

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 December 7, 2016 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 January 25, 2017 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

Third and Final Publication

09-10159

ALL THAT CERTAIN tract of land, situate in **Lower Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, according to a plan of property made for Huntingdon Valley Dinner Theatre, dated 08/14/1981, prepared by Tri-State Engineers and Land Surveyors, Inc., 801 West Street Road, Feasterville, Pennsylvania, as follows, to wit:

BEGINNING at a point, a corner of lands, now or late, of Dale W. Adcock and Dee C. Adcock, in the center line of Philmont Avenue (50.00 feet wide) (proposed to be widened to 60.00 feet), said point being measured along the center line of Philmont Avenue, North 76 degrees, 27 minutes, 00 seconds East, 920.72 feet, from a point, a corner, formed by the intersection of the center line of Philmont Avenue, with the center line of Red Lion Road (40.00 feet wide); thence, from the said point of beginning, and along the center line of the said Philmont Avenue, North 76 degrees, 27 minutes, 00 seconds East, 283.67 feet, to a point, a corner of lands, now or late, of Nutri System, Inc.; thence, along lands of the aforementioned Nutri System, Inc. and crossing an existing creek, South 13 degrees, 33 minutes, 00 seconds East, 224.68 feet, to a point, a corner, in line of lands, now or late, of Jack Finkle, et al.; thence, along line of lands of the aforementioned Finkle, South 76 degrees, 27 minutes, 00 seconds West, 32.73 feet, to a point, a corner; thence, continuing along said lands, South 13 degrees, 33 minutes, 00 seconds East, 45.11 feet, to a point, a corner of lands, now or late, of the Finkle Trust Joint Venture, Inc.; thence, along lands of the aforementioned Finkle Trust Joint Venture, Inc., crossing a small stream and crossing a 20.00 foot wide permanent right-of-way for sanitary sewer, South 76 degrees, 27 minutes, 00 seconds West, 147.80 feet, to a point, a corner; thence, continuing along said lands, North 25 degrees, 54 minutes, 00 seconds West, 26.19 feet, to a point, a corner; thence, still continuing along said lands, South 76 degrees 27 minutes, 00 seconds West, 43.71 feet, to a point, a corner of lands of the aforementioned Adcock; thence, along lands of same and recrossing the aforementioned existing creek, North 25 degrees, 59 minutes, 00 seconds West, 250.00 feet, to the point and place of beginning.

BEING the same premises which Silvio Trentalange, by Deed dated December 22, 2003 and recorded on April 18, 2005, in the Recorder of Deeds Office in Montgomery County, in Deed Book 5550, Page 1606, granted and conveyed unto Salanna Realty, L.P.

Parcel Number: 41-00-06976-50-7.

Location of property: Lower Moreland Township, Montgomery County, PA.

The improvements thereon are: Commercial vacant land.

Seized and taken in execution as the property of **Salanna Realty, L.P.** at the suit of New England Phoenix Company, Inc. Debt: \$460,577.04 plus interest to the date of the sheriff’s sale, plus costs.

William J. Levant, 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.

09-25576

ALL THAT CERTAIN tract or piece of lot of land, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a Subdivision Plan of Dublin Estates by Stout, Tacconelli & Associates, Inc., C.E. & L.S., Silverdale, PA, dated January 15, 1993 as last revised July 6, 1995, which plan is recorded in Plan Book A-55, Page 480, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Susquehanna Road (S.R. 2017) which point is measured along the arc of a circle curving to the left having a radius of 25.00 feet the arc distance of 39.25 feet from a point of curve on the Southeasterly side of Ascot Drive; thence extending from said beginning point along the said Southeasterly side of Susquehanna Road South 42 degrees, 55 minutes, 45 seconds East, 180.02 feet to a point, a corner of this premises and Lot No. 5; thence extending partly along the same South 47 degrees, 06 minutes, 27 seconds West, and through a one story (to be removed) 128.46 feet to a point, a corner of this premises and Lot No. 2; thence extending along the same North 42 degrees, 53 minutes, 33 seconds West, 205.00 feet to a point, a corner of this premises and said Lot No. 2 on the Southeasterly side of Ascot Drive aforesaid; thence extending along the same the two next following courses and distances, viz: (1) North 47 degrees, 06 minutes, 27 seconds East, 103.35 feet to a point of curve; and (2) along the arc of a circle curving to the right having a radius of 25.00 feet the arc distance 39.25 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Seung Hyo Lee and Sun Ok Lee, husband and wife, as Tenants by the Entirety, by virtue of Deed dated 1/30/2003 from David A. Simon and Sharon M. Simon, husband and wife, recorded 3/13/2003 in Book 5449, Page 1410, Instrument #005334.

Parcel Number: 54-00-01024-23-6.

Location of property: 1209 Ascot Drive, Fort Washington, PA 19034-1759.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Seung Hyo Lee and Sun OK Lee** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee (CWMBMS 2007-HYB1). Debt: \$764,540.84.

Peter Wapner, Attorney. I.D. #318263

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

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

09-41957

ALL THAT CERTAIN message and tract of land, situate in the Third (formerly Ninth) Ward, **Pottstown Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a Plan of Lots known as 'Pottsgrove Manor, Inc.' as laid out by George F. Shaner as of July 19, 1953, and more fully described, as follows, to wit:

BEGINNING at the Northwesterly corner of Lot No. 315 designated as #319 West Beech Street, said point being on the Westerly property line of West Beech Street (50 feet wide) and distant along the same from a point marking the Northwesterly property line intersection, as projected of the aforesaid West Beech Street and Gable Avenue (50 feet wide), North 63 degrees, 39 minutes West, 300.00 feet; thence from said point of beginning continuing along the Northerly side of West Beech Street, North 63 degrees, 39 minutes West, 50.00 feet to a corner of Lot No. 317; thence along the same North 26 degrees, 21 minutes East, 134.96 feet to a corner in the middle of a given 10 foot wide utility easement; thence along the same South 62 degrees, 46 minutes, 25 seconds East, 50.00 feet to a corner aforesaid Lot No. 315; thence along the same South 26 degrees, 21 minutes West, 134.19 feet to a corner and place of beginning.

BEING all of Lots No. 316 of a Plan of Lots known as Pottsgrove Manor, Inc.

TOGETHER with the free and unobstructed use, right, liberty privilege of entrance and exit, of a width of 5 feet, into and from the garage erected or to be erected on the within described premises, of one or more private automobiles, used exclusively for pleasure, but not commercial automobiles or other vehicles whatsoever, over and along the driveway as above mentioned and set forth in common with the owners, tenants and occupiers of the adjoining premises to the East at all times hereafter or until such time hereafter as such right of user shall be abolished by the then owner of said premises, but not otherwise, and subject to the payment of one-half of the proper costs, charges, and expenses of keeping driveway in good order, condition and repair and free from snow and ice in the winter season so that such automobiles shall be able to have the use of passageway as planned for a total width of 10 feet.

TITLE TO SAID PREMISES IS VESTED IN Vicki A. Callahan and Jennifer Callahan, as Joint Tenants With the Right of Survivorship and not as Tenants in Common, by Deed from Alfred D. Moser, Jr. and Virginia A. Moser, h/w, Dated 03/31/2008, Recorded 04/17/2008, in Book 5689, Page 1289.

Parcel Number: 16-00-02028-00-8.

Location of property: 321 West Beech Street, Pottstown, PA 19464-6403.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Vicki A. Callahan and Jennifer Callahan** 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: \$188,184.03.

Peter Wapner, Attorney. I.D. #318263

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

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

10-05598

PARCEL A:

ALL THAT CERTAIN stone message and tract of land, situate in **Norristown Borough**, Montgomery County, Pennsylvania, known as No. 770 Sandy Street, bounded and described, as follows, to wit:

BEGINNING at a point on the Southeast side of Sandy Street at the distance of 620 feet, Northeasterly from a stone marking the Old Borough Line, a corner of this land of Mary E. Ciabatonni, et. al. (Deed Book 4830, Page 117 &c.); thence along the said side of Sandy Street, North 75 degrees, 52 minutes East, 75 feet to the stake, a corner of this and land of Genuardi's Market (Deed Book 5062, Page 1462 &c.); thence along said Genuardi's Markets Land South 15 degrees, 40 minutes East, 600 feet to a corner of this and land of John R. Maddoni and Louis T. Maddoni (Deed Book 5101, Page 2264 &c.); thence along said Maddoni land South 75 degrees, 52 minutes West, 75 feet to a point, a corner of this and land now or late of Vincenzo Carfagno, et. ux.; thence along said Carfagno's land and land of Mary E. Ciabatonni, et. al., as aforesaid, North 15 degrees, 40 minutes West, 600 feet to the point and place of beginning.

BEING Unit 35 of Block 59 on the Assessment Maps of the Borough of Norristown.

EXCEPTING THEREOUT AND THEREFROM the following units in the Rittenhouse Club Condominium that have been conveyed: Units 200, 202, 204, 206, 207, 300, 301, 302, 304, 305, 400 and 404.

BEING the remaining portion of the same premises which Lawrence C. Mazzerle and William J. Moran, IV, by Deed dated 7/15/2005 and recorded 8/3/2005 in Montgomery County in Deed Book 5564, Page 2595, conveyed unto Fazio Properties, LLC in fee.

AND BEING the remaining portion of the same premises which Fazio Properties, LLC by Deed dated 3/1/2006 and recorded 3/6/2006 in Montgomery County in Deed Book 5592, Page 1291, conveyed unto Fazio Properties Rittenhouse Club, LLC, in fee.

BEING as to Unit 203 the same premises which Fazio Rittenhouse Club, LLC, by Deed dated 8/10/07 and recorded 8/10/2007 in Montgomery County in Deed Book 5660, Page 396, conveyed unto Fazio Properties, LLC, in fee.

BEING as to Parcel No. 13-00-32952-18-1 Convertible Real Estate the same premises which Fazio Properties Rittenhouse Club, LLC, by Deed dated 10/16/2009 and recorded 10/19/2009 in Montgomery County in Deed Book 5747, Page 1804, conveyed unto Edgewater Property Assets, LLC, in fee.

AND BEING as to Parcel No. 13-00-32952-18-1 Convertible Real Estate the same premises which Edgewater Property Assets, LLC, by Corrective/Reconveyance Deed dated 5/3/2010 and recorded 5/3/2010 in Montgomery County in Deed Book 5765, Page 1813, conveyed unto Fazio Properties Rittenhouse Club, LLC, in fee.

AND BEING the remaining portion of the same premises which Fazio Properties, Rittenhouse Club, LLC, by Deed in Lieu of Foreclosure dated 5/3/2010 and recorded 5/3/2010 in Montgomery County in Deed Book 5766, Page 1818, conveyed unto SE Property Corporation, LLC, in fee.

AND THE SAID SE Property Corporation, LLC, executed an Affidavit of Non-acceptance of Deed as to the above recited Deed in Lieu of Foreclosure, said Affidavit recorded 5/10/2010 in Montgomery County in Deed Book 5766, Page 1456.

AND a Preliminary Injunction dated 11/5/2010 and filed to No. 2010-29876 was recorded 11/5/2010 in Deed Book, Page 1121.

BEING known as 770 Sandy Street (Convertible Real Estate), Norristown, Montgomery County, Pennsylvania 19406.

PARCEL #13-00-32952-38-1.

PARCEL B:

ALL THAT CERTAIN common area in the property known, named and identified as Rittenhouse Club Condominium located in **Norristown Borough**, Montgomery County, Pennsylvania, which as heretofore been submitted to the Provisions of the Uniform Condominium Act, 68 Pa.C.S. 3101 et. seq. by the recording in the Montgomery County Recorder of Deeds Office of a Declaration dated 11/13/2006 and recorded on 11/15/2006 in Deed Book 5624, Page 271, being and designated as 100% of the Common Elements (as defined in the Declaration), of which each individual unit holds a proportionate undivided interest of 3.85%.

BEING known as the Common Elements of Rittenhouse Club Condominium, 770 Sandy Street, Norristown Borough, Montgomery County, Pennsylvania.

PARCEL #13-00-32952-00-2.

BEING the common area in the condominium which was created by the above Declaration and was a part of the same premises which Fazio Properties, LLC by Deed dated 3/1/2006 and recorded 3/6/2006 in Montgomery County in Deed Book 5592, Page 1291 conveyed unto Fazio Properties Rittenhouse Club, LLC, in fee.

PARCEL C:

ALL THAT CERTAIN unit in the property known, named and identified as Rittenhouse Club Condominium located in **Norristown Borough**, Montgomery County, Pennsylvania, which as heretofore been submitted to the Provisions of the Uniform Condominium Act, 68 Pa.C.S. 3101 et. seq. by the recording in the Montgomery County Recorder of Deeds Office of a Declaration dated 11/13/2006 and recorded on 11/15/2006 in Deed Book 5624, Page 271, being and designated as Unit 201, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 3.85%.

BEING known as 770 Sandy Street, Unit 201, Norristown, Montgomery County, PA 19406.

PARCEL #13-00-02952-11-8.

BEING a unit in the condominium which was created by the above Declaration and was a part of the same premises which Fazio Properties, LLC by deed dated 3/1/2006 and recorded 3/6/2006 in Montgomery County in Deed Book 5592, Page 1291 conveyed unto Fazio Properties Rittenhouse Club, LLC, in fee.

PARCEL D:

ALL THAT CERTAIN unit in the property known, named and identified as Rittenhouse Club Condominium located in **Norristown Borough**, Montgomery County, Pennsylvania, which as heretofore been submitted to the Provisions of the Uniform Condominium Act, 68 Pa.C.S. 3101 et. seq. by the recording in the Montgomery County Recorder of Deeds Office of a Declaration dated 11/13/2006 and recorded on 11/15/2006 in Deed Book 5624, Page 271, being and designated as Unit 205, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 3.85%.

BEING known as 770 Sandy Street, Unit 205, Norristown, Montgomery County, PA 19406.

PARCEL #13-00-32952-15-4.

BEING a unit in the condominium which was created by the above Declaration and was a part of the same premises which Fazio Properties, LLC by Deed dated 3/1/2006 and recorded 3/6/2006 in Montgomery County in Deed Book 5592 Page 1291 conveyed unto Fazio Properties Rittenhouse Club, LLC, in fee.

PARCEL E:

ALL THAT CERTAIN unit in the property known, named and identified as Rittenhouse Club Condominium located in **Norristown Borough**, Montgomery County, Pennsylvania, which as heretofore been submitted to the Provisions of the Uniform Condominium Act, 68 Pa.C.S. 3101 et. seq. by the recording in the Montgomery County Recorder of Deeds Office of a Declaration dated 11/13/2006 and recorded on 11/15/2006 in Deed Book 5624, Page 271, being and designated as Unit 303, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 3.85%.

BEING known as 303 Rittenhouse Court, Norristown, PA 19401 (a/k/a 770 Sandy Street #303).

PARCEL #13-00-32952-22-7.

BEING a unit in the Condominium which was created by the above Declaration and was a part of the same premises which Fazio Properties, LLC by Deed dated 3/1/2006 and recorded 3/6/2006 in Montgomery County in Deed Book 5592, Page 1291 conveyed unto Fazio Properties Rittenhouse Club, LLC, in fee.

PARCEL F:

ALL THAT CERTAIN unit in the property known, named and identified as Rittenhouse Club Condominium located in **Norristown Borough**, Montgomery County, Pennsylvania, which as heretofore been submitted to the Provisions of the Uniform Condominium Act, 68 Pa.C.S. 3101 et. seq. by the recording in the Montgomery County Recorder of Deeds Office of a Declaration dated 11/13/2006 and recorded on 11/15/2006 in Deed Book 5624, Page 271, being and designated as Unit 401, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 3.85%.

BEING known as 401 Rittenhouse Court, Norristown, PA 19401 (a/k/a 770 Sandy Street#401).

PARCEL #13-00-32952-26-3.

BEING a unit in the Condominium which was created by the above Declaration and was a part of the same premises which Fazio Properties, LLC by Deed dated 3/1/2006 and recorded 3/6/2006 in Montgomery County in Deed Book 5592, Page 1291 conveyed unto Fazio Properties Rittenhouse Club, LLC, in fee.

PARCEL G:

ALL THAT CERTAIN unit in the property known, named and identified as Rittenhouse Club Condominium located in **Norristown Borough**, Montgomery County, Pennsylvania, which as heretofore been submitted to the Provisions of the Uniform Condominium Act, 68 Pa.C.S. 3101 et. seq. by the recording in the Montgomery County Recorder of Deeds Office of a Declaration dated 11/13/2006 and recorded on 11/15/2006 in Deed Book 5624, Page 271, being and designated as Unit 402, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 3.85%.

BEING known as 402 Rittenhouse Court, Norristown, PA 19401 (a/k/a 770 Sandy Street #402).

PARCEL #13-00-32952-27-2

BEING a unit in the Condominium which was created by the above Declaration and was a part of the same premises which Fazio Properties, LLC by Deed dated 3/1/2006 and recorded 3/6/2006 in Montgomery County in Deed Book 5592, Page 1291 conveyed unto Fazio Properties Rittenhouse Club, LLC, in fee.

PARCEL H:

ALL THAT CERTAIN unit in the property known, named and identified as Rittenhouse Club Condominium located in **Norristown Borough**, Montgomery County, Pennsylvania, which as heretofore been submitted to the Provisions of the Uniform Condominium Act, 68 Pa.C.S. 3101 et. seq. by the recording in the Montgomery County Recorder of Deeds Office of a Declaration dated 11/13/2006 and recorded on 11/15/2006 in Deed Book 5624, Page 271, being and designated as Unit 403, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 3.85%.

BEING known as 403 Rittenhouse Court, Norristown, PA 19401 (a/k/a 770 Sandy Street #403).

PARCEL #13-00-32952-28-1.

BEING a unit in the Condominium which was created by the above Declaration and was a part of the same premises which Fazio Properties, LLC by Deed dated 3/1/2006 and recorded 3/6/2006 in Montgomery County in Deed Book 5592, Page 1291 conveyed unto Fazio Properties Rittenhouse Club, LLC, in fee.

PARCEL I:

ALL THAT CERTAIN unit in the property known, named and identified as Rittenhouse Club Condominium located in **Norristown Borough**, Montgomery County, Pennsylvania, which as heretofore been submitted to the Provisions of the Uniform Condominium Act, 68 Pa.C.S. 3101 et. seq. by the recording in the Montgomery County Recorder of Deeds Office of a Declaration dated 11/13/2006 and recorded on 11/15/2006 in Deed Book 5624, Page 271, being and designated as Unit 405, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 3.85%.

BEING known as 405 Rittenhouse Court, Norristown, PA 19401 (a/k/a 770 Sandy Street #405).

PARCEL #13-00-32952-31-8.

BEING a unit in the Condominium which was created by the above Declaration and was a part of the same premises which Fazio Properties, LLC by Deed dated 3/1/2006 and recorded 3/6/2006 in Montgomery County in Deed Book 5592, Page 1291 conveyed unto Fazio Properties Rittenhouse Club, LLC, in fee.

PARCEL J:

ALL THAT CERTAIN unit in the property known, named and identified as Rittenhouse Club Condominium located in **Norristown Borough**, Montgomery County, Pennsylvania, which as heretofore been submitted to the Provisions of the Uniform Condominium Act, 68 Pa.C.S. 3101 et. seq. by the recording in the Montgomery County Recorder of Deeds Office of a Declaration dated 11/13/2006 and recorded on 11/15/2006 in Deed Book 5624, Page 271, being and designated as Unit 500, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 3.85%.

BEING known as 500 Rittenhouse Court, Norristown, PA 19401 (a/k/a 770 Sandy Street #500).

PARCEL #13-00-32952-32-7.

BEING a unit in the Condominium which was created by the above Declaration and was a part of the same premises which Fazio Properties, LLC by Deed dated 3/1/2006 and recorded 3/6/2006 in Montgomery County in Deed Book 5592, Page 1291 conveyed unto Fazio Properties Rittenhouse Club, LLC, in fee.

