111.78 feet from an iron pin set in the center line of the bed of Washington Avenue (49 feet wide); thence extending along the center line of said alley South 53 degrees, 15 minutes West, 14.56 feet to a point; thence extending by other lands of now or late Jacob Sarshik, the line for a part of the distance passing through the middle of the partition wall between the buildings thereon and the building hereon erected North 35 degrees, 21 minutes West, 152.59 feet to the Southeasterly side of Broad Street (49 feet wide); thence extending along the same North 54 degrees, 47 minutes East, 20.15 feet to a corner of land of now or late Jacob Sarshik; thence along the same the line passing through the middle of the partition wall between the buildings thereon and the buildings hereon erected South 35 degrees, 21 minutes East, 58.47 feet to a point set for a corner; thence South 54 degrees, 39 minutes West, 1.08 feet to a point; thence South 29 degrees, 36 minutes East, 45 feet to a point; thence South 35 degrees, 21 minutes East, 48.96 feet to the first mentioned point and place of beginning.

## (TRACT II)

ALL THAT CERTAIN message and lot or piece of land, together with the building and improvements now thereon erected, situate in **Souderton Borough**, Montgomery County, Pennsylvania, bounded and described according to a survey dated July 28, 1927, as follows, to wit:

BEGINNING at a point in the center line of a certain 15 feet wide alley leading East into Washington Avenue and West into Penn Avenue, which point is at the distance of 84.85 feet Southwest from an iron pin in the center line of the bed of Washington Avenue 49 feet wide; thence extending South 53 degrees, 15 minutes West, 26.90 feet to a point; thence extending along other land of now or late Jacob Sarshik the four following courses and distances: (1) North 35 degrees, 21 minutes West, 48.96 feet to a point; (2) North 29 degrees, 36 minutes West, 45 feet to a point; (3) North 54 degrees, 39 minutes East, 1.08 feet to a point; and (4) thence through the middle of the partition wall between the building erected on the adjoining premises and the building erected hereon North 35 degrees, 21 minutes West, 58.47 feet to the Southeasterly side of Broad Street; thence extending along the same North 54 degrees, 47 minutes East, 32.35 feet to land now or late of Samuel Gillman and now or late of Benjamin Silverstein; thence extending along the same South 31 degrees, 11 minutes East, 151.87 feet to the first mentioned point and place of beginning.

BEING known as 30 West Broad Street.

BEING the same premises which Suburban Equities, II, Inc., a Pennsylvania Corporation by Deed dated April 13, 2012, and recorded in the Office for the Recording of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 5834, Page 00724, granted and conveyed unto Broad Entertainment, L.P., a Pennsylvania Limited Partnership, in fee.

Parcel Numbers: 21-00-00388-00-5 and 21-00-00392-00-1.

Location of property: 24 and 30 West Broad Street, Souderton, PA 18964.

The improvements thereon are: Building - Premises A and Premises B.

Seized and taken in execution as the property of **Broad Entertainment, L.P.** at the suit of Borough of Souderton. Debt: \$530,580.22.

**Brian D. Gourley**, Attorney. I.D. #315455

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

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

16-16043

ALL THAT CERTAIN unit in the property known, named and Identified In the Declaration referred to below as '**Oak Hill Condominium**' located in **Lower Merion Township**, County of Montgomery, Commonwealth of Pennsylvania which has heretofore been submitted to the Provisions of the Pennsylvania Uniform Condominium Act, 68 Pa. C.S.A. §3101 et. seq. by the Recording in the Montgomery County Office for the Recording of Deeds of a Declaration of Condominium dated 7/8/1988 and recorded 7/11/1988 in Deed Book 4879, Page 464 and First Amendment to Declaration of Condominium dated 5/18/1989 and recorded 5/29/1989 in Deed Book 04912, Page 594 and Second Amendment to Declaration dated 3/9/1990 and recorded 3/15/1990 In Deed Book 4940, Page 2142 and Third Amendment to Declaration of Condominium dated 6/25/1993 and recorded 9/13/1993 in Deed Book 5054, Page 826.

BEING designated in such Declaration as Unit S-207 as more fully described in such Declaration, together with a proportionate undivided interest in the Common Elements (as defined In such Declaration) 01 .21600%.

Parcel Number: 40-00-43168-29-8.

Location of property: 1637 Oakwood Drive, Unit S-207, Penn Valley, PA 19072.

The improvements thereon are: Two story, single family residence.

Seized and taken in execution as the property of **Jeffrey L. Perlman** at the suit of Judith Spiller. Debt: \$151,232.88 plus interest from August 5, 2016 and costs.

**Brad Cooper**, Attorney. I.D. #32841

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

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

16-20618

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Providence Township**, County of Montgomery and State of Pennsylvania bounded and described according to a Subdivision Plan Pennington Reserve at Upper Providence (formerly Crosskeys Estates) prepared for Philomeno & Salamone by Bursich Associates, Inc. dated 12/14/1997 last revised 7/29/1999 and recorded in Plan Book A 59, Page 117, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Meadowland Drive (50 feet wide) a corner of this and Lot No. 54 on said plan; thence extending from said point of beginning and along the Northwesterly side of Meadowland Drive aforesaid along the arc of a circle curving to the left having a radius of 950.00 feet the arc distance of 202.64 feet to a point a corner of Lot No. 56 on said plan; thence extending along the same North 28 degrees, 32 minutes, 35 seconds West, 244.57 feet to a point in line of Lot No. 57 on said plan; thence extending along the same North 36 degrees, 56 minutes, 10 seconds East, 160.52 feet to a point in line of Philadelphia Electric Company Easement; thence extending along the same North 82 degrees, 44 minutes, 31 seconds East, 107.61 feet to a point a corner of Lot No. 54 aforesaid and in the bed of 25 feet wide drainage easement "E"; thence extending along and through the bed South 19 degrees, 47 minutes, 30 seconds East, 297.12 feet to first mentioned point and place of beginning.

BEING Lot No. 55.

Parcel Number: 61-00-03519-08-3.

Location of property: 136 Meadowland Drive, Collegeville, PA 19426.

The improvements thereon are: Residential dwelling.  
 Seized and taken in execution as the property of **Allen J. Cicippio and Eric R. Cicippio** at the suit of Diamond Credit Union. Debt: \$68,890.44.  
**Philip G. Curtin**, Attorney. I.D. #52324  
 Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.  
 DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

16-20639

PREMISES A:  
 ALL THAT CERTAIN lot or piece of ground, situated in **Limerick Township**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:  
 BEGINNING at a point in the middle of the Benjamin Franklin State Highway, a corner of this and lands of W. B. Linderman; thence by said Lindermans' Land North 54 1/2 degrees, East 153 feet, 4 inches to a stake, a corner; thence by land of Wm. E. Rourke, the next two courses and distances North 49 degrees, West 85 feet, 4 inches to a stake a corner; thence South 41 degrees, West 150 feet to a point in said State Highway; thence along the same, South 49 degrees, East 50 feet to the place of beginning.  
 CONTAINING 37 square perches of land, more or less.  
 PREMISES B:  
 ALL THAT CERTAIN tract or piece of land, situate in **Limerick Township**, County of Montgomery and State of Pennsylvania, bounded and described, as follows:  
 BEGINNING at a point ill the middle of formerly the Perkiomen and Reading Turnpike Road; thence by lands of Joseph and Elizabeth V. Klupp and W.E. Rourke Estate, North 54 degrees, 30 minutes East, 396 feet to a stone, a corner of Marvin C. Wisler's Land and in the line of lands of Montgomery B. Linderman; thence by the latter South 60 degrees, 30 minute West, 393.8 feet to a point in the middle of said Turnpike Road; thence along same North 49 degrees, West 29.65 feet to the place of beginning.  
 CONTAINING 5,824 square feet of land more or less.  
 PREMISES C:  
 ALL THAT CERTAIN lot or piece of ground, situate in **Limerick Township**, County of Montgomery and State of Pennsylvania, bounded and described, in accordance with a survey thereof made by Francis W. Wack, Registered Surveyor, of Schwenksville PA on October 29, 1940, as follows, to wit:  
 BEGINNING at an iron pin in the line dividing land of Joseph and Elizabeth V. Klumpp and Raymond W. and Edith Z. Borneman, which point is at the distance of 150 feel Northeastwardly from the centerline of the William Penn Highway measured along said dividing line; thence from said point of beginning by ground about to be conveyed to Raymond W. and Edith Z. Borneman North 41 degrees, East 269.25 feet to a stake in line of land of Morvan Wissler; thence by said land South 37 degrees, East 145.25 feet to an old stone in line of land of M.B. Linderman and also in line of land now or late of Joseph and Elizabeth V. Klumpp; thence by land of said Joseph and Elizabeth V. Klumpp the next two. following courses and distances South 54 degrees, 30 minutes West, 243.9 feet to an iron pin and North 48 degrees, West 85.3 feet to the place of beginning.  
 CONTAINING 106.9 square perches of land.  
 BEING the same premises which James K. Overstreet, by Deed dated 11/4/1994 and recorded at Montgomery County in Deed Book 5097, Page 1024, granted and conveyed unto Bryan Baxter and Donna Marie Baxter, husband and wife, in fee.  
 Parcel Number: 37-00-03913-00-1.  
 Location of property: 156 West Ridge Pike, Limerick, PA 19468.  
 The improvements thereon are: Commercial property.  
 Seized and taken in execution as the property of **Joseph J. Szlavik** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$52,579.90 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.

16-20711

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot No. 1 as described according to record plan prepared by Huber and Leapson, Inc. dated July 20, 1995 and last revised November 21, 1998 and recorded on January 24, 1996 in Plan Book A-56, Page 81.  
 BEING the same premises which Mary Wicker and Charles Wicker, by Deed dated April 29, 2008 and recorded in the Recorder of Deeds Office in and for Montgomery County, Pennsylvania on May 28, 2008 in Book 5694, Page 00104, Instrument No. 2008055483 granted and conveyed unto Karin Williamson Clark.  
 Parcel Number: 31-00-25459-00-7.  
 Location of property: 1005 Stratford Avenue, Elkins Park, PA 19027.  
 The improvements thereon are: Residential dwelling.  
 Seized and taken in execution as the property of **Karin Williamson Clark** at the suit of Wilmington Savings Fund Society, et al. Debt: \$354,256.59.  
**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 \$35,425.65 dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.



16-20784

ALL THAT CERTAIN lot or piece of ground, situate at Bala, in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made by John H. Dager, Civil Engineer on October, 1902, to wit:

BEGINNING at a point in the middle line of Bryn Mawr Avenue (60 feet wide), where the same is intersected by the middle line of Union Avenue (40 feet wide); thence along the middle line of said Bryn Mawr Avenue South 24 degrees, 44 minutes East, 127 feet to another point in the middle of said Bryn Mawr Avenue, being a corner of land of William T. Donaldson, M.D.; thence along said land of said William T. Donaldson, M.D. South 66 degrees, West 96.63 feet to a stake, the same being a corner of this and land of Anna Jones and the lot next described; thence by said lot North 24 degrees, West 127 feet to the middle of Union Avenue aforesaid; thence along the middle of said Union Avenue North 66 degrees, East 95.02 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Mary Jane Copes and William C. Copes a/k/a William Copes by Deed from Philip J. Borck dated December 14, 2000 and recorded March 2, 2001 in Deed Book 5351, Page 2302.

Parcel Number: 40-00-08204-25-2.

Location of property: 30 Bryn Mawr Avenue, Bala Cynwyd, PA 19004.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Mary Jane Copes and William C. Copes a/k/a William Copes** at the suit of Household Finance Consumer Discount Company. Debt: \$429,554.24.

**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.

16-21012

ALL THAT CERTAIN parcel or piece of land, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, and described according, to a plan thereof made by G.D. Houtman and Son, Civil Engineers and Land Surveyors, dated May 18, 1955, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Dreshertown Road (formerly Horsham Road) (41.5 feet wide) at the distance of 1530 feet measured on a bearing of North 40 degrees, 10 minutes East along the said side of Dreshertown Road from a point a corner of land of Loretta Restiluta; thence extending from said point of beginning North 40 degrees, 10 minutes East along the said side of Dreshertown Road 152.99 feet to a point in line of a private cemetery; thence extending along the line of said private cemetery the two following courses and distances: (1) South 58 degrees ,no minutes East, 40.58 feet to a corner; and (2) North 42 degrees, no minutes East, 54.78 feet to a point in line of land of Elias Wolf; thence extending along the said Wolf's land the two following courses and distances: (1) South 50 degrees, no minutes East crossing a certain proposed 40 feet wide easement for drainage, sewers and stream straightening 272.25 feet to a stone a corner; and (2) South 41 degrees, no minutes West, 215.5 feet to a point; thence extending North 49 degrees, 50 minutes West recrossing the aforesaid proposed 40 feet wide easement 311.33 feet to the first mentioned point and place of beginning.

CONTAINING in area 1.45 acres.

TITLE TO SAID PREMISES IS VESTED IN Omar P. Bounds, III and Doris Arner-Bounds, his wife, as Joint Tenants With the Right of Survivorship, a/k/a, Doris A. Bounds, by Deed from William R. Cooper, Executor of Omar P. Bounds, Jr., dated 03/08/2001, recorded 03/21/2001, in Book 5353, Page 1665.

Parcel Number: 54-00-05185-00-8.

Location of property: 1435 Dreshertown Road, Dresher, PA 19025.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Omar Bounds, III a/k/a Omar P. Bounds, III and Doris A. Bounds a/k/a Arner-Doris Bounds** at the suit of Ditech Financial, LLC f/k/a Green Tree Servicing, LLC. Debt: \$103,338.02.

**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.

16-21037

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Dublin Township**, County of Montgomery, Commonwealth of Pennsylvania bounded and described pursuant to a Subdivision Record Plan for Golf View Estates II, recorded in Montgomery County on May 3, 2006 in Plan Book P-26, Page 454.

BEGINNING at a point on the legal right-of-way line of Logan Avenue (no width shown) a corner of Lot 9 on said plan; thence along line of Lot 9 North 46 degrees, 37 minutes, 00 seconds West, 110.00 feet to a point in line of Lot 2; thence partly along line of Lot 2 North 43 degrees, 23 minutes, 00 seconds East, 30.00 feet to a point a corner of Lot 11 on said plan; thence along line of Lot 11 South 46 degrees, 37 minutes, 00 seconds East ,110.00 feet to a point on the legal right-of-way line of Logan Avenue; thence South 43 degrees, 23 minutes, 00 seconds West, 30 feet to a point a corner of Lot 9 on said plan, the first mentioned point and place of beginning.

BEING Lot #10 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Eurico J. Campos, by Deed from Golf View Properties L.P., dated 05/26/2006, recorded 06/19/2006 in Book 5604, Page 2747.

Parcel Number: 54-00-07318-00-8.

Location of property: 324 Logan Avenue, Glenside, PA 19038-1112.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Eurico J. Campos** at the suit of Wells Fargo Bank, N.A. Debt: \$243,107.97.

**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.

16-21952

ALL THAT CERTAIN lot or piece of ground, situate in **Skippack Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a plan of subdivision made for Gordon Thomas by Urwiler & Walter, Inc. Sumneytown, PA dated 3/2/1978 and recorded in Plan Book B 35, Page 87 bounded and described, as follows, to wit:

BEGINNING at a point of curve on the Southwesterly side of the ultimate right-of-way line of Skippack Pike (L.R. 197) said point being measured along the arc of a circle curving to the right having a radius of 25 feet the arc distance of 36.49 feet from a point of tangent on the Southeasterly side of the ultimate right-of-way of Plank Road (L.R. 46027); thence extending from said point of beginning along the arc of a circle curving to the left having a radius of 1089 feet the arc distance of 65.11 feet to a point of tangent; thence extending South 50 degrees, 46 minutes, 47 seconds East, 75.56 feet to a point; thence extending South 60 degrees, 59 minutes East, 18.00 feet to a point a corner of Lot No. 2 on the above mentioned plan; thence extending along Lot No. 2, South 33 degrees, 22 minutes, 19 seconds West, 291.69 feet to a point in line of Lot No. 3 on the above mentioned plan; thence extending along Lot No. 3 North 62 degrees, 00 minutes, 30 seconds West, 215.76 feet to a point on the Southeasterly ultimate right-of-way line of Plank Road aforesaid; thence extending along the same the 2 following courses and distances: (1) North 39 degrees, 33 minutes, 11 seconds East, 295.50 feet to a point of curve; (2) along the arc of a circle curving to the right having a radius of 25 feet the arc distance of 36.49 feet to a point of tangent on the aforesaid side of Skippack Pike the first mentioned point and place of beginning.

UNDER AND SUBJECT TO THE FOLLOWING BUILDING RESTRICTIONS:

No mobile home will be placed or stored on this lot; No modular home can be constructed; Minimum Rancher will be 26 feet deep by 46 feet length with a minimum of 1 car attached garage; Minimum Bi-Level will be 26 feet deep by 44 feet long; Minimum two (2) story will be 26 feet by 26 feet with minimum one (1) car garage; Minimum Cape Cod will be 26 feet by 32 feet wide with minimum one (1) car attached garage (larger 2 story need not have on (1) car garage).

TITLE TO SAID PREMISES IS VESTED IN Anna M. Sabre, by Deed from Gordon K. Thomas and Louise F. Thomas, h/w, dated 04/20/1998, recorded 04/28/1999 in Book 5269, Page 114.

Parcel Number: 51-00-03391-00-5.

Location of property: 1280 Plank Road, Schwenksville, PA 19473-2826.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Anna M. Sabre a/k/a Anna Sabre** at the suit of Wells Fargo Bank, N.A. Debt: \$289,935.54.

**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.

16-22074

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, Montgomery County, State of Pennsylvania.

BEGINNING at the point on the North side of Rockland Avenue (forty feet wide) at the distance of two hundred and forty-seven feet, ten and one-half inches Westwardly from the Westerly side of Price Street (forty feet wide); thence extending North two hundred feet to a point in the South side of Ebenezer Street (forty feet wide); thence extending Westwardly along the same twenty-five feet to a point; thence extending South two hundred feet to a point in the North side of Rockland Avenue aforesaid; thence extending East twenty-five feet to the point and place of beginning, the East line thereof running from the middle of the partition or division wall dividing these premises from the premises adjoining to the East.

TOGETHER with the free and common use of the well of water located on the dividing line between these premises and the premises adjoining to the East, in common with the owners, tenants and occupiers of the premises adjoining to the East. Subject to the proportionate part of the cost and expense of keeping the said well and pump therein in good order and repair.

TITLE TO SAID PREMISES IS VESTED IN Anthony Vangieri, single man, by Deed from Marianna Vangieri, a/k/a, Maria Vangieri, widow, dated 05/16/1985, recorded 05/17/1985 in Book 4766, Page 1764.

Parcel Number: 40-00-52200-00-5.

Location of property: 127 Rockland Avenue, Bala Cynwyd, PA 19004-1827.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Anthony Vangieri** at the suit of Wells Fargo Bank, N.A. Debt: \$277,471.27.

**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.

16-22113

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

BEGINNING at a point on the North side of Chestnut Street, a corner of this and Lot No.; thence along said Chestnut Street Westwardly thirty (30 feet) feet to lands now or late of Mahlon Rimby; thence by same Northwardly one hundred sixty (160 feet) feet to lands now or late of L.B. Leperman; thence by the same Eastwardly thirty (30 feet) feet to a point a corner; thence by the same Southwardly one hundred sixty (160 feet) feet to Chestnut Street aforesaid, the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN **Adrian T. Yocum**, by Deed from **Stephen P. Keppen** and **Ann C. Keppen**, h/w, dated 03/21/2003, recorded 04/09/2003 in Book 5452, Page 1575.

Parcel Number: 16-00-05960-00-9.

Location of property: 113 Chestnut Street, Pottstown, PA 19464-5407.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Adrian T. Yocum a/k/a Adrian Yocum** at the suit of **Wells Fargo Bank, N.A.** Debt: \$78,720.74.