PARCEL K:

ALL THAT CERTAIN unit in the property known, named and identified as Rittenhouse Club Condominium located in **Norristown Borough**, Montgomery County, Pennsylvania, which as heretofore been submitted to the Provisions of the Uniform Condominium Act, 68 Pa.C.S. 3101 et. seq. by the recording in the Montgomery County Recorder of Deeds Office of a Declaration dated 11/13/2006 and recorded on 11/15/2006 in Deed Book 5624, Page 271, being and designated as Unit 501, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 3.85%.

BEING known as 501 Rittenhouse Court, Norristown, PA 19401 (a/k/a 770 Sandy Street#501).

PARCEL #13-00-32952-33-6.

BEING a unit in the Condominium which was created by the above Declaration and was a part of the same premises which Fazio Properties, LLC by Deed dated 3/1/2006 and recorded 3/6/2006 in Montgomery County in Deed Book 5592, Page 1291 conveyed unto Fazio Properties Rittenhouse Club, LLC, in fee.

PARCEL L:

ALL THAT CERTAIN unit in the property known, named and identified as Rittenhouse Club Condominium located in **Norristown Borough**, Montgomery County, Pennsylvania, which as heretofore been submitted to the Provisions of the Uniform Condominium Act, 68 Pa.C.S. 3101 et. seq. by the recording in the Montgomery County Recorder of Deeds Office of a Declaration dated 11/13/2006 and recorded on 11/15/2006 in Deed Book 5624, Page 271, being and designated as Unit 502, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 3.85%.

BEING known as 502 Rittenhouse Court, Norristown, PA 19401 (a/k/a 770 Sandy Street #502).

PARCEL #13-00-32952-34-5.

BEING a unit in the Condominium which was created by the above Declaration and was a part of the same premises which Fazio Properties, LLC by Deed dated 3/1/2006 and recorded 3/6/2006 in Montgomery County in Deed Book 5592, Page 1291 conveyed unto Fazio Properties, Rittenhouse Club, LLC, in fee.

PARCEL M:

ALL THAT CERTAIN unit in the property known, named and identified as Rittenhouse Club Condominium located in **Norristown Borough**, Montgomery County, Pennsylvania, which as heretofore been submitted to the Provisions of the Uniform Condominium Act, 68 Pa.C.S. 3101 et. seq. by the recording in the Montgomery County Recorder of Deeds Office of a Declaration dated 11/13/2006 and recorded on 11/15/2006 in Deed Book 5624, Page 271, being and designated as Unit 503, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 3.85%.

BEING known as 503 Rittenhouse Court, Norristown, PA 19401 (a/k/a 770 Sandy Street #503).

PARCEL #13-00-32952-35-4.

BEING a unit in the Condominium which was created by the above Declaration and was a part of the same premises which Fazio Properties, LLC by Deed dated 3/1/2006 and recorded 3/6/2006 in Montgomery County in Deed Book 5592, Page 1291 conveyed unto Fazio Properties Rittenhouse Club, LLC, in fee.

PARCEL N:

ALL THAT CERTAIN unit in the property known, named and identified as Rittenhouse Club Condominium located in **Norristown Borough**, Montgomery County, Pennsylvania, which as heretofore been submitted to the Provisions of the Uniform Condominium Act, 68 Pa.C.S. 3101 et. seq. by the recording in the Montgomery County Recorder of Deeds Office of a Declaration dated 11/13/2006 and recorded on 11/15/2006 in Deed Book 5624, Page 271, being and designated as Unit 504, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 3.85%.

BEING known as 504 Rittenhouse Court, Norristown, PA 19401 (a/k/a 770 Sandy Street #504).

Parcel #13-00-32952-36-3.

BEING a unit in the Condominium which was created by the above Declaration and was a part of the same premises which Fazio Properties, LLC by Deed dated 3/1/2006 and recorded 3/6/2006 in Montgomery County in Deed Book 5592, Page 1291 conveyed unto Fazio Properties Rittenhouse Club, LLC, in fee.

PARCEL O:

ALL THAT CERTAIN unit in the property known, named and identified as Rittenhouse Club Condominium located in **Norristown Borough**, Montgomery County, Pennsylvania, which as heretofore been submitted to the Provisions of the Uniform Condominium Act, 68 Pa.C.S. 3101 et. seq. by the recording in the Montgomery County Recorder of Deeds Office of a Declaration dated 11/13/2006 and recorded on 11/15/2006 in Deed Book 5624, Page 271, being and designated as Unit 505, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 3.85%.

BEING known as 505 Rittenhouse Court, Norristown, PA 19401 (a/k/a 770 Sandy Street #505).

PARCEL #13-00-32952-37-2.

BEING a unit in the Condominium which was created by the above Declaration and was a part of the same premises which Fazio Properties, LLC by Deed dated 3/1/2006 and recorded 3/6/2006 in Montgomery County in Deed Book 5592, Page 1291 conveyed unto Fazio Properties Rittenhouse Club, LLC, in fee.

Parcel Numbers: Parcel A: 13-00-32952-38-1; Parcel B: 13-00-32952-00-2; Parcel C: 13-00-32952-11-8; Parcel D: 13-00-32952-15-4; Parcel E: 13-00-32952-22-7; Parcel F: 13-00-32952-26-3; Parcel G: 13-00-32952-27-2; Parcel H: 13-00-32952-28-1; Parcel I: 13-00-32952-31-8; Parcel J: 13-00-32952-32-7; Parcel K: 13-00-32952-33-6; Parcel L: 13-00-32952-34-5; Parcel M: 13-00-32952-35-4; Parcel N: 13-00-32952-36-3; Parcel O: 13-00-32952-37-2.

Location of property: Parcel A: 770 Sandy Street (Convertible Real Estate), Norristown, Montgomery County, PA; Parcel B: 770 Sandy Street (Common Elements), Norristown, Montgomery County, PA 19401; Parcel C: 770 Sandy Street, Unit 201, Norristown, Montgomery County, PA 19401; Parcel D: 770 Sandy Street, Unit 205, Norristown, Montgomery County, PA 19401; Parcel E: 770 Sandy Street, Unit 303, Norristown, Montgomery County, PA 19401; Parcel F: 770 Sandy Street, Unit 401, Norristown, Montgomery County, PA 19401; Parcel G: 770 Sandy Street, Unit 402, Norristown, Montgomery County, PA 19401; Parcel H: 770 Sandy Street, Unit 403, Norristown, Montgomery County, PA 19401; Parcel I: 770 Sandy Street, Unit 405, Norristown, Montgomery County, PA 19401; Parcel J: 770 Sandy Street, Unit 500, Norristown, Montgomery County, PA 19401; Parcel K: 770 Sandy Street, Unit 501, Norristown, Montgomery County, PA 19401; Parcel L: 770 Sandy Street, Unit 502, Norristown, Montgomery County, PA 19401; Parcel M: 770 Sandy Street, Unit 503, Norristown, Montgomery County, PA 19401; Parcel N: 770 Sandy Street, Unit 504, Norristown, Montgomery County, PA 19401; Parcel O: 770 Sandy Street, Unit 505, Norristown, Montgomery County, PA 19401.

The improvements thereon are: Parcel #13-00-32952-38-1 – Convertible Real Estate and #13-00-32952-00-2 – Common Elements; All others - individual condominium units.

Seized and taken in execution as the property of **Fazio Properties Rittenhouse Club, LLC** at the suit of Customers Bank. Debt: \$3,098,329.30.

Ryan N. Boland, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$67,780.00 dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

10-17113

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

BEGINNING at a point in the Southwesterly side of Lenox Road six hundred and seventy-eight feet, five and one-quarter inches Southeastwardly from the Southeasterly side of Old York Road, as established by survey of Ruddach and McCracken and at the distance of six hundred and seventy-seven feet, ten inches Southeastwardly from the Southeasterly side of Old York Road as established by survey of the Philadelphia Rapid Transit Company; thence extending along said side of said road on the arc of a circle curving to the right with a radius of six hundred and seventy-eight feet, ten inches, the distance of one hundred and fifteen feet, five and one-eighth inches to a point; thence South forty-three degrees, thirty four minutes West, one hundred and eighty-eight feet, eleven and one-quarter inches to a point in line of land now or late of John Wanamaker; thence extending along said land North forty-six degrees, twenty-six minutes West, one hundred and fifteen feet to a point; thence North forty-three degrees, thirty-four minutes East, one hundred and ninety-seven feet one and one-half inches to the Southwesterly side of Lenox Road, the place of beginning.

CONTAINING twenty-two thousand, three hundred eighty-eight and three-tenths square feet, the same being Lot No. House No. 187 as shown on plan of lots of the Old York Road Development Company, known as 1224 Lenox Road.

Parcel Number: 30-00-37528-00-8.

Location of property: 1224 Lenox Road, Jenkintown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Denise C. Twelkmeyer** at the suit of Abington School District and Township of Abington. Debt: \$19,643.11.

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.

11-12361

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Moreland Township**, County of Montgomery, Commonwealth of Pennsylvania, comprising of Lot No. 10, part of Lot No. 11, on a certain plan of Forest Hills Manor, by Edward Pickering, Jr., dated 12/11/1940 bounded and described, as follows:

BEGINNING at a point on the Northwesterly side of Philmont Avenue also known as Bethayrea and Huntingdon Road (50 feet wide) at the distance of 210 feet Northeast of a point of tangent in the same, which point is at the arc distance of 15.71 feet along a line curving to the right having a radius of 10 feet from a point or curve in the Northeasterly side of the right-of-way of Hillside Avenue (50 feet wide); and extending thence North 10 degrees, 38 minutes West, 165.38 feet to a corner in the Southeasterly edge of the right-of-way of the aforementioned Hillside Avenue; thence extending by the same by a line curving to the left having a radius of 120 feet the arc distance of 38.50 feet to a corner; thence extending South 88 degrees, East 61.49 feet to a corner; thence extending South 10 degrees, 38 minutes East, 175.81 feet to a corner in the edge of the right-of-way of the aforementioned Philmont Avenue also known as Bethayrea and Huntingdon Road; thence extending by the same South 79 degrees, 22 minutes West, 90 feet to beginning.

BEING the same property conveyed unto Anat Yifrach premises who acquired title by virtue of a Deed from Edward F. Nace, no marital status shown, dated January 25, 2008 and recorded January 30, 2008 at Official Records, Volume 5680, Page 1766, Montgomery County, Pennsylvania records.

Parcel Number: 41-00-06934-00-9.

Location of property: 3426 Philmont Avenue, Lower Moreland Township, PA 19006.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Anat Yifrach** at the suit of Wells Fargo Bank, N.A. Debt: \$384,526.89.

Justin F. Kobeski, 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.

11-24415

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, and described according to a survey and plan thereof known as "Amended Plan of Huntingdon Dales Section Number 3" made by Charles E. Shoemaker, Registered Professional Engineer, dated November 18, 1955, said plan being recorded in the Office of the Recorder of Deeds, for Montgomery County at Norristown, Pennsylvania in Plan Book A-2, Page 112, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Cowbell Road (50 feet wide) said point being the four following courses and distances from a point of curve on the Northwesterly side of Greyhorse Road (50 feet wide): (1) leaving Greyhorse Road on the arc of a circle curving to the left having a radius of fifty and no one-hundredths feet the arc distance of one hundred twenty-one and sixty-seven one-hundredths feet to a point of reverse curve on the Southerly side of Cowbell Road; (2) Northwestwardly partly along the Southerly and partly along the Southwesterly sides of Cowbell Road on the arc of a circle curving to the right having a radius of six hundred twenty-seven and fifty-eight one-hundredths feet the arc distance of four hundred, thirty-eight and one-hundredths feet to a point of compound curve on the Southwesterly side of Cowbell Road; (3) Northwestwardly and Northeastwardly partly along the Southwesterly and partly along the Northwesterly sides of Cowbell Road on the arc of a circle curving to the right having a radius of one hundred eighty and twenty-one one-hundredths feet the arc distance of three hundred seventeen and thirty-seven one-hundredths feet to a point of tangent on the Northwesterly side of Cowbell Road; and (4) North forty degrees, fifty-eight minutes, fifty-five seconds East along the Northwesterly side of Cowbell Road eight hundred twelve and ninety-nine one-hundredths feet to the place of beginning.

CONTAINING in front or breadth on the Northwesterly side of Cowbell Road sixty-six and no one-hundredths feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to Cowbell Road one hundred thirty-seven and no one-hundredths feet.

BEING Lot Number 85 as shown on the above mentioned plan and being House No. 220 Cowbell Road.

Parcel Number: 59-00-03604-00-9.

Location of property: 220 Cowbell Road, Willow Grove, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Suzanne Breslin** at the suit of School District of Upper Moreland Township. Debt: \$6,298.28.

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.

11-26675

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

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

BEING Lot Number 324 on the above mentioned plan.

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

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

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

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Rosalind Fisher** at the suit of Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, Not Individually but as Trustee for Pretium Mortgage Acquisition Trust. Debt: \$160,203.10.

Bradley J. Osborne, Attorney.

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

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

11-30894

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

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

BEING the same property conveyed to Suzanne M. Burke and Richard J. Hopkinson who acquired title by virtue of a Deed from Christopher D. Maguire, dated July 10, 2007, recorded August 15, 2007, at Deed Book 5660, Page 01933, Montgomery County, Pennsylvania records.

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

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

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Suzanne M. Burke and Richard J. Hopkinson** at the suit of Wells Fargo Bank, N.A. Debt: \$521,393.38.

Meredith H. Wooters, Attorney.

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

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

11-33302

ALL THAT CERTAIN unit designated as Unit 115-A, being a unit in Northridge Estates, a Condominium, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania as designated in Declaration of Condominium of Northridge Estates, a Condominium, including Plats and Plans, bearing date January 28, 1987, and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery on February 3, 1987 in Deed Book 4828, Page 1172; a First Supplementary Declaration of Condominium dated February 26, 1987 and recorded March 3, 1987 in Deed Book 4830, Page 1406; a Second Supplementary Declaration of Condominium dated April 8, 1987 and recorded April 10, 1987 in Deed Book 4834, Page 1169; a Third Supplementary Declaration of Condominium dated May 20, 1987 and recorded June 9, 1987 in Deed Book 4840, Page 877; a Fourth Supplementary Declaration of Condominium dated July 14, 1987 and recorded July 21, 1987 in Deed Book 4845, Page 106; a Fifth Supplementary Declaration of Condominium dated July 28, 1987 and recorded August 19, 1987 in Deed Book 4848, Page 936; a Sixth Supplementary Declaration of Condominium dated October 7, 1987 and recorded October 13, 1987 in Deed Book 4853, Page 2336; a Seventh Supplementary Declaration of Condominium dated November 25, 1987 and recorded January 5, 1988 in Deed Book 4862, Page 427; and Eighth Supplementary Declaration of Condominium dated February 1, 1988 and recorded February 17, 1988 in Deed Book 4865, Page 938; a Ninth Supplementary Declaration of Condominium dated April 6, 1988 and recorded April 13, 1988 in Deed Book 4870, Page 399; a Tenth Supplementary Declaration of Condominium dated May 10, 1988 and recorded May 16, 1988 in Deed Book 4873, Page 483, and any and all amendments/supplements thereto.

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

UNDER AND SUBJECT, however, to the burdens and together with the applicable benefits of Declaration of Condominium of Forest Park, a Condominium together with Plats and Plans, dated November 27, 1985 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery on November 27, 1985 in Deed Book 4785, Page 1772, which Declaration and Plats and Plans have since been amended by Amendment to Declaration of Forest Park, a Condominium dated July 25, 1986 and recorded August 26, 1986 in Deed Book 4810, Page 1664 and Second Amendment dated October 22, 1986 and recorded November 21, 1986 in Deed Book 4820, Page 770.

TITLE TO SAID PREMISES IS VESTED IN Christopher Martin, by Deed from Todd E. Bick, dated 03/25/2008, recorded 03/26/2008 in Book 5686, Page 2035.

Parcel Number: 63-00-05514-60-6.

Location of property: 818 Northridge Drive, Unit 115-A a/k/a Northridge Drive, Condominium 115-A, Norristown, PA 19403-2990.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christopher L. Martin** at the suit of U.S. Bank, N.A., as Legal Title Trustee for Truman 2013 SC4 Title Trust. Debt: \$159,163.77.

Paul Cressman, Attorney. I.D. #318079

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

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

11-33493

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, and described in accordance with a plan or survey made thereof by William T. Muldrew, Registered Professional Engineer, of Jenkintown, Pennsylvania, on August 11, 1941, and last revised November 21, 1941, as follows, to wit:

BEGINNING at a point on Southeasterly side of Lycoming Avenue (fifty feet wide) said point of beginning being the Southwesternmost terminus of a radial round corner which connects the Southeasterly side of Lycoming Avenue with the Southwesterly side of Moreland road (forty-one and five-tenths feet wide); thence extending from

said point of beginning along the Southeasterly side of Lycoming Avenue South twenty-eight degrees, ten minutes West, seventy-six and twenty-one one-hundredths feet to a point; thence extending South sixty-one degrees, fifty minutes East, one hundred twenty five feet to a point; thence extending North twenty-eight degrees, ten minutes East, fifty-one and forty-seven one-hundredths feet to the Southwesterly side of Moreland Road; thence extending along same North forty-four degrees, forty-eight minutes West, one hundred seventeen and twenty-one one-hundredths feet to a point of curve; thence along same on a line curving to the left having a radius of ten feet the arc distance of eighteen and sixty-eight one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN John E. Senese and Joanne Potts Senese, husband and wife by Deed from Clayton T. Deal and Helen McNally Deal, husband and wife, dated 06/27/1991 recorded 07/03/1991 in Deed Book 4979, Page 2427.

Parcel Number: 30-00-40076-00-7.

Location of property: 1971 Lycoming Avenue, Abington, PA 19001.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joanne Potts Senese and John Paul Senese** at the suit of HSBC Bank USA, N.A., as Indenture Trustee for the Registered Noteholders of Renaissance Home Equity Loan Trust 2007-2. Debt: \$437,458.12.

John 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.

12-00622

ALL THAT CERTAIN lot or piece of ground, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Final Plan of Section 1-A Sawmill Valley dated 9-14-1976 and last revised 6-6-1977 and recorded 6-29-1977 in Plan Book A-29, Page 24B described, as follows:

BEGINNING at a point in the Northeasterly line of Forester Road (40 feet wide) said point being the following two courses and distances from a point of curve in the Southeasterly line of Green Woods Drive (40 feet wide): (1) leaving said Forester Road on a curve curving to the right with a radius of 10.00 feet the arc distance of 26.72 feet to a point of reverse curve; thence (2) on a line curving to the left with a radius of 50.00 feet the arc distance of 212.13 feet to a point of tangency; thence (3) North 49 degrees, 24 minutes, 04 seconds West, 103.99 feet to a point, said point being in the division line between Lots #77 and #78; thence (4) continuing along same a distance of 48.84 feet to a point, said point being the centerline of a 20.00 foot wide maintenance easement and also being the division line between Lots #76 and #77; thence (5) North 40 degrees, 35 minutes, 56 seconds West, 126.00 feet to a point; thence (6) South 49 degrees, 24 minutes, 04 seconds East, 48.84 feet to a point, said point being in the division line between Lots #77 and #78; thence (7) South 40 degrees, 35 minutes, 56 seconds West, 126.00 feet to the point and place of beginning.

BEING Lot #77 on said plan.

CONTAINING 6,153 square feet.

TITLE TO SAID PREMISES IS VESTED IN Ann F. Kleinow, by Deed from Mildred M. Stazi, dated 08/23/1991, recorded 10/15/1991 in Book 4989, Page 475.

Parcel Number: 36-00-04814-45-1.

Location of property: 9 Greenwoods Drive, Horsham, PA 19044-1728.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ann F. Kleinow** at the suit of Citimortgage, Inc. Debt: \$383,732.54.

Adam H. Davis, Attorney. I.D. #203034

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

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

12-14410

ALL THAT CERTAIN unit in the property known, named and identified as Rittenhouse Club Condominium, located in **Norristown Borough**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA C.S. 3101 et. seq. by the recording in the Montgomery County Recorder of Deeds Office of a Declaration dated 11/13/2006 and recorded on 11/15/2006 in Deed Book 5624, Page 271, being and designated as Unit 200, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 3.85%.