**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.

16-22255

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania being part of Lot No. 155 on a certain plan of lots recorded at Norristown in Deed Book No. 330, Page 111 etc., and bounded and described according to a survey and plan thereof, made by **Albright and Mebus, Civil Engineers**, on the Twenty-Fifth day of November, A.D. 1918, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Jefferson Avenue (50 feet wide) at the distance of three hundred feet Southeastwardly from the Southeastly side of Elm Avenue (50 feet wide); thence extending North thirty-eight degrees, fifty-eight minutes East, along line of Lot No. 156 one hundred and fifty feet to a point in line of Lot No. 186; thence extending along the same South fifty-one degrees, two minutes East twenty-four and seven-tenths feet to a point in line of land now or late of **William N. Irvin**, and wife; thence extending along the same South thirty-eight degrees, fifty-eight minutes West passing through the middle of the party wall of said message one hundred and fifty feet to a point on the said Northeasterly side of Jefferson Avenue; thence extending along the same North fifty-one degrees, two minutes West, twenty-four and seven-tenths feet to the first mentioned point and place of beginning.

BEING the same premises which **George C. Hoffmann, Jr.** and **Marie A. Hoffmann**, husband and wife by Deed dated 4/9/2008 and recorded 4/18/2008 in the Office of the Recorder of Deeds in and for the County of Montgomery, Commonwealth of Pennsylvania in Deed Book 5689, Page 02091 granted and conveyed unto **William S. Walther** and **Andrea Walther**, in fee.

Parcel Number: 31-00-15169-00-1.

Location of property: 315 Jefferson Avenue, Cheltenham, PA 19012.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Andrea Walther** and **William S. Walther a/k/a William Walther** at the suit of **U.S. Bank National Association** as Trustee for Pennsylvania Housing Finance Agency. Debt: \$147,628.19.

**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.

16-22304

ALL THAT CERTAIN lot or piece of ground, with buildings and improvements thereon erected, situate in **Springfield Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to 'Stotesbury Townhomes' revised Section No. 1, Phase No. 1, prepared for **Gross Realty & Construction** by **C. Raymond Weir Associates, Inc., Civil Engineers & Surveyors**, dated 3/19/1980, last revised 10/3/1983, recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, PA in Plan Book A-45, Page 194.

BEGINNING at a point on the Southerly side of Trumbauer Drive (50 feet wide at this point) being at a corner of Lot No. 14 as shown on said plan, and which point is measured the four following courses and distances from a point of curve on the Southwestly side of Cheltenham Avenue (as shown on said plan): (1) leaving the said Southwestly side of Cheltenham Avenue on the arc of a circle curving to the left Southeastly side of Trumbauer Drive (74 feet wide at this point); (2) extending South 27 degrees, 4 minutes, 30 seconds West along the said Southeastly side of Trumbauer Drive the distance of 41 feet to a point of curve on the said Southeastly side of Trumbauer Drive; (3) extending in a Southwestwardly to Westwardly direction party along the said Southerly side of Trumbauer Drive on the arc of a curve curving to the right having a radius of 85.88 feet the arc distance of 80.94 feet to a point of tangent on the said Southerly side of Trumbauer Drive; (4) extending South 81 degrees, 4 minutes, 30 seconds West along the said Southerly side of Trumbauer Drive (narrowing along this course and distance to 50 feet wide)

the distance of 299.93 feet (said distance being partially obtained from prior subdivision recorded in Plan Book A-43, Page 54) to the point of beginning; thence extending from said point of beginning; thence extending from said point of beginning, South 8 degrees, 55 minutes, 30 seconds East along Lot No. 14, aforesaid and also for a portion of the distance of extending through the party wall, as shown on said plan, the distance of 115 feet to a point, a corner; thence extending South 81 degrees, 4 minutes, 30 seconds West, the distance of 40 feet to a point, a corner; thence extending North 8 degrees, 55 minutes, 30 seconds West, 115 feet to a point on the said Southerly side of Trumbauer Drive; thence extending North 81 degrees, 4 minutes, 30 seconds East along the said side of Trumbauer Drive the distance of 40 feet to the first mentioned point and side of beginning.

TITLE TO SAID PREMISES IS VESTED IN Young Mi Lee, by Deed from Jung-Han Lee, dated 10/19/2007, recorded 11/05/2007, in Book 5671, Page 00093.

Parcel Number: 52-00-17477-29-1.

Location of property: 8518 Trumbauer Drive a/k/a 8518 Trumbauer Drive, Condominium L-15, Glenside, PA 19038.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Young Lee a/k/a Young MI Lee** at the suit of Ditech Financial, LLC. Debt: \$213,574.43.

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

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

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

16-22307

ALL THAT CERTAIN lot or piece of ground, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, known as Lot No. 1, as shown on a Subdivision Plan titled Maplewood Gardens Subdivision, prepared by Robert H. McKinney, Jr. Associates, Inc. dated September 30, 1982 and revised April 8, 1983, and described, as follows, to wit:

BEGINNING at a point (P K Nail) in the center line of Grace Street (50 feet wide R O W) said point being 128 feet more or less Northwesterly along the centerline of Grace Street from intersection of Grace Street and Foist Avenue; thence North 45 degrees, 16 minutes, 30 seconds West along the centerline of Grace Street, 65.00 feet to a point; thence North 45 degrees, 16 minutes, 30 seconds East, 25.00 feet to a point on the Northeasterly right-of-way line of Grace Street; thence continuing by the same course North 44 degrees, 43 minutes, 30 Seconds East, 121 48 feet to a point said point being a common corner of Lot No. 2 and Lot No. 3; thence South 45 degrees, 16 minutes, 30 seconds East along a common line of Lot No. 3. 65.00 feet to an iron pin; thence South 44 degrees, 43 minutes, 30 seconds West along lands now or late o late of D. A. Rivlin, 121.48 feet to an iron pin on the Northeasterly right-of-way line of Grace Street; thence continuing by the same course South 44 degrees, 43 minutes, 30 West along lands now or late of D. A. Rivlin, 25.00 feet to the place pf beginning.

This description includes that portion of Grace Street right-of-way between centerline (Deed line) of Grace Street and the right-of-way line.

BEING the same premises which Leonard D. Ward and Reba J. Ward, husband and wife, by Deed dated 9/22/2004 and recorded 11/4/2004 in the Office for the Recorder of Deeds in and for the County of Montgomery, and Commonwealth of Pennsylvania in Deed Book 5531, Page 1759, granted and conveyed unto Lawrence M. Burnette and Michael E. Burnette, husband and wife.

Parcel Number: 16-00-11487-00-8.

Location of property: 225 Grace Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Shawn D. O'Dell and Lois A. O'Dell** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$241,175.68 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.

16-22381

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

BEGINNING at a point on the Northwest side of Corson Street at the distance of 160 feet, 2 inches Northeastwardly from Blackberry Alley, a corner of this and house and lot now or late of Alexander White, in the middle of the partition wall of this and said White's House; thence Northwesterly, passing through the middle of the partition wall of this and said White's House, 100 feet to an alley; thence along said alley, Northeasterly (erroneously shown in Deeds as Northwesterly) 20 feet, 8 inches to land now or late of Jacob Beyer; thence along said Beyer's land, Southeasterly 100 feet to said Corson Street; thence Southwesterly 20 feet, 8 inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Robert E. McAllister, Severalty, by Deed from Shaun Donovan, Secretary of Housing and Urban Development of Washington, D.C., by Carole Armstrong, by and through its Authorized Delegate, dated 05/13/2009, recorded 06/05/2009 in Book 5732, Page 2230.

Parcel Number: 13-00-09096-00-8.

Location of property: 637 Corson Street, Norristown, PA 19401-3748.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert E. McAllister** at the suit of Federal National Mortgage Association ("Fannie Mae"), a Corporation Organized and Existing Under The Laws of The United States of America. Debt: \$62,274.34.

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

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

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

16-22694

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Hanover Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Property of Anton Henz, by G. Marvin Hendricks, Registered Professional Engineer, as follows, to wit:

BEGINNING at a point in the bed of Peevy Road (33 feet wide) a corner of Lot No. 31 on said plan which point is measured at the distance of 200 feet measured South 68 degrees, 9 minutes West from a point a corner of lands now or late of Bryon C. Collins; thence extending from said point of beginning and Lot No. 31 on said plan South 21 degrees, 51 minutes East, 300 feet to a point a corner of lands now or late of Larry Wentz; thence extending along the same South 68 degrees, 9 minutes West, 100 feet to a point a corner of Lot No. 29 on said plan; thence extending along the same North 21 degrees, 51 minutes West, 300 feet to a point in the bed of Peevy Road; thence extending along the same North 68 degrees, 9 minutes East, 100 feet to the first mentioned point and place of beginning.

BEING Lot No. 30 on said plan.

BEING the same premises which Joyce E. Miller, by Indenture bearing date 12/12/2003 and recorded 12/23/2003 in the Office of the Recorder of Deeds, in and for the County of Montgomery in Deed Book 5487, Page 187 etc., granted and conveyed unto James R. Krupp, Jr. and Amy R. Krupp, husband and wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN John C. Cook, by Deed from James R. Krupp, Jr. and Amy R. Krupp, husband and wife, dated 05/26/2006, recorded 06/08/2006, in Book 5603, Page 1809.

Parcel Number: 57-00-03045-00-3.

Location of property: 2016 Peevy Road, East Greenville, PA 18041-2304.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John C. Cook** at the suit of JP Morgan Chase Bank, N.A. s/b/m Chase Home Finance LLC, s/b/m to Chase Manhattan Mortgage Corporation. Debt: \$364,552.35.

**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.

16-22744

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, Montgomery County, Pennsylvania, described according to a final map of part of Valley Forge Homes, Inc., dated 7/10/1951 by M.R. and J.B. Yerkes Civil Engineers, of Bryn Mawr, Pennsylvania, as follows, to wit:

BEGINNING at a point on the Easterly side of Concord Place (100 feet wide), at the arc distance of 54.98 feet measured along the arc of a circle curving to the right having a radius of 50 feet from a point of curve on the said side of Concord Place, which point of curve is at the distance of 94.81 feet measured South 60 degrees, East from a point of tangent on the Easterly side of Concord Place, which point of tangent is at the arc distance of 17.21 feet measured along the arc of a circle curving to the left, having a radius of 13 feet from a point of reverse curve, on the Easterly side of Concord Circle East; thence extending from said beginning point, South 87 degrees, East, 112.90 feet to a point; thence extending South 05 degrees, 57 minutes West, 136.63 feet to a point; thence extending North 45 degrees, 48 minutes West passing partly through the bed of a certain driveway between these premises and the premises adjoining to the West, 157.15 feet to a point on the Southerly side of Concord Place; thence extending along Concord Place on the arc of a circle curving to the left having a radius of 50 feet the arc distance of 35.95 feet to the first mentioned point and place of beginning.

BEING Lot No. 36 in Block E on said plan.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey A. Culbertson, by Deed from Janice A. Frislid, dated 08/28/2009, recorded 08/31/2009, in Book 5742, Page 682.

Parcel Number: 58-00-04171-00-1.

Location of property: 142 Concord Place, King of Prussia, PA 19406-3010.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jeffrey A. Culbertson** at the suit of Newlands Asset Holding Trust. Debt: \$221,120.89.

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

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

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

16-22745

## TRACT NO. 1

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

BEGINNING on the North side of Queen Street at the distance of 390 feet Westerly from the Northwest corner of Price and Queen Streets; thence along said Queen Street Westerly 30 feet to a corner of Lot No. 111; thence by the same Northerly 140 feet to a 20 feet wide alley; thence by the same Easterly 30 feet to the corner of Lot No. 109; thence by the same Southerly 140 feet to the place of beginning.

## TRACT NO. 2

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

BEGINNING on the North side of Queen Street at a distance of 375 feet Westerly from the Northwest corner of Queen and Price Streets; thence by said Queen Street Westerly 15 feet to the corner of Lot No. 110; thence by the same Northerly 140 feet to a 20 feet wide alley; thence by said alley Easterly 15 feet; thence Southerly at right angles to Queen Street, 140 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Ping Cao, by Deed from Chase Manhattan Bank, N.A., dated 01/04/2006, recorded 03/01/2006, in Book 5592, Page 43.

Parcel Number: 16-00-23972-00-6.

Location of property: 1027 Queen Street, Pottstown, PA 19464-5827.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ping Cao** at the suit of U.S. Bank National Association. Debt: \$122,836.51.

**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.

16-22980

ALL THAT CERTAIN parcel or tract of land, situate in the Fourth Ward, of **Pottstown Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a Plan of Lots as laid out for Robert H. DeLong, Jr. by Ralph E. Sharer & Son Engineering Company, Pottstown, PA, dated December 21, 1978, revised April 20, 1979, and more fully described, as follows, to wit:

BEGINNING at a point corner of Lot Nos. 5 and 6, said point being on the Westerly property line of Logan Street, 50 feet wide, and distant along the same from a point marking the Southwesterly property line intersection of Gay Street, 50 feet wide, and the aforesaid Logan Street, 50 feet wide, as projected, South 38 degrees, 04 minutes West, 170.00 feet; thence from said point of beginning continuing along the Westerly property line of Logan Street South 38 degrees, 04 minutes West, 25.00 feet to a corner of Lot No. 7; thence along the same on a course passing through the middle of a joint party wall of a proposed semi-detached dwelling, North 51 degrees, 56 minutes West, 140.00 feet to a corner on the Easterly side of a given 20 feet wide alley; thence along the same, North 38 degrees, 04 minutes East, 25.00 feet to a corner of Lot No. 5; thence along the same, South 51 degrees, 56 minutes East, 140.00 feet to a corner and place of beginning.

BEING the same premises which John M. Dinonno and Jenny L. Dinonno, by Deed dated 6/18/2010 and recorded 6/19/2010, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5774, Page 19, Instrument #2010059852, granted and conveyed unto Grant D. Gossger a/k/a Grant D. Grossger, Defendant.

Parcel Number: 16-00-19588-25-9.

Location of property: 729 Logan Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Grant D. Gossger a/k/a Grant D. Grossger** at the suit of JP Morgan Chase Bank, National Association. Debt: \$115,657.01.

**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.

16-23095

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

BEGINNING at a point on the West corner of Noble and Lafayette Streets; thence extending along the Southwest side of Lafayette Street, Northwest 180 feet more or less to land now or late of Garrett Fritz; thence along said land now or late of Garrett Fritz, Southwest 60 feet to a point, a corner of this and land belonging now or late to the Estate of Wm. West, deceased; thence along said West's land and parallel with the first line, Southeast 180 feet more or less to the Northwest side of Noble Street, aforesaid; and thence along said side of Noble Street Northeast 60 feet to the place of beginning.

BEING the same property conveyed to Ericka Wharton, no marital status shown who acquired title by virtue of a Deed from Michael Moran, no marital status shown, dated November 18, 2010, recorded December 9, 2010, at Instrument Number 2010113635, and recorded in Book 5787, Page 01298, Montgomery County, Pennsylvania records.

Parcel Number: 13-00277 64-00-6.

Location of property: 135 Noble Street, Norristown, PA 19401.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Ericka Wharton a/k/a Ericka V. Wharton** at the suit of Wells Fargo Bank, N.A. Debt: \$80,439.33.

**Cristina L. Connor**, Attorney.

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

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

16-23111

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Providence Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey or plan of Farview Park by Donald H. Schurr, Professional Engineer, dated November 14, 1955 and last revised October 10, 1958, as follows, to wit:

BEGINNING at a point on the Easterly side of a cul de sac at the end of Farview Avenue (fifty feet wide) which point is measured the five following courses and distances along the said side of Farview Avenue from its intersection with the Northwestern side of Clearfield Avenue (forty feet wide): (1) extending along the Northeasterly side of Farview Avenue (at this point forty feet wide), North fifty-three degrees, thirty-one minutes, thirty seconds West from said point of intersection eight hundred fifty-six feet to a point; (2) thence extending North thirty-six degrees, twenty-eight minutes West, thirty seconds, five feet to a point in the Northeasterly side of Farview Avenue (at this point fifty feet wide); thence (3) along the arc of a circle having a radius of two hundred fifty feet curving to the right the arc distance of one hundred ninety-six and thirty-five one-hundredths feet to a point of reverse curve; (4) thence extending along the arc of a circle having a radius of two hundred fifty feet curving to the left. the arc distance of seventy-nine and thirty one-hundredths feet to a point of reverse curve; and (5) on the arc of a circle having a radius of fifty feet curving to the right the arc distance of thirty-six and fourteen one-hundredths feet to the point and place of beginning; thence extending along the Easterly side of the cul de sac on the arc of a circle having a radius of fifty feet curving to the left the arc distance of sixty-eight and fourteen one-hundredths feet to a point a corner of Lot No. 12 on said plan; thence extending along the same North twenty-six degrees, thirty-eight minutes East, one hundred seventy-eight and twenty-seven one-hundredths feet to a point in line of land now or late of Chester W. Rauch; thence extending along the same and lands now or late of Clayton L. Brown, South fifty-two degrees, forty-two minutes East, one hundred thirty-five feet to a point a corner of Lot No. 14 on said plan; thence extending along the same South fifty degrees, five minutes, thirty seconds West, two hundred ten and thirty-four one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Kathleen F. Blake and Kathleen F. Blake, by Deed from Bruce W. Tonkin and Marcia D. Tonkin, h/w, dated 10/08/2004, recorded 10/20/2004, in Book 5529, Page 2368.

Parcel Number: 43-00-04222-00-1.

Location of property: 143 Farview Avenue, Norristown, PA 19403-1662.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kathleen F. Blake a/k/a Kathleen Blake** at the suit of Wells Fargo Bank, N.A. Debt: \$375,271.93.

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

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

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

16-23257

ALL THAT CERTAIN lot or piece of ground, situate in **Horsham Township**, Montgomery County, Pennsylvania bounded and described according to a Final Plan of Section 1-B Sawmill Valley made by Tri-State Engineers and Land Surveyors, Inc., dated August 12, 1976 and last revised October 6, 1978, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Log Pond Drive (50 feet wide) said point being measured the 9 following courses and distances from a point of curve on the Southeasterly side of Jack Ladder Circle, (40 feet wide): (1) leaving Jack Ladder Circle on the arc of a circle curving to the left having a radius of 30 feet the arc distance of 47.12 feet to a point of tangent on the Northeasterly side of Log Pond Drive (50 feet wide); (2) South 53 degrees, 10 minutes, 45 seconds East, 106.25 feet to a point of curve; (3) along the arc of a circle curving to the left having a radius of 125 feet the arc distance of 121.87 feet to a point of tangent; (4) North 72 degrees, 40 minutes, 38 seconds East, 104.39 feet to a point of curve; (5) Northeastwardly along the arc of a circle curving to the left having a radius of 110 feet the arc distance of 13.11 feet to a point of compound curve; (6) along the arc of a circle curving to the left having a radius of 30 feet the arc distance of 46.66 feet to a point of reverse curve; (7) along the arc of a circle curving to the right having a radius of 50 feet the arc distance of 209.27 feet to a point of tangent; (8) South 36 degrees, 33 minutes, 8 seconds West, 30 feet to a point of curve; and (9) Southwestwardly along the arc of a circle curving to the left having a radius of 160 feet the arc distance of 45.85 feet to the point of beginning, said point of beginning also being a corner of Lot 175 as shown on the above mentioned plan; thence extending along the last mentioned lot and through the bed of a certain access easement the (2) following courses and distances: (1) South 37 degrees, 1 minute, 40 seconds East, 78.35 feet to a point; and (2) South 53 degrees, 26 minutes, 52 seconds East, 55 feet to a point on the Westerly legal right-of-way line of Sawmill Lane; thence extending along the same, South 40 degrees, 33 minutes, 8 seconds West crossing the Southwestly side of said access easement 24.23 feet to a point; thence extending South 72 degrees, 40 minutes, 38 seconds East, 70.27 feet to a point, a corner of Lot 177 as shown on the above mentioned plan; thence extending along the same North 17 degrees, 19 minutes, 22 seconds East, 123.23 feet to a point on the Southeasterly side of Log Pond Drive; thence extending along the same, along the arc of a circle curving to the left having a radius of 160 feet recrossing the Southwestly side of said easement the arc distance of 32.96 feet to the first mentioned point and place of beginning.