BEING a unit in the Condominium which was created by the above Declaration and was a part of the same premises which Fazio Properties, LLC by Deed dated 3/1/2006 and recorded 3/6/2006 in Montgomery County in Deed Book 5592, Page 1291 conveyed unto Fazio Properties Rittenhouse Club, LLC, in fee.

Parcel #13-00-32952-10-9.

Location of property: 770 Sandy Street, Condominium 200, Norristown, PA 19401.

The improvements thereon are: Residential - Condominium Garden Style - Common Ent. 1-3S.

Seized and taken in execution as the property of **Orchard Hill Crossing, LLC** at the suit of Customers Bank. Debt: \$323,989.20.

Ryan N. Boland, 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.

12-14419

ALL THAT CERTAIN unit in the property known, named and identified as Rittenhouse Club Condominium, located in **Norristown Borough**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA C.S. 3101 et. seq. by the recording in the Montgomery County Recorder of Deeds Office of a Declaration dated 11/13/2006 and recorded on 11/15/2006 in Deed Book 5624, Page 271, being and designated as Unit 203, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 3.85%.

BEING a unit in the Condominium which was created by the above Declaration and was a part of the same premises which Fazio Properties, LLC by Deed dated 3/1/2006 and recorded 3/6/2006 in Montgomery County in Deed Book 5592, Page 1291 conveyed unto Fazio Properties Rittenhouse Club, LLC, in fee.

Parcel Number: 13-00-32952-13-6.

Location of property: 770 Sandy Street, Condominium 203, Norristown, PA 19401.

The improvements thereon are: Residential - Condominium Garden Style - Common Ent. 1-3S.

Seized and taken in execution as the property of **Fazio Properties, LLC** at the suit of Customers Bank. Debt: \$352,236.40.

Ryan N. Boland, 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.

12-14426

ALL THAT CERTAIN unit in the property known, named and identified as Rittenhouse Club Condominium, located in **Norristown Borough**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA C.S. 3101 et. seq. by the recording in the Montgomery County Recorder of Deeds Office of a Declaration dated 11/13/2006 and recorded on 11/15/2006 in Deed Book 5624, Page 271, being and designated as Unit 207, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 3.85%.

BEING a unit in the Condominium which was created by the above Declaration and was a part of the same premises which Fazio Properties, LLC by Deed dated 3/1/2006 and recorded 3/6/2006 in Montgomery County in Deed Book 5592, Page 1291 conveyed unto Fazio Properties Rittenhouse Club, LLC, in fee.

Parcel Number: 13-00-32952-17-2.

Location of property: 770 Sandy Street, Condominium 207, Norristown, PA 19401.

The improvements thereon are: Residential - Condominium Garden Style - Common Ent. 1-3S.

Seized and taken in execution as the property of **Orchard Hill Crossing, LLC** at the suit of Customers Bank. Debt: \$382,441.78.

Ryan N. Boland, 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.

12-14428

ALL THAT CERTAIN unit in the property known, named and identified as Rittenhouse Club Condominium, located in **Norristown Borough**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA C.S. 3101 et. seq. by the recording in the Montgomery County Recorder of Deeds Office of a Declaration dated 11/13/2006 and recorded on 11/15/2006 in Deed Book 5624, Page 271, being and designated as Unit 400, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 3.85%.

BEING a unit in the Condominium which was created by the above Declaration and was a part of the same premises which Fazio Properties, LLC by Deed dated 3/1/2006 and recorded 3/6/2006 in Montgomery County in Deed Book 5592, Page 1291 conveyed unto Fazio Properties Rittenhouse Club, LLC, in fee.

Parcel Number: 13-00-32952-25-4.

Location of property: 770 Sandy Street, Condominium 400, Norristown, PA 19401.

The improvements thereon are: Residential - Condominium Garden Style - Common Ent. 1-3S.

Seized and taken in execution as the property of **Orchard Hill Crossing, LLC** at the suit of Customers Bank. Debt: \$427,126.29.

Ryan N. Boland, 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.

12-22401

ALL THAT CERTAIN frame message or tenement and lot of land, situate in **Pottstown Borough**, Montgomery County, PA, on the South side of Chestnut Street, bounded and described, as follows, to wit:

BEGINNING at a corner in line of land now or late of Jesse Weidner; thence by the same Southerly 140 feet to Leshler Alley; thence by the same Easterly 27 feet to a corner of land now or late of Peter Seashotz; thence by the same Northwardly 140 feet to Chestnut Street aforesaid; thence by the same Westerly 27 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Dale H. Walton, David Walton and Russell Walton, Trading as Walton Properties by Deed from Margaret Olock by her Attorney in Fact M. Daniel Wien dated 02/15/1999 recorded 03/04/1999 in Deed Book 5262, Page 0311.

Parcel Number: 16-00-05384-00-9.

Location of property: 40 Chestnut Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Dale Walton a/k/a Dale H. Walton, Individually and Trading as Walton Properties and Known Heir of Russell Walton a/k/a Russell Herbert Walton, David Walton, Individually and Trading as Walton Properties and Known Heir of Russell Walton a/k/a Russell Herbert Walton, Doug Walton, Known Heir of Russell Walton a/k/a Russell Herbert Walton, Justin Walton, Known Heir of Russell Walton a/k/a Russell Herbert Walton and Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Russell Walton a/k/a Russell Herbert Walton, Last Record Owner, United States of America** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Successor in Interest to JP Morgan Chase Bank, N.A., as Trustee for the Benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2005-2. Debt: \$144,449.53.

Sherri J. Braunstein, Attorney.

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

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

12-26000

ALL THOSE CERTAIN tracts or parcels of land, situate in **Upper Pottsgrove Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a survey as made by Ralph E. Shaner & Son Engineering Company, as follows, to wit:

BEGINNING at a corner other lands now or about to be conveyed by Irene Steinmetz to Sandor Czeiner, said point being in the bed of North State Street (40 feet wide) and distant along the same from a corner lands Leonard G. Fillman South 18 degrees, West 120.0 feet; thence from said point of beginning along Parcel No. 2 South 69 degrees, 42 minutes East, 160.0 feet to a corner line of land of Russell D. Neiman and intended to be conveyed to Sandor Czeiner; thence along the same South 18 degrees, West 120.0 feet to a corner; thence North 69 degrees, 42 minutes West, 160.0 feet to a corner in the bed on North State Street; thence along the same North 18 degrees, East 120.0 feet to the place of beginning.

CONTAINING 0.4404 acres of land.

BEGINNING at a joint corner of Parcel No. 1 in line of lands of Irene Steinmetz intended to be conveyed to Sandor Czeiner and being distant along said other lands of Irene Steinmetz from a corner in the bed of North State Street South 69 degrees, 42 minutes East, 160.0 feet; thence along Parcel No.1 South 71 degrees, 42.17 minutes East, 267.90 feet to a corner in the middle of State Highway Route 779 (Limited Access); thence along the same and being distant 70 feet Easterly of the Westerly right-of-way line of the same by a curve curving to the right having a radius of 1,910.08 feet, an arc length of 101.40 feet; thence crossing said road and along other lands Russell D. Neiman North 78 degrees, 18 minutes West, 252.64 feet to a corner lands Irene Steinmetz and intended to be conveyed to Sandor Czeiner; thence along the same North 18 degrees, East 120.0 feet to the place of beginning.

CONTAINING 0.6382 acres of land.

As to tract containing 0.4404 acres of land.

Parcel Number: 60-00-02836-00-2.

Location of property: 1134 North State Street, Upper Pottsgrove, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Gary Stephen Leader, Sandra A. Leader and United States of America** at the suit of Pottsgrove School District. Debt: \$3,250.86.

Diane M. Boehret, Attorney.

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

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

12-28223

ALL THAT CERTAIN UNIT designated as Unit Number A-105 being a unit in 1600 Church Road Condominium, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of 1600 Church Road Condominium bearing date the 14th day of January A.D., 1982 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania on the 19th day of January, A.D. 1982 in Deed Book 4676, Page 443 etc. and Plats and Plans for 1600 Church Road Condominium bearing date the 14th day of January A.D. 1982 and recorded as Exhibit "B" of the Declaration of Condominium of 1600 Church Road Condominium in Deed Book 4676, Page 443.

Parcel Number: 31-00-06893-05-1.

Location of property: 1600 Church Road, Unit A-105, Wyncote, PA 19095.

The improvements thereon are: Residential.

Seized and taken in execution as the property of **Sharon R. Baird** at the suit of 1600 Church Road Condominium Association. Debt: \$38,879.13.

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

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

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

13-06740

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery and State of Pennsylvania and described according to a Map of Darthmouth Hills, made by Yerkes Engineering Company, Bryn Mawr, Pennsylvania, on December 16, 1955 and last revised October 10, 1956, as follows:

SITUATE on the Southeasterly side of Cambridge Road (sixty feet wide) at the distance of eighty-one and forty-four one-hundredths feet measured North forty degrees, eleven minutes East along same from its intersection with the Northeasterly side of Dartmouth Drive (sixty feet wide) (both lines produced).

CONTAINING in front or breadth on said side of Cambridge Road, measured North forty degrees, eleven minutes East, seventy-five feet, and extending of that width in length or depth measured South forty-nine degrees, forty-nine minutes East between parallel lines at right angles to said Cambridge Road, one hundred thirty-four feet to the Southeast side of a certain ten feet utility easement. The Northeasterly line thereof passing partly through the bed of a certain driveway laid out between these premises and the premises adjoining to the Northeast.

BEING Lot No. 7, House No. 129 Cambridge Road as shown on said plan.

BEING the same property conveyed to Joseph Greco who acquired the title by virtue of a Deed from Amelia Mangano, by her agent Michael J. Mangano, dated March 13, 2008, recorded March 17, 2008 in the Montgomery County Clerk's Register's Office in Deed Book 5685, Page 2753.

Parcel Number: 58-00-02656-00-4.

Location of property: 129 Cambridge Road, King of Prussia, PA 19406.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Unknown Heirs and/or Administrators of the Estate of Joseph Greco a/k/a Joseph Nicholas Greco a/k/a Joseph N. Greco** at the suit of Wells Fargo Bank, National Association, Successor by Merger to Wells Fargo Home Mortgage, Inc. Debt: \$299,590.93.

Meredith H. Wooters, Attorney.

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

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

13-08626

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be thereon erected, situate in **Plymouth Township**, Montgomery County, Pennsylvania bounded and described according to Site Plan of Belvoir Woods made by Czop/Spector, Inc., Consulting Engineers and Surveyors dated 6/4/1989 and last revised 7/29/1994 said plan recorded in the Office of the Recorder of Deeds at Norristown, Montgomery County, Pennsylvania in Land Site Plan Book 2, Page 473, as follows, to wit:

BEGINNING at an interior point, said interior point being a point a corner of Lot #20 as shown on the above mentioned plan; thence extending from said point of beginning South 6 degrees, 47 minutes, 12 seconds West, 59.67 feet to a point; thence extending from said point North 43 degrees, 12 minutes, 48 seconds West, 40.00 feet to a point a corner of Lot #22 as shown on the above mentioned plan; thence extending along the aforesaid lot North 46 degrees, 47 minutes, 12 seconds East, 59.67 feet to a point a common corner of the aforesaid Lot #22 and Lot #20 as shown on the above mentioned plan; thence extending along the aforesaid lot South 43 degrees, 12 minutes, 48 seconds West, 40.00 feet to the first mentioned interior point and place of beginning.

CONTAINING in area 2,386 feet.

BEING Lot #21 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Paul A. Langenbach by Deed from Robert A. Zappolo and Robert J. Zappolo dated 11/15/2005 recorded 12/27/2005 in Deed Book 5584, Page 1025.

Parcel Number: 49-00-04955-08-1.

Location of property: 521 Highland Drive, Plymouth Meeting, PA 19462-2688.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Paul A. Langenbach** at the suit of U.S. Bank National Association. Debt: \$362,987.16.

Adam H. Davis, Attorney. I.D. #203034

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

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

13-11917

ALL THAT CERTAIN Unit in the property known, named and identified as Millennium, a Condominium, located in **Conshohocken Borough**, County of Montgomery, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 Pa C S 3101 et seq. by the recording in the Montgomery County Recorder of Deeds of a Declaration dated 10/18/2000 and recorded on 10/20/2000 in Deed Book 5335 page 2384, an Amendment thereto dated _____ and recorded _____ in Deed Book _____ page _____, being and designated as Units A & B together with a proportionate undivided interest in the Common Elements (as defined in such Declaration of A-10.000% and B-10.000%)

BEING Parcel Numbers: 05-00-11856-95-5 - (Unit A) & 05-00-11856-94-6 (Unit B)

BEING PART of the same premises which AMCAR Associates Partnership, a Pennsylvania General Partnership, by Deed dated 2/14/2000 and recorded 2/17/2000 in Montgomery County in Deed Book 5307 page 1230 granted and conveyed unto Washington Street Associates II, L.P., a Pennsylvania Limited Partnership, in fee.

BEING PART of the same premises which Riverside Real Estate, a Pennsylvania General Partnership, by Deed dated 2/14/2000 and recorder 2/17/2000 in Montgomery County in Deed Book 5307 page 1243 granted and conveyed unto Washington Street Associates II, L.P., a Pennsylvania Limited Partnership, in fee.

BEING PART of the same premises which River Realty, a Partnership, by Deed dated 2/14/2000 and recorded 2/17/2000 in Montgomery County in Deed Book 5307 page 1238 granted and conveyed unto Washington Street Associates II, L.P., a Pennsylvania Limited Partnership, in fee.

BEING PART of the same premises which Borough of Conshohocken, by Deed dated 2/16/2000 and recorded 2/17/2000 in Montgomery County in Deed Book 5307 page 1247 granted and conveyed unto Washington Street Associates II, L.P., a Pennsylvania Limited Partnership, in fee.

PREMISES C

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

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

BEING the same premises which Raymond A. Munder, Jr., by Deed dated December 13, 1998 and recorded January 4, 1999 in Montgomery County in Deed Book 5254 page 1348 conveyed unto Conshohocken Associates, L.P., a Pennsylvania Limited Partnership, in fee.

SUBJECT TO the Access, Parking and Utilities Easement Agreement between Washington Street Associates, L.P., a Pennsylvania Limited Partnership and Washington Street Associates II, L.P., a Pennsylvania Limited Partnership dated February 14, 2000 and recorded March 9, 2000 in Deed Book 5309 at page 1621.

ALSO SUBJECT TO Parking Garage and Access Easement Agreement between Washington Street Associates II, L.P., a Pennsylvania Limited Partnership, Millenium Condominium Association, a Pennsylvania Non-Profit Corporation and Conshohocken Associates, L.P., a Pennsylvania Limited Partnership, dated March 9, 2004 and recorded March 12, 2004 in Deed Book 5499 at page 2217, as amended and restated.

AND ALSO SUBJECT TO Cross Easement Agreement between AMCAR Associates, a Pennsylvania partnership and David Smith Steel Company, Inc., a New York corporation, dated May 28, 1982 and recorded June 1, 1982 in Book 4685 at page 354.

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

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

The improvements thereon are: Commercial Property.

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

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

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$6,373,701.44 dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

13-13334

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Moreland Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a final plan of subdivision made for Dominic Larosa by Eastern/Chadrow Associates, Inc., Warminster, Pennsylvania, dated April 9, 1996, last revised July 24, 1996, and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery at Norristown in Plan Book A-56, Page 321, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Horsham Road (ultimate width of 40 feet) a corner of Lot Number 1 on said plan; thence from said beginning point along line of Lot Number 1 North 38 degrees, 37 minutes East, 100.00 feet to a point in line of Lot Number 3 on said plan; thence along line of Lot Number 3 South 51 degrees, 23 minutes East, 63.80 feet to a point in line of land now or late of George and Grace Haegele; thence along land now or late of Haegele South 38 degrees, 37 minutes West, 100.00 feet to a point on the Northeasterly side of Horsham Road; thence along the Northeasterly side of Horsham Road North 51 degrees, 23 minutes West, 63.80 feet to a point a corner of Lot No. 1 the first mentioned point and place of beginning.

BEING Lot Number 2 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Matthew J. Wheeler, by Deed from Philip J. Smith and Faith M. Smith, h/w, dated 03/29/2002, recorded 05/02/2002 in Book 5405, Page 2065.

Parcel Number: 59-00-09649-00-3.

Location of property: 2413 Horsham Road, Hatboro, PA 19040-4329.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Matthew J. Wheeler a/k/a Matthew Wheeler** at the suit of Wells Fargo Bank, N.A. Debt: \$178,626.03.

Paul Cressman, Attorney. I.D. #318079

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

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

13-13957

ALL THAT CERTAIN piece or parcel of land, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Map of Property of C. Townsend Ludington made by M.R. and J.B. Yerkes, Civil Engineers and Surveyors, Bryn Mawr, Pennsylvania, dated January 31, 1949, as follows, to wit:

BEGINNING at a point marking a corner of this and in line of land now or late of Nicholas Ludington, said point is at the distance of 64.09 feet measured North 21 degrees, 31 minutes West, along the line dividing lands now or late of Nicholas Ludington and C. Townsend Ludington from a point, which point is at the distance of 152.58 feet measured North 17 degrees, 24 minutes West from a stone marking a corner of land now or late of Wright S. Ludington and C. Townsend Ludington, which stone is at the distance of 128.51 feet measured North 11 degrees, 50 minutes West from a point in the middle of Mill Creek Road, which point is at the distance of 192.90 feet measured North 78 degrees, 45 minutes East along the middle of Mill Creek Road from its intersection with the middle of Old Gulph Road; thence from the beginning point by land now or late of Nicholas Ludington, the (8) following courses and distances: (1) North 28 degrees, 08 minutes West, 85.20 feet to a point; (2) North 23 degrees, 55 minutes West, 19.66 feet to a point; (3) North 28 degrees, 40 minutes West, 97.83 feet to a point; (4) North 23 degrees, 35 minutes West, 21.27 feet to an iron pin; (5) North 86 degrees, 28 minutes West, 18.53 feet to an iron pin; (6) North 31 degrees, 32 minutes West, 112.82 feet to an iron pin; (7) North 59 degrees, 05 minutes East, 19.63 feet to an iron pin; (8) North 31 degrees, 02 minutes West, 133.81 feet to the point in the bed of a private driveway; thence in the bed of said private driveway, North 58 degrees, 06 minutes East, 221.03 feet to a stone in line of land now or late of Cecil Barrett; thence by same and partly by land now or late of Orus J. Mathews, South 25 degrees, 50 minutes East, 502.45 feet to a point; thence by other land now or late of C. Townsend Ludington, of which this is a part, the (5) following courses and distances: (1) South 54 degrees, 10 minutes West, 12.77 feet to a point in the middle of the top of a wall; (2) along the middle of the top of a wall, South 03 degrees, 33 minutes, 30 seconds West, 10.80 feet to a point; (3) still along the middle of the top of a wall on a line curving to the right with a radius of 105.75 feet, the arc distance of 119.27 feet, the chord of said curved line has a bearing of South 42 degrees, 09 minutes West, 113.04 feet to a point; (4) still along the middle of top of wall on a line curving to the right with a radius of 108.75 feet, the arc distance of 87.86 feet, the chord of said curved line has a bearing of North 81 degrees, 23 minutes, 30 seconds West, 85.49 feet to a point; (5) North 28 degrees, 27 minutes West, 1.22 feet to the place of beginning.

CONTAINING 2.482 acres, be the same more or less.

ALSO ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Map of Property of C. Townsend Ludington made by M.R. and J.B. Yerkes, Civil Engineers and Surveyors, Bryn Mawr, Pennsylvania, dated January 31, 1949 and revised as to this piece, February 22, 1949, as follows, to wit:

BEGINNING at a point in the middle of Dodds Lane said point is at the distance of 1,290.30 feet measured Northeastwardly along the middle of Dodds Lane from its intersection with the middle of Gulf Road; thence along the middle of Dodds Lane North 86 degrees, 22 minutes East, 31.51 feet to a point; thence leaving Dodds Lane by land now or late of Cecil Barrett South 25 degrees, 50 minutes East, 140.55 feet to a stone; thence by land now or late of William B. Murphy, South 58 degrees, 06 minutes West, 40.23 feet to the point in the bed of an existing driveway; thence by other land now or late of Walter S. Franklin, of which this is a part, North 21 degrees, 53 minutes West, 157.09 feet to the place of beginning.

CONTAINING .199 acres, be the same more or less.

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

BEGINNING at a point in the title line of a private road, separating the property of the said Ludington Estate on the Southerly side and property of Walter S. Franklin on the Northerly side, which point is North 58 degrees, 06 minutes East, 809.66 feet along the title line of said driveway from its intersection with the line of Old Gulph Road, which point of intersection is North 43 degrees, 57 minutes West, 221.42 feet along the title line of Old Gulph Road to another point therein which point is North 71 degrees, 00 minutes West, 141.25 feet from another point in said title line, which is North 69 degrees, 30 minutes West, 88.51 feet from a point in the said title line, which point is North 69 degrees, 58 minutes West, 82 feet from a point in the said title line, which point is North 75 degrees, 45 minutes West, 392.40 feet from its intersection of the said title line of Old Gulph Road with the title line of Mill Creek Road; thence extending from the point of beginning so established, North 58 degrees, 06 minutes East, along the title line of said private road, 180.80 feet to a stone; thence North 21 degrees, 53 minutes West, 10.15 feet to a point; thence South 58 degrees, 06 minutes West, 182.42 feet to a point; and thence South 31 degrees, 02 minutes East, 10 feet to the point and place of beginning.

Parcel Number: 40-00-15616-00-4.

Location of property: 649 Dodds Lane, Gladwyne, PA 19035.

The improvements thereon are: Residential dwelling.
Seized and taken in execution as the property of **Joseph P. Grasso and Donna Grasso** at the suit of ABW-PA, Inc.
Debt: \$2,159,129.32 plus interest and costs.

Corinne Samler Brennan, Attorney. I.D. #206121

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

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

13-21143

ALL THAT CERTAIN property, situated in **Abington Township**, in the County of Montgomery and State of Pennsylvania and being described in a deed dated 11/13/2006 and recorded 12/08/2006 in Book 5627, Page 678 among the land records of the County and State set forth above and referenced, as follows:

ALL THAT CERTAIN piece or parcel of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Pennsylvania, and described according to a plan properties made for Henry O. MacCulloch by Charles E. Shoemaker, Registered Professional Engineer, dated January 28th, 1959, and last revised August 4th, 1960, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Galloway Avenue (forty feet wide) (intended to be dedicated), said point being at the distance of three hundred twelve feet measured North forty-seven degrees, fifty-five minutes West along the Southwesterly side of Galloway Avenue from its point of intersection with the Northwesterly side of Lukens Avenue (forty feet wide); thence from said point of beginning South forty-two degrees, five minutes West, one hundred forty-seven and eighty-three one-hundredths feet to a point; thence extending North forty degrees, twenty minutes West, fifty and forty-four one-hundredths feet to a point; thence extending North forty-two degrees, five minutes East, one hundred forty-one and seventeen one-hundredths feet to a point on the Southwesterly side of Galloway Avenue aforesaid; thence extending South forty-seven degrees, fifty-five minutes East along the Southwesterly side of Galloway Avenue fifty feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to restriction as of record.

BEING the same premises which Jeannette E. McGettigan, by Deed dated 11/13/2006 and recorded 12/8/2006 in Montgomery County in Deed Book 5627, Page 678 granted and conveyed unto Jeannette E. McGettigan.

Parcel Number: 30-00-22832-00-7.

Location of property: 2766 Galloway Avenue, Roslyn, PA 19001.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Jeannette E. McGettigan** at the suit of Nationstar Mortgage, LLC.
Debt: \$126,653.60.

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.

13-24701

ALL THAT CERTAIN lot or piece of ground, with the dwelling and improvements thereon erected, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a certain survey thereof made by George B. Mebus, Registered Professional Engineer, dated the Twenty-Eighth day of December A.D., 1951, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Stewart Avenue (forty feet wide) said point being at a distance of one and one one-hundredths feet measured North fifty degrees, seven minutes East from the intersection which the said Southeasterly side of Stewart Avenue makes with the Northeasterly side of Kenmore Avenue (formerly Tyson Avenue) (sixty-five feet wide) not open; thence from the first mentioned point and along the said Southeasterly side of Stewart Avenue North fifty degrees, seven minutes East, fifty-nine and twenty-nine one-hundredths feet to a point; thence along land now or late of Clarence A. Nagle South thirty-nine degrees, fifty-three minutes East, one hundred seventy-two and sixty-five one-hundredths feet to a stone; thence through land of Standard Pressed Steel Company South seventy-four degrees, fifty minutes, thirty seconds East, eighty-three and ninety-five one-hundredths feet to a point; thence still through land of Standard Pressed Steel Company and parallel to the Northeast side of said Kenmore Avenue and one foot Northeast therefrom North forty-six degrees, two minutes East, one hundred four and forty-four one-hundredths feet to a point in the aforesaid Southeasterly side of Stewart Avenue the place of beginning.

BEING premises known as 363 Stewart Avenue.

BEING the same premises which Gregory Francis Glemser, by Indenture bearing date 6/27/2003 and recorded 7/23/2003 in the Office of the Recorder of Deeds, in and for the County of Montgomery in Deed Book 5465, Page 2005 etc., granted and conveyed unto John J. Flamino, a single man and Joann Pickwell, a single woman, in fee. Said Joann Pickwell, departed this life on July 21, 2011, leaving Vicki Alvaro as Heir and Administrator of her Estate.

Parcel Number: 30-00-63716-00-1.

Location of property: 363 Stewart Avenue, Jenkintown, PA 19046-2231.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **John J. Flamino, a Single Man and Vicki Alvaro, in Her Capacity as Administratrix and Heir of the Estate of Joann Pickwell, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or Under Joann Pickwell, 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 2015-13BTT. Debt: \$187,579.17.

Andrew J. Marley, 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.

13-27725

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **West Norriton Township** (erroneously stated as West Norristown in prior deed), County of Montgomery and Commonwealth of Pennsylvania, being #119 on Plan of Lots of Whitehall Park, surveyed by Will D. Hiltner, Registered Surveyor, Norristown, Pennsylvania, on August 3 and October 5, 1950, and bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Northwest side of Oxford Circle (50 feet wide) at the distance of 99 and 5911.00 feet Northeastwardly from the point of tangent of the radius round corner of Oxford Circle and Lynn Drive (50 feet wide) a corner of Lot #120 on said plan; thence along Lot #120 North 47 degrees, 12 minutes West, 80 and 58/100 feet to a point a corner of Lot #121; thence along Lot #121 North 42 degrees, 48 minutes East, 110 feet to a point on the Southwest side of Park Drive as laid out South 47 degrees, 12 minutes East, 70 feet to a point; thence Southwestwardly on the arc of a circle curving to the right with a radius of 10 feet the arc distance of 15 and 71/100 feet to a point on the Northwest side of Oxford Circle; thence along said side of Oxford Circle South 42 degrees, 48 minutes West, 82.91/100 feet to a point; thence continuing along the Northwest side of Oxford Circle Southwestwardly on the arc of a circle curving to the left having a radius of 250 feet the arc distance of 17 and 1011 00 feet to the place of beginning.

Parcel Number: 63-00-05635-00-8.

Location of property: 219 Oxford Circle, West Norriton, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Kristen Sutch** at the suit of West Norriton Township. Debt: \$2,794.15.

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.

14-03363

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

BEGINNING at a point on the Northerly side of Elm Street at the distance of one hundred sixty feet Westerly from the Northwest corner of Elm and Sandy Streets, a corner of this and land lately conveyed to Joseph Czop and Catherine Czop, his wife; thence extending along the Northerly side of said Elm Street West twenty feet to a point, a corner of Lot No. 595 on the plan of lots laid out on the farm of Isaac Jones the elder; thence extending Northwardly of that width in length or depth between parallel lines at right angles to said Elm Street the Easterly line hereof passing through the middle of a partition wall separating the house on this and the house on the adjoining lot two hundred feet to Hector Street.

BEING the same premises which Ala Brown, by Deed dated June 20, 2007 and recorded June 28, 2007 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5652, Page 2657 and Instrument No. 2007077477, granted and conveyed unto James Schmoyer and Debra Schmoyer.

Parcel Number: 65-00-03178-00-6.

Location of property: 814 East Elm Street, Conshohocken, PA 19428.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James Schmoyer and Debra Schmoyer** at the suit of Federal National Mortgage Association. Debt: \$300,750.13.

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.

14-03686

ALL THOSE TWO CERTAIN lots or pieces of ground, hereditaments and appurtenances, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, more particularly known and described as Lots Nos. 13 and 14, Block 'T', as shown on a Certain Plan of Map of 'Roslyn Heights', surveyed and prepared by J. Owen Carter, Civil Engineer, dated November, 1927, filed and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, in Deed Book 1033, Page 600, as follows:

BEGINNING at a point on the Southeasterly side of Edgewood Avenue (50 feet wide), at the distance of 300 feet Northeastwardly from the intersection which the said side of Edgewood Avenue makes with the Northeastly side of Pershing Avenue (50 feet wide); thence along the said side of Edgewood Avenue, North 44 degrees, 00 minutes East, 50 feet to a point; thence South 46 degrees, 00 minutes East, 107.98 feet to a point; thence South 43 degrees, 42 minutes West, 50 feet to a point; thence North 46 degrees, 00 minutes West, 108.25 feet to a point on the aforementioned Southeasterly side of Edgewood Avenue and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Carole M. Cannon and John P. Cannon, h/w, by Deed from Robert L. Lillo and Joanne M. Lillo, h/w, dated 11/29/1996, recorded 01/15/1997 in Book 5174, Page 1100.

Parcel Number: 30-00-17140-00-2.

Location of property: 1425 Edgewood Avenue, Roslyn, PA 19001-2309.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Carole M. Cannon and John P. Cannon** at the suit of Nationstar Mortgage, LLC. Debt: \$263,730.38.

Adam H. Davis, Attorney. I.D. #203034

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

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

14-06184

ALL THAT CERTAIN unit in the property known, identified and described in the Declaration Plan referred to below as Georgetown of Philadelphia located on the Old Penllyn Pike and Penn-Ambler Road in **Lower Gwynedd Township**, Montgomery County, 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 in and for Montgomery County, Pennsylvania of a Declaration dated 8-29-1979 and recorded 9-12-1979 in Deed Book 4452, Page 33, and a Declaration Plan dated 1-4-1978, last revised 1-19-1978 and recorded 9-11-1979 in Condominium Plan Book 6, Page 58, as amended by the First Amendment to Declaration Plan dated 12-26-1979 and recorded 12-26-1979 in Condominium Plan Book 6, Page 62 through 90 and a Code of Regulations dated 9-11-1979 and recorded 9-12-1979 in Deed Book 4452, Page 79, being more designated on said Declaration Plan as Unit 29-B being more fully described in said Declaration, together with a proportionate undivided 0.48900% interest in the Common Elements as defined in said Declaration.

AND whereby the above mentioned Declaration of Condominium has since been amended, a First Amendment to Declaration dated 1-29-1980, recorded in Deed Book 4496, Page 411 and Second Amendment thereto dated 5-2-1988 and recorded 6-10-1988 in Deed Book 4875, Page 2066.

AND whereby the above mentioned Code of Regulations has since been amended, a First Amendment to Code of Regulations dated 1-29-1980, recorded in Deed Book 4496, Page 418&c.

TITLE TO SAID PREMISES IS VESTED IN Virginia Jordan and Arthur D. Jordan, Jr. by Dee from William H. Gawthrop, dated September 27, 1988 and recorded October 31, 1988 in Deed Book 4888, Page 2300. The said Virginia Jordan died on March 27, 2003 thereby vesting title in Arthur D. Jordan, Jr.

Parcel Number: 39-00-03078-30-3.

Location of property: 102 Nottoway Drive, Condominium L 29B, Blue Bell, PA 19422.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **Arthur D. Jordan, Jr.** at the suit of EverBank. Debt: \$109,153.97.

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.

14-06475

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

BEGINNING at a point on the Southwesterly side of Allison Drive (formerly Terraced Hill Road) (40 feet wide) which point of beginning is common to this Unit and Unit No. 2 (Building 2) as shown on said plan; thence extending from said point of beginning, along Unit 2, South 14 degrees, 04 minutes West, 87.50 feet, to a point, a corner of Unit 4 (Building 6) as shown on said plan; thence extending along the same, North 75 degrees, 56 minutes West, 33.00 feet to a point, a corner of Unit No. 4 (Building 2) as shown on said plan; thence extending along the same, North 14 degrees, 04 minutes East, 87.50 feet to a point on the said Southwesterly side of Allison Drive; thence extending along the same, South 76 degrees, 56 minutes East, 33.00 feet to the first mentioned point and place of beginning.

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

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

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

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Stephen S. Knepp and Claire M. Knepp** at the suit of Federal National Mortgage Association. Debt: \$129,697.75.

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.

14-07959

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **East Norriton Township**, County of Montgomery and State of Pennsylvania, described according to a plan lots of DeKalb Manor for DeKalb Homes Company, by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania on 7/31/1952 and last revised 11/12/1953, and recorded at Norristown in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 2331, Page 601, etc., as follows, to wit:

BEGINNING at a point on the Southwest side of Lawnton Road (50 feet wide) measured the 2 following courses and distances from a point of tangent on the Northwest side of DeKalb Pike (80 feet wide): (1) on the arc of a circle curving to the left having a radius of 25 feet the arc distance of 38.65 feet to a point of curve on the Southwest side of Lawnton Road; (2) North 55 degrees, 30 minutes West along the Southwest side of Lawnton Road 133.52 feet to at the point and place of beginning.

CONTAINING in front or breadth on the said Lawnton Road 59 feet measured North 55 degrees, 30 minutes West from the said beginning point and extending of that width in length or depth South 34 degrees, 30 minutes West between parallel lines at right angles to the said Lawnton Road 125 feet.

TITLE TO SAID PREMISES IS VESTED IN Norma Washington by Deed from Blanche Creely and William Webb and Judith Webb dated August 14, 2006 and recorded August 30, 2006 in Deed Book 5614, Page 01406.

Parcel Number: 33-00-05158-00-2.

Location of property: 104 Lawnton Road, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Norma Washington** 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: \$260,376.31.

Christine L. Graham, Attorney.

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

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

14-10743

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan, Part Number Three, "Oak Terrace West" prepared for the Seltzer Organization, Inc. by C. Raymond Weir Associates, Inc. Civil Engineers and Surveyors, dated July 25, 1973 and last revised January 31, 1975 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-24, Page 76, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Fiedler Road (50 feet wide) said point being at the distance of 720.29 feet measured South 61 degrees, 22 minutes West along the said side of North Fiedler Road from a point of tangent on same, said point of tangent being at the arc distance of 22.14 feet measure on the arc of a curve curving to the right having a radius of 15.00 feet from a point of curve on the Southwesterly side of Stout Road (50 feet wide); thence extending from said point of beginning, along the said Northwesterly side of North Fiedler Road, the three following courses and distances, viz: (1) extending South 61 degrees, 22 minutes West the distance of 6.00 feet to a point of curve; (2) thence extending on the arc of a curve curving to the right having a radius of 100.00 feet the arc distance of 62.82 feet to a point of reverse curve; and (3) thence extending on the arc of a circle curving to the left having a radius of 140.00 feet the arc distance of 74.63 feet to a point, a corner of Lot Number 1501, as shown on said plan; thence extending North 23 degrees, 11 minutes West along Lot Number 1501, the distance of 153.10 feet to a point, a corner in line of lands now or later of Herman Hassinger, as shown on said plan; thence extending North 62 degrees, 39 minutes, 48 seconds East along said lands the distance of 119.23 feet to a point, a corner of Lot Number 1509, as shown on said plan; thence extending South 28 degrees, 38 minutes East along Lot Number 1509, the distance of 194.89 feet to a point on the said Northwesterly side of North Fiedler Road, being the first mentioned point and place of the beginning.

BEING Lot Number 1505 as shown on the above mentioned plan.

BEING the same premises which James V. Mackell, Jr. and Virginia Z. Mackell, husband and wife, by Deed dated April 21, 2006 and recorded June 13, 2006 in the Office of the Recorder of Deeds in and for Montgomery County in Book 5604, Page 670, conveyed unto James V. Mackell, Jr., in fee.

Parcel Number: 54-00-06228-06-3.

Location of property: 1505 North Fiedler Road, Ambler, PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **James V. Mackell, Jr., United States of America and Department of Justice** at the suit of Deutsche Bank National Trust Company, et al. Debt: \$562,261.90.

Stephen Hladik, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$56,226.19 dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

14-18907

ALL THAT CERTAIN lot, in **Upper Pottsgrove Township**, known and designated as Lot 49 on a subdivision plan recorded in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania, in Book A-56, Pages 438, 439, and 440 on the 15th Day of January, 1997.

BEGINNING at a point on the Northwesterly right-of-way line of Micklitz Drive at the Eastern corner of Lot 50, thence from said beginning point: (1) North 35 degrees, 20 minutes, 35 seconds West, 193.57 feet to a point, thence (2) Northeastwardly along an arc concave to the Northwest, having a radius of 1985.08 feet, the arc distance of 57.44 feet; thence (3) South 41 degrees, 53 minutes, 36 seconds East, 205.71 feet to a point in said right-of-way line; and (4) Southwestwardly along an arc concave to the Northwest having a radius of 691.00 feet, the arc distance of 79.00 feet to the point and place of beginning.

BEING Lot 49.

Parcel Number: 60-00-02090-06-4.

Location of property: 208 Micklitz Drive, Pottstown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Daniel L. Barnes** at the suit of Township of Upper Pottsgrove. Debt: \$2,047.40.

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.

14-18946

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania described according to a Plan of Subdivision of "Mangers Mill Estates Phase II" made by Chambers Associates, Inc. Consulting Engineers and Surveyors, Villanova, PA, dated September 25, 1998 and last revised February 26, 1999 and recorded in Plan Book A-85, Page 238, bounded and described, as follows, to wit:

BEGINNING at a point on the Southerly side of Aspen Drive, said point being a common corner of the herein described lot and Lot No. 24 on said plan; thence in and along the ultimate right-of-way line of Aspen Drive, North 55 degrees, 18 minutes, 00 seconds West a distance of 111.73 feet to a point; thence continuing in a Southwesterly direction on the arc of a circle curving to the left having a radius of 15.00 feet the arc length of 23.56 feet to a point on the Easterly side of Butternut Drive; thence along Butternut Drive, South 34 degrees, 42 minutes, 24 seconds West a distance of 80.03 feet to a point, said point being a common corner of the herein described lot and Lot No. 30 on said plan; thence along Lot No. 30 South 55 degrees, 17 minutes, 30 seconds East a distance of 126.75 feet to a point on line of Lot No. 24; thence along Lot No. 24, North 34 degrees, 42 minutes, 00 seconds East a distance of 95.05 feet to a point on the ultimate right-of-way line of Aspen Drive being the first mentioned point and place of beginning.

BEING Lot No. 23 on the above mentioned plan.

Parcel Number: 60-00-00001-89-4.

Location of property: 1527 Aspen Drive, Pottstown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Paul Owens** at the suit of Township of Upper Pottsgrove. Debt: \$2,047.48.

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.