CONTAINING in area 7,537.87 square feet.

BEING Lot 176 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Christopher J. Dubil and Bonnie E. Dubil, husband and wife, as Tenants by the Entireties, by Deed from Christopher J. Dubil, dated 03/22/2000, recorded 04/06/2000, in Book 5312, Page 1793. Parcel Number: 36-00-06987-23-1.

Location of property: 19 Log Pond Drive, Horsham, PA 19044-1905.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christopher J. Dubil and Bonnie E. Dubil** at the suit of U.S. Bank National Association, as Trustee for BNC Mortgage Loan Trust 2007-2 Mortgage Pass-Through Certificates, Series 2007-2. Debt: \$233,310.21.

**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.

16-24206

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, County of Montgomery and State of Pennsylvania and described in accordance with a Final Subdivision Plan for St. Mary's Villa Southern made by Unitech Engineers, Inc., Langhorne, PA dated July 10, 1988 and last revised January 23, 1989 and recorded in Plan Book A-51, Page 99, being Lot 20 on said plan.

BEGINNING at a point in the Southeasterly side of Villa Drive (50.00 feet wide) which point is measured the three following courses and distances along the Southeasterly side of Villa Drive from its intersection with the Northeasterly side of Bellaire Avenue (50.00 feet wide): (1) leaving the Northeasterly side of Bellaire Avenue and extending on the arc of a circle curving to the right having a radius of 15.00 feet the arc distance of 20.99 feet to a point of tangent on the Southeasterly side of Villa Drive; (2) thence extending along the same North 75 degrees, 23 minutes, 30 seconds East, 94.61 feet to a point of curve; (3) thence extending on the arc of a circle curving to the right having a radius of 975.00 feet the arc distance of 47.16 feet to a point a corner of Lot No. 19 being the point of beginning; thence from the beginning point and still along the Southeasterly side of Villa Drive on the arc of a circle curving to the right having a radius of 975.00 feet the arc distance of 120.47 feet to a point a corner of Lot #21; thence leaving the Southeasterly side of Villa Drive and extending along Lot 21 South 03 degrees, 42 minutes, 00 seconds East, 140.82 feet to a point a corner of Lot #18; thence extending along Lot #18, South 85 degrees, 13 minutes, 53 seconds West, 120.02 feet to a point a corner of Lot #19; thence extending along Lot #19, North 03 degrees, 42 minutes, 00 seconds West, 133.41 feet to a point on the Southeasterly side of Villa Drive being the first mentioned point and place of beginning.

BEING Lot 20 on the aforementioned plan.

BEING the same premises which Anthony J. Maginnis and Eileen M. Maginnis, by Deed dated May 14, 2004 and recorded on May 25, 2004, in the Office of the Recorder of Deeds in and for the County of Montgomery, Book 5508, Page 2095, granted and conveyed unto Ami Kassar and Bethany M. Kassar.

Parcel Number: 54-00-16372-38-6.

Location of property: 11 Villa Drive, Ambler, PA 19002.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Ami Kassar and Bethany M. Kassar** at the suit of U.S. Bank National Association, as Trustee for CSFB Mortgage-Backed Pass-Through Certificates, Series 2005-1. Debt: \$473,893.35.

**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.

16-24593

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Upper Gwynedd Township**, County of Montgomery and State of Pennsylvania, described according to a Plan of Sections 1-A2 and 1-B of Subdivision Plan prepared for Clover Construction Company, dated August 22, 1978, made by George B. Standbridge Associates, North Wales, Pennsylvania, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Supplee Road (variable width), said point being measured the (3) following courses and distances from the intersection which the title line in the bed of Supplee Road makes with the title line in Garfield Avenue (variable width): (1) along said title line of Supplee Road, North 39 degrees, 26 minutes, 48 seconds East, 370.41 feet to a point; (2) leaving said title line and crossing the Southeasterly side of said Road, South 50 degrees, 0 minutes, 29 seconds East, 30 feet to a point on the widened Southeasterly side of Supplee Road; (3) North 39 degrees, 27 minutes, 33 seconds East, 310.36 feet to the point of beginning; thence extending along said side of Supplee Road, North 39 degrees, 27 minutes, 33 seconds East, 103 feet to a point, a corner of Lot No. 50 on said plan; thence along same, South 50 degrees, 32 minutes, 27 seconds East, crossing a 5 feet wide sidewalk and utility easement, 203.50 feet to a point in line of Lot No. 59 on said plan; thence along same, South 52 degrees, 18 minutes, 33 seconds West, 105.65 feet to a point, a corner of Lot No. 52 on said plan; thence along same, North 50 degrees, 32 minutes, 27 seconds West, recrossing said easement, 180 feet to the first mentioned point and place of beginning.

BEING Lot No. 51 on said plan.



TITLE TO SAID PREMISES IS VESTED IN Todd Fredrickson and Megan Fredrickson, by Deed from Marim J. Costello and Karen L. Costello, h/w, dated 04/10/2006, recorded 05/03/2008 in Book 5599, Page 1035.

Parcel Number: 56-00-08630-06-2.

Location of property: 1819 Supplee Road, Lansdale, PA 19446-5456.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Todd Fredrickson a/k/a Todd A. Fredrickson and Megan Fredrickson** at the suit of Wells Fargo Financial Pennsylvania, Inc. Debt: \$340,113.64.

**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.

16-25307

ALL THAT CERTAIN message and tract of land, situate in **Upper Pottsgrove Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made thereof by Ralph E. Shaner, Engineer, dated March 1, 1926, as follows, to wit:

BEGINNING at a point on the Southwesterly side of the State Highway leading from Pottsgrove to Boyertown at a corner of land now or late of Mahlon Schaeffer; thence extending along said side of said State Highway South fourteen and three-quarter degrees, East eighty-five feet to a point; thence extending South seventy-five and one-quarter degrees, West one hundred and fifty feet to a point; thence extending Northwestwardly parallel with said State Highway eighty-five feet to a point; thence extending North seventy-five and one-quarter degrees, East partly along said land of Mahlon Schaeffer, one hundred and fifty feet to the first mentioned point and place of beginning.

BEING the same premises in which Christopher Sbei a/k/a Chris Sbei and Alena Reed, by Deed dated January 28, 2008 and recorded in the Office of Recorder of Deeds in and for Montgomery County on February 7, 2008 at Deed Book 5681, Page 02015 and Instrument #2008012803, conveyed unto Christopher Sbei a/k/a Chris Sbei.

Parcel Number: 60-00-00901-00-2.

Location of property: 1512 Farmington Avenue, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Christopher Sbei a/k/a Chris Sbei** 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: \$180,531.18.

**Bradley J. Osborne**, Attorney.

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

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

16-25942

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitpain Township**, Montgomery County, Commonwealth of Pennsylvania, as shown on a Subdivision Plan known as 'Blue Bell Country Club' Pod 'N' made by Eastern States Engineering, Inc., dated 5/31/1994 and last revised 9/5/1994 and recorded in Plan Book A-55, Page 127, described, as follows, to wit:

BEGINNING at an interior point which point is measured North 67 degrees, 20 minutes, 23 seconds West, 25.67 feet from a point on the Northwesterly side of Shoal Creek Drive (32 feet wide); thence extending South 22 degrees, 39 minutes, 37 seconds West, 33 feet to a point; thence extending along Unit 604 on said plan, North 67 degrees, 20 minutes, 23 seconds West, 82.66 feet to a point; thence extending North 22 degrees, 39 minutes, 37 seconds East, 33 feet to a point; thence extending South 67 degrees, 20 minutes, 23 seconds East, 82.66 feet to the place of beginning. BEING Unit No. 605 on said plan.

BEING the same premises which Federal National Mortgage Association by Deed dated 5-17-2000 and recorded 5-25-2000 in Montgomery County in Deed Book 5317, Page 2395 conveyed unto Jeffrey D. Bydalek and Donna L. Smith, in fee.

Parcel Number: 66-00-06145-07-1.

Location of property: 116 Shoal Creek Drive, Blue Bell, PA 19422.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Reginald Mayas** at the suit of New Britian Mortgage, LLC. Debt: \$349,915.86 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.

16-27124

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

BEGINNING at a point a corner on the Northwest side of Arch Street 192 feet Northeasterly from the North corner of Arch and Summit Streets; thence at right angles to said Arch Street Northwesterly 111.50 feet to the Southeast side of Morgan Alley opened, 20 feet wide; thence along the same, parallel to said Arch Street Northeasterly 24 feet

to a corner of this and property conveyed to Edward Walsh; thence along said Walsh property at right angles to said Arch Street the line passing through the middle of the partition wall between the dwelling house erected on this lot and said adjoining lot Southeast 111.50 feet to a point on the Northwest side of Arch Street, said point being 25 feet, 10 inches Southwest from Brown Street; thence along said side of Arch Street Southwesterly 24 feet to the place of beginning.

BEING the same premise which Carol Barbers by Deed dated 12/2/2004 and recorded 12/8/2004 in Montgomery County in Deed Book 5535, Page 2276 conveyed unto Donald E. Ziegler, in fee and whereas n the above mentioned Deed Grantee was erroneously given as Donald E. Ziegler and whereas same should be Donald E. Zeigler.

Parcel Number: 13-00-02544-00-8.

Location of property: 1541 Arch Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jason Adam Holloway** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$139,901.00 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.

16-27859

ALL THAT CERTAIN lot or piece of ground, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania described according to a plan of subdivision of "Montgomery Pointe" made for Cutler Group, Inc., by Stout, Tacconelli & Associates Inc. dated July 15, 2009 and last revised November 30, 2009 and recorded in Plan Book 35, Pages 169-174, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Bishop Drive a corner of this and Lot Number 55 on the above mentioned plan; thence along Lot No. 55 South 38 degrees, 05 minutes, 30 seconds West ,105.00 feet to a point in line of lands now or late of Montgomery Walk; thence extending along said lands North 51 degrees, 54 minutes, 30 seconds West, 24.00 feet to a point a corner of Lot No. 57 on the above plan; thence extending along Lot No. 57 North 38 degrees, 05 minutes, 30 seconds East, 105.00 feet to a point on the aforesaid side of Bishop Drive; thence extending along Bishop Drive South 51 degrees, 54 minutes, 30 seconds East, 24.00 feet to a point a corner of Lot No. 55 aforesaid the first mentioned point and place of beginning.

BEING Lot No. 56 on the above plan.

SUBJECT to a storm sewer easement.

BEING the same premises which Pulte Homes, by Deed dated 3/14/2011 and recorded 3/15/2011, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5795, Page 1787, granted and conveyed unto Devis K. Mulunda and Kelley Mulunda, h/w.

Parcel Number: 46-00-01060-71-8.

Location of property: 106 Bishop Drive, North Wales, PA 19454.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Devis K. Mulunda and Kelley Mulunda** at the suit of Nationstar Mortgage, LLC. Debt: \$318,972.52.

**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.

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

Notice is hereby given the schedules of distribution by the Sheriff on April 26, 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 AMENDMENT

### NOTICE OF FILING OF ARTICLES OF AMENDMENT

Notice is hereby given that on February 17, 2017, Harleysville Savings Bank, with its principal place of business located at 271 Main Street, Harleysville, Pennsylvania in Montgomery County, filed Articles of Amendment with the Pennsylvania Department of Banking and Securities pursuant to the provisions of Chapter 15 of the Banking Code of 1965, as amended.

The purpose of the amendments is the change of the corporate title of the Bank to "Harleysville Bank" and to delete obsolete and outdated provisions of the Articles related to the Bank's mutual to stock conversion in 1987.

All interested persons may file comments regarding this amendment, in writing, with the Pennsylvania Department of Banking and Securities, Corporate Applications Division, 17 North Second Street, Suite 1300, Harrisburg, PA 17101-2290.

In order to be considered, comments regarding this amendment must be received by the Department of Banking and Securities no later than thirty (30) days after the date that notice of the filing of this amendment is published in the *Pennsylvania Bulletin*. Publication in the *Pennsylvania Bulletin* may or may not appear contemporaneously with this notice. Please check the *Pennsylvania Bulletin* Web site at [www.pabulletin.com](http://www.pabulletin.com) to determine the due date for filing comments.

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## ARTICLES OF DISSOLUTION

NOTICE IS HEREBY GIVEN to all creditors and claimants that the shareholders and directors of **Applied Facility Solutions, Inc.**, a Pennsylvania corporation, with its registered office at 117 Glenn Oak Road, Jeffersonville, PA 19403, have approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation, pursuant to the filing of Articles of Dissolution, under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

**Vincent Carosella, Jr., Esquire**  
**Carosella & Associates, P.C.**  
882 S. Matlack Street, Suite 101  
West Chester, PA 19382

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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.*

NOTICE IS HEREBY GIVEN THAT on January 11, 2017, Articles of Incorporation were filed with the Department of State for **Blackwell Development, Inc.** a business corporation organized under the Pennsylvania Business Corporation Law of 1988.

**Dolchin, Slotkin & Todd, P.C., Solicitors**  
Two Liberty Place, 35th Fl.  
50 S. 16th St.  
Phila., PA 19102

**Everstone Suburban, 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.

**Christopher P. Fiore, Esquire**  
418 Main Street, Suite 100  
Harleysville, PA 19438

**GC Wellness, 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.

**Eric C. Frey, Esquire**  
**Dischell, Bartle & Dooley**  
1800 Pennbrook Parkway, Suite 200  
Lansdale, PA 19446-0107

**Limerick Childcare, 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.

**James B. Griffin, Esquire, CPA**  
623 N. Pottstown Pike  
Exton, PA 19341

**Lotus Beauty Spa Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**Stephen A. Seidel, Esquire**  
1515 Market Street, Suite 714  
Philadelphia, PA 19102

**New Hope Liberty Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**Specialty & Agro Chemicals America, 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.

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## 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 February 16, 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: **America Africa Assistance Program**

The purposes for which it was organized are: to seek material and financial donations from individuals thereafter donate to poor women, youth and children in Kenya in order for them to be independent and intern reduce high crime and poverty plagued by this nation, especially the youth who have fallen prey to criminal recruitment activities to earn a living.

**Lions Boosters Club** has been incorporated under the provisions of the PA Nonprofit Corporation Law of 1988.

**Buchanan Ingersoll & Rooney**

Two Liberty Place, (3200)  
50 S. 16th Street  
Philadelphia, PA 19102

Notice is hereby given that Articles of Incorporation have been filed with the Department of the Commonwealth of Pennsylvania on or before 2/14/2017, with respect to a proposed nonprofit corporation, **Lodigiano Film Development, Inc.**, which has been incorporated under the Nonprofit Corporation Law of 1988. The addr. of the registered office is 700 S. Henderson Rd., Ste. 202, King of Prussia, PA 19406. A brief summary of the purpose or purposes for which said corporation is organized is: development of educational film.

## AUDIT LIST

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

### Notice of Filing and Audit of Accounts

Notice is hereby given to heirs, legatees, creditors and all parties in interest that accounts in the following estates have been filed in the office of the Register of Wills or Clerk of the Orphans' Court, as the case may be on the date below stated and that the same will be presented to the Orphans' Court Division of said County on March 6, 2017, 10 o'clock a.m. in Court Room "14" for confirmation at which time the Honorable Louis E. Murphy and Cheryl L. Austin, Judges will sit to audit accounts, hear exceptions to the same, and make distribution of the balances ascertained to be in the hands of accountants.

### Second and Final Publication

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

1. GOODWIN, JEAN M. - Montgomery - February 1 - Edwin J. Goodwin, Jr., Deceased, Extr. of the Estate of Jean M. Goodwin, Deceased by Lynn S. Nagele, Extr. of the Estate of Edwin J. Goodwin, Jr., Deceased for Estate of Jean M. Goodwin, Deceased.
2. GOODWIN, JEAN M. - Settlor - February 1 - Stated by Lynn S. Nagele, Surviving Trustee and Edwin J. Goodwin, Jr. (Deceased Trustee 7/4/2015) Presented on his behalf by Lynn S. Nagele, as Extr. of His Will. For the "**Marital Trust**" Established Under the Will of Jean M. Goodwin.
3. GREENE, NEIL R. - Lower Salford - January 6 - Laura K. Greene, Admr.
4. GRIFFIN, VIVIAN C. - Norristown - February 8 - Stated by Alton Griffin, Jr., Agent.

5. LANG, JAMES - Lower Merion - February 1 - Mark S. Danek, Esquire, Admr.
6. LYNCH, CATHERINE E. - Abington - February 1 - BNY Mellon, N.A., Extr.
7. MIDDLETON, FRANCES S. - Settlor - February 1 - Stated by John S. Middleton, Former Trustee. Deed of Trust dated February 1, 2001. **FBO Frances S. Middleton.** T/D
8. THE HATBORO CEMETERY MAINTENANCE FUND - Settlor - January 26 - Biennial Account of The Northwood Cemetery Company, Trustee. Deed of Trust dated February 21, 2002. T/D
9. WACHT, DOROTHEA T. - Hatfield - January 31 - Stated by Sandra L. Primavera, Agent.
10. WEST LAUREL HILL - Settlor - January 31 - Stated by The West Laurel Hill Cemetery Company, Trustee. Deed of Trust dated March 2, 1892. T/D

## RELISTED ACCOUNTS

1. DOTSON, BENJAMIN - Lower Merion - August 8 - Carol J. Hershey, Admr. CTA
2. SHARPE, CATHERINE D. - January 4 - Stated by James R. Ledwith, Henry R. Kwiecinski and Henry M. Kwiecinski, Trustees. (**Catherine D. Sharpe Charitable Trust**). T/W
3. STEIN, ADELE S. - Abington - December 28 - Ellen S. Dressler and Elizabeth S. Rubenstone, Co-Extrs.

**D. Bruce Hanes, Esquire**  
Register of Wills &  
Clerk of the Orphans' Court

## CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2017-03995

NOTICE IS HEREBY GIVEN that on February 17, 2017, the Petition of Arunkumar Thangaraju, Reena Balasubramanian, on behalf of Lakshara Thangaraju, was filed in the above named Court, praying for a Decree to change the name to LAKSHARA ARUNKUMAR.

The Court has fixed April 12, 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. 2016-28683

NOTICE IS HEREBY GIVEN that on July 8, 2016, the Petition of Brian M. Piergrossi, on behalf of Giovanni Denim Amor, was filed in the above named Court, praying for a Decree to change her name to GIOVANNI DENIM PIERGROSSI.

The Court has fixed April 12, 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. 2017-03359

NOTICE IS HEREBY GIVEN that on February 15, 2017, the Petition of Ebru Omur was filed in the above named Court, praying for a Decree to change the name to EBRU KIRACI NIGRO.

The Court has fixed April 12, 2017, at 9:30 AM in Courtroom "15" 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. 2016-02378

NOTICE IS HEREBY GIVEN that on February 6, 2017, the Petition of Khalfani Holmes was filed in the above named Court, praying for a Decree to change his name to KHALFANI AMERE ODE.

The Court has fixed April 12, 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. 2017-02925

NOTICE IS HEREBY GIVEN that on February 13, 2017, the Petition of Nathan Kyle Freed was filed in the above named Court, praying for a Decree to change the name to NATALIE BELLE FREED.

The Court has fixed April 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. 2017-02509

NOTICE IS HEREBY GIVEN that the Petition of Nicholas Arnold was filed in the above named Court, praying for a Decree to change his name to NICHOLAS CONVILLE.

The Court has fixed April 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.