14-22230

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Subdivision Plan 'Harriton' made by Real Estate Engineering Associates, Inc., dated 7/25/1983, last revised 12/29/1983 and recorded in Montgomery County in Plan Book A-45, Page 192, as follows, to wit:

BEGINNING at a point on the title line in the bed of Hoffman Drive (500 feet wide) said point being at the distance of 190.40 feet measured South 69 degrees, 00 minutes, 00 seconds West, along the title line in the bed of Hoffman Drive from its point of intersection with the extended title line in the bed of Victor Lane (50.00 feet wide); thence extending, from said point of beginning South 19 degrees, 37 minutes, 37 seconds West crossing the Southeasterly side of Hoffman Drive and along Lot 27 as shown on the above mentioned plan 208.04 feet to a point a corner of Lot 29 as shown on the above mentioned plan; thence extending along the same the two following courses and distances: (1) South 87 degrees, 00 minutes West, 135.00 feet to a point; and (2) North 79 degrees, 18 minutes, 10 seconds West, recrossing the Southeasterly side of Hoffman Drive 152.70 feet to a point on the title line in the bed of Hoffman Drive; thence extending along the same the two following courses and distances: (1) on the arc of a circle curving to the right having a radius of 175.00 feet the arc distance of 181.56 feet to a point of tangent; and (2) North 69 degrees, 00 minutes, 00 seconds East, 112.60 feet to the first mentioned point and place of beginning.

CONTAINING in area. 37,149 square feet.

BEING Lot 28 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Stephen R. Saft and Ellyn Golder Saft, h/w, by Deed from Old Gulph Associates, a Pennsylvania Limited Partnership, dated 04/16/1987, recorded 05/13/1987 in Book 4837, Page 1553.

Parcel Number: 40-00-25866-60-8.

Location of property: 525 Hoffman Drive, Bryn Mawr, PA 19010-1746.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Stephen R. Saft and Ellyn Golder Saft** at the suit of Bank of America, N.A., a Corporation Organized and Existing Under The Laws of The United States. Debt: \$600,893.78.

Adam H. Davis, Attorney. I.D. #203034

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

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

14-22418

ALL THAT CERTAIN lot or piece of land, with the brick message or dwelling thereon erected, situate in the Second Ward of **Ambler Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a recent survey thereof made by James R. Gillin, C.E. as follows:

BEGINNING at a point on the Northerly side of Rosemary Avenue, a corner of this and land of Herbert C. Fehr; thence by said Fehr's land and passing through the partition wall between house erected hereon and house erected on land of the said Herbert C. Fehr; North eight degrees, and fifty-eight minutes East, ninety-three feet and five-tenths of a foot to a point in line of land of J. Wesley Freas' land South eighty degrees, forty-five minutes East, thirteen feet and eight-tenths of a foot to a point in land about to be conveyed to Sophia A. Durrell; thence by said land and crossing the end of a three feet wide alley, reserved for the use of the owners and occupiers of this and adjoining lands, South eight degrees, fifty-eight minutes West (passing through the partition wall between the house erected on this lot and house erected on adjoining lot) ninety-three feet and five-tenths of a foot to a point in the Northerly side of Rosemary Avenue aforesaid; thence by said side of said avenue, North eighty degrees, and forty-five minutes West, thirteen feet and eight-tenths of a foot to the place of beginning.

BEING the same premises, which John B. Hesser, Jr. by Deed dated January 25, 1988 and recorded February 23, 1988 in Montgomery County in Deed Book 4865, Page 2476 granted and conveyed unto John B. Hesser, Jr. and Joy P. Hesser, his wife, in fee.

Parcel Number: 01-00-04393-00-7.

Location of property: 165 Rosemary Avenue, Ambler, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **John B. Hesser, Jr.** at the suit of Wissahickon School District. Debt: \$2,268.52.

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.

14-31508

ALL THAT CERTAIN lot or piece of ground, with buildings and improvements thereon erected, situate in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a Survey and Plan of subdivision #2 of Franklin Village made by George C. Heilman, Registered Surveyor, Norristown, Pennsylvania, on the 2nd day of November, A.D., 1961, and last revised on the 8th day of April, A.D., 1962, as follows, to wit:

BEGINNING at a point of reverse curve on the Northeasterly side of Baldwin Avenue (fifty feet wide) which point of reverse curve is measured on the arc of the curve, curving to the right having a radius of thirty feet the arc distance of fifty-seven and forty-one hundredths feet from a point of curve on the Northwesterly side of Lisa Road (fifty feet wide); thence extending from said point of beginning along said side of Baldwin Avenue on the arc of a curve curving to the left having a radius of one thousand forty-five and seventy-eight one-hundredths feet the arc distance of one hundred three and seventy-nine one-hundredths feet to a point, a corner of Lot #159 as shown on said plan; thence extending along the same North fifty-five degrees, eighteen minutes East, one hundred sixty and ninety-two one-hundredths feet to a point, a corner of Lot #145 as shown on said plan; thence extending along the same, South forty-eight degrees, forty minutes East, one hundred and fifteen one-hundredths feet to a point on the Northwesterly side of Lisa Road; thence extending along the same South forty-one degrees, twenty minutes West, one hundred fifty-eight and forty-two one-hundredths feet to a point of curve therein; thence extending on the arc of a curve curving to the right having a radius of thirty feet the arc distance of a fifty-seven and forty-one one-hundredths feet to the first mentioned point and place of beginning on the said Northeasterly side of Baldwin Avenue.

BEING Lot #160 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Mary L. Cain and Michael E. Cain, mother and son by Deed from Stephen Cicala and Joann Cicala dated July 15, 2004 and recorded on August 25, 2004 in the Montgomery County Recorder of Deeds in Book 5522, Page 2846.

Parcel Number: 33-00-05233-00-8.

Location of property: 3301 Lisa Lane a/k/a 3301 Lisa Road, Norristown, PA 19403.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Mary L. Cain and Michael E. Cain** at the suit of Bank of America, N.A. c/o Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$448,572.93.

Robert W. Williams, Attorney.

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

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

14-32561

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected situate in **Cheltenham Township**, Montgomery County, Commonwealth of Pennsylvania, being known as Lot No. 8, Block "A" on a certain plan of Subdivision titled "Cedarbrook Hills" made for Carl E. Meiz by Charles F. Mebus, Registered Professional Engineer, of Glenside, Pennsylvania, on 7/18/1939, approved by the Commissioners of Cheltenham Township on 8/15/1939 and recorded at Norristown, Pennsylvania in the Office for the Recording of Deeds & C. in Deed Book No. 1280, Page 600 & c and described according to a re-survey and plan thereof made by the said Charles F. Mebus, dated 1939, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Longfellow Avenue (as laid out of the width of 40 feet) at the distance of 122.23 feet Southeastwardly from the point of intersection which the said side of Longfellow Avenue, produced, makes with the Southeasterly side of Rices Mill Road (as widened to a width of 36.5 feet by adding 3.5 feet to the Southeasterly side thereof), produced; thence extending along the said Southwesterly side of Longfellow Avenue South 21 degrees, 36 minutes, 00 seconds East, 50.05 feet to a point a corner; thence extending along Lot No. 7 on said plan South 53 degrees, 21 minutes, 52 seconds West, 103.55 feet to a point a corner; thence extending along Lot No. 3 on said plan North 21 degrees, 36 minutes, 01 second West, 50.05 feet to a point, a corner; and thence extending along Lot No. 9 on said plan North 53 degrees, 21 minutes, 52 seconds East, 103.55 feet to the first mentioned point and place of beginning.

TOGETHER with the free and common use, right, liberty and privilege of a certain private driveway and turntable as now laid out and extending into Longfellow Avenue as a driveway and turntable at all times hereafter forever in common with the owners, tenants and occupiers of the adjoining Lot No. 9 as shown on said Plan Subject, however to the proportionate part of the expense of keeping said driveway and turntable in good order and repair.

BEING the same property conveyed to Tasha M. Aikens who acquired title by virtue of a Deed from Anne Eileen Langer, Executrix of the Estate of Mary T. Coppens, dated July 31, 2012, recorded August 22, 2012, at Deed Book 5845, Page 2560, Montgomery County, Pennsylvania records.

Parcel Number: 31-00-17983-00-4.

Location of property: 430 Longfellow Road, Cheltenham Township, PA 19095.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Tasha M. Aikens** at the suit of Wells Fargo Bank, N.A. Debt: \$155,242.47.

Justin F. Kobeski, 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.

14-33575

ALL THAT CERTAIN lot or piece of ground, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania, and described in accordance with Plan of Subdivision "Raven Hollow Phase II" prepared for the Cutler Group, Inc., by Urwiler and Walter, Inc. dated 12-20-1991 and last revised 7-2-1999 and recorded in Plan Book A-59, Page 193, as follows:

BEGINNING at a point on the Northwestern side of Raven Hollow Drive (50 feet wide) said point being corner of this and Lot No. 112 as shown on said plan; thence extending from said point of beginning North 69 degrees, 49 minutes, 23 seconds West and crossing wetlands 235.15 feet to a point on the Southeastly ultimate right-of-way line of Kenas Road (SR 2014); thence extending along the Southeastly ultimate right-of-way line of Kenas Road (SR 2014) the two following courses and distances: (1) North 48 degrees, 58 minutes, 44 seconds East, 76.71 feet to a point; and (2) North 37 degrees, 26 minutes, 31 seconds East, 64.23 feet to a point a corner of Lot No. 110 as shown on said plan; thence extending South 62 degrees, 52 minutes, 36 seconds East and through the bed of a 20 feet wide storm sewer easement No. 26 181.49 feet to a point on the Northwestern side of Raven Hollow Drive; thence extending along the Northwestern side of Raven Hollow Drive the two following courses and distances: (1) along the arc of a circle curving to the left having a radius of 300 feet the arc distance 36.37 feet to a point of tangent; and (2) South 20 degrees, 10 minutes, 37 seconds West, 74.23 feet to the first mentioned and place of beginning.

BEING Lot No. 111 as shown on above mentioned plan.

CONTAINING 25,000 square feet.

TITLE TO SAID PREMISES VESTED IN Jonathan S. Cho and Eunice E. Cho by Deed from The Cutler Group, Inc., a Pennsylvania Corporation dated January 31, 2002 and recorded on March 6, 2002 in the Montgomery County Recorder of Deeds in Book 5398, Page 1950.

Parcel Number: 46-00-03090-20-3.

Location of property: 163 Raven Hollow Drive, North Wales, PA 19454.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Jonathon S. Cho and Eunice E. Cho** at the suit of Federal National Mortgage Association. Debt: \$407,994.42.

Robert W. Williams, Attorney.

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

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

14-33660

ALL THAT CERTAIN lot or piece or ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Gwynedd Township**, County of Montgomery, and Commonwealth of Pennsylvania described according to a Plan of Subdivision of Clovercrest Farm, prepared by George B. Standbridge Associates, dated August 10, 1985, last revised August 4, 1986 as recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-48, Page 1 and 2, as, follows, to wit:

BEGINNING at a point on the Northeastly side of Clover Drive (54.00 feet wide), a corner of this and Lot No. 107, in the bed of drainage easement (55.00 feet wide, 25.00 feet of which lies within the bounds of these premises), as shown on said plan, which point is measured the four following courses and distances from a point of curve on the Northwestern side of Clover Drive (54.00 feet wide): (1) leaving the Northwestern side of Clover Drive on the arc of a curve, curving to the right in a Southwestwardly to Northwestwardly direction, having a radius of 13.00 feet the arc distance of 20.42 feet to a point of tangent on the Northeastly side of Clover Drive; (2) North 51 degrees, 20 minutes, 0 seconds West along the Northeastly side of Clover Drive 87.11 feet to a point of curve; (3) continuing along the Northeastly side of Clover Drive on the arc of a curve, curving to the left, in a Northwestwardly direction having a radius of 898.00 feet, the arc distance of 397.05 feet to a point of tangent; and (4) North 26 degrees, 0 minutes, 0 seconds West still along the Northeastly side of Clover Drive 319.50 feet to the point of beginning; thence extending from said point of beginning continuing along the Northeastly side the Easterly and Southeastly side of Clover Drive the three following courses and distances: (1) North 26 degrees, 0 minutes, 0 seconds West, 52.00 feet to a point of curve; (2) on the arc of a curve, curving the right, in a Northwestwardly to Northeastwardly direction, having a radius of 148.00 feet, the arc distance of 176.38 feet to a point of tangent; and (3) North 42 degrees, 16 minutes, 62 seconds East, 58.48 feet to a point a corner of lot No. 103 as shown on said plan; thence extending South 44 degrees, 10 minutes, 21 seconds East along line of Lot No. 103, 195.13 feet to a point a corner of Lot No. 101, aforesaid, in the bed of the Drainage Easement aforesaid; thence extending South 56 degrees, 57 minutes, 42 seconds West along line of Lot No. 101, through the bed of said Drainage Easement, 210.00 feet, to a point a corner on the Northeastly side of Clover Drive, aforesaid, the first mentioned point and place of beginning.

BEING known as Lot No. 102 as shown on said plan.

TOGETHER with all and singular the improvements, ways, streets, alleys, driveways, passages, waters, water-courses, 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 Grantors, as well at law as in equity, of, in and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground described herein with the buildings and improvements thereon erected, the hereditaments and premises hereby granted or mentioned, and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behalf of the said Grantees, their heirs and assigns forever.

Parcel Number: 56-00-01449-76-3.

Location of property: 862 Clover Drive, North Wales, PA 19454.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Thomas Price, Bernadette Price and The United States of America** at the suit of LSF8 Master Participation Trust. Debt: \$638,890.06.

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.

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, 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: \$122,577.28.

Meredith H. Wooters, Attorney.

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

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

14-33904

ALL THAT CERTAIN lot or piece of ground and all improvements thereon erected, situate in **Whitpain Township**, Montgomery County, Pennsylvania and described according to a Plan of Property of Winslow Lewis made by Herbert H. Metz, Inc., Registered Engineers, dated February 10, 1962 and last revised April 2, 1962, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County, at Norristown, Pennsylvania in Plan Book A-6, Page 71, as follows, to wit:

BEGINNING at a point on the title line in the bed of Walton Road (formerly Plymouth Road) said point being at the distance of 1,502.69 feet measured Northeastwardly partly through the bed of Walton Road aforesaid from its point of intersection with the extended original centerline of Stenton Avenue (formerly Blue Bell Road) (33 feet wide); thence extending from said point of beginning North 44 degrees, 30 minutes West crossing the Northwesterly side of Walton Road 275.0 feet to a point; thence extending North 45 degrees, 30 minutes East, 150.0 feet to a point in line of lands now or late of Edwin C. Quinn; thence extending South 44 degrees, 30 minutes East along the aforesaid lands of Quinn recrossing the Northwesterly side of Walton Road 275.00 feet to a point on the title line in the bed of same; thence extending South 45 degrees, 30 minutes West along the title line through the bed of Walton Road 150.00 feet to the first mentioned point and place of beginning.

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

BEING Block 19, Unit 40.

BEING the same premises which Cole T. Hoagland and Maryann J. Hoagland, by Deed dated 11/23/1998 and recorded 11/30/1998 at Norristown, Pennsylvania in Deed Book 5250, Page 1264, granted and conveyed unto John H. Michelson, in fee.

Parcel Number: 66-00-08188-00-8.

Location of property: 1301 Walton Road, Blue Bell, PA 19422.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **John H. Michelson a/k/a John H. Michelsen** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for The Certificateholders of CWALT, Inc., Alternative Loan Trust 2007-11T1, Mortgage Pass-Through Certificates, Series 2007-11T1. Debt: \$788,035.29.

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

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

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

15-01785

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

BEGINNING at a corner on the Southeast side of West Montgomery Avenue from thence extending by land of Charles Roth, late of Joshua Boyles, South sixty degrees, East one hundred forty feet to a corner at a twelve feet wide alley or cartway; thence by the same South thirty degrees, West nineteen feet, ten inches to a corner of Matthias Bucks' land; thence by the same to and passing through a frame kitchen and the center of a nine inch brick partition wall dividing the respective dwelling houses erected upon this and land of the said Matthias Buck North sixty degrees, West one hundred forty feet to a corner at the aforesaid West Montgomery Avenue; thence by the same North thirty degrees, East nineteen feet, ten inches to the place of beginning.

CONTAINING ten square perches of land, be the same more or less.

TITLE TO SAID PREMISES IS VESTED IN Curt Stuhltrager and Terri Stuhltrager by Deed from Kurt Hauffer dated June 27, 1997 and recorded July 11, 1997 in Deed Book 5191, Page 0684.

Parcel Number: 14-00-01896-00-7.

Location of property: 125 West Montgomery Avenue, North Wales, PA 19454.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Curt Stuhltrager and Terri Stuhltrager** at the suit of The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1. Debt: \$80,699.27.

Andrew L. Markowitz, Attorney.

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

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

15-02442

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 bounded and described according to a Plan of Brookfield, made for Spiegel Development Corporation by George B. Mebus, Registered Professional Engineer, dated May 10, 1974 and recorded in Plan Book A-23, Page 11, and also according to a Revised Plan of Brookfield made for Ashrose Associates, revised on July 22, 1976 and recorded in Plan Book A-27, Page 16, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Brookfield Road (50 feet wide) which said point is measured along the same, along the arc of a circle curving to the right with a radius of 150 feet the arc distance of 16.78 feet from a point of curve on the Northeasterly side of said Brookfield Road, which said point is measured South 32 degrees, 39 minutes East, 142.22 feet from a point of tangent on the Northeasterly side of said Brookfield Road which said point is measured along the arc of a circle curving to the left which said arc connects the Northeasterly side of Brookfield Road, with the Southeasterly side of Oak Lane Road (65 feet wide) with a radius of 25 feet the arc distance of 39.27 feet from a point of curve on the Southeasterly side of said Oak Lane Road; thence extending from said point of beginning along the Northeasterly side of Brookfield Road on the arc of a circle curving to the right with a radius of 150 feet the arc distance of 70.00 feet to a point a corner of lands to be acquired by and made a part of the lands of Longstreth; thence extending along the same South 73 degrees, 25 minutes, 25 seconds East, 95.16 feet to a point in line of lands now or formerly owned by William R. Longstreth and Bertha M. his wife; thence extending along the same, North 16 degrees, 34 minutes, 35 seconds East, 145.54 feet to a point a corner of Lot #19; and thence extending along the same, South 73 degrees, 48 minutes West, 154.35 feet to the first mentioned point and place of beginning.

BEING Lot No. 20 as shown on the above mentioned plan.

Seung Tae Kim and Sun Hee Kim, his wife by Deed from Jin San Kim and Soo Jin Kim, his wife, by Deed dated August 15, 1995, and recorded September 1, 1995, in the Office of the Recorder of Deeds in and for the County of Montgomery, PENNSYLVANIA, in Book 5123, Page 2170.

TITLE TO SAID PREMISES IS VESTED IN Ok Kyong Kim and Ik Tae Kim, by Deed from Seung Tae Kim, by his attorney-in-fact Do Young Kwak and Sun Hee Kim, by her attorney-in-fact Do Young Kwak, dated 02/15/2008, recorded 04/11/2008 in Book 5688, Page 1874.

Parcel Number: 31-00-03517-54-7, Map #31087M024.

Location of property: 7811 Brookfield Road, Cheltenham, PA 19012.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Ok Kyong Kim and Ik Tae Kim** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$205,840.84 plus interest to sale date.

Jenece D. Davis, Attorney.

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

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

15-03472

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, described according to a survey and plan thereof made by Charles D. Conklin, Civil Engineer, on October 14, 1919, as follows, in **Cheltenham Township**, Montgomery County.

SITUATE on the Northwest side of Ryers Avenue (50 feet wide) at the distance of 100 feet Northeast from the Northeast side of Franklin Avenue (50 feet wide), at Cheltenham, Montgomery County, Pennsylvania; thence extending North 51 degrees, 02 minutes West along a line parallel with said Franklin Avenue 150 feet; thence extending North 39 degrees, 31 minutes East along a line parallel with the said Ryers Avenue 25 feet to a point; thence extending Southeast along a line parallel with Franklin Avenue 76 feet; thence extending through the center of the brick party wall between this and the adjoining message 74 feet to the Northwest side of the said Ryers Avenue; thence extending along the said Northwest side of Ryers Avenue South 39 degrees, 31 minutes West, 24.66 feet to the first mentioned point and place of beginning.

BEING the same premises which Kurt C. Grabfelder and Barbara Grabfelder, by Deed dated 9/17/1999 and recorded 10/8/1999 in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book 5291, Page 2044 granted and conveyed unto Robert Powell and Sabrina Powell, husband and wife, in fee.

Parcel Number: 31-00-24067-00-4.

Location of property: 214 Ryers Avenue, Cheltenham, PA 19012.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Robert Powell and Sabrina Powell** at the suit of Midfirst Bank. Debt: \$90,210.29.

Rebecca A. Solarz, 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.

15-05929

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, described on a certain survey and plan thereof made by Over and Tingley, Civil Engineers of the Township of Upper Darby, Pennsylvania on the 26th day of May, A.D. 1936, as follows, to wit:

BEGINNING at a point on the Southeast side of Edgevale Road (45 feet wide) at the distance of 100 feet Northeastwardly from the Northeast side of Rockglen Road (45 feet wide).

CONTAINING in front or breadth on the said Edgevale Road North 69°, 30" East, 44 feet and extending of that width in length or depth between parallel lines at right angles to the said Edgevale Road, South 20°, 30" East, 100 feet to the middle of a certain 15 feet wide driveway extending Northeastwardly and Southwestwardly connecting at its Northernmost end with a certain other 14 feet wide driveway extending Northwestwardly into Edgevale Road and at its Southwesternmost end with a certain other 14 feet wide driveway extending Southeastwardly into City Line.

BEING the same premises which Paula I. Dub, by Deed dated 7/10/1998 and recorded 8/5/1998 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5235, Page 1242, granted and conveyed unto Carla Fried-Walsh.

Parcel Number: 40-00-16832-00-3.

Location of property: 1422 Edgevale Road a/k/a 1422 Edgevale Road, Block 1-B, Unit 463, Wynnewood, PA 19096.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Carla Fried-Walsh** at the suit of Citizens Bank of Pennsylvania. Debt: \$311,334.12.

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.

15-06640

ALL THAT CERTAIN lot or piece of land, situate in **Lower Providence Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Subdivision by Meixner, dated January 4, 1979, revised April 20, 1979 and recorded in Plan Book B-36, Page 67, as follows, to wit:

BEGINNING at a point on the Northeastly existing right-of-way line of Walker Lane, said point being a corner of lands of the Lower Providence Sewer Authority pumping station; thence extending along the aforesaid lands the two following courses and distances: (1) North 47 degrees, 45 minutes East, 108.15 feet to a point; and (2) North 42 degrees, 15 minutes West, 81.88 feet to a point, said point being along lands now or late of Salvatore Milano; thence extending along the aforesaid lands and also along lands now or late of Alfred C. Peterson, North 47 degrees, 45 minutes East, 334.85 feet to a point, said point along lands now or late of Sersio Carbone; thence extending along the aforesaid lands South 42 degrees, 20 minutes East, 181.88 feet to a point, said point being a corner of Lot 2 as shown on the above mentioned plan; thence extending along the aforesaid lot South 47 degrees, 45 minutes West, 443.26 feet to a point on the Northeastly existing right-of-way line of Walker Lane; thence extending along the same North 42 degrees, 15 minutes West, 100.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 3 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Hussam Qawasmy, by Deed from Hussam Qawasmy and Sandra Qawasmy, h/w, dated 08/17/2007, recorded 08/30/2007 in Book 5662, Page 1606.

Parcel Number: 43-00-15584-00-6.

Location of property: 3221 Walker Lane, Norristown, PA 19403-1162.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Hussam Qawasmy a/k/a Hussam M. Qawasmy** at the suit of LSF9 Master Participation Trust. Debt: \$631,360.28.

Peter Wapner, Attorney. I.D. #318263

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

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

15-07422

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Hatfield Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey and plan made thereof by Stanley F. Moyer, professional Engineer, on 12/9/1958 and last revised 12/14/1960, as follows, to wit:

BEGINNING at a point on the title line in the bed of Orvilla Road a corner of land now or late of Helen Taylor; thence extending from said point of beginning along the title line in the bed of Orvilla Road North 41 degrees, East 130 feet to a point a corner of Lot No. 4 B as shown on said plan; thence extending along the same South 41 degrees, 57 minutes East, 286.33 feet to a point in lines of lands of the Boy Scouts; thence extending along same and crossing the head of a certain 20 feet wide right-of-way South 46 degrees, 13 minutes West, 129.08 feet to a point a corner of lands now or late of Helen Taylor; thence extending along same North 41 degrees, 57 minutes West, 274.5 feet to the first mentioned point and place of beginning.

BEING Lot No. 4 as shown on said plan.

BEING the same property conveyed to Sean M. Bower and Lisa N. Bower, husband and wife who acquired title by virtue of a Deed from Doris E. Bower, dated May 28, 2004, recorded June 4, 2004, at Deed Book 5510, Page 1219, Montgomery County, Pennsylvania records.

Parcel Number: 35-00-07867-00-9.

Location of property: 701 Orvilla Road, Hatfield, PA 19440.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Lisa N. Bower and Sean M. Bower** at the suit of Wells Fargo Bank, N.A. Debt: \$173,160.33.

Meredith H. Wooters, Attorney.

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

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

15-07597

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

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

BEING Lot No. 244 on said plan.

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

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

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

The improvements thereon are: A residential dwelling.

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

Sarah K. McCaffery, Attorney.

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

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

15-09522

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Property made for Ross E. Ritter and Philip B. Weller by Charles E. Shoemaker, Inc., Engineers and Surveyors, Abington, Pennsylvania, dated 10/10/1977 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-31, Page 47, as follows, to wit:

BEGINNING at a point of tangent on the Southwesterly side of Bradfield Road (41.5 feet wide) said point being measured from a point of curve from the Southeasterly side of Fernhill Road (40 feet wide); thence leaving the aforesaid Fernhill Road on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 31.42 feet to a point of tangent on the aforesaid Southwesterly side of Bradfield Road to the point of beginning; thence extending from said point of beginning along the aforesaid Southwesterly side of Bradfield Road South 15 degrees, 33 minutes, 00 seconds East, 171.27 feet to a point of curve on same; thence leaving the aforesaid Southwesterly side of Bradfield Road on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 18.85 feet to a point of tangent on the Northwesterly side of Easton Road (57 feet wide); thence extending along the Northwesterly side of Easton Road South 38 degrees, 27 minutes, 00 seconds West, 255.57 feet to a point; thence extending North 51 degrees, 33 minutes, 00 seconds West, 250 feet to a point; thence extending North 38 degrees, 27 minutes, 00 seconds East, 8.80 feet to a point a corner of Lot Number 1 as shown on the above mentioned plan; thence extending along the rear of the aforesaid Lot North 69 degrees, 05 minutes, 41 seconds East, 81.44 feet to a point a corner of Lot Number 2 on the above mentioned plan; thence extending along the aforesaid lot and along rear line of Lots Numbers 3 and 4 as shown on the above mentioned plan North 63 degrees, 26 minutes, 41 seconds East, 222.76 feet to a point a corner of Lot Number 4 as shown on the above mentioned plan; thence extending along the aforesaid Lot North 15 degrees, 33 minutes, 00 seconds East, 100 feet to the aforesaid Southwesterly side of Fernhill Road; thence extending along the aforesaid Southwesterly side of Fernhill Road North 74 degrees, 27 minutes, 00 seconds East, 35 feet to a point of curve on same; thence leaving the aforesaid Southeasterly side of Fernhill Road on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 31.42 feet to a point of tangent on the aforesaid Southwesterly side of Bradfield Road to the first mentioned point and place of beginning.

BEING known and designated as Lot Number 5 as shown on the above mentioned plan.

BEING the same premises which Hua Yeung, by Deed dated 09/21/2010 and recorded 09/24/2010 in the County of Montgomery in Deed Book 5780, Page 862 granted and conveyed unto Lina Real Estate Limited Partnership, in fee.

Parcel Number: 30-00-13848-00-9.

Location of property: 876 Easton Road, Glenside, PA 19038.

The improvements thereon are: Commercial property.

Seized and taken in execution as the property of **Lina Real Estate Limited Partnership and Easton Hoagie & Ice Cream, Inc., et al.** at the suit of BNB Hana Bank, National Association f/k/a BNB Bank National Association. Debt: \$977,068.63 plus legal interest in the amount of \$82,556.32 and attorney's fees and costs of \$11,796.61 for a subtotal of \$1,071,421.56.

Leona Mogavero, 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.

15-09605

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

BEGINNING at an iron pin a corner in the middle of a public road called West Broad Street and in line of late Catherine Springer's land; thence along the middle of said West Broad Street South 53-3/4 degrees West, 60 feet to an iron pin a corner in said street; thence along land now or late of Josiah K. Clemmer, North 37 degrees, West 258 feet and 6 inches to an iron pin in the middle of a 20 feet wide alley; thence along the middle thereof North 53 degrees, East 60 feet to an iron pin a corner in line of late Catherine Springer's land; thence along the same South 37 degrees, East 259 feet to the place of beginning.

CONTAINING 15,515 square feet of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN The Irvin Jones Pawling and Donna F. Pawling Revocable Living Trust, dated March 7, 2003, by Deed from Irvin J. Pawling, Jr. (a/k/a Irvin Jones Pawling) and Donna F. Pawling, h/w, dated 11/13/2009, recorded 11/20/2009 in Book 5751, Page 0159.

Parcel Number: 21-00-00300-00-3.

Location of property: 239 West Broad Street, Souderton, PA 18964-1811.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **The Irvin Jones Pawling and Donna F. Pawling Revocable Living Trust dated March 7, 2003** at the suit of JP Morgan Chase Bank, National Association. Debt: \$240,199.40.

Lauren H. Schuler, Attorney. I.D. #321536

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

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

15-10079

ALL THAT CERTAIN lot or piece of ground, situate in **Rockledge Borough**, Montgomery County, and State of Pennsylvania, known and designated as Lot No. 271 on a plan of lots surveyed and laid out for the said grantor by Joseph W. Hunter, Esquire, Surveyor, and filed at Norristown, in the office of the Recorder of Deeds, in the County and State aforesaid, bounded and described, as follows:

SITUATE on the Northerly corner of Sylvania and Montgomery Avenues.

CONTAINING in front or breadth on Sylvania Avenue fifty feet and extended Northwestwardly of that width along the Northeastly side of Montgomery Avenue one hundred and twenty-five feet bounded Northeastwardly by Lot No. 46 Northwesterly by Lot No. 249 Southwestwardly by Montgomery Avenue and Southeastwardly by Sylvania Avenue aforesaid.

BEING the same premises which Raymon Grapp, Jr., and Jane Liszewski by her Attorney in fact, Richard W. Hartmann, dated July 10, 2003 to be recorded simultaneously, Executors of the Estate of Raymond G. Grapp, Sr., by Deed dated July 18, 2003 and recorded August 19, 2003 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5469 and Page 1874, granted and conveyed unto Joyce Grasso.

Parcel Number: 18-00-01792-00-8.

Location of property: 401 Montgomery Avenue, Rockledge, PA 19046.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Joyce Grasso** at the suit of JP Morgan Chase Bank, National Association. Debt: \$159,090.09.

Sarah K. McCaffery, Attorney.

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

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

15-10449

ALL THAT CERTAIN message and tract of land, situate in **East Greenville Borough**, County of Montgomery and Commonwealth of Pennsylvania, being Lot No. 262 and being known as 542 Blaker Drive, as shown on plan of Colonial Village made for Axelrod Construction Company by Urwiler and Walter, Inc., dated February 26, 1974, last revised January 14, 1981, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwesterly sideline of Blaker Drive (82 feet wide), said point being located South 24 degrees, 6 minutes, 10 seconds East, 181.50 feet from the intersection of said sideline with the Southeastly side line of Morris Road (82 feet wide); thence extending along said sideline of Blaker Drive South 24 degrees, 6 minutes, 10 seconds East, 20 feet to a point in line of Lot 261; thence extending along said lot South 65 degrees, 53 minutes, 50 seconds West, 101.50 feet to a point in line of Lot 253; thence extending along said lot and along Lot 252 along the centerline of a 20 feet wide sanitary sewer easement North 24 degrees, 6 minutes, 10 seconds West, 20 feet to a point in line of Lot 263; thence extending along said lot North 65 degrees, 53 minutes, 50 seconds East, 101.50 feet to the point and place of beginning.

RESERVING UNTO THE SELLER a 10 foot wide easement for utilities along the rear of Lot #262 for the purposes of laying, relocating and maintaining sewer and water lines for utilities for purposes of providing public services to the premises in common with other lot owners in the development; as per plan of Colonial Village made for Axelrod Construction Company by Urwiler and Walter, Inc., Summerytown, Pennsylvania dated February 26, 1974; and it is intended that lines shall be transferred and set over onto the municipal authority for municipal purposes.

UNDER AND SUBJECT to the following restrictive covenant which will run with the lands and bind all the owners of the subdivision as follows: Electric Service will be supplied only from the underground distribution system in accordance with the current Pennsylvania Power and Light Company Tariff provisions.

TITLE TO SAID PREMISES IS VESTED IN Howard A. Christy and Carol L. Christy, h/w, by Deed from William D. Jacobs and Mary M. Jacobs, h/w, dated 04/25/2006, recorded 05/03/2006 in Book 5599, Page 1306.

Parcel Number: 06-00-00096-00-6.

Location of property: 542 Blaker Drive, East Greenville, PA 18041-1759.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Carol L. Christy and Howard A. Christy** at the suit of Santander Bank, N.A. Debt: \$154,560.12.

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.

15-10518

ALL THAT CERTAIN unit in the property known, named and identified as Middleton Place Townhomes, located in **West Norriton Township**, Montgomery County, Commonwealth of Pennsylvania; which has heretofore been submitted to the Provisions of the Uniform Condominium Act 68-PA C.S.3101 et seq. by the recording in the Montgomery County Recorder of Deeds Office, of a Declaration dated January 6, 1982 and recorded January 7, 1982 in Deed Book 4764, Page 1029, being and designated as Unit No. 405, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 0.86857%.

BEING the same premises which John J. Krosnodomskie a/k/a John J. Kross by Deed dated 7/28/1988 and recorded 8/4/1988 in Montgomery County in Deed Book 4882, Page 852 conveyed unto Carolyn Williams.

Parcel Number: 63-00-05210-32-5.

Location of property: 405 Middleton Place, Norristown, PA 19403.

The improvements thereon are: Residential - condominium townhouse.

Seized and taken in execution as the property of **Carolyn Williams** at the suit of Bayview Loan Servicing, LLC. Debt: \$123,555.64.

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

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

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

15-10596

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **North Wales Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made by John E. Burkhardt, Registered Surveyor, Lansdale, Pennsylvania, on March 12, 1956, as follows, to wit:

BEGINNING at a point on the Southwest side of Ninth Street, fifty feet wide, at the distance of two hundred feet, Northwestwardly from the Northwest side of Church Street, fifty feet wide; thence extending South forty-five degrees, sixteen minutes West, one hundred ninety-three feet to a point; thence extending North forty-four degrees, forty-four minutes West, forty-five feet to a point a corner of land now or late of Pierson Gustav Korbunsky and Annie Elizabeth, his wife; thence along said land, North forty-five degrees, sixteen minutes East, one hundred ninety-three feet to a point on the Southwest side of Ninth Street, aforesaid; thence along the Southwest side of Ninth Street, South forty-four minutes East, forty-five feet to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Arthur M. Ucci and Kathleen A. Ucci, husband and wife by Deed from John K. Baldwin and Lisa Baldwin, husband and wife dated 09/17/04 and recorded on 10/15/04 in the Montgomery County Recorder of Deeds in/at Deed Book 5529, Page 918.

Parcel Number: 14-00-02276-00-5.

Location of property: 248 South Ninth Street, North Wales, PA 19454.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Kathleen A. Ucci** at the suit of Deutsche Bank National Trust Company, as Trustee for the Encore Credit Receivables Trust 2005-4. Debt: \$197,760.40.

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.

15-11892

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Plymouth Township**, County of Montgomery and State of Pennsylvania, and described according to a survey and plan made by Barton and Martin, Engineers, on June 12, 1948 and recorded at Norristown in Deed Book No. 1933, Page 601 &c, as follows:

BEGINNING at a point formed by the intersection of the Northwesterly side of Pleasant Road (forty feet wide) and the Southwesterly side of Clover Lane (forty feet wide); running thence extending along the said Pleasant Road South thirteen degrees, nine minutes, thirty-two seconds West, one hundred four and nine one-hundredths feet to a point; thence extending on a line North seventy-six degrees, fifty minutes, twenty-eight seconds West through the center of a nine foot wide driveway eighty-five and ninety one-hundredths feet to a point on the Southeasterly side of a garage; thence containing on a North seventy-six degrees, fifty minutes, twenty-eight seconds West partly through the center of a party wall in said garage eighty-six and eighty-seven one-hundredths to a point; thence thirty seconds East, one hundred seventy-four and eighty-five one-hundredths feet to the Southwesterly side of Clover Lane; thence extending along the same South fifty degrees, fifty-two minutes, thirty seconds East, one hundred and seventy-six one-hundredths feet to a point of curve; thence extending along the same, South fifty degrees, fifty-two minutes, thirty seconds East, one hundred and seventy-six one-hundredths feet to a point of curve; thence extending on a line of curving to the right with a radius of ten feet the arc distance of eleven and eighteen one-hundredths feet to the first mentioned point and place of beginning.

BEING the same property conveyed to Jumoke T. Adelugba, who acquired title by virtue of a Deed from Candace C. Corropolese, dated March 19, 2004, recorded March 25, 2004, at Deed Book 5502, Page 1482, Montgomery County, Pennsylvania records.

Parcel Number: 49-00-09025-00-7.

Location of property: 101 Pleasant Road, Plymouth Meeting, PA 19462.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Jumoke T. Adelugba a/k/a Felicia J. T. Adelugba Adeoyo** at the suit of Wells Fargo Bank, N.A. Debt: \$247,961.14.

Meredith H. Wooters, Attorney.

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

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

15-12050

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, and State of Pennsylvania, and described in accordance with a plan thereof made by William T. Muldrew, Registered Professional Engineer and County Surveyor. of Jenkintown, Pennsylvania, on the 23rd day of July A.D. 1936, as follows, to wit:

BEGINNING at a point in the intersection of the Northwesterly side of Fox Chase and Huntingdon Turnpike (45 feet wide) and the Northeasterly side of Montgomery Avenue (50 feet wide); thence extending along the said Northeasterly side of Montgomery Avenue, North 85 degrees, 14 minutes, 17 seconds West, 87.67 feet to. point; thence extending North 04 degrees, 35 minutes, 43 seconds East, 100 feet to. point; thence extending South 85 degrees, 14 minutes, 17 seconds East, 4.10 feet to a point; thence extending along the rear of the adjoining garage South 04 degrees, 35 minutes, 43 seconds West, 437 feet to a point; thence extending through the center of a garage party wall, South 85 degrees, 24 minutes, 17 seconds East, 17.26 feet to a point; thence extending North 81 degrees, 23 minutes, 43 seconds East partly through an 8 feet wide driveway, 19.15 feet to a point; thence: extending South 85 degrees, 24 minutes, 17 seconds East through the aforementioned driveway, 50 feet to a point on the Northwesterly side of Fox Chase and Huntingdon Turnpike; thence extending along the said Northwesterly side of Fox Chase and Huntingdon Turnpike, South 04 degrees, 35 minutes, 43 seconds West, 38.05 feet to 8 point; thence extending South 06 degrees, 44 minutes, 43 seconds West, 61.99 feet to the first mentioned point and place of beginning.