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**CIVIL ACTION**

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2017-02417-0

**NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE**

**CIT Bank, N.A.,**  
Plaintiff

vs.

**Marlene L. Friedman, Known Surviving Heir of Franklyn E. Milani and Unknown Surviving Heirs of Franklyn E. Milani,**  
Defendants

**TO: Unknown Surviving Heirs of Franklyn E. Milani.**

Premises subject to foreclosure: 410 Corinthian Avenue, Hatboro, Pennsylvania 19040.

**NOTICE**

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

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

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

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

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

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IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2016-29112

**NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE**

**Pennsylvania Housing Finance Agency,**  
Plaintiff

vs.

**The Unknown Heirs of Bobbie Jo Lare, Deceased, Marie A. Maderia, Solely in Her Capacity as Heir of Bobbie Jo Lare, Deceased & Robert Lare, Solely in His Capacity as Heir of Bobbie Jo Lare Deceased, Mortgagor and Real Owner,**  
Defendants

**To:** The Unknown Heirs of Bobbie Jo Lare Deceased, Mortgagor and Real Owner, Defendant(s), whose last known address is 4 East 8th St., Pottstown, PA 19464.

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

You are hereby notified that Plaintiff, Pennsylvania Housing Finance Agency, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Montgomery County, Pennsylvania, docketed to No. 2016-29112, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 4 East 8th Street, Pottstown, PA 19464, whereupon your property will be sold by the Sheriff of Montgomery County.

**NOTICE**

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

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

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

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

**Michael T. McKeever, Atty. for Plaintiff**  
**KML Law Group, P.C.**  
Mellon Independence Center, Ste. 5000  
701 Market St.  
Phila., PA 19106-1532  
215-627-1322

**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**

**ADAMS, WILMA V. also known as WILMA VIOLA ADAMS, dec'd.**  
Late of Borough of Royersford.  
Executor: BARBARA C. RAMBO,  
c/o Grim, Biehn & Thatcher,  
P.O. Box 215,  
Perkasie, PA 18944-0215.  
ATTORNEY: DIANNE C. MAGEE,  
GRIM, BIEHN & THATCHER,  
104 S. Sixth Street, P.O. Box 215,  
Perkasie, PA 18944-0215

**ALPARONE, LINDA also known as LINDA J. ALPARONE, dec'd.**  
Late of East Norriton Township.  
Executors: SY WEXLER AND STACEY FIX,  
c/o Lisa A. Shearman, Esquire,  
375 Morris Road, P.O. Box 1479,  
Lansdale, PA 19446-0773.  
ATTORNEY: LISA A. SHEARMAN,  
HAMBURG, RUBIN, MULLIN, MAXWELL & LUPIN, PC,  
375 Morris Road, P.O. Box 1479,  
Lansdale, PA 19446-0773

**BLUMENSTOCK, TERESA CLAIRE, dec'd.**  
Late of Abington Township.  
Executor: JOHN A. BLUMENSTOCK,  
5511 Grandview Lane,  
Doylestown, PA 18902.

**BRAND, CATHERINE F., dec'd.**  
Late of Marlborough Township.  
Executrix: ELIZABETH A. ZAENGLE,  
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

**BRENNENSTUHL, CATHERINE E. also known as CATHERINE E.M. BRENNENSTUHL, dec'd.**  
Late of Abington Township.  
Administrator CTA: THEODORE HAUPTMAN,  
609 Lakeside Drive,  
Southampton, PA 18966.  
ATTORNEY: THEODORE HAUPTMAN,  
609 Lakeside Drive,  
Southampton, PA 18966

**CAFFREY, NANCY R. also known as NANCY CAFFREY, dec'd.**  
Late of Worcester Township.  
Executrix: DIANE C. KEEN,  
c/o Nancy Hopkins Wentz, Esquire,  
1250 Germantown Pike, Suite 207,  
Plymouth Meeting, PA 19462.  
ATTORNEY: NANCY HOPKINS WENTZ,  
McGRORY WENTZ, LLP,  
1250 Germantown Pike, Suite 207,  
Plymouth Meeting, PA 19462

**CATALDI, ELIZABETH A., dec'd.**  
Late of Cheltenham Township.  
Executors: LORETTA A. LEADER AND GEORGE P. O'CONNELL,  
2444 Huntingdon Pike,  
Huntingdon Valley, PA 19006.  
ATTORNEY: GEORGE P. O'CONNELL,  
HOWLAND, HESS, GUINAN, TORPEY,  
CASSIDY & O'CONNELL, LLP,  
2444 Huntingdon Pike,  
Huntingdon Valley, PA 19006

**CHURCH, JAMES A. also known as****JAMES CHURCH, dec'd.**

Late of Franconia Township.  
 Executrix: LORETTA J. CHURCH,  
 c/o Jay C. Glickman, Esquire,  
 Rubin, Glickman, Steinberg & Gifford,  
 2605 N. Broad Street, P.O. Box 1277,  
 Lansdale, PA 19446.

**DAYWALT, MARGARET ELIZABETH also known as****MARGARET E. DAYWALT and  
MARGARET DAYWALT, dec'd.**

Late of West Norriton Township.  
 Administratrices: DONNA MARTINO,  
 30 N. Park Avenue,  
 Norristown, PA 19403,  
 KIMBERLY NELSON,  
 P.O. Box 26393,  
 Collegeville, PA 19426.

**DiMINO, GLORIA A., dec'd.**

Late of West Norriton Township.  
 Executor: ROBERT L. DiMINO,  
 c/o Robert A. Bacine, Esquire,  
 Friedman, Schuman, PC,  
 101 Greenwood Avenue, Fifth Floor,  
 Jenkintown, PA 19046.  
 ATTORNEY: ROBERT A. BACINE,  
 FRIEDMAN, SCHUMAN, PC,  
 101 Greenwood Avenue, Fifth Floor,  
 Jenkintown, PA 19046

**DUREKA, VINCENT W., dec'd.**

Late of Lower Providence Township.  
 Administrator: SAMUEL V. DUREKA,  
 2114 Chestnut Avenue,  
 Norristown, PA 19403.  
 ATTORNEY: ROBERT J. REILLEY, JR.,  
 PIZONKA, REILLEY, BELLO & McGRORY, P.C.,  
 144 E. DeKalb Pike, Suite 300,  
 King of Prussia, PA 19406,  
 610-992-1300

**FINK, SARA LEE, dec'd.**

Late of Towamencin Township.  
 Executor: KENNETH E. FINK,  
 305 Washington Avenue,  
 Souderton, PA 18964.  
 ATTORNEY: DOUGLAS M. JOHNSON,  
 BUSCHMAN & JOHNSON,  
 228 N. Main Street,  
 Souderton, PA 18964

**FLACCO, JEANNE also known as****JEANNE MARIE FLACCO and  
JEANNE M. FLACCO, dec'd.**

Late of Borough of Jenkintown.  
 Administrator: GEORGE M. NIKOLAOU, ESQUIRE,  
 166 Allendale Road,  
 King of Prussia, PA 19406.

**FUSARO, MARISA, dec'd.**

Late of Lower Merion Township.  
 Executrix: ELIZABETH RAMOS,  
 554 Sherry Drive,  
 Runnemede, NJ 08078.  
 ATTORNEY: MARK S. DANEK,  
 1255 Drummers Lane, Suite 105,  
 Wayne, PA 19087

**GARGES, EVELYN K., dec'd.**

Late of Franconia Township.  
 Executor: MICHAEL P. GARGES,  
 361 W. Broad Street,  
 Telford, PA 18969.  
 ATTORNEY: J. OLIVER GINGRICH,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**GODSHALL, ERNEST D., dec'd.**

Late of Franconia Township.  
 Executor: KENNETH B. GODSHALL,  
 123 Erie Avenue,  
 Telford, PA 18969.  
 ATTORNEY: CHARLOTTE A. HUNSBERGER,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**GONZALES, NICHOLAS FRANCIS, dec'd.**

Late of Glenside, PA.  
 Executor: JOHN J. NORTON,  
 4 Hedgerow Ct.,  
 Columbus, NJ 08022.

**GOWEN, FRANCIS INNES also known as****FRANCIS I. GOWEN and  
FRANCIS GOWEN, dec'd.**

Late of Lower Merion Township.  
 Executors: JAMES E. GOWEN, II,  
 SALLY G. FRANCIS AND  
 ELIZABETH G. KUENSELL,  
 c/o Frederick M. LaValley, Esquire,  
 1701 Market Street,  
 Philadelphia, PA 19103-2921.  
 ATTORNEY: FREDERICK M. LaVALLEY,  
 MORGAN, LEWIS & BOCKIUS LLP,  
 1701 Market Street,  
 Philadelphia, PA 19103-2921

**JOHNSON, WARNE P., dec'd.**

Late of Whitmarsh Township.  
 Executrix: ANNE J. ANSPACH,  
 c/o Smith, Aker, Grossman & Hollinger, LLP,  
 60 E. Penn Street, P.O. Box 150,  
 Norristown, PA 19404-0150.  
 ATTORNEY: JAMES L. HOLLINGER,  
 SMITH, AKER, GROSSMAN & HOLLINGER, LLP,  
 60 E. Penn St., P.O. Box 150,  
 Norristown, PA 19404-0150

**LARE, CHARLES J., dec'd.**

Late of East Norriton Township.  
 Executor: CHARLES G. LARE,  
 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

**LaSORSA, MARY LEE, dec'd.**

Late of Montgomery Township.  
 Administrator: DAVID J. LaSORSA,  
 c/o King Laird, P.C.,  
 360 W. Main Street,  
 Trappe, PA 19426.  
 ATTORNEY: THOMAS C. RENTSCHLER,  
 KING LAIRD, P.C.,  
 360 W. Main Street,  
 Trappe, PA 19426

**LIEBOLD JR., ALFRED P. also known as****ALFRED LIEBOLD, dec'd.**

Late of Lower Moreland Township.  
 Executrix: DOROTHY E. LIEBOLD,  
 c/o Thomas M. Guinan, Esquire,  
 2444 Huntingdon Pike,  
 Huntingdon Valley, PA 19006.  
 ATTORNEY: THOMAS M. GUINAN,  
 HOWLAND, HESS, GUINAN, TORPEY,  
 CASSIDY &  
 O'CONNELL, LLP,  
 2444 Huntingdon Pike,  
 Huntingdon Valley, PA 19006

**LIPSIUS, JACQUELINE also known as****JACQUELINE LEVENTHAL LIPSIUS, dec'd.**

Late of Horsham Township.  
 Executor: NORMAN A. OSHTRY,  
 c/o Joel E. Oshtry, Esquire,  
 1819 JFK Blvd., Suite 433,  
 Philadelphia, PA 19103.  
 ATTORNEY: JOEL E. OSHTRY,  
 OSHTRY & OSHTRY,  
 1819 JFK Blvd., Suite 433,  
 Philadelphia, PA 19103

**LOGAN, MARYANNE McTAMNEY, dec'd.**

Late of Upper Merion Township.  
 Executrix: JACQUELINE L. MAZMANIAN,  
 10 Toft Woods Way,  
 Media, PA 19063.

**MALCHITSKY, JOSEPH P., dec'd.**

Late of Lower Frederick Township.  
 Executrix: KATHLEEN L. MALCHITSKY,  
 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

**NASE, DIANE S., dec'd.**

Late of Montgomery Township.  
 Executrix: PAULA K. ANDREWS,  
 278 Serenity Hill Circle,  
 Chapel Hill, NC 27516.  
 ATTORNEY: MICHELLE A. WINTER,  
 190 Bethlehem Pike, Suite 1,  
 Colmar, PA 18915

**O'DONNELL, ELIZABETH ROSE, dec'd.**

Late of Horsham Township.  
 Administrator: JOHN McLAUGHLIN,  
 635 Serrill Drive,  
 Hatboro, PA 19040.

**PERLSWEIG, DORIS, dec'd.**

Late of Lower Merion Township.  
 Executrix: LINDA P. ROSENFELD,  
 c/o Henry J. Schireson, Esquire,  
 Bedford & Schireson,  
 333 E. Lancaster Avenue, Suite 200,  
 Wynnewood, PA 19096.  
 ATTORNEY: HENRY J. SCHIRESON,  
 BEDFORD & SCHIRESON,  
 333 E. Lancaster Avenue, Suite 200,  
 Wynnewood, PA 19096

**POSEY, BARBARA LEONARD, dec'd.**

Late of Borough of Bryn Athyn.  
 Executor: MICHAEL POSEY,  
 P.O. Box 321,  
 Pipersville, PA 18947.

**RILL, THELMA MAE also known as****THELMA M. RILL, dec'd.**

Late of Towamencin Township.  
 Executrix: DOLores J. PROVOST,  
 10 Pastern Lane,  
 Blue Bell, PA 19422.

**ROCK, DORIS M., dec'd.**

Late of Limerick Township.  
 Executor: STEVEN GASBARA,  
 c/o Unruh, Turner, Burke & Frees, P.C.,  
 120 Gay Street, P.O. Box 289,  
 Phoenixville, PA 19460.  
 ATTORNEY: DOUGLAS L. KAUNE,  
 UNRUH, TURNER, BURKE & FREES, P.C.,  
 120 Gay Street, P.O. Box 289,  
 Phoenixville, PA 19460

**SADORF, ANNA CLETA, dec'd.**

Late of Marlborough Township.  
 Co-Executors: DONNA L. FLECK,  
 428 Jackson Street,  
 Pennsburg, PA 18073,  
 KERRY A. SADORF,  
 1001 Penny Road,  
 Green Lane, PA 18054.  
 ATTORNEY: JEFFREY C. KARVER,  
 BOYD & KARVER, P.C.,  
 7 E. Philadelphia Avenue,  
 Boyertown, PA 19512

**SHERMAN, ALBERTA P., dec'd.**

Late of Lower Salford Township.  
 Co-Executors: JOYCE A. SHERMAN AND  
 CAROL J. SHERMAN,  
 c/o Marjorie J. Scharpf, Esquire,  
 Friedman, Schuman, PC,  
 101 Greenwood Avenue, Fifth Floor,  
 Jenkintown, PA 19046.  
 ATTORNEY: MARJORIE J. SCHARPF,  
 FRIEDMAN, SCHUMAN, PC,  
 101 Greenwood Avenue, Fifth Floor,  
 Jenkintown, PA 19046

**STABENE, ROBERT J., dec'd.**

Late of Borough of Lansdale.  
 Administratrix: ROBERTA A. BOURNE,  
 724 S. Towamencin Avenue,  
 Lansdale, PA 19446-5204.  
 ATTORNEY: RAYMOND J. QUAGLIA,  
 10 Copper Beech Drive,  
 Lafayette Hill, PA 19444

**VANGIERI, FRANCES, dec'd.**

Late of Lower Merion Township.  
 Executor: LOUIS C. VANGIERI,  
 c/o Shea Law Offices, LLP,  
 P.O. Box 128,  
 Bryn Mawr, PA 19010.  
 ATTORNEY: MICHAEL S. DINNEY,  
 SHEA LAW OFFICES, LLP,  
 P.O. Box 128,  
 Bryn Mawr, PA 19010

**WHEELER JR., JOSEPH M. also known as****JOSEPH M. WHEELER, dec'd.**

Late of Lower Pottsgrove Township.  
 Executor: PATRICK M. WHEELER,  
 c/o Mary C. Crocker, Esquire,  
 1296 E. High Street,  
 Pottstown, PA 19464.



**WOLFORD, GLENNA, dec'd.**

Late of Towamencin Township.  
 Executor: FREDERICK HUGANIR,  
 221 N. Old Stonehouse Road,  
 P.O. Box 308,  
 Carlisle, PA 17013-0308.

**YEGER, BERNIE, dec'd.**

Late of Borough of North Wales.  
 Executrix: JILL RALL,  
 c/o Bess M. Collier, Esquire,  
 820 Homestead Road,  
 Jenkintown, PA 19046.  
 ATTORNEY: BESS M. COLLIER,  
 FELDMAN & FELDMAN, LLP,  
 820 Homestead Road,  
 Jenkintown, PA 19046

**Second Publication****ANDRESS, JANE TIMMONS also known as****JANE T. ANDRESS, dec'd.**

Late of Lower Merion Township.  
 Executors: PNC BANK, NA,  
 PHILIP M. ANDRESS, JR. AND  
 SUSAN A. MORSE,  
 Attn.: Peggy Feldman, Vice President,  
 1600 Market Street, 7th Floor,  
 Philadelphia, PA 19103.  
 ATTORNEY: RUSSELL J. RESSLER,  
 STRADLEY RONON STEVENS & YOUNG LLP,  
 Great Valley Corporate Center,  
 30 Valley Stream Parkway,  
 Malvern, PA 19355-1481

**BARBOT, DONALD A. also known as****DONALD BARBOT, dec'd.**

Late of Lower Merion Township.  
 Executrix: DONNA J. BARBOT,  
 c/o David S. Kovsky, Esquire,  
 101 N. 18th Street, Suite 710,  
 Philadelphia, PA 19103.  
 ATTORNEY: DAVID S. KOVSKY,  
 ROYER COOPER COHEN BRAUNFELD LLC,  
 101 N. 18th Street, Suite 710,  
 Philadelphia, PA 19103

**BAUDER, GERTRUDE CAROLINE also known as****GERTRUDE C. BAUDER and****G. CAROLINE BAUDER, dec'd.**

Late of Limerick Township.  
 Executrix: KAREN P. GEIGES,  
 c/o Robert M. Romain, Esquire,  
 P.O. Box 952,  
 Valley Forge, PA 19482-0952.  
 ATTORNEY: ROBERT M. ROMAIN,  
 P.O. Box 952,  
 Valley Forge, PA 19482-0952

**BENN, IRENE E., dec'd.**

Late of Borough of Schwenksville.  
 Executrix: ELLIDA H. BLAUVELT,  
 787 Martingale Road,  
 Schwenksville, PA 19473.

**BROWN, JOANNE O., dec'd.**

Late of Lower Gwynedd Township.  
 Executrices: JEANNE HUGHES AND  
 THERESA MURRAY,  
 c/o John J. McAneney, Esquire,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034-7544.  
 ATTORNEY: JOHN J. McANENEY,  
 TIMONEY KNOX, LLP,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034-7544

**CLAYTON SR., LUTHER A., dec'd.**

Late of Borough of Ambler.  
 Administratrix: DONNA BATTICE,  
 11 Orange Avenue,  
 Ambler, PA 19002.

**CLEMMER, ARLENE B., dec'd.**

Late of Franconia Township.  
 Executor: DENNIS M. CLEMMER,  
 2262 New Danville Pike,  
 Lancaster, PA 17603.  
 ATTORNEY: DOROTHY K. WEIK,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**COY, FLORA ETHNE, dec'd.**

Late of Borough of Bryn Athyn.  
 Executor: KENNETH H. COY,  
 c/o Marlyn F. Smith, Esquire,  
 40 E. Airy Street, P.O. Box 671,  
 Norristown, PA 19404-0671.  
 ATTORNEY: MARLYN F. SMITH,  
 HIGH SWARTZ,  
 40 E. Airy Street, P.O. Box 671,  
 Norristown, PA 19404-0671

**CURRAN, ADALYN M., dec'd.**

Late of Lower Gwynedd Township.  
 Executor: JOHN A. CURRAN,  
 1118 Sunset Avenue,  
 Jenkintown, PA 19046.

**DeSIMONE, LOUIS S. also known as****LOUIS S. DESIMONE, dec'd.**

Late of Plymouth Township.  
 Executor: JOHN C. DeSIMONE,  
 3109 Sunset Lane,  
 Phoenix, MD 21131.