SUBJECT TO and together with the free and common use, right, liberty, and privilege of a certain 8 feet wide driveway as and for a driveway, passageway, and watercourse, at all times hereafter, forever, in common with the owners, tenants, and occupants of the other lot of ground bounding thereon and entitled to the use thereof said driveway being located partially on the property adjoining on the Northeast and the remaining portion of the driveway being located on the above described property and more fully described, as follows:

BEGINNING at a point on the Northwesterly side of Fox Chase and Huntingdon Turnpike at the distance of 100.04 feet from the Northeasterly side of Montgomery Avenue; thence extending North 85 degrees, 24 minutes, 17 seconds West, 50 feet to a point; thence extending South 81 degrees, 23 minutes, 43 seconds West, 19.15 feet to the center of a garage party wall; thence extending along garage South 04 degrees, 35 minutes, 43 seconds West, 13.01 feet to a point; thence extending South 85 degrees, 24 minutes, 17 seconds East, 68.64 feet to. point on the Northwesterly side of Fox Chase and Huntingdon Turnpike; thence extending along the said Northwesterly side of Fox Chase and Huntingdon Turnpike North 04 degrees, 35 minutes, 43 seconds East, 4.5 feet to the first mentioned place of the beginning.

SUBJECT, however, to an equal share of the expense of keeping and maintaining the same in good order, condition, and repair, at all times hereafter, forever.

TITLE TO SAID PREMISES IS VESTED IN Arthur Fulton and Margaret Fulton, his wife by Deed from Rose R. Fiorella dated September 30, 1980 and recorded on October 8, 1980 in the Montgomery County Recorder of Deeds.

Parcel Number: 30-00-30792-00-3.

Location of property: 804 Huntingdon Pike, Jenkintown, PA 19046.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **James Fate, Administrator of the Estate of Arthur Fulton, Deceased Mortgagor and Real Owner and Sherry Moore, Administrator of the Estate of Arthur Fulton, Deceased Mortgagor and Real Owner** at the suit of Nationstar Mortgage, LLC. Debt: \$205,733.38.

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.

15-12069

ALL THAT CERTAIN lot, plot or parcel of land, with the messuage or tenement thereon erected, situate in Walnut Ridge Estate, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, designated as Lot No. 1104 on a certain Development Plan of Walnut Ridge Estate, recorded in the Office for the Recording of Deeds of Montgomery County in Plan Book A-26, Page 19A, described to an "As Built" Plan of House No. 1104 prepared by Serdy, Bursich, Inc., as endorsed thereon, as follows:

BEGINNING at a point on the extended partly wall between this lot and Lot Number 1103, as shown on said plan, which point is at the distance of 52.00 feet measured South 43 degrees, 14 minutes East, from a point, a corner which last mentioned point is at the distance of 90.26 feet measured North 46 degrees, 46 minutes East, from a p.i., a corner and which last mentioned p.i. is at the distance of 78.81 feet measured South 62 degrees, 52 minutes seconds East, from a concrete monument, a corner.

CONTAINING in frontage or breadth on a course measured North 46 degrees, 46 minutes East from said point of beginning 17.83 feet and extending of that width Southeastwardly between parallel lines at right angles thereto 38.00 feet.

Parcel Number: 42-00-05117-65-5.

Location of property: 1104 Walnut Ridge, Pottstown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Laurinda A. Lee** at the suit of Lower Pottsgrove Township Municipal Authority. Debt: \$1,851.84.

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.

15-12988

ALL THAT CERTAIN lot of piece of ground, situate in **Lower Providence Township**, County of Montgomery and State of Pennsylvania, being Lot No. 5 Section "I" on Plan of Little Farms and Estates, dated January 1912 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery in Deed Book 650, Page 500 and being bounded and described in accordance with said plan, as follows, to wit:

BEGINNING at a point in the center line of Gertrude Avenue (50 feet wide) at the distance of 820 feet measured Northeastwardly along said center line from its intersection with the center line of Bind Street (40 feet wide).

CONTAINING in front or breadth along said center line of Gertrude Avenue, 200 feet and extending of that width in length or depth Southeastward between parallel lines, 225 feet.

BEING the same property conveyed to Anthony N. Santillo who acquired title by virtue of a Deed from Nancy Virginia Logan, dated May 4, 1982, recorded May 5, 1982, at Deed Book 4683, Page 2003, Montgomery County, Pennsylvania records.

Parcel Number: 43-00-05527-00-1.

Location of property: 1400 Gertrude Avenue, Phoenixville, PA 19460.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Charlene Calvanese, Believed Administrator and/or Heir of the Estate of Anthony N. Santillo a/k/a Anthony Santillo and Unknown Administrator and/or Heirs of the Estate of Anthony N. Santillo** at the suit of Wells Fargo Bank, N.A., Successor by Merger to Wachovia Bank, National Association. Debt: \$148,459.11.

Meredith H. Wooters, Attorney.

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

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

15-13493

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 Plan of Subdivision of Stony Creek Village, Inc. Section IIIB, by Herbert H. Metz, Inc., Civil Engineers and Surveyors dated February 21, 1979 and last revised on February 16, 198 as recorded in Montgomery County, in Plan Book A-39, Page 93-A, as follows, to wit:

BEGINNING at a point of reverse curve on the Northeasterly side cul-de-sac of Allen Way (various widths), said point being measured the (4) following courses and distances from a point of curve on the Southeasterly side of Jackson Street (50 feet wide): thence (1) leaving the Southeasterly side of Jackson Street on the arc of a circle curving to the left having a radius of 10 feet the arc distance of 14.16 feet (chord bearing South 07 degrees, 23 minutes, 05 seconds East and distance 14.16 feet) to a point of tangent on the Northeasterly side of Allen Way; thence (2) South 53 degrees, 56 minutes, 00 seconds East, 85.07 feet to a point of curve; thence (3) on the arc of a circle curving to the left having a radius of 20 feet the arc distance of 23.52 feet (chord bearing South 87 degrees, 37 minutes, 24 seconds East and distance of 22.19 feet) to a point of reverse curve on the Northeasterly side cul-de-sac of Allen Way; thence (4) on the arc of a circle curving to the right having a radius of 45 feet the arc distance of 52.92 feet (chord bearing South 87 degrees, 37 minutes, 24 seconds East and distance of 49.92 feet) to the point and place of beginning; thence extending from said point of beginning and along Lot No. 105 as shown on the above mentioned plan, North 36 degrees, 04 minutes, 00 seconds East, 25.00 feet to a point, a corner in line of "Open Space" as shown on the above mentioned plan; thence extending along the same South 74 degrees, 51 minutes, 14 seconds East, 131.51 to a point, a corner in line of lands now or late of The Stony Creek Branch of Consolidated Rail Corporation; thence extended along the same South 18 degrees, 26 minutes, 00 seconds West, 50.00 feet to a point, a corner in line of Lot No. 103 as shown on the above mentioned plan; thence extending along the same North 80 degrees, 36 minutes, 10 seconds West, 109.42 feet to a point of curve on the Southeasterly side cul-de-sac of Alley Way; thence extending partly along the Southeasterly side cul-de-sac of Alley Way and partly along the Northeasterly side cul-de-sac of Allen Way, on the arc of a circle curving to the left having a radius of 45 feet the arc distance of 47.74 feet (chord bearing North 22 degrees, 16 minutes, 05 seconds West and distance 47.25 feet) to the first mentioned point and place of beginning.

Parcel Number: 56-00-00152-14-3.

Location of property: 314 Allen Way, Lansdale, PA 19446.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Cammela Renee Teel, in Her Capacity as Heir of Charles H. Teel, Deceased, Loria E. Teel, in Her Capacity as Heir of Charles H. Teel, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Charles H. Teel, Deceased** at the suit of James B. Nutter & Company. Debt: \$180,794.76.

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.

15-13693

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, Montgomery County, Pennsylvania, known as 1021 Hedgerow Circle and described according to a plan thereof made by MR and JB Yerkes Surveyors dated October 1, 1955 and revised 10-24-1955 and further revised June 14, 1956, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Hedgerow Lane (50 feet wide) at the distance of 273.57 feet measured on a bearing of South 69 degrees, 13 minutes West along the said side of Hedgerow from a point of tangent in the same, said point of tangent being at the distance of 26.71 feet measured on the arc of a circle curving to the left having a radius of 15 feet from a point of curve on the South Westerly proposed right-of-way line of Fletcher Road;

thence from said point of beginning South 26 degrees, 47 minutes East, 273.92 feet to a point; thence extending South 88 degrees, 37 minutes West, 245.75 feet; thence North 02 degrees, 37 minutes East, 217.21 feet to a point on the Southwesterly side of Hedgerow Lane; thence extending Southeastwardly and Northeastwardly measured partly along the Southwesterly side of Hedgerow Lane on the arc of a circle curving to the left having a radius of 150 feet the arc distance of 46.23 feet to a point of tangent on the Southeasterly side of Hedgerow Lane aforesaid; thence extending North 69 degrees, 13 minutes East measured along the said Southeasterly side of Hedgerow Lane 103.01 feet to the point and place of beginning.

BEING the same premises which Charlotte Craven by Deed dated 5/3/2004 and recorded 6/22/2004 in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book 5512, Page 2499 granted and conveyed unto Vincent Craven.

Parcel Number: 58-00-09580-00-1.

Location of property: 1021 Hedgerow Circle, Wayne, PA 19087.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Vincent Craven** at the suit of Deutsche Bank National Trust Company, as Trustee, on Behalf of The Holders of The Wamu Mortgage Pass-Through Certificates, Series 2005-AR13. Debt: \$523,907.83.

Nora C. Viggiano, 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.

15-14230

ALL THAT CERTAIN Northern half of a double brick message or tenement or lot of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, being known as No. 306 North Evans Street, bounded and described, as follows, to wit:

BEGINNING at a point a distance of 68 feet North from the Northeast corner of Evans Street and Lincoln Avenue; thence Eastwardly along this and the adjoining property on the North belonging to Linnie Saylor 60 feet to a stake, or corner; thence Southwardly along this and land of Richard's 19 feet, 10 inches to a corner of this and the land, now or late of Samuel H. Porter; thence West along this and the land, now or late, of Samuel H. Porter 60 feet passing in part of this course and distance through the middle of the division or partition wall of this and adjoining house on the South to a point on the East side of North Evans Street: thence Northwardly along East side of said Evans Street 19 feet, 10 inches to the place of beginning.

Parcel Number: 16-00-07532-00-3.

Location of property: 306 North Evans Street, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Kathleen F. Kissinger** at the suit of Pottstown Borough Authority and Borough of Pottstown. Debt: \$1,541.99.

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.

15-14330

ALL THAT CERTAIN building unit in the property known, named and identified in the Declaration Plan referred to below as Towamencin Condominium, Section 1 and 2, located on Bustard Road, **Towamencin Township**, Montgomery County, 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 recorded in the Office of the Recording of Deeds of Montgomery County, a Declaration dated February 8, 1984 and recorded March 4, 1984 in Deed Book 3925, Page 308 and an Amendment thereto dated March 21, 1974 and recorded March 25, 1974 in Deed Book 3929, Page 387 and further Amendment thereto dated May 9, 1974 and recorded May 15, 1974 in Deed Book 3942, Page 64 and further Amendment thereto dated October 11, 1974 and recorded October 17, 1974 in Deed Book 3983, Page 412 and further Amendment thereto dated February 28, 1975 and recorded March 3, 1975 in Deed Book 4009, Page 192 and further Amendment thereto dated July 1, 1975 and recorded August 5, 1975 in Deed Book 4045, Page 215 and further Amendment thereto dated November 2, 1977 and recorded March 10, 1983 in Deed Book 4703, Page 883 and further Amendment thereto dated March 17, 1987 and recorded April 1, 1987 in Deed Book 4833, Page 823 and the Declaration Plan of Towamencin Condominium dated February 8, 1974 and recorded March 4, 1974 in Condominium Plan Book 2, Page 48 and Amendment thereto dated February 6, 1974 and recorded May 14, 1974 in Condominium Plan Book 3, Page 8 and as Amended by Amendment to Declaration Plan thereto dated May 9, 1974 and recorded May 14, 1974 in Deed Book 3942, Page 55 and Declaration Site Plan "Towamencin Condominium Section 1 and 2" dated June 9, 1980 and recorded June 21, 1981 in Condominium Plan Book 8, Page 65 and Corrective Amendment to Declaration Plan dated September 9, 1982 and recorded January 7, 1983 in Deed Book 4699, Page 1204 and the Code of Regulations of Towamencin Condominium dated February 8, 1974 and recorded March 4, 1974 in Deed Book 3925, Page 273 and Amendment thereto dated May 9, 1974 and recorded May 14, 1974 in Deed Book 3942, Page 83 and further Amendment thereto dated March 3, 1975, recorded March 3, 1975 in Deed Book 4009, Page 197 being designated in such Declaration Plan as Building 10, Unit 165 as described in such Declaration Plan and Declaration.

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

TITLE TO SAID PREMISES IS VESTED IN Donald P. McGinty by Deed from Julia B. Brown, Rosalinda F. McKelvin and Wendell McKelvin, wife and husband dated June 28, 2005 and recorded on July 18, 2005 in the Montgomery County Recorder of Deeds in Book 5562, Page 1615.

Parcel Number: 53-00-04946-24-8.

Location of property: 401 Monroe Drive, Harleysville, PA 19438.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Lois P. McGinty, Heir of Donald P. McGinty, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Donald P. McGinty, Deceased** 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: \$120,840.48.

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.

15-15395

ALL THAT parcel of land, situate in **Upper Hanover Township**, Montgomery County and Commonwealth of Pennsylvania, as described in Deed Book 5322, Page 2331, ID#870010136005, being known and designated as:

BEGINNING at a planted stone on the North side of Route 663 and in line of Holy Cross Cemetery; thence across Route 663 and along land of said grantor, South 17 degrees 13 minutes West 122.1 feet to an elm tree in line of now or late Harry Bachbach's land; thence along the same, North 72 degrees, 32 minutes West 66 feet to the North side of Route 663; thence along the same, North 41 degrees 40 minutes West 122.5 feet to a point in the centerline of Route 663 leading to Pennsburg; thence along land of said grantor, North 49 degrees 11 minutes West 116.7 feet to an iron pipe on an artesian well casing; thence along the same, North 66 degrees 11 minutes West 59.9 feet to an iron pipe; thence along land or grantor the following four (4) courses and distances, viz: North 69 degrees 38 minutes West 42.4 feet to an iron pipe and North 83 degrees 23 minutes West 27.85 feet to an iron pipe, thence North 1 degree 13 minutes West 67 feet to an iron pipe at edge of dam; thence North 66 degrees 43 minutes West 223 feet to an elm tree; thence North 45 degrees 35 minutes West 263.55 feet to an iron pin, a corner of late Alvin Dolong Estates; thence by same, North 49 degrees 23 minutes East 173.25 feet to an iron pin; thence by the same and land of Holy Cross Cemetery, South 59 degrees, 12 minutes East 709 feet to the place of beginning.

Parcel Number: 57-00-01036-00-5.

Location of property: 1277 Quakertown Avenue, Pennsburg, Pennsylvania.

The improvements thereon are: Single-family residential dwelling.

Seized and taken in execution as the property of **Richard Van Errickson** at the suit of Upper Perkiomen School District. Debt: \$5,205.03.

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 \$4000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

15-20460

ALL THAT CERTAIN piece of ground, with the buildings and improvements to be erected thereon, situate in **Abington Township**, Montgomery County, Pennsylvania and described according to a plan of property made for Henry O. MacCulloch by Charles E. Shoemaker, Registered Professional Engineer, dated March 23, 1960, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Turner Street (50 feet wide) (intended to be dedicated) said point being at the distance of 200 feet measured North 48°, 5' West along the Northeasterly side of Turner Avenue from its point of intersection with the Northwesterly side of Osbourne Avenue (50 feet wide).

CONTINUING in front or breadth Northwestwardly along the Northeasterly side of Turner Avenue 50 feet and extending of that width in length or depth Northwestwardly between parallel lines 125 feet.

BEING Lots Nos. 611 and 612 on Plan of Lots of "Glenside Park", as shown on the above mentioned plan.

BEING the same premises which Edward E. Russell, Jr. and Sylvia P. Russell, by Deed dated 4/1/1987 and recorded 12/4/1989 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 4931, Page 994, granted and conveyed unto Michael V. McDermott and Denise M. Pursell.

Parcel Number: 30-00-68096-00-4.

Location of property: 2849 Turner Avenue, Abington, PA 19001.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael V. McDermott and Denise McDermott a/k/a Denise Pursell a/k/a Denise M. Pursell** at the suit of Citizens Bank of Pennsylvania. Debt: \$119,394.67.

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.

15-22044

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereof erected, situate in **Hatfield Township**, in the County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit: BEGINNING at a corner of Lot No. 85 in the middle of West Walnut Street; thence by Lot No. 57 South forty-six degrees and two minutes West, one hundred and twenty-five feet to a corner of Lot No. 87; thence by said lot North forty-three degrees and fifty minutes West, two hundred and twenty-five feet in a line of Lot No. 96; thence by said lot North forty-six degrees and ten minutes East, one hundred and twenty-five feet to a corner of Lot No. 85; thence by said lot South forty-three degrees and fifty minutes East, two hundred and twenty-five feet to the place of beginning.

BEING Lot No. 86 on the Colmar Plan of Lots.

BEING the same premises which Jeffrey Reynolds, Joseph Feher and George Rendell, by Deed dated March 14, 2005 and recorded March 22, 2005 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5547, Page 1356 and Instrument Number 2005039993, granted and conveyed unto Alexander Garcia, Sr. Parcel Number: 35-00-10879-00-3.

Location of property: 2300 Walnut Street, Colmar, PA 18915.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Alexander Garcia, Sr.** at the suit of Deutsche Bank National Trust Company, as Indenture Trustee, for New Century Home Equity Loan Trust 2005-2. Debt: \$246,228.92.

Sarah K. McCaffery, Attorney.

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

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

15-22721

ALL THAT CERTAIN lot or piece or ground, situate **Franconia Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision of "Heatherfield" prepared for Heatherfield Associates by Urwiler & Walter, Inc., Registered Surveyors, dated 8/3/1987 and last revised on 8/5/1988 and recorded in Plan Book A-50 Page 78, as follows, to wit:

BEGINNING at a point on the Northeast side of Heatherfield Drive (50 feet wide) said point being a corner of Lot #6 on the above mentioned plan and place of beginning; thence extending from said place of beginning and along Lot #6 North 20 degrees 52 minutes 40 seconds East 166.67 feet to a point a corner of Lot #6; thence continuing along Lot #6 and along Lot #5 and #4 North 69 degrees 07 minutes 20 seconds West crossing a 25 feet wide drainage easement 174.19 feet to a point in line of land of Ruben D. and Eileen H. Stoltzfus; thence extending along the Northeast side of said 25 feet wide drainage easement and along said land of Stoltzfus and various other owners North 60 degrees 36 minutes 54 seconds East 311.59 feet to a point a corner of Lot #42, 41, 40 and 39 South 20 degrees 52 minutes 40 seconds West 406.28 feet to a point on the Northeast side of Heatherfield Drive; thence extending along the Northeast side of Heatherfield Drive North 69 degrees 07 minutes 20 seconds West 25.00 feet to a point a corner of Lot #6; being the first mentioned point and place of beginning.

Being known as Lot Number 7 on the above mentioned plan.

Parcel Number: 34-00-02634-46-4.

Location of property: 331 Heatherfield Drive, Souderton, Pennsylvania.

The improvements thereon are: Single-family residential dwelling.

Seized and taken in execution as the property of **Richard D. Kriebel and Laura Kriebel** at the suit of Souderton Area School District. Debt: \$4,943.17.

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.