**DiCARLO, GLORIA MAE, dec'd.**

Late of Upper Dublin Township.  
 Executor: CAROLYN A. PACKERT,  
 c/o Law Offices of Michelle C. Berk, P.C.,  
 1300 Virginia Drive, Suite 325A,  
 Fort Washington, PA 19034.  
 ATTORNEY: MICHELLE C. BERK,  
 LAW OFFICES OF MICHELLE C. BERK, P.C.,  
 1300 Virginia Drive, Suite 325A,  
 Fort Washington, PA 19034

**DiCICCO, ARTHUR PETER, dec'd.**

Late of Whitmarsh Township.  
 Executrix: NANCY CASTOR,  
 2117 Fox Creek Road,  
 Berwyn, PA 19312.

**FREED, MARY DOROTHY, dec'd.**

Late of Borough of Souderton.  
 Executor: DUANE FREED,  
 52 Klingerman Road,  
 Telford, PA 18969.

**FRICKE JR., HEBERTON EDWIN also known as****HEBERTON E. FRICKE, JR.,****HEBERTON E. FRICKE and****HEBERTON FRICKE, dec'd.**

Late of Whitpain Township.  
 Executrix: KATHLEEN HALLIGAN,  
 c/o Charles E. McKee, Esquire,  
 Donohue, McKee & Mattson, Ltd.,  
 1100 W. Township Line Road,  
 Havertown, PA 19083.  
 ATTORNEY: CHARLES E. MCKEE,  
 DONOHUE, MCKEE & MATTSON, LTD.,  
 1100 W. Township Line Road,  
 Havertown, PA 19083

**GLAZER, HERMAN, dec'd.**

Late of Borough of East Greenville.  
 Executor: THOMAS A. PLOUFFE,  
 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

**GOULDEY JR., ANDREW P. also known as  
ANDREW P. GOULDEY, dec'd.**

Late of Borough of Lansdale.  
 Executors: BRUCE K. GOULDEY AND  
 ALAN S. GOULDEY,  
 c/o Susan E. Piette, Esquire,  
 375 Morris Road, P.O. Box 1479,  
 Lansdale, PA 19446-0773.  
 ATTORNEY: SUSAN E. PIETTE,  
 HAMBURG, RUBIN, MULLIN, MAXWELL &  
 LUPIN, PC,  
 375 Morris Road, P.O. Box 1479,  
 Lansdale, PA 19446-0773

**HERSHEY, JOSEPHINE WELLS, dec'd.**

Late of Borough of Lansdale.  
 Executor: EARL H. HERSHEY, JR.,  
 4232 D'Youville Trace,  
 Atlanta, GA 30341.

**JABLON, WINIFRED F. also known as  
WINIFRED FRANCES JABLON, dec'd.**

Late of Borough of Lansdale.  
 Executrix: MARION POSEN.  
 ATTORNEY: MARK A. HOFFMAN,  
 MARK A. HOFFMAN ASSOCIATES, P.C.,  
 430 Main Street,  
 Harleysville, PA 19438

**JASIEKIEWICZ, IDA, dec'd.**

Late of Borough of Norristown.  
 Executrix: ESTHER P. WATSON,  
 P.O. Box 808,  
 Bryn Mawr, PA 19010-0808.

**JEFFERSON, BENJAMIN H., dec'd.**

Late of Abington Township.  
 Executrix: BRENDA JEFFERSON,  
 c/o Jennifer L. Zegel, Esquire,  
 2929 Arch Street, 13th Fl.,  
 Philadelphia, PA 19104.  
 ATTORNEY: JENNIFER L. ZEGEL,  
 REGER RIZZO & DARNALL LLP,  
 2929 Arch Street, 13th Fl.,  
 Philadelphia, PA 19104

**JOHNSON, SUZANNE BACHMAN also known as  
SUZANNE B. JOHNSON, dec'd.**

Late of Abington Township.  
 Co-Executrices: CAROLE J. BUTLER,  
 3480 Lancer Court,  
 Dunkirk, MD 20754,  
 AMY J. McCARTY,  
 3400 Whitehall Drive,  
 Willow Grove, PA 19090.

**KERRIGAN, JOANNE ROYAL, dec'd.**

Late of Whippen Township.  
 Executor: JOSEPH J. BALDASSARI, ESQUIRE,  
 Furey & Baldassari, P.C.,  
 1043 S. Park Avenue,  
 Audubon, PA 19403.  
 ATTORNEY: JOSEPH J. BALDASSARI,  
 FUREY & BALDASSARI, P.C.,  
 1043 S. Park Avenue,  
 Audubon, PA 19403

**LEDERACH, MARY K. also known as  
MARY KATHRYN LEDERACH, dec'd.**

Late of Towamencin Township.  
 Administrator C.T.A.: JAMES S. LEDERACH,  
 P.O. Box 342,  
 Scottsdale, PA 15683.

**LONG, BENJAMIN N. also known as  
BENJAMIN LONG, dec'd.**

Late of Borough of North Wales.  
 Executor: GEORGE N. LONG,  
 c/o John H. Filice, Esquire,  
 Rubin, Glickman, Steinberg & Gifford,  
 2605 N. Broad Street, P.O. Box 1277,  
 Lansdale, PA 19446.

**MAGALDO, THOMAS E., dec'd.**

Late of Borough of North Wales.  
 Administratrix: MARY G. MAGALDO,  
 c/o Joseph P. McGowan, Esquire,  
 6221 Rising Sun Avenue,  
 Philadelphia, PA 19111.  
 ATTORNEY: JOSEPH P. MCGOWAN,  
 STEWART and MCGOWAN,  
 6221 Rising Sun Avenue,  
 Philadelphia, PA 19111

**METKOWSKI, LEONARD P., dec'd.**

Late of Whitemarsh Township.  
 Administrator CTA: LEONARD PAUL  
 METKOWSKI,  
 498 Buchland Road,  
 Narvon, PA 17555.

**NOCELLA, MARY, dec'd.**

Late of Upper Moreland Township.  
 Executor: ROBERT D'AGOSTINO,  
 100 Beech Blvd., #202,  
 Warrington, PA 18976.

**NOCELLA, SAMUEL, dec'd.**

Late of Upper Moreland Township.  
 Executor: ROBERT D'AGOSTINO,  
 100 Beech Blvd., #202,  
 Warrington, PA 18976.

**PHILLIPS JR., JOSEPH H. also known as  
JOSEPH H. PHILLIPS, dec'd.**

Late of Lower Providence Township.  
 Executrix: MARGARET S. PHILLIPS,  
 c/o Robert P. Snyder, Esquire,  
 121 Ivy Lane,  
 King of Prussia, PA 19406.  
 ATTORNEY: ROBERT P. SNYDER,  
 SNYDER LAW GROUP, P.C.,  
 121 Ivy Lane,  
 King of Prussia, PA 19406

**POPIEL, JAMES also known as  
JAMES P. POPIEL, dec'd.**

Late of Abington Township.  
 Executrix: LINDA M. PARAVISINI,  
 125 Boyds Hollow Road,  
 Biglerville, PA 17307.  
 ATTORNEY: EDWARD A. ZETICK,  
 415 Johnson Street, Suite 101,  
 Jenkintown, PA 19046-2705

**RAWSON, MERCEDES M., dec'd.**

Late of Lower Merion Township.  
 Administrator: THERESA RODRIGUEZ,  
 328 Bryn Mawr Avenue,  
 Bala Cynwyd, PA 19004.

**RONAN, MARJORIE S. also known as****MARGE RONAN, dec'd.**

Late of Borough of Collegetown.  
 Executor: MARK RONAN,  
 220 Robbins Road,  
 Neptune, NJ 07753.

**ROSENBLUM, SIMON, dec'd.**

Late of Lower Merion Township.  
 Executrix: AMY LANCELLOTTA,  
 c/o Laurene A. Gunther, Esquire,  
 1608 Walnut Street, Suite 900,  
 Philadelphia, PA 19103.

ATTORNEY: LAURENE A. GUNTHER,  
 ALEXANDER & PELL, LLC,  
 1608 Walnut Street, Suite 900,  
 Philadelphia, PA 19103

**SANTANGELO, SUSAN M., dec'd.**

Late of Borough of Conshohocken.  
 Executrix: SUSAN M. DARLING,  
 c/o Edward J. Campanella, Esquire,  
 477 W. Valley Road,  
 Wayne, PA 19087.

ATTORNEY: EDWARD J. CAMPANELLA,  
 477 W. Valley Road,  
 Wayne, PA 19087

**SEWARD, GEORGE WILLIAM also known as****GEORGE W. SEWARD, dec'd.**

Late of East Norriton Township.  
 Executrix: CHERYL S. GRACIA,  
 3001 Eisenhower Drive,  
 Norristown, PA 19403.

ATTORNEY: JAMES C. KOVALESKI,  
 OWM LAW,  
 347 Bridge Street, Suite 200,  
 Phoenixville, PA 19460

**SMERKANICH, HELEN, dec'd.**

Late of Hatfield Township.  
 Executor: MATTHEW SMERKANICH,  
 81 Valley Green Drive,  
 Doylestown, PA 18901.

**TOMKIN, BERNARD, dec'd.**

Late of Cheltenham Township.  
 Executrices: SHELLEY L. TOMKIN,  
 ROBERTA L. PRESSER AND  
 SUSAN B. FRIEDMAN,  
 c/o Rachel Fitoussi, Esquire,  
 62 W. Princeton Road,  
 Bala Cynwyd, PA 19004.

ATTORNEY: RACHEL FITOUSSI,  
 62 W. Princeton Road,  
 Bala Cynwyd, PA 19004

**Third and Final Publication****ACKERLY, KATHERYN JEAN also known as****K. JEAN ACKERLY, dec'd.**

Late of Franconia Township.  
 Administratrix: KAREN N. TYBRING,  
 245 Cowpath Road,  
 Souderton, PA 18964.

ATTORNEY: JEFFREY K. LANDIS,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**BASS, DOROTHY H., dec'd.**

Late of Borough of Conshohocken.  
 Administratrix: THERESA H. BASS,  
 1 W. 3rd Avenue, Apt. 308,  
 Conshohocken, PA 19428.  
 ATTORNEY: JOSEPH D. SILVAGGIO,  
 WILLMAN & SILVAGGIO, LLP,  
 5500 Corporate Drive, Suite 150,  
 Pittsburgh, PA 15237

**BESS, LORRAINE MASON, dec'd.**

Late of Plymouth Township.  
 Executrix: SYLVIA R. BESS,  
 7 Timberfare Circle,  
 Plymouth Meeting, PA 19462.

**CARNEY, JAMES FRANCIS also known as****JIM CARNEY, dec'd.**

Late of Hatfield Township.  
 Executrix: JEANINE COLE,  
 115 Willow Drive,  
 Hatfield, PA 19440.

**CHERELLI, CHRISTOPHER, dec'd.**

Late of Borough of Norristown.  
 Administrator: MARK CHERELLI,  
 c/o Paul C. Vangrossi, Esquire,  
 Vangrossi & Recchuiti,  
 319 Swede Street,  
 Norristown, PA 19401.

ATTORNEY: PAUL C. VANGROSSI,  
 VANGROSSI & RECCHUITI,  
 319 Swede Street,  
 Norristown, PA 19401

**CORSO, FRANCIS J. also known as****FRANK J. CORSO, dec'd.**

Late of West Norriton Township.  
 Executrix: SARAH W. ALLEN,  
 142 Crooked Lane,  
 Gilbertsville, PA 19525.

ATTORNEY: JEFFREY C. KARVER,  
 BOYD & KARVER, P.C.,  
 7 E. Philadelphia Avenue,  
 Boyertown, PA 19512

**COYLE, KEVIN JOHN, dec'd.**

Late of Borough of Lansdale.  
 Executor: MICHAEL J. WILKIN,  
 P.O. Box 60136,  
 King of Prussia, PA 19406.

**DiRUBBO, FRANCESCO also known as****FRANK DiRUBBO, dec'd.**

Late of Upper Merion Township.  
 Executor: JOSEPHINE DiRUBBO,  
 448 Anthony Road,  
 King of Prussia, PA 19406.

**DONAHOWER, GERALD C. also known as****GERRY DONAHOWER, dec'd.**

Late of Borough of Stowe.  
 Administratrix: LYNN O'BRIEN,  
 P.O. Box 70,  
 Limekiln, PA 19535.

**EVANS, DOROTHY S. also known as****DOROTHY ELIZABETH EVANS, dec'd.**

Late of Borough of Trappe.  
 Executrix: DEBORAH E. SCHOLL,  
 530 Betcher Road,  
 Trappe, PA 19426.

**FITZGERALD, JANET V., dec'd.**

Late of Borough of Jenkintown.  
 Executor: BERNARD J. FITZGERALD, JR.,  
 2305 Lincoln Drive E.,  
 Upper Dublin, PA 19002.

**FREEZMAN, JOANN C. also known as  
JOANN FREEZMAN, dec'd.**

Late of Abington Township.  
 Executrix: FRANCES A. FREEZMAN,  
 7103 Avenel Blvd.,  
 North Wales, PA 19454.  
 ATTORNEY: WILLIAM S. RAVENELL,  
 FALONI LAW GROUP, LLC,  
 166 Allendale Road,  
 King of Prussia, PA 19406

**GATES, BRIAN JEFF also known as  
BRIAN GATES and**

**BRIAN J. GATES, dec'd.**  
 Late of Borough of Hatfield.  
 Executrices: STEPHANIE E. HARRISON AND  
 REBECCA K. GATES,  
 c/o Andrew P. Grau, Esquire,  
 375 Morris Road, P.O. Box 1479,  
 Lansdale, PA 19446-0773.  
 ATTORNEY: ANDREW P. GRAU,  
 HAMBURG, RUBIN, MULLIN, MAXWELL &  
 LUPIN, PC,  
 375 Morris Road, P.O. Box 1479,  
 Lansdale, PA 19446-0773

**GINDELE, JOSEPH PATRICK also known as  
JOSEPH GINDELE, dec'd.**

Late of Borough of Lansdale.  
 Executrix: DEIRDRE GINDELE,  
 964 Knapp Road,  
 Lansdale, PA 19446.

**HARTMAN, JANET M., dec'd.**

Late of Douglass Township.  
 Co-Executors: MATTHEW C. HARTMAN,  
 195 Water Street,  
 Boyertown, PA 19512,  
 AMANDA R. MOSER,  
 103 N. Walnut Street, Front,  
 Boyertown, PA 19512.  
 ATTORNEY: MATTHEW H. DOLL,  
 BOYD & KARVER, P.C.,  
 7 E. Philadelphia Avenue,  
 Boyertown, PA 19512

**HELD, IRENE, dec'd.**

Late of Borough of North Wales.  
 Executrix: JEANNE HELD WARMKESSEL,  
 110 Santa Anita Drive,  
 North Wales, PA 19454.  
 ATTORNEY: JAMIE M. McFADDEN,  
 3055 College Heights Boulevard, Suite 2B,  
 Allentown, PA 18104

**HELWIG, LILYBETH A. also known as  
BETH HELWIG, dec'd.**

Late of Worcester Township.  
 Executor: MARK W. HELWIG,  
 c/o Suzanne M. Hecht, Esquire,  
 795 E. Lancaster Avenue, #280,  
 Villanova, PA 19085.  
 ATTORNEY: SUZANNE M. HECHT,  
 HANEY & HECHT,  
 795 E. Lancaster Avenue, #280,  
 Villanova, PA 19085

**HIGHAM, SANDRA LYNNE also known as****SANDRA L. HIGHAM, dec'd.**

Late of Upper Merion Township.  
 Executrix: SUSAN HIGHAM,  
 6522 Dawsey Road,  
 Rock Creek, OH 44084.

**JOYCE, PATRICIA A., dec'd.**

Late of Hatfield Township.  
 Executor: JOSEPH P. JOYCE,  
 c/o John H. Filice, Esquire,  
 Rubin, Glickman, Steinberg & Gifford,  
 2605 N. Broad Street, P.O. Box 1277,  
 Lansdale, PA 19446.

**MADDEN, MARY D., dec'd.**

Late of Whitpain Township.  
 Executors: JAMES V. MADDEN AND  
 ROBERT K. MADDEN,  
 c/o Roy S. Ross, Esquire,  
 1600 Market Street, Suite 3600,  
 Philadelphia, PA 19103.  
 ATTORNEY: ROY S. ROSS,  
 SCHNADER HARRISON SEGAL &  
 LEWIS LLP,  
 1600 Market Street, Suite 3600,  
 Philadelphia, PA 19103

**MARKS, CONSOLACION B. also known as  
CONNIE MARKS, dec'd.**

Late of Upper Salford Township.  
 Co-Executors: KAREN E. BOWER,  
 791 Henning Road,  
 Perkiomenville, PA 18074,  
 DALE R. MARKS,  
 23830 Frontage Court,  
 North Dinwiddle, VA 23803.  
 ATTORNEY: JEFFREY C. KARVER,  
 BOYD & KARVER, P.C.,  
 7 E. Philadelphia Avenue,  
 Boyertown, PA 19512

**McGARVEY SR., JAMES E., dec'd.**

Late of Orelan, PA.  
 Executor: ELIZABETH ANN YANNI.  
 ATTORNEY: PATRICK J. McMONAGLE,  
 A. VICTOR MEITNER, JR., P.C.,  
 564 Skippack Pike,  
 Blue Bell, PA 19422,  
 215-540-0575

**MICHENER, DAVID H. also known as  
DAVID HOWARD MICHENER and  
DAVID MICHENER, dec'd.**

Late of Skippack Township.  
 Executrix: PAULETTE A. MICHENER,  
 c/o John P. McGuire, Esquire,  
 552 Ridge Road,  
 Telford, PA 18969.  
 ATTORNEY: JOHN P. MCGUIRE,  
 552 Ridge Road,  
 Telford, PA 18969

**MINOLFO, ANNE BRIZZO, dec'd.**

Late of Upper Merion Township.  
 Executrix: ANGELA M. VILLARI,  
 398 W. Valley Forge Road,  
 King of Prussia, PA 19406.  
 ATTORNEY: CHRISTOPHER P. FIORE,  
 FIORE & BARBER, LLC,  
 418 Main Street, Suite 100,  
 Harleysville, PA 19438

**MOORE, IRVIN W. also known as****IRVIN MOORE, dec'd.**

Late of Montgomery Township.  
 Executrix: BARBARA SUE MOORE,  
 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

**MOSER, ANNIE H., dec'd.**

Late of Upper Frederick Township.  
 Executrix: MARY A. SEIDEL,  
 321 W. 6th Street,  
 Boyertown, PA 19512.  
 ATTORNEY: THOMAS D. LEIDY,  
 42 E. 3rd Street,  
 Boyertown, PA 19512

**POOLE, ROBERTA W., dec'd.**

Late of Towamencin Township.  
 Executor: WILLIAM H. POOLE, JR.,  
 436 Edge Hill Road,  
 York, PA 17403.  
 ATTORNEY: JEFFREY R. BELLOMO,  
 3198 E. Market Street,  
 York, PA 17402

**RINGER, GILBERT A., dec'd.**

Late of Abington Township.  
 Executor: SCOTT K. RINGER,  
 c/o Gregory J. Lake, Esquire,  
 Lakeland Farm,  
 2552 Dark Hollow Road,  
 Jamison, PA 18929.  
 ATTORNEY: GREGORY J. LAKE,  
 LAW OFFICE OF GREGORY J. LAKE,  
 Lakeland Farm,  
 2552 Dark Hollow Road,  
 Jamison, PA 18929

**RISSI, MAUREEN B. also known as****MOE RISSI, dec'd.**

Late of Springfield Township.  
 Executor: THOMAS SAMUEL RISSI,  
 28 College Avenue,  
 Flourtown, PA 19031.

**SHELDON, ROBERTA IRENE also known as****ROBERTA I. SHELDON, dec'd.**

Late of Upper Merion Township.  
 Executrix: HELENA S. QUIGLEY,  
 1079 Townsend Circle,  
 Wayne, PA 19087.  
 ATTORNEY: JOHN G. BLUMBERG,  
 BLUMBERG & RATH,  
 25 E. Butler Avenue,  
 Ambler, PA 19002

**TANCREDI, JOHN also known as****JOHN LEONARD TANCREDI, dec'd.**

Late of Lower Providence Township.  
 Executors: SCOTT RICHTER,  
 822 Rhinehart Lane,  
 Phoenixville, PA 19460,  
 STANLEY J. SINOWITZ,  
 4040 N. Warner Road,  
 Lafayette Hill, PA 19444.  
 ATTORNEY: STANLEY J. SINOWITZ,  
 4040 N. Warner Road,  
 Lafayette Hill, PA 19444

**THEOBALD, MIRIAM B., dec'd.**

Late of Whippen Township.  
 Executor: JOHN F. WALSH,  
 653 Skippack Pike, Suite 317,  
 P.O. Box 445,  
 Blue Bell, PA 19422-0702.  
 ATTORNEY: JOHN F. WALSH,  
 653 Skippack Pike, Suite 317,  
 P.O. Box 445,  
 Blue Bell, PA 19422-0702

**WAIT, KENNETH H., dec'd.**

Late of Towamencin Township.  
 Executrix: BETH A. MASTRO,  
 c/o Leonard L. Shober, Esquire,  
 308 N. Main Street, Suite 400,  
 Chalfont, PA 18914.  
 ATTORNEY: LEONARD L. SHOBER,  
 SHOBER & ROCK, PC,  
 308 N. Main Street, Suite 400,  
 Chalfont, PA 18914

**WERKHEISER, ROSALIE A., dec'd.**

Late of West Norriton Township.  
 Executrix: TERI M. FALCO,  
 34 Dale Drive,  
 Royersford, PA 19468.  
 ATTORNEY: LAWRENCE M. FRANGIOSA,  
 675 N. Lewis Road,  
 Limerick, PA 19468

**WILLIAMS, NANCY also known as****NANCY L. WILLIAMS, dec'd.**

Late of Worcester Township.  
 Executrix: SHERRY L. SHANK,  
 c/o 54 E. Penn Street,  
 Norristown, PA 19401.

**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*

**Evergreen Synergies, LLC** with its principal place of business at 221 King Manor Drive, Suite D, King of Prussia, PA 19406.

The name and address of the entity owning or interested in said business is: PDA Companies LLC, 221 King Manor Drive, Suite D, King of Prussia, PA 19406.

The application was filed on February 2, 2017.

**Nurture and Care Agency** with its principal place of business at 885 N. Easton Rd., Apt. 6B2, Glenside, PA 19038.

The name and address of the entity owning or interested in said business is: Nurture and Care LLC, 885 N. Easton Rd., Apt. 6B2, Glenside, PA 19038.

The application was filed on January 22, 2017.

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**FOREIGN REGISTRATION STATEMENT**

Notice is hereby given that **EMS Productions, Inc.**, a foreign business corporation, has applied for a Statement of Registration to do business in the Commonwealth of Pennsylvania under the provisions of Chapter 4 of the Pennsylvania Association Transactions Act (15 Pa. C.S. Sec. 6124). The corporation is incorporated under the laws of the State of Massachusetts. The address of its principal office under the laws of said jurisdiction is 82 Wendell Avenue, Suite 100, Pittsfield, MA 01201, and the address, including street and number, if any, of its proposed registered office and name of its commercial registered officer provider in Pennsylvania is 1150 First Avenue, Suite 551, King of Prussia, PA 19406.

Notice is hereby given that **GHR Management Company, Inc.**, a foreign business corporation, has applied for a Statement of Registration to do business in the Commonwealth of Pennsylvania under the provisions of Chapter 4 of the Pennsylvania Association Transactions Act (15 Pa. C.S. Sec. 6124). The corporation is incorporated under the laws of the State of Pennsylvania. The address of its principal office under the laws of said jurisdiction is 2250 Hickory Road, Ste. 240, Plymouth Meeting, PA 19462, and the address, including street and number, if any, of its proposed registered office and name of its commercial registered officer provider in Pennsylvania is 2250 Hickory Road, Ste. 240, Plymouth Meeting, PA 19462.

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**MISCELLANEOUS**
**NOTICE OF SUSPENSION**

Notice is hereby given that **Cheri S. Williams Robinson (#88507)** of Arch Street in Norristown, PA, having been suspended from the practice of law for a period of three months by Order of the Supreme Court of New Jersey dated November 1, 2016, the Supreme Court of Pennsylvania issued an Order dated February 17, 2017 suspending Cheri S. Williams Robinson from the practice of law in this Commonwealth for a period of three months.

**Julia M. Frankston-Morris, Esquire**  
Secretary of the Board  
The Disciplinary Board of the  
Supreme Court of Pennsylvania

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**PROFESSIONAL CORPORATION**

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed on 2/10/2017, with the Department of State for **Brian J. Sharkey, P.C.**, a professional corporation organized under the Pennsylvania Business Corporation Law of 1988. **Semanoff Ormsby Greenberg & Torchia, LLC, Solicitors**  
2617 Huntingdon Pike  
Huntingdon Valley, PA 19006

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**TRUST NOTICES**
**First Publication**

**THE CANDITA D'ANGELO  
REVOCABLE TRUST  
DTD 10/30/91 AS AMENDED 08/31/05,  
CANDITA D'ANGELO, DECEASED 01/31/17  
Late of Hatfield Township,  
Montgomery County, PA**

All persons having claims or demands against said Trust to make known the same and all persons indebted to the decedent to make payment without delay to:

**Trustee:** Justin E. D'Angelo  
122 Fairhill Road  
Hatfield, PA 19440

**Or his Attorney,  
Charlotte A. Hunsberger, Esquire  
Bricker, Landis, Hunsberger & Gingrich, LLP**  
114 E. Broad Street, P.O. Box 64769  
Souderton, PA 18964  
215-723-4350

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**Second Publication**

**AMENDED AND RESTATED REVOCABLE  
TRUST OF WILLIAM S. MUSSELMAN**

Notice is hereby given of the death of William S. Musselman, late of Worcester Township, Montgomery County, Pennsylvania. All persons having claims or demands against said decedent or the Revocable Trust of William S. Musselman, are requested to make known the same to the Trustee or the Trust's attorney and all persons indebted to said decedent or his Trust are requested to make payment without delay to the Trustee named below:

**Trustee:** James W. Musselman  
52 Harvey Lane  
Telford, PA 18969

**Trustee's Attorney: Douglas M. Johnson  
Buschman & Johnson**  
228 N. Main Street  
Souderton, PA 18964

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**LOMAS FAMILY TRUST DTD 05/18/2000**

Notice is hereby given of the administration of the Lomas Family Trust dtd. 05/18/2000. Settlor, Hobart D. Lomas, Jr. late of Upper Moreland Twp., Montgomery County, PA died 1/18/2017. All persons having claims against the decedent are requested to make known the same, and all persons indebted to the decedent are required to make payment without delay to:

**Trustee:** Patricia A. Swartz  
c/o William S. Ravenell, Esquire  
166 Allendale Road  
King of Prussia, PA 19406

**Third and Final Publication****HAROLD C. JURAM & M. EDWINA C. JURAM  
REVOCABLE TRUST DTD. 7/13/1999**

**Harold C. Joram, Deceased  
Late of Lower Gwynedd Twp.,  
Montgomery County, PA**

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to:

**Trustee:** Pamela J. Kuhn  
2165 Shadow Creek Court  
Vernon Hills, IL 60061

**Or to her Atty.: Mary L. Buckman  
Ford & Buckman, P.C.**  
585 Skippack Pike, Ste. 100  
Blue Bell, PA 19422

**JEAN BRAM REVOCABLE TRUST  
DTD 12/17/2009**

**Jean Bram, Deceased  
Late of Cheltenham Twp., Montgomery County, PA**

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to:

**Trustees:** Luanne Ford and Marlene R. Sklar  
c/o Jonathan H. Ellis, Esq.  
261 Old York Rd., Ste. 200  
Jenkintown, PA 19046

**Or to their Atty.: Jonathan H. Ellis  
Plotnick & Ellis, P.C.**  
261 Old York Rd., Ste. 200  
Jenkintown, PA 19046

**EXECUTIONS ISSUED**

**Week Ending February 21, 2017**

**The Defendant's Name Appears  
First in Capital Letters**

BARBERA, GARY: LINDA - Wachovia Mortgage Corporation, et al.; 200944350; DECISION/3,097,308.60.  
BARBIERI, DENNIS: DORIS - Wilmington Savings Fund Society Fsb; 201624513; \$208,894.91.  
BRANT, SHANNELL - Cu Members Mortgage, et al.; 201427788.  
CALIGIURI, VINCENT: JEANETTE - Wells Fargo Bank Na; 201529162.  
CANCEL, SHELIA: WELLS FARGO, GRNSH. - Lvnv Funding, LLC; 200818725; WRIT/EXEC.  
CANTWELL, SCOTT: AIMEE - Federal National Mortgage Association; 201603379.  
CAPASSO, FLORA - The Bank Of New York Mellon Et Al, et al.; 201620535.  
ESTATE OF WALTER EBO: LEACH, ALONZO: HALPIN, CHARLES - Citizens Bank Of Pennsylvania; 201622258.

FRIEL, LIZANNE: BRACE, ROBERT - Gmac Mortgage, LLC, et al.; 201130684; AMEND IN REM ORDER/420,942.46.  
GERSHMAN, JESSICA: PNC BANK, GRNSH. - Capital One Bank Usa Na; 201629334; WRIT/EXEC.  
GOETTNER, SUSAN: FREARSON, JUNE - Ditech Financial, LLC, et al.; 201527172; \$377,822.65.  
GONZALEZ RIVERA, GERARDO: MEDINA, FERNANDO - Wells Fargo Bank Na, et al.; 201420390; \$135,111.92.  
GOYZMAN, YURY: GALINA - Jpmorgan Chase Bank Na, et al.; 201409650; ORDER/IN REM JDMT601,577.19.  
GRANT, KEVIN: PRESCOTT-GRANT, DOREEN - Us Bank National Association; 201521491.  
HENNING, RANDY: THERESA - Deutsche Bank National Trust Company; 201426775.  
HOFF, WILLIAM: EPP, BRIAN: BRIAN, ET AL. - Jp Morgan Chase Bank Na, et al.; 201215599; \$284,203.48.  
HOSSAIN, MALIK: MALIK, SAMINA - Citimortgage, Inc.; 201624352; \$154,906.17.  
KELLY, ELIZABETH: TD BANK, GRNSH. - Morris, Michael; 201604869; \$10,042.70.  
LOMAX, JAMES: BENEFICIAL SAVING BANK, GRNSH. - Capital One Bank; 201701252; WRIT/EXEC.  
MCGIRR, KIMBERLY: PNC BANK, GRNSH. - Asset Acceptance, LLC; 201700869; WRIT/EXEC.  
MENDENHALL, WENDY: RONALD - Nationstar Mortgage, LLC; 201611431; ORDER/IN REM/\$223207.98.  
MILANESI, ANN: ANN - Wells Fargo Bank, et al.; 201507230; \$80,177.59.  
MOJARAD, STEPHEN: SARA: SARA - Us Bank National Association; 201402787; \$112,478.21.  
PERALTA, FERNANDO: VGE CAFE: THE BRYN MAWR TRUST COMPANY, GRNSH. - Bergman, Marilyn; 201532934.  
PERAZA CASTRO, SALVATOR: GONZALES EVARG, ELIA: SALS VILLAGE CAFE: BANK OF AMERICA, GRNSH., ET AL. - Fvsc Acquisition, L.P.; 201623761; \$12,535.53.  
PETRANCURI, DARRYL - Wells Fargo Bank Na, et al.; 201619889; \$316,296.80.  
SCHWARTZ, CHRISTINE: MARK - Wells Fargo Bank Na, et al.; 201507348; ORDER IN REM/136,731.42.  
SHREVES, DENNIS: DENNIS - Deutsche Bank National Trust Company, et al.; 201614091; \$163,786.60.  
STEFFEN, SHAUN: PNC BANK, GRNSH. - Asset Acceptance, LLC, et al.; 201700900; WRIT/EXEC.  
WAGNER, JOSHUA: PNC BANK, GRNSH. - Capital One Bank Usa Na; 201700134; WRIT/EXEC.  
WALSH, KEVIN: KP WALSH ASSOCIATES, INC.: PNC BANK NA, GRNSH. - Tague, Vincent; 201624634.  
WILLETT, JOSHUA - Wells Fargo Bank Na; 201629903; \$89,851.78.  
ZIMMERMAN, BRIAN: BRIAN - Hsbc Usa National Association, et al.; 201429771.

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**JUDGMENTS AND LIENS ENTERED**
**Week Ending February 21, 2017**
**The Defendant's Name Appears  
First in Capital Letters**

AYDEMIR, MEHMET - First Jersey Credit Union; 201703042; Foreign Judgment; \$759868.64.  
 AYDEMIR, MEHMET - Usa Medallion Funding Llc; 201703043; Foreign Judgment; \$86460.63.  
 BAE, JOSEPH - High Profile Properties Iii Llc; 201702832; Judgment fr. District Justice; \$5,130.70.  
 BAUER, NORMAN - Commonwealth Financial Systems Inc; 201703079; Certification of Judgment; \$8152.55.  
 BECHTEL, JENNIFER - Msw Capital Llc; 201702836; Judgment fr. District Justice; \$1,308.76.  
 CELTIC MASONRY RESTORATIONS INC - Advanced Scaffold Services Llc; 201702689; Foreign Judgment; \$24,684.19.  
 CLARK, CARL - Midland Funding Llc; 201702382; Judgment fr. District Justice; \$3,670.12.  
 CONNOR, SHEILA - Midland Funding Llc; 201702402; Judgment fr. District Justice; \$3,044.80.  
 DAY, JAMES; ASHTON, WILLIAM; DAY, CLIFTON - Aglf Investments Llc; 201702830; Judgment fr. District Justice; \$5,266.07.  
 DOUGHERTY, DANIEL; SCHAMERHORN, DAVID; KRYSTAL - Rotanz, Donald; 201702838; Judgment fr. District Justice; \$3822.90.  
 DREAMS-N-ASPIRATIONS HEAVY HAUL INC: DNA HEAVY HAUL: GRACE, ANTHONY - Navitas Lease Corp; 201702992; Foreign Judgment; \$104447.50.  
 ELMAN, MICHAEL - Discover Bank; 201702817; Judgment fr. District Justice; \$8257.71.  
 FATZINGER, SUMMER: TORQUE SPIN BARRE AND TRX STUDIO LLC - Moscariello, Americo; 201702821; Complaint In Confession of Judgment; \$POSSESSION.  
 FIGUEROA, JOANNA - Mei Mei Llc; 201702720; Judgment fr. District Justice; \$3,788.75.  
 GILBERT, JAMES - Mariner Finance Llc; 201702716; Judgment fr. District Justice; \$2628.39.  
 HATFIELD BERGEY LP: HALFIELD BERGEY LP - Cre/Adc Venture 2013-1 Llc; 201702954; Complaint In Confession of Judgment; \$404,314.81.  
 LUBLIN, WILLIAM; WALSH, COLLETTE: JAMES - Bryn Mawr Trust Company; 201703004; Complaint In Confession of Judgment; \$875,885.39.  
 MATTERA, VINCENT - Irwins Holding Co; 201702878; Complaint In Confession of Judgment; \$2099423.32.  
 MCDONALD, CATHERINE - Northridge Estates Condominium Association; 201703015; Judgment fr. District Justice; \$4905.85.  
 MEYER, KRISTEN - Gwynedd Club Condominium Association; 201702524; Judgment fr. District Justice; \$5,120.50.  
 OSSIANDER, DEBRA - Msw Capital Llc; 201702790; Judgment fr. District Justice; \$1,449.28.  
 PAE, JOUN - Midland Funding Llc; 201702407; Judgment fr. District Justice; \$3,283.19.  
 PRATT, JOHN: PRATT COMPLETE HOME RENOVATIONS AND UPGRADES - Grace, Marina; 201702590; Certification of Judgment; \$2,585.00.

REESE, SHOENE - Aglf Investments Llc; 201702828; Judgment fr. District Justice; \$3,115.60.  
 ROBINSON, TORI: TORLAIR - Aglf Investments Llc; 201702827; Judgment fr. District Justice; \$3,124.94.  
 SABB, KATHRYN - Capital One Bank Usa Na; 201702896; Judgment fr. District Justice; \$2,922.07.  
 SACHS, NICOLE - Capital One Bank Usa Na; 201702886; Judgment fr. District Justice; \$4,436.45.  
 SEAMS PERFECT LLC: KINZIE, DUANE - Sheftic, Mark; 201703074; Judgment fr. District Justice; \$12163.50.  
 SLOAN, MICHAEL - Discover Bank; 201702779; Judgment fr. District Justice; \$10,535.50.  
 SMITH, LAWRENCE - Discover Bank; 201702788; Judgment fr. District Justice; \$6,833.81.  
 THOMPSON, MELISSA - Midland Funding Llc; 201702406; Judgment fr. District Justice; \$5,874.68.  
 TOPJIAN, SEBOUH - Discover Bank; 201702768; Judgment fr. District Justice; \$2,350.56.  
 UDELL, JACK: JACK - M&T Bank; 201703006; Foreign Judgment; \$72134.05.  
 WEIDNER, REBECCA - Capital One Bank Usa Na; 201702711; Judgment fr. District Justice; \$1,789.43.  
 WILLIAMS, MYLES - Capital One Bank Usa Na; 201702898; Judgment fr. District Justice; \$1,094.60.  
 YAZUJIAN, DENISE - Capital One Bank Usa Na; 201702910; Judgment fr. District Justice; \$3,349.15.  
 ZIKA, JEFFREY - Discover Bank; 201702746; Judgment fr. District Justice; \$8,131.29.

**CHELLENHAM TWP. -**
**entered municipal claims against:**

613 Sonada Associates Llc; 201702699; \$555.78.

**LOWER POTTS GROVE TWP. -**
**entered municipal claims against:**

Carpenter, Kimberly; 201702694; \$818.61.

**PENNA. DEPT. OF REV. -**
**entered claims against:**

Bally Diner Inc: New Pied Piper; 201760956; \$7,963.46.  
 Beauty Outlet; 201760958; \$678.05.  
 King Carpet Mart Inc; 201760957; \$1,172.48.

**PERKIOMEN VALLEY SCHOOL DIST. -**
**entered municipal claims against:**

House, Joanna; 201702709; \$5,025.39.  
 Polanco, Fernando: Coulter, Jessica; 201702722; \$2,545.77.

**POTTS GROVE SCHOOL DIST. -**
**entered municipal claims against:**

Feldman, Roger: Renee; 201702717; \$3,207.63.  
 Koresko, Thomas: Sharon; 201702690; \$1082.82.

**POTTSTOWN BORO. AUTH. -**
**entered municipal claims against:**

Capps, Mark: Watson, Shawn; 201702909; \$666.86.  
 Delgado, Carlos: Sandra; 201702857; \$672.81.  
 Lare, Bobbie; 201702712; \$708.52.  
 Lsf8 Master Participation Trust; 201702860; \$684.70.  
 Martinez, Anthony: Misty; 201702724; \$714.46.  
 Pottstown Land Corp; 201702865; \$653.82.  
 Travis, Kathleen; 201702915; \$1206.04.



**POTTSTOWN BORO. -****entered municipal claims against:**

Lichtley, Ronald; 201702727; \$855.08.

**POTTSTOWN SCHOOL DIST. -****entered municipal claims against:**Keystone Masonic Lodge No 113; 201702714;  
\$2973.25.**UNITED STATES INTERNAL REV. -****entered claims against:**9Dots Management Corp Llc; Florio, John; 201770092;  
\$192857.37.

Allways Cafe Inc; 201770103; \$17459.17.

Althouse, John; Diane; 201770104; \$11222.28.

Bohmuller, Barry; 201770098; \$73984.52.

Chi, Mitchell; Helene; 201770097; \$32650.54.

Crapo, Donald; 201770093; \$24501.76.