15-22994

ALL THAT CERTAIN tract or parcel of ground, situate in **Abington Township**, County of Montgomery, Commonwealth of Pennsylvania, according to a plan dated February 26, 1996, and August 2, 2005 and last revised September 1, 2006, by Donald J. Boucher, Registered Professional Land Surveyor, Willow Grove, PA, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Mt. Carmel Avenue, fifty feet wide (50') wide said point being the following two (2) courses and distances: (1) South forty degrees, forty-nine minutes, thirty seconds East (South 40°, 49' 30" East), two hundred and sixty-two and fifteen one-hundredths feet (262.15') to a point of curvature; (2) on an arc of a circle curving to the right with a radius of two thousand eight hundred, thirty-nine and ninety-three one-hundredths feet (2839.93') the arc distance of one hundred and nine and ninety-eight one-hundredths feet (109.98') measured Southeastwardly along the Southwesterly side of Mt. Carmel Avenue from the point of intersection which the said side of Mt. Carmel Avenue makes with the Southeasterly side of Station Avenue (50 feet wide); thence, extending from the place of beginning the following thirteen (13) courses and distances: (1) thence, along the Southwesterly side of Mt. Carmel Avenue on an arc of a circle curving to the right with a radius of two thousand eight hundred thirty-nine and ninety-three one-hundredths feet (2839.93') the arc distance of fifty-one and forty-seven one-hundredths feet (51.47') to a point; (2) thence, leaving the said Southwesterly side of Mt. Carmel Avenue, South fifty-three degrees, twenty-four minutes, twenty-one seconds West (South 53°, 24', 21" West), one hundred and twenty-two and sixty-seven

one-hundredths feet (122.67') to a point; (3) South thirty-six degrees, fifty minutes, fifty seconds East (South 36°, 50', 50" East), forty and zero one-hundredths feet (40.00') to a point; (4) thence, South thirty-six degrees, thirty-seven minutes, zero seconds East (South 36°, 37', 0" East), two hundred and zero one-hundredths feet (200.0') to a point; (5) thence, South fifty three degrees, twenty-three minutes, zero seconds West (South 53°, 23', 0" West), eighty-one and seventy-four one-hundredths feet (81.74') to a point on the Northeastly side of the right-of-way of the Pennsylvania Railroad (Reading Company); (6) thence, along the said Northeastly right-of-way line of the aforesaid railroad North forty-six degrees, twenty-two minutes, zero seconds West, (North 46°, 22', 0" West), one hundred and sixty-eight and eighty-five one-hundredths feet (168.85') to a point (angle point); (7) thence, North fifty-one degrees, thirty-seven minutes, zero seconds West (North 51°, 37', 0" West), nineteen and eighty one-hundredths feet (19.80') to a point; (8) thence, leaving the said right-of-way of the Pennsylvania Railroad (Reading Company) North thirty-seven degrees, twenty-four minutes, fifty-one seconds East (North 37°, 24', 51" East) thirty and twenty-nine one-hundredths feet (30.29') to a point; (9) thence, North nineteen degrees, forty minutes, nine seconds West (North 19°, 40', 9" West), nineteen and thirty-four one-hundredths feet (19.34') to a point; (10) thence, North twenty degrees, thirteen minutes, eleven seconds East (North 20°, 13', 11" East), ninety-five and forty one-hundredths feet (95.40') to a point and place of beginning; (11) thence, North fifty-two degrees, twenty-six minutes, thirty-three seconds East (North 52°, 26', 33" East), nine and eighty-five one-hundredths feet (9.85') to a point; (12) thence, North twenty-six degrees, forty-five minutes, thirty seconds East (North 26°, 45', 30" East), fifty-two and eighty-six one-hundredths feet (52.86') to a point; (13) thence, North fifty degrees, sixteen minutes, zero seconds East (North 50°, 16', 0" East), sixty-four and seventy-three one-hundredths feet (64.73') to a point on the Southwesterly side of said Mt. Carmel Avenue and to a point and place of beginning.

Parcel Number: 30-00-45400-00-2.

Location of property: 2904 Mt. Carmel Avenue, Glenside, Abington Township, Montgomery County, PA 19038.

The improvements thereon are: Commercial property.

Seized and taken in execution as the property of **Edward W. Smith** at the suit of Victory Bank. Debt: \$167,537.15 plus interest, attorneys' fees, and costs.

Ross G. Currie, Attorney. I.D. #206085

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

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

15-24241

ALL THAT CERTAIN message and tract of land, situated in **Souderton Borough**, Montgomery County, Pennsylvania bounded and described according to a survey and plan dated August 14, 1961 by George R. Nevells, Registered Surveyor, Perkasie, PA as follows, to wit:

BEGINNING at a point, a corner at the intersection of the center lines of Central Avenue and County Line Road South 42 degrees, 07 minutes East, 68.22 feet to a nail, a corner of other lands of the grantor of which this was a part; thence along the same South 48 degrees, 36 minutes West, 186.89 feet to a pipe, a corner in line of lands of Kenneth J. Davis on the Westerly side of a 16.00 feet wide right-of-way; thence along the same North 42 degrees, 09 minutes West, 77.08 feet to an iron pin, a corner in the center line of Central Avenue; thence along the same North 51 degrees, 19 minutes East, 187.23 feet to the place of beginning.

CONTAINING 13.415 square. feet, more or less.

TITLE TO SAID PREMISES IS VESTED IN Christopher Mills and Dawn E. Mills, husband and wife by Deed from Henry M. Shellenberger and Joan M. Shellenberger, husband and wife dated July 23, 1992 and recorded on August 13, 1992 in the Montgomery County Recorder of Deeds in Book 501, Page 2088.

Parcel Number: 21-00-02080-00-5.

Location of property: 178 North County Line Road, Souderton, PA 18964.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Christopher Mills and Dawn E. Mills** at the suit of Deutsche Bank National Trust Company, as Trustee, in Trust for Registered Holders of Long Beach Mortgage Loan Trust 2006-2, Asset-Backed Certificates, Series 2006-2. Debt: \$290,045.70.

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.

15-24269

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 'A' made by Eastern States Engineering, Inc., dated 7/14/93 and last revised 9/15/93 and recorded in Plan Book A-54, Page 377, described, as follows, to wit:

BEGINNING at an interior point which point is measured South 07 degrees, 35 minutes, 37 seconds East, 17.72 feet from a point on the Southeasterly side of Sawgrass Drive (32 feet wide); thence extending partly along Unit 324 on said plan South 62 degrees, 11 minutes, 26 seconds East, 92.00 feet to a point; thence extending South 27 degrees, 48 minutes, 34 seconds West, 34.00 feet to a point; thence extending partly along Unit 326 on said plan North 62 degrees, 11 minutes, 26 seconds West, 92.00 feet to a point; thence extending North 27 degrees, 48 minutes, 34 seconds East, 34.00 feet to the point and place of beginning.

BEING Unit #325 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Michael S. Lagnese, an unmarried man, by Deed from Scott DiClaudio and Meredith L. Seigle-DiClaudio, h/w, dated 1/31/2008, recorded 2/07/2008, in Book 5681, Page 1697.

Parcel Number: 66-00-05986-31-1.

Location of property: 109 Sawgrass Drive, Blue Bell, PA 19422-3209.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael S. Lagnese** at the suit of U.S. Bank National Association as Successor by Merger of U.S. Bank National Association. Debt: \$502,043.61.

Peter Wapner, Attorney, I.D. #318263

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

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

15-24681

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania, being Lot No. 24 on Plan of Tookany Park Manor, made by George B. Mebus, Registered Professional Engineer, of Glenside, Pennsylvania, on June 13, 1947 and revised May 18, 1948, which said plan is recorded at the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Deed Book 1931, Page 600 and described, as follows, to wit:

BEGINNING at a point on the Northwest side of Beryl Road (forty feet wide) which point is at the distance of twenty-one and ninety one-hundredths feet measured in a general Northeast direction along the said side of Beryl Road on the arc of a circle curving to the left with a radius of two hundred ten feet from a point of curve which point of curve is at the distance of one hundred fifty-nine and fifty-three one-hundredths feet measured Northwardly forty-four degrees, forty-seven minutes, fifty seconds along the said side of Beryl Road East from a point of tangent which point of tangent is at the distance of one hundred twenty-three and fifty-seven one-hundredths feet measured in a general Northeast directions along said side of Beryl Road on the arc of a circle curving to the right with a radius of one hundred twenty feet from a point of curve, which point of curve is at the distance of one hundred eighty-five feet measured North fourteen degrees, twelve minutes, ten seconds West along the West side of Beryl Road from the point of radial intersection of the West side of Beryl Road with the North side of Tookany Creek Parkway (one hundred feet wide); thence extending from said point of beginning along Lot No. 25 on said plan, North fifty-one degrees, ten minutes, forty seconds West, one hundred eighty-seven and nine one-hundredths feet to a point; thence extending North eight degrees, thirty-five minutes, forty seconds East, forty-two and thirty-one one-hundredths feet to a point; thence extending along Lot No. 23 on said plan South seventy-four degrees, fifty-eight minutes, forty-four seconds East, one hundred ninety-two and seventy one-hundredths feet to a point on the Northwest side of Beryl Road; thence extending along same in a general Southwest direction on the arc of a circle curving to the left with a radius of two hundred ninety-five feet the arc distance of nineteen and seventeen one-hundredths feet to a point of reverse curve in the said side of Beryl Road; thence extending still along said side of Beryl Road in a general Southwest direction on the arc of a circle curving to the right with a radius of two hundred ten feet the arc distance of one hundred and eighty-eight one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Charles Sussman and Marcia Sussman, his wife, by Deed from Dorothy F. Liener, widow, dated 06/16/1975, recorded 06/27/1975 in Book 4035, Page 552.

BY VIRTUE of Charles M. Sussman's death on or about 10/07/1994, his ownership interest was automatically vested in the Surviving Tenant by the Entirety.

MORTGAGOR Marcia Sussman died on 10/26/2015, and upon information and belief, her surviving heirs are Alan J. Sussman and Cheryl Herman. By executed waivers, Cheryl Herman and Alan J. Sussman waived their right to be named as a defendant in the foreclosure action.

Parcel Number: 31-00-02434-00-1.

Location of property: 12 Beryl Road, Cheltenham, PA 19012-1206.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Marcia Sussman, Deceased** at the suit of Wells Fargo Bank, N.A. Debt: \$291,285.97.

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.

15-25482

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

BEGINNING at a point in the West line of Orchard Drive, (80 feet wide), said point being a corner of Lot 320 and being along Orchard Drive on a line curving to the left, having a radius of 850 feet, the arc distance of 115.36 feet from a point, the Northernmost end of a 10 foot radial corner at the intersection of Orchard Drive with the North line of Jonathan Drive; thence from said point of beginning and along the North line of Lots 320, 319, 318 and 317,

North 83 degrees, 18 minutes, 59 seconds West, 146.75 feet to a point, a corner of Lots 317, 315, 314, and 285; thence along the East line of Lot 285, North 12 degrees, 47 minutes, 56 seconds East, 42.24 feet to a point, a corner of Lot 322; thence along the South line of Lot 322 and passing through a party wall, South 83 degrees, 18 minutes, 59 seconds East, 133.62 feet to a point in the West line of Orchard Drive; thence along said West line, on a line curving to the right, having a radius of 850 feet, the arc distance of 42.88 feet to the point of beginning.

BEING the same property conveyed to Joseph A. Scattone and James S. Scattone who acquired title, with Rights of Survivorship, by virtue of a Deed from Samuel W. Scattone and Catherine D. Scattone, husband and wife, dated April 28, 1995, recorded May 12, 1995, at Instrument Number 006480, and recorded in Book 5112, Page 0973, Montgomery County, Pennsylvania records.

Parcel Number: 46-00-03014-50-4.

Location of property: 151 Orchard Drive, North Wales, PA 19454.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **James S. Scattone a/k/a James Scattone and Joseph A. Scattone** at the suit of The Bank of New York Mellon, as Trustee for First Horizon Alternative Mortgage Securities Trust 2005-AA4. Debt: \$224,607.53.

Meredith H. Wooters, Attorney.

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

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

15-26502

ALL THAT CERTAIN lot or piece of land, with the buildings thereon erected, situate in **East Norristown Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan of lots made for Emanuel Sardaro by Will D. Hiltner, Registered Surveyor on January 6, 1948, a copy of which plan is recorded at Norristown, PA in Deed Book 1881, Page 600, as follows, to wit:

BEGINNING at a stake on the Southwesterly side of a proposed road laid out twenty-seven feet wide, at the distance of two hundred seventy-two and thirty-three one-hundredths feet Northwestwardly from the Northwesterly side of Hillcrest Avenue, (thirty-three feet wide), a corner of land recently conveyed to Anne S. Wagner; thence extending along said land South forty-three degrees, forty-nine minutes West one hundred twenty-two and eighty-five one-hundredths feet to a stake in line of land now or late of Lindley Rossiter, said line passing through the middle of the partition wall of the dwelling erected on this property and the swelling erected on the adjoining property of Anne S. Wagner; thence along said land of Lindley Rossiter North fifty degrees, West thirty-seven and thirty-seven one-hundredths feet to a stake; thence North thirty-seven degrees ,thirty minutes East, one hundred twenty-two and ninety-one one-hundredths feet to a stake on the Southwesterly side of said proposed road; thence along said aide of said proposed road South forty-nine degrees, forty-eight minutes East, fifty and fifty-one one-hundredths feet to the place of beginning.

BEING part of the same premises which Joseph D. Billetta and Lynne E. Billetta dated March 28, 2003 and recorded April 16, 2003 at Norristown in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 5453, Page 1631, granted and conveyed unto David S. Marley and Carol Marley fee; and the said Carol Marley departed this life, thereby vesting ownership in David S. Marley by operation of law, and the said David S. Marley departed this life on December 31, 2014, thereby vesting ownership in his heirs by operation of law, and the said Carol A. Hughes has been appointed Administratrix of his estate.

Parcel Number: 33-00-07582-00-8.

Location of property: 514 Sardaro Lane, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Carol A. Hughes, Executrix of the Estate of David S. Marley** at the suit of New Penn Financial, LLC, et al. Debt: \$126,852.28.

Stephen Hladik, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$12,685.22 dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

15-29194

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Pottsgrove Township**, County of Montgomery, Commonwealth of Pennsylvania described according to a Plan of Subdivision made for Maugers Mill Estates by Chambers Associates, Inc. Villanova, PA dated 9/25/1998 and last revised 2/26/1999 and recorded in Plan Book A-58, Page 238.

BEING Lot No. 9 on said plan, bounded and described, as follows, to wit:

BEGINNING at a point of curve on the Southwesterly side of Butternut Drive a corner of this and Lot No. 10 on the above mentioned plan; thence extending along said drive the two following courses and distances: (1) along the arc of a circle curving to the left having a radius of one hundred seventy-five and no one-hundredths feet the arc distance of fifty-six and twenty-five one-hundredths feet to a point of tangent; (2) South fifty-five degrees, seventeen minutes, thirty seconds East, thirty-eight and fifty-seven one-hundredths feet to a point in line of Phase I; thence extending along the same the two following courses and distances: (1) South thirty-four degrees, forty-two minutes, thirty seconds West, eighty-eight and eighty-four one-hundredths feet to a point; (2) North sixty-seven degrees, fifty minutes, fifty-four seconds West, ninety-six and sixty-nine one-hundredths feet to a point in line of lands

now or late of Jesus Christ of Latter Day Saints; thence along said lands North fifty-five degrees, seventeen minutes, thirty seconds West, thirty-eight and eighty-one one-hundredths feet to a point a corner of Lot No. 10 aforesaid; thence extending along Lot No. 10 fifty-three degrees, seven minutes, sixty-eight seconds East, one hundred twenty-five and thirty-one one-hundredths feet to a point of curve on the aforesaid said Butternut Drive, the first mentioned point and place of beginning.

BEING the same premises which Claude G. Beard, a/k/a Claude G. Beard, III and Jody R. Haney by Deed dated November 18, 2003, and recorded January 27, 2004, in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Deed Book 5492, Page 943 granted and conveyed unto Claude G. Beard, III, in fee.

Parcel Number: 60-00-00060-17-7.

Location of property: 116 Butternut Drive, Upper Pottsgrove Township, PA.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Estate of Claude G. Beard, III a/k/a Claude Beard a/k/a Claude G. Beard, Deceased and Zachary Haney, Executor of the Estate of Claude G. Beard, III a/k/a Claude Beard a/k/a Claude G. Beard, Deceased** at the suit of Santander Bank, N.A. Debt: \$210,028.22.

Michael S. Bloom, 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.

15-30286

ALL THAT CERTAIN parcel or piece of ground, hereditaments and appurtenances, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, and described according to a certain plan thereof known as "Plan of Part of Lots Nos. 185 to 187" on a Certain Plan of Huntingdon Terrace, made by George B. Mebus, Inc., Engineers, dated November 25, 1957.

BEING the same premises which Edward R. Love and Joan P. Love by Deed dated August 26, 2003, recorded September 10, 2003 in the Montgomery County Clerk's/Register's Office in Deed Book 5472, Page 1249 as Document 019244, conveyed unto Edward R. Love.

Parcel Number: 30-00-02572-00-8.

Location of property: 1060 Winding Creek Lane, Huntingdon Valley, PA 19006 (Township of Abington).

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Edward R. Love** at the suit of Citizens Bank of Pennsylvania. Debt: \$91,086.04.

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

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

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

15-30739

TRACT NO. 1

ALL THAT CERTAIN bungalow and tract or land, situate **Lower Frederick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey made December 27, 1952, by Francis W. Wack, R.S., as follows, to wit:

BEGINNING at an iron pin on the Southwest side of a right-of-way 15 feet wide, a corner of this and other land of Elmer St. Clair; thence along the St. Clair property, South 75 degrees, West 144.05 feet to an iron pin, a corner of this and land of Howard Long, Jr., (D.B. 2463, p. 32); thence by the said Howard Long property North 41 degrees, 15 minutes West 51.77 feet to an iron pin, a corner of this and land of James H. Bardsley and Virginia, his wife. (Tract No. 2 in D.B. 2356, p. 179); thence along the said Bardsley property North 61 degrees 5 minutes East 129.85 feet to the Southwest side of the said right-of-way; and thence along the side right-of-way South 45 degrees, 56 minutes East 86.92 feet to place of beginning.

BEING No. 44 in Block 11 Atlas "Lower Frederick", Bureau of Surveys, Court House, Montgomery County, Pennsylvania.

TRACT NO. 2

ALL THAT CERTAIN lot of land, situate in Lower Frederick Township, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a survey made by Donald H. Schurr, C.E., October 24, 1960, as follows, to wit:

BEGINNING at an iron pipe, set at cedar post, on the North side of a new (private) road (laid out by Walter Newruck, 21 feet wide); thence along the North side of said private road North 88 degrees 31 minutes West 120.85 feet to a field stone set at a corner of this land and land of Charles R. Kline and Doris S. Kline, his wife (D.B. 2578, p. 110) and at the point where the North side of said new road takes the courses of South 3 degrees 5 minutes East; thence along the land of said Charles R. Kline, et us, North 3 degrees, 5 minutes West 87 feet to a post, a corner of this and other land of Walter R. Bean and Anna C. Bean, his wife, (D.B. 3047, p. 593) thence along the Bean land North 75 degrees East 97.50 feet to an iron bar, a corner of this and land of Hoga and thence along the said land South 15 degrees, 12 minutes East 119.42 feet to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Christopher T. Bean by Deed from Linda A. Hostetter as to an undivided 1/5 interest and Carole A. Bean as to an undivided 1/5 interest and Walter R. Bean, III, as to an undivided 1/5 interest and Linda A. Hostetter, Administratrix of the Estate of Howard W. Bean, deceased, as to an undivided 2/5 interest dated October 10, 2008 and recorded on October 21, 2008 in the Montgomery County Recorder of Deeds in Book 5711, Page 1135.

Parcel Number: 38-00-01924-00-9.

Location of property: 9 B Avenue, Perkiomenville, PA 18074.

The improvements thereon are: a residential dwelling.

Seized and taken in execution as the property of **Christopher T. Bean** at the suit of JPMorgan Chase Bank N.A.
Debt: \$128,371.39.

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.

15-30884

ALL THAT CERTAIN lot or piece of land, situate in **Upper Salford Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made April 8, 1948' by Francis W. Wack, Registered Surveyor, as follows, to wit:

BEGINNING at an iron pin on the Easterly side of a proposed 35 feet road a corner of this and land of Paul R. and Dorothy V. Radiach; thence along the Easterly side of said proposed road, North 7 degrees, 45 minutes West, 50 feet to an iron pin a corner of land of George and Alice Baghurst; thence by the same North 83 degrees, 15 minutes East, 150 feet to an iron pin, a corner; thence still by the same, South 7 degrees, 45 minutes East, 50 feet to an iron pin a corner of land of said Paul R. and Dorothy V. Radiach