Hope Contracting Llc; 201770096; \$399685.53.

Hopkins, Robert; Kathleen; 201770099; \$45975.28.

Martin, Don; 201770101; \$29470.71.

Michael J Ali Dmd Llc; Ali, Michael; 201770090;  
\$379,894.46.

Miel Patisserie Llc; 201770094; \$34433.81.

Miel Patisserie Llc; 201770095; \$14343.61.

Moulton, Carole; 201770100; \$12457.95.

Parrotto, Gerald; 201770102; \$56900.86.

Ram Construction Enterprises Inc; 201770105;  
\$104139.08.

Root, Gary; Margaret; 201770091; \$127463.51.

**UPPER DUBLIN SCHOOL DIST. -****entered municipal claims against:**

Rubenstein, Mitchell; Mary; 201702839; \$6,087.27.

**UPPER POTTS GROVE TWP. -****entered municipal claims against:**

Barnes, Daniel; 201702693; \$1180.62.

**WEST NORRITON TWP. -****entered municipal claims against:**

Branigan, Frank; Tracy; 201702697; \$1636.68.

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**LETTERS OF ADMINISTRATION****Granted Week Ending February 21, 2017****Decedent's Name Appears First,  
Then Residence at Death, and  
Name and Address of Administrators**BENO, MICHAEL J. - Whippain Township;  
Beno, Karol K., 1420 Evans Road  
Bell Bell, PA 19002.BRENNENSTUHL, CATHERINE E. -  
Abington Township; Hauptman, Theodore,  
29 Penn Circle Holland, PA 18966.BUCKOWSKI, JENNIFER L. - Upper Providence  
Township; Buczkowski, Nicholas, Jr.,  
107 Orchard Court Royersford, PA 19468.DUREKA, VINCENT W. - Lower Providence  
Township; Dureka, Samuel V., 2114 Chestnut Avenue  
Norristown, PA 19403.GENNETTI, WILLIAM T. - Upper Gwynedd Township;  
Gennetti, Andrea M., 746 Pineview Lane  
North Wales, PA 19454.GILL, CHARLES C. - Abington Township;  
Morsa, Robert J., 2253 Valley Road  
Jamison, PA 18929.HAIRSTON, BARRY K. - Abington Township;  
Hairston, Bernice, 1604 Summit Avenue  
Willow Grove, PA 19090.KENNEDY, BRADLEY K. - Towamencin Township;  
Kennedy, Pamela H., 4403 Waterford Way  
Limerick, PA 19468.LASORSA, MARY L. - Montgomery Township;  
Lasorsa, David J., 120 Forest Avenue  
Ambler, PA 19002.MALLON, DOLORES J. - Abington Township;  
Pickering, Kathleen T., 82 Winding Lane  
Feasterville, PA 19053.MCCARTY, STEVEN - Upper Moreland Township;  
Mccarty, Amy J., 3400 Whitehall Dr  
Willow Grove, PA 19090.SAMUEL, FARID K. - Abington Township;  
Samuel, Rafik, 319 Vine Street  
Philadelphia, PA 19106.SLATER, KELLY - Douglass Township;  
Slater, Joanne M., 200 Jordan Drive  
Gilbertsville, PA 19525.THOMPSON, CHRISTOPHER R. - Norristown Borough;  
Ray, Jullian, 228 Flagstone Circle  
Coatesville, PA 19320.WOEHREL, GLENN A. - Franconia Township;  
Woehrel, Mark, 225 Island Road  
Kintnersville, PA 18930.

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**SUITS BROUGHT****Week Ending February 21, 2017****The Defendant's Name Appears  
First in Capital Letters**ALLISON, TRINA - Portfolio Recovery Associates Llc;  
201702928; Civil Action; Brown, Carrie A.ANDERS, JEANNE - Portfolio Recovery Associates Llc;  
201702936; Civil Action; Brown, Carrie A.ANDREWS, DANIEL - Selective Insurance Company;  
201702967; Civil Action; Kluxen, Steven A.BARBER, JAMES; JAMES W BARBER  
TUCKING & EXCAVATING LLC - F&M  
Equipment Ltd; 201702795; Civil Action;  
Perrone, William J.BENTLEY, TYJANET - Harrison, Daijon; 201703021;  
Complaint for Custody/Visitation.BERGER, PENNY; LONG, BARRY; KEVIN, ET.AL. -  
Diakon Lutheran Social Ministaries; 201702825;  
Civil Action; Zellner, Brian K.BOGSCHUTZ, JIMENA - Midland Funding Llc;  
201702630; Civil Action; Santucci, Daniel.BRISTOW, TERRELL - Phillips, Nadirah;  
201702705; Complaint for Custody/Visitation.BRUMFIELD, SADIE - Portfolio Recovery  
Associates Llc; 201702861; Civil Action;  
Brown, Carrie A.BRUNNER, JOSEPH - Jg Wentworth  
Home Lending Inc; 201702701; Complaint In  
Mortgage Foreclosure; Bennett, Elizabeth M.CARSA GE CO LLC - Smith, Cynthia; 201702811;  
Plaintiffs Appeal from District Justice;  
Strong, Susan L.

- CENDROWSKI, OLIVERA - Discover Bank; 201702398; Civil Action; Gulko, Ralph.
- COHEN, JENNEL - Szambelak, Michael; 201702438; Complaint for Custody/Visitation.
- COLLINS, KATHERINE - Portfolio Recovery Associates Llc; 201702866; Civil Action; Brown, Carrie A.
- CONBEER, BRENDA - Conbeer, Edward; 201702914; Complaint Divorce; Breidenbach, Douglas B., Jr.
- CORSON, LAURA - Portfolio Recovery Associates Llc; 201702862; Civil Action; Brown, Carrie A.
- COWAN, JESSICA - Chavira, Ernesto; 201702679; Civil Action; Kroberger, Jeffrey A.
- CUTLER GROUP INC: DAVID CUTLER GROUP - Samkari, Ayman; 201703084; Civil Action; Liss, Perry.
- DAWIDZIUK, HELEN - Td Bank Usa N A; 201702789; Civil Action; Paul, Nathalie.
- DUDLEY, ALESSA - Caruso, Jillian; 201702932; Defendants Appeal from District Justice.
- DUNZWEILER, ERIN: RUSH, MICHAEL - Rush, Christine; 201702594; Complaint for Custody/Visitation.
- EGAN, NICHOLAS - Myers, Heather; 201702908; Complaint for Custody/Visitation.
- ESTES, NANCY - Td Bank Usa Na; 201702713; Civil Action; Paul, Nathalie.
- EXPERIAN INFORMATION SOLUTIONS INC - Mims, Maxine; 201702937; Civil Action; Piontek, Vicki.
- FEIST, JEFFREY - Gallagher, Michell; 201703078; Civil Action; Curran, Ryan.
- FLEURY, JANE - Td Bank Usa Na; 201702718; Civil Action; Paul, Nathalie.
- FLIPPING, MICHAEL - Flipping, Jennifer; 201702804; Complaint Divorce.
- FOGARTY, KENNETH - Fogarty, Vanessa; 201702902; Complaint Divorce.
- FOLEY, PATRICIA - Portfolio Recovery Associates Llc; 201702956; Civil Action; Brown, Carrie A.
- FOOR, MICHAEL - Foor, Serena; 201702621; Complaint Divorce.
- GEBELEIN, APRIL - Portfolio Recovery Associates Llc; 201702934; Civil Action; Brown, Carrie A.
- GLENN, STACEY - Portfolio Recovery Associates Llc; 201702953; Civil Action; Polas, Robert N., Jr.
- GONZALEZ, RUBEN - Gonzalez, Leah; 201702945; Complaint Divorce.
- GREENIDGE, MARK - Barclays Bank Delaware; 201702893; Plaintiffs Appeal from District Justice; Ratchford, Michael F.
- GREENWOOD FUNDING LLC - Brown, Damien; 201702691; Petition; Dugalic, Vanya.
- HAGERICH, JILLIAN - Hagerich, Clark; 201703083; Complaint Divorce; Norcross, Colleen.
- JOHNSON, TONY - Portfolio Recovery Associates Llc; 201703003; Civil Action; Brown, Carrie A.
- JONATHAN, DONNA - Portfolio Recovery Associates Llc; 201702921; Civil Action; Brown, Carrie A.
- JONES, CHRISTOPHER - Td Bank Usa Na; 201702715; Civil Action; Paul, Nathalie.
- KALLURI, SUSMITA - Magister, Holly; 201702572; Civil Action.
- KAUR, NAVDEEP - Singh, Sharandeep; 201702916; Complaint Divorce; Semisch, Mark R.
- KIM, BU: OCCUPANTS - Wilmington Savings Bank Fund Society Fsb; 201702965; Complaint in Ejectment; Brunner, Abigail.
- KIM, HWI - Portfolio Recovery Associates Llc; 201702874; Civil Action; Brown, Carrie A.
- KLINE, KENNETH - Kline, Sonja; 201702816; Complaint Divorce; Consolo, Colleen F.
- LANNUTTI, MAUREEN: DANIEL - Portfolio Recovery Associates Llc; 201702864; Civil Action; Brown, Carrie A.
- LIN, QIANG - Chen, Yourong; 201702940; Defendants Appeal from District Justice.
- LINDNER, ISRAEL: LARA - Marcantuono, Vanessa; 201702806; Foreign Subpoena.
- LINDNER, LARA: ISRAEL - Marcantuono, Joseph; 201702805; Foreign Subpoena.
- LIOTT, ALEXANDRA - Portfolio Recovery Associates Llc; 201702957; Civil Action; Brown, Carrie A.
- LOWRY, BARBARA - Credit Asset Management Llc; 201702995; Civil Action; Miller, George A.
- MARIN, DAVID - Portfolio Recovery Associates Llc; 201702947; Civil Action; Brown, Carrie A.
- MARKS, JAMIE - Portfolio Recovery Associates Llc; 201702923; Civil Action; Brown, Carrie A.
- MCLAURIN, GREGORY: ROSLYN: ROSLYN, ET.AL. - Bank Of New York Mellon; 201702710; Complaint In Mortgage Foreclosure; Lutz, Daniel T.
- MINISCALCO CORPORATION: MINISCALCO, HENRY: RONALD - Haines And Kibblehouse Inc; 201702628; Action for Declaratory Judgment; La Flamme, Joseph A.
- MOYER, MICHAEL: CONNIE - Wells Fargo Bank Na; 201703085; Complaint In Mortgage Foreclosure; Brunner, Abigail.
- NIEVES, VICTOR - Portfolio Recovery Associates Llc; 201702999; Civil Action; Brown, Carrie A.
- NOLASCO, WILSON - Espaillet, Yussep; 201702812; Complaint for Custody/Visitation.
- ORGANTINI, CHELSEA - Organtini, Brian; 201702698; Complaint Divorce; Myers, Lenore.
- PATEL, PRITIBEN - Portfolio Recovery Associates Llc; 201702938; Civil Action; Brown, Carrie A.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Heinzmann, Eric; 201702721; Appeal from Suspension/Registration/Insp; Gottlieb, Michael P.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Bogedain, Jacob; 201702706; Appeal from Suspension/Registration/Insp; Egan, Thomas C. Iii.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Rawlings-Davis, Frankie; 201702809; Appeal from Suspension/Registration/Insp; Roberts, Richard S.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Dalton, Robert; 201702799; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Ticho, Nathan; 201703016; Appeal from Suspension/Registration/Insp; Burke, James J.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Heinzmann, Eric; 201702721; Appeal from Suspension/Registration/Insp; Gottlieb, Michael P.

- PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Heyer, Raymond; 201702765;  
Appeal from Suspension/Registration/Insp;  
Dimatteo, Samuel.
- PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Jackson, Joanne; 201702791;  
Appeal from Suspension/Registration/Insp;  
Leach, Steven C.
- PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Rawlings-Davis, Frankie;  
201702809; Appeal from Suspension/Registration/  
Insp; Roberts, Richard S.
- PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Caffrey, Thomas; 201702867;  
Appeal from Suspension/Registration/Insp.
- PERSON, SAMANTHA - Person, Tobias; 201702688;  
Complaint Divorce.
- PETO, CANDIS - Discover Bank; 201702741;  
Civil Action; Cawley, Jonathan Paul.
- RAIKEN, MARC - Raiken, Cheryl; 201702943;  
Complaint Divorce.
- RANKIN, MARIA - Bayview Loan Servicing Llc;  
201702797; Complaint In Mortgage Foreclosure;  
Lutz, Daniel T.
- REYNOLDS, JAMES - Portfolio Recovery  
Associates Llc; 201703002; Civil Action;  
Brown, Carrie A.
- RIVERA, BETTY; OCCUPANTS - Vrm; 201702613;  
Complaint in Ejectment; Dobaria, Vishal.
- RODRIGUEZ, DANIEL - Rodriguez, Claribel;  
201702951; Complaint Divorce; Eisenberg, Michael E.
- ROSARIO, VICTOR - Alston, Traci; 201700838;  
Complaint for Custody/Visitation.
- RUBENSTEIN, MITCHEL - Portfolio Recovery  
Associates Llc; 201703001; Civil Action;  
Brown, Carrie A.
- RUSSELL, DAVID - Russell, Doreen; 201702814;  
Complaint Divorce.
- RYMDEKO, JAMES - Bank Of America Na;  
201702545; Civil Action; Lashin, Arthur.
- SERGAS, SCOTT - Sergas, Tracy; 201702952;  
Complaint Divorce; Norcross, Colleen.
- SHELLENBERGER, KENNETH -  
Shellenberger, Pamela; 201702614; C  
omplaint Divorce.
- SIKORA, MARIANO - Portfolio Recovery  
Associates Llc; 201702959; Civil Action;  
Brown, Carrie A.
- SMALE, SYDNI - Tripp, Jarred; 201702588;  
Complaint for Custody/Visitation.
- SMITH, BENJAMIN - Stewart Kimble, Martha;  
201702905; Complaint for Custody/Visitation;  
Friedland, Harvey.
- STITELER, STEPHANIE - Portfolio Recovery  
Associates Llc; 201702911; Civil Action;  
Brown, Carrie A.
- STORM, MELISSA - Discover Bank; 201702738;  
Civil Action; Cawley, Jonathan Paul.
- SULLIVAN, KATHLEEN; HOBDAY, GREGORY -  
Tooley, Kathleen; 201702946; Complaint for  
Custody/Visitation.
- SULLIVAN, KRISTIN - Sullivan, Robert; 201702844;  
Complaint for Custody/Visitation.
- TAYLOR, THOMAS - Portfolio Recovery Associates Llc;  
201702920; Civil Action; Brown, Carrie A.
- THOMAS, BLAIR; BLAIR - Deutsche Bank  
National Trust Company; 201702794; Complaint  
In Mortgage Foreclosure; Wapner, Peter.
- TRANSUNION LLC; X Y Z CORPORATIONS -  
Mims, Maxine; 201703039; Civil Action;  
Piontek, Vicki.
- ULLERY, DOUG - American Express Centurion Bank;  
201702922; Civil Action; Felzer, Jordan W.
- UPSHER, JANET; BURNLEY, JUNE;  
UNKNOWN HEIRS SUCCESSORS ASSIGNS OF  
JUNE W BURNLEY, ET.AL. - Wells Fargo Bank Na;  
201702796; Complaint In Mortgage Foreclosure;  
Bennett, Elizabeth M.
- WELLS, LINA - Wells, Thomas; 201702739;  
Complaint Divorce.
- WHITE, KATHRYN - Portfolio Recovery Associates Llc;  
201702944; Civil Action; Brown, Carrie A.
- WOO, CHRISTIAN - Portfolio Recovery Associates Llc;  
201702950; Civil Action; Brown, Carrie A.
- WOOD, LISA - Wood, Sb; 201702161; Complaint for  
Custody/Visitation; Fisher, Lise A.
- YI, HYE - Portfolio Recovery Associates Llc;  
201702924; Civil Action; Brown, Carrie A.
- YOUNG, MARY - Portfolio Recovery Associates Llc;  
201702931; Civil Action; Brown, Carrie A.
- ZIPS DRY CLEANERS - Garg, Patricia; 201702728;  
Defendants Appeal from District Justice.

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## WILLS PROBATED

### Granted Week Ending February 21, 2017

#### Decedent's Name Appears First, Then Residence at Death, and Name and Address of Executors

- AMATO, GEORGE V. - Upper Merion Township;  
Sharpe, Patricia A., 512 Long Meadow Road  
Norristown, PA 19403.
- ARELIAS, HENRY S. - Montgomery Township;  
Armstrong, Karen, 1425 Heathrow Court  
Milford, OH 45150.
- ASHTON, SYLVIA D. - Upper Dublin Township;  
Hale, Stephanie, 3633 Nw 83Rd Way  
Cooper City, FL 33024.
- BAUDER, GERTRUDE C. - Limerick Township;  
Geiges, Karen P., 514 N. 6Th Avenue  
Royersford, PA 19468.
- BONINI, WILLIAM E. - Lower Merion Township;  
Bonini, N. M, 312 Fawn Hill Lane  
Narberth, PA 19072.
- BRAND, CATHERINE F. - Marlborough Township;  
Zaengle, Elizabeth A., 4179 E Campbell Road  
Pennsburg, PA 18073.
- CAFFREY, NANCY R. - Worcester Township;  
Keen, Diane C., 714 Daniel Drive  
Collegetown, PA 19426-4114.
- CASELL, RICHARD E. - Cheltenham Township;  
Labov, Steven L., P. O. Box 11292  
Elkins Park, PA 19027; Rangnow, Bruce A.,  
118 Boncouer Road Cheltenham, PA 19012.
- CEGIELKOWSKI, RICHARD L. - Rockledge Borough;  
Benningfield, Dolores A., 121 Stillwater Rd  
Barneget, NJ 08005; Godshall, Marilyn F.,  
43 Lighthouse Dr Manahawkin, NJ 08050.
- CHURCH, JAMES A. - Franconia Township;  
Church, Loretta J., 235 Finch Drive  
Souderton, PA 18964.
- CLEMMER, ARLENE B. - Franconia Township;  
Clemmer, Dennis M., 2262 New Danville Pike  
Lancaster, PA 17603.

- COLLINS, JOHN N. - Lansdale Borough;  
Collins, David W., 365 La Villa Dr  
Miami Springs, FL 33166.
- COUGHLIN, DAVID W. - Upper Dublin Township;  
Meehan, Michele J., 672 Meadow Brook Ave  
Ambler, PA 19002.
- DAROFF, MARK - Whitpain Township;  
Hamilton, Tina I., 8342 Valley Green Drive  
Fogelsville, PA 18051-1545.
- DELLECKER, JANET B. - Upper Dublin Township;  
Dellecker, Todd S., 83 Altadena Drive  
Pittsburgh, PA 15228.
- DEMINO, NANCY L. - Norristown Borough;  
Carfagno, Samantha, 1109 Sun Valley Drive  
Royersford, PA 19468.
- DESIMONE, LOUIS S., SR. - Plymouth Township;  
Desimone, John, 3109 Sunset Lane  
Phoenix, MD 21131.
- DICARLO, GLORIA - Upper Dublin Township;  
Packert, Carolyn A., 1629 Boone Way  
Lansdale, PA 19446.
- DIMINO, GLORIA A. - West Norriton Township;  
Dimino, Robert L., 148 Brompton Road  
Garden City, NY 11530.
- DOLLER, MARGUERITE C. - Upper Merion Township;  
Kowal, Rosemary D., 78 Drummers Lane  
Wayne, PA 19087.
- DOWNEY, MARY V. - Lower Merion Township;  
Downey, Christine D., 2507 Chestnut Avenue  
Ardmore, PA 19003; Downey, George H.,  
195 Patroits Court Galloway, NJ 08205;  
Downey, Timothy S., 545 Arlington Lane  
Smithville, NJ 08205-3250.
- DRY, CAROLINE M. - Skippack Township;  
Dry, Kevin S., 127 Garibaldi Ave Lodi, NJ 07646.
- EVANS, DOROTHY S. - Trappe Borough;  
Scholl, Deborah E., 530 Betcher Road  
Trappe, PA 19426.
- FREED, MARY D. - Souderton Borough;  
Freed, Duane, 52 Klingerman Road  
Telford, PA 18969.
- GARDNER, SANDRA J. - Skippack Township;  
Gardner, Cory A., 1615 Gravel Pike  
Perkiomenville, PA 18074; Gardner, Timothy L.,  
128 Link Road Fleetwood, PA 19522.
- GLAZER, HERMAN - East Greenville Borough;  
Plouffe, Thomas A., 7A Perron Road  
Plainville, CT 06062.
- GOLDBLUM, AARON - Lower Merion Township;  
Haas, Donna G., 633 Harvard Road  
Bala Cynwyd, PA 19004.
- GOLDSTEIN, MAY - Lower Merion Township;  
Goldstein, Marc R., 467 Beverly Road  
Ridgewood, NJ 07450; Popkave, Carol G.,  
1432 Sandy Circle Narberth, PA 19072.
- GOULDEY, ANDREW P., JR. - Lansdale Borough;  
Gouldley, Alan S., 3313 Salford Station Road  
Perkiomenville, PA 18074; Gouldley, Bruce K.,  
22966 Weybridge Square Broadlands, VA 20148-6897.
- HERBST, THERESA C. - West Norriton Township;  
Branca, George C., 317 22Nd Street South  
Brigantine, NJ 08203.
- JOHNSON, GEORGIA T. - Whitemarsh Township;  
Anspach, Anne J., 102 Atwood Road  
Erdenheim, PA 19038.
- JOHNSON, SUZANNE B. - Abington Township;  
Butler, Carole J., 3480 Lancer Court  
Dunkirk, MD 20754; Mccarty, Amy J.,  
3400 Whitehall Drive Willow Grove, PA 19090.
- JOHNSON, WARNE P. - Whitemarsh Township;  
Anspach, Anne J., 102 Atwood Road  
Erdenheim, PA 19038.
- KOTAS, JEANNE M. - Abington Township;  
Kotas, Donald E., 805 Mara Dr Blue Bell, PA 19422.
- LAEMMLE, BERNHARD - Upper Moreland Township;  
Reinert, Ingrid, 117 Abbeyview Avenue  
Willow Grove, PA 19090.
- LAMELZA, LILLIANA - Worcester Township;  
Sun, Antoinette, 3049 Pawling Ford Road  
Lansdale, PA 19446.
- LAWLOR, JOHN J. - Horsham Township;  
Lawlor, Mark B., 1306 Squire Drive  
Ambler, PA 19002.
- LORD, SHIRLEY E. - Worcester Township;  
Lord, G. C., 422 W. Chestnut Hill Avenue  
Philadelphia, PA 19118.
- MARISCAVAGE, CATHERINE - Whitemarsh Township;  
Kobi, George, Jr., 3008 Chestnut Street  
Lafayette Hill, PA 19444.
- MATLAWSKI, JOHN A. - Lower Merion Township;  
Matlawski, J. A., 13 N. Morgan Avenue  
Havertown, PA 19083.
- MCCONNELL, CATHERINE B. - Lower Merion  
Township; Mcconnell, John R., Jr., 414 Midland Avenue  
St David's, PA 19087.
- OFRIA, LORETTA D. - Lower Providence Township;  
Ofria, Carl J., 14306 Shannondell Drive  
Audubon, PA 19403.
- PEARSON, JESSICA S. - Lower Salford Township;  
Pearson, Joseph T. Iv, 517 East Creamery Road  
Perkasie, PA 18944.
- PHILLIPS, JOSEPH H., JR. - Lower Providence  
Township; Phillips, Margaret S.,  
608 Meadowlark Road Audubon, PA 19403.
- PORTER, MARGARET W. - Lower Pottsgrove  
Township; Porter, John M., Jr., 660 Ridgeview Drive  
Ephrata, PA 17522.
- RHODES, MARY J. - Lower Merion Township;  
Rhodes, Mark S., 3515 Sawmill Road  
Newtown Square, PA 19073; Rhodes, Mary Lee S.,  
54 S. Shore Drive Lake Ariel, PA 18436.
- RIEBER, RUDOLF K. - Whitpain Township;  
Rieber, Roberta, 3307 Twin Silo Drive  
Blue Bell, PA 19422.
- SEWARD, GEORGE W. - East Norriton Township;  
Gracia, Cheryl S., 3001 Eisenhower Drive  
Norristown, PA 19403.
- SHERMAN, ALBERTA P. - Lower Salford Township;  
Sherman, Carol J., 1034 Collegeville Road  
Collegeville, PA 19426; Sherman, Joyce A.,  
325 Indian Creek Road Harleysville, PA 19438.
- SIDDERS, PATRICIA A. - Whitemarsh Township;  
Saffici, Christopher L., 8504 Via D' Oro  
Boca Raton, FL 33433.
- SMITH, MILDRED D. - Upper Dublin Township;  
Smith-Thistle, Priscilla E., 1729 Pemberton Road  
Blue Bell, PA 19422.
- SNYDER, DOROTHY - Abington Township;  
Snyder, Howard, 1836 Benson Street  
Philadelphia, PA 19152-2318; Winett, Heather C.,  
1515 Market Street Philadelphia, PA 19102-1932.
- STEARNS, JANE R. - Limerick Township;  
Stearns, Paul R., 3089 Dorman Circle  
Broomall, PA 19008.
- STOVER, VALERIE - Norristown Borough;  
Salomon, Said J. II, 1010 Dekalb Street  
Norristown, PA 19401.

STRAZZELLA, JAMES A. - Lower Merion Township; Dixon, Jill S., 904 Strathorn Drive Cary, NC 27519-8842; Graziano, Tracy A., 4236 Cherry Valley Drive Olney, MD 20832.  
 URBANI, LOUISE D. - Lower Merion Township; Urbani, Joseph M., 309 Valley Road Havertown, PA 19083.  
 WHITENIGHT, GLEN G., JR. - Lower Frederick Township; Raines, Glenda, 1239 Supplee Lane Gulph Mills, PA 19428.  
 WILLIG, BARBARA A. - Abington Township; Willig, Deborah R., 1845 Walnut Street Philadelphia, PA 19103.  
 ZION, LINDA J. - Whippan Township; Zion, Michael J., 15 Bridle Lane Blue Bell, PA 19422.

## RETURN DAY LIST

### March 13, 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.

11. Adelpia Dental Management Group v. Alexander - Petition for Leave to Withdraw as Counsel (Seq. 7) - **J. Sobel**.
12. AMA American Marketing Association, Inc. v. Redevelopment Authority of The County of Montgomery - Motion to Extend Scheduling Order Deadlines (Seq. 86 D) - **K. Sommar - A. Fritzas - J. Blackburn**.
13. AMA American Marketing Association, Inc. v. Redevelopment Authority of The County of Montgomery - Motion to Overrule Objections and Compel to Produce Documents (Seq. 84 D) - **K. Sommar - A. Fritzas - J. Blackburn**.
14. AMA American Marketing Association, Inc. v. Redevelopment Authority of The County of Montgomery - Motion to Overrule Objections and Compel Defendant to Answer the Request and to Produce Documents (Seq. 85 D) - **K. Sommar - A. Fritzas - J. Blackburn**.
15. Americredit Financial Services v. Fennell - Petition to Strike Discontinuance (Seq. 15) - **D. Apothaker**.
16. Baldwin v. Byron - Defendant's Motion to Compel Plaintiff's Answers to Interrogatories and Response to Request for Production of Documents (Seq. 26 D) - **S. McLaughlin - J. Godin - P. Duffy**.
17. Banks v. Superior Energy - Motion to Compel Answers to Interrogatories and Requests for Production of Documents (Seq. 21 D) - **P. O'Hara - D. Davis**.
18. Bayview Loan Servicing, LLC v. Herbst - Motion to Reassess Damages (Seq. 25) - **V. Dobaria - D. Cramer**.
19. Bitting v. Pawlowski - Petition to Withdraw as Counsel (Seq. 49) - **L. Negron-Bennett**.
20. Branch Banking and Trust Company v. Gittens - Motion to Reassess Damages (Seq. 21) - **J. Tsai**.
21. Caliber Home Loans, Inc. v. Eck - Motion to Reassess Damages (Seq. 11) - **P. Wapner**.
22. Carvalho v. Myers - Defendant's Motion to Compel Authorization for Release of Medical Records (Seq. 25 D) - **M. Clemente - L. Strebel**.
23. Clancy v. Nicolas-McGonagle - Motion to Compel Discovery Response (Seq. 14 D) - **G. Baldino - P. Priore**.
24. Collons v. Sahin - Defendant's Petition to Hold All Plaintiff's Post-Complaint Pleadings in Abeyance (Seq. 34 D).
25. Cordonsosa v. Steiner - Defendant's Motion to Overrule Plaintiff's Objections to Subpoena (Seq. 29 D) - **J. Solnick - M. Bissell**.
26. Cozzone v. Good - Motion to Join Motion to Preclude the Presentation of Expert Testimony Against Defendants (Seq. 107) - **J. Flum - J. Shusted**.
27. Danziger & Dellano, LLP v. Morgan Verkamp, LLC - Plaintiff's Motion to Compel More Specific Responses (Seq. 6-D) - **J. Ogren**.
28. Davidson v. Martillotti - Motion to Compel Discovery (Seq. 13 D) - **M. Ellery - D. Dean**.
29. Deutsche Bank National Trust Company v. Bank of America, N.A. - Motion to Amend Complaint (Seq. 26) - **K. Quinn - T. Brodowski**.
30. Deutsche Bank National Trust Company v. Troncelliti - Motion to Remove Defendant (Seq. 5) - **K. Little**.
31. Discover Bank v. Benitez - Defendant's Motion to Dismiss for Improper Service (Seq. 3) - **J. Cawley**.
32. Downes v. Suton - Motion to Compel Discovery Responses (Seq. 9 D) - **H. Markofski - D. Stephens**.
33. Ferguson v. Regula - Plaintiff's Motion for Leave to Amend Complaint (Seq. 28) - **M. Simon - S. Schwartz**.
34. Filimoshkina v. Allstate Insurance Company - Motion to Strike Answers With New Matter (Seq. 11) - **S. Fishman - J. Wertz**.
35. Forte v. Forte - Petition to Withdraw as Counsel (Seq. 186) - **A. Stern - R. Rubin**.
36. Granville v. Denofa - Motion to Compel Discovery (Seq. 7 D) - **J. Zimmerman - E. Devine**.
37. Grosse v. Granite State Insurance Company - Motion to Compel Discovery and for Sanctions (Seq. 413 D) - **R. Bodzin - F. Perch**.
38. Gutmaker v. Gutmaker - Petition to Withdraw Appearance as Counsel (Seq. 55) - **M. Winter - C. Consolo**.
39. Hallowell v. Main Line Hospitals, Inc. - Joinder Motion to Compel Plaintiff to Produce Witnesses for Deposition (Seq. 111 D) - **C. Haines - K. Chanler - J. McCoy**.
40. Hunter v. Sheridan - Motion to Compel Deposition of Defendant (Seq. 35 D) - **T. Dinan - D. Stephens**.
41. Jeffers v. Olivo - Motion for Admission Pro Hac Vice Brian T. Henebry, Esquire (Seq. 85 D) - **E. Pearce - J. Hilly - J. McCarthy**.
42. Jeffers v. Olivo - Motion for Admission Pro Hac Vice Jason R. Gagnon, Esquire (Seq. 83 D) - **E. Pearce - J. Hilly - J. McCarthy**.
43. Jeffers v. Olivo - Motion to Compel Compliance With Subpoena to Produce Documents or Things (Seq. 82 D) - **E. Pearce - J. Hilly - J. McCarthy**.
44. Jerry Wagner, Inc. v. Philadelphia Suburban Development - Motion to Determine the Discoverability of Certain Information (Seq. 120 D) - **M. Gold - J. Wallack**.
45. Jones v. Kuchma - Motion to Compel Discovery (Seq. 5 D) - **J. Lessin - E. Wilber**.
46. Kazanjian v. Brooks - Petition to Reinstate Action (Seq. 5) - **L. Rosenfeld - J. McGrath**.
47. Kramer-Marks, P.C. v. Bnai Brith Housing of Wilkes Barre, Inc. - Motion for Leave to File Amended Complaint (Seq. 15) - **C. Coval - J. Bayer**.

48. LSF9 Master Participation Trust v. Atkins - Motion to Reassess Damages (Seq. 22) - **P. Wapner - S. Bozarth.**
49. Maddox v. Franceschina - Motion to Enforce Subpoena (Seq. 28 D) - **K. Meindl.**
50. Maguire v. Travis - Motion to Compel Discovery (Seq. 8 D) - **B. Gross - A. Ibrahim.**
51. Maszlanka v. Abington Memorial Hospital - Motion for Leave to State New Matter Cross Claims (Seq. 113) - **E. Lerner - R. Michetti - M. McGilvery.**
52. Merck Sharp and Dohme Corporation v. Zoning Hearing Board of Upper Gwynedd Township - Motion to Quash Land Use Appeal (Seq. 23) - **D. Brooman - R. Edelmayer.**
53. Miller v. Moseng - Petition to Withdraw as Counsel (Seq. 77) - **J. Butera - E. Milby.**
54. Miller Purdy Architects, LTD v. Strategic Realty Investment, LLC - Motion to Quash Plaintiff's Subpoena (Seq. 107 D) - **S. Rothman - J. Cunilio.**
55. Mollick v. Quigley - Motion for Protective Order (Seq. 79 D) - **A. Sherr.**
56. Myco Mechanical, Inc. v. Aegis Security Insurance Company - Petition for Leave to Withdraw (Seq. 175) - **D. Makara.**
57. Newsday, LLC v. Bengal Converting, LLC - Plaintiff's Motion to Compel Defendant to Provide Documentation (Seq. 21 D) - **M. Lessa - D. Gould.**
58. Nguyen v. Shepard - Motion to Compel Discovery (Seq. 14 D) - **A. Zibelman - D. Bailey.**
59. Norristown Municipal Waste Authority v. Grimm Brothers Realty Company - Defendant's Petition to Set Aside Sheriff's Sale (Seq. 140) - **J. Leininger.**
60. Norristown Municipal Waste Authority v. Grimm Brothers Realty Company - Defendant's Petition to Set Aside a Sheriff's Sale (Seq. 298) - **J. Leininger - R. Johnson.**
61. NTP Marble, Inc. d/b/a Colonial v. QED, Inc. - Motion of QED, Inc. to Compel the Production of Documents (Seq. 39 D) - **G. Nikolaou - A. Oehrle.**
62. Park v. Andres - Motion to Compel Attendance at Oral Deposition (Seq. 9 D) - **J. Orchinik - D. Bailey.**
63. Peter Becker Community v. Siegfried - Plaintiff's Petition to Compel Arbitration (Seq. 7 D) - **K. Eberle - J. Filice.**
64. PI Advisory Corporation v. Kendall Life Sciences, LLC - Motion to Compel Deposition (Seq. 48 D) - **D. Walton - S. Cheiken.**
65. Pingora Loan Services, LLC v. Ben - Motion to Reassess Damages (Seq. 8) - **P. Wapner.**
66. Pompa Dorman v. Einstein Medical Center Montgomery - Motion to Compel Plaintiff to Reappear for Deposition (Seq. 84 D) - **D. Duffy.**
67. Rossiter v. Frankenfield - Defendant's Motion to Remand to Arbitration Program (Seq. 9) - **M. Simon - J. Gilman.**
68. Ruvio v. RT Landscaping and Masonry, Inc. - Motion to Compel Discovery (Seq. 47 D) - **C. Falcone - G. Eager - K. Connors.**
69. Scantling v. 850 Paper Mill Road Operations - Plaintiff's Motion to Strike Objections and Compel More Complete Answers to Plaintiff's Discovery Requests (Seq. 62 D) - **R. Wilson - R. Dillon.**
70. Schlessinger Grubin v. Tolin - Motion to Compel Responses to Supplemental Interrogatories and Requests for Production of Documents (Seq. 77 D) - **J. Tucker - M. McGilvery.**
71. Sentinel Insurance Company Limited v. Adelphia Fire Protection, Inc. - Motion to Compel Production of Plaintiff's Expert Report (Seq. 22 D) - **L. Skaf - J. Sotland.**
72. Smith v. Biello - Plaintiff's Amended Motion to Compel in Aid of Execution (Seq. 105 D) - **R. Harmon.**
73. Smith Ivy Administrator of The Estate of John H. Smith v. Oak HRC Suburban Woods, LLC - Motion to Compel More Complete Responses (Seq. 134 D) - **I. Norris - D. McGeady.**
74. Song v. Adamson - Motion to Compel Discovery (Seq. 7 D) - **J. Solnick - L. Martosella.**
75. Standish v. DK Philly, Inc. - Defendant's Motion to Compel Plaintiff's Discovery Answers (Seq. 12 D) - **G. Mullaney - B. Pancio.**
76. Stefurak v. Raitman - Defendant's Motion to Compel Responses to Interrogatories and Request for Production of Documents (Seq. 30 D) - **A. Dashevsky - C. Murphy - R. Stabinski.**
77. TD Bank, N.A. v. Erb Mascio Builders, Inc. - Petition to Open and/or Strike Confessed Judgment (Seq. 12) - **L. Mogavero - M. Santanasto.**
78. The Bank of New York Mellon v. Tropea - Motion to Reform Assignment of Mortgage (Seq. 5) - **J. Manis.**
79. The Pride Group, Inc. v. Pottstown Industrial Complex - Motion to Compel Discovery (Seq. 13 D) - **J. Ogren - J. Gibley.**
80. Thomas v. Spring Ridge General, LLC - Uncontested Motion for Leave to Join as Additional Defendant (Seq. 14) - **C. Schleifer - J. Lare.**
81. Toscani v. Bryn Mawr Hospital - Motion for Leave to Amend Caption (Seq. 26) - **P. Mintzer - E. Hosmer.**
82. Tripartite, LLC v. Fretz - Plaintiff's Motion to Compel Discovery in Aid of Execution (Seq. 83 D) - **A. Felheimer.**
83. U.S. Bank, N.A. Successor Trustee to Bank of America, et al. v. Edwards - Petition to Withdraw as Counsel (Seq. 48) - **R. Nalbandian - T. Masciocchi.**
84. Valley Forge Convention Center v. Hadeed - Motion to Compel Interrogatories and Requests for Production of Documents (Seq. 5 D) - **J. Knapp.**
85. Viet v. Fu - Motion to Enforce Subpoena to the Neurology Group (Seq. 42 D) - **G. DiPippo - K. Haywood.**
86. Watson v. Bankers Trust Company of California - Plaintiff's Motion to Compel Discovery (Seq. 25 D) - **T. Keenan.**
87. Wells Fargo Bank, N.A. v. Potter - Motion to Reassess Damages (Seq. 25) - **J. Lobb.**
88. Wells Fargo Bank, N.A. v. Taggart - Plaintiff's Motion to Compel (Seq. 74 D) - **F. Hallinan - R. Birch.**
89. Willey v. Miller - Motion to Compel Answers to Interrogatories and Response to Request for Production of Documents (Seq. 13 D) - **B. Tabakin - R. Jellen.**
90. Winckler v. Hoisington - Motion to Compel Plaintiff's Answers to Interrogatories and Responses to Requests for Production of Documents (Seq. 13 D) - **K. Saffren - M. Boyle.**
91. Wright v. Garner - Motion to Compel Discovery (Seq. 7 D) - **J. Lord - A. Good.**
92. Yuhasz v. Molly Maguires Restaurant and Pub, Inc. - Motion to Compel More Specific Responses to Interrogatories, Set 1 and Request for Production of Documents (Seq. 106 D) - **K. Marciano - C. Wiggins.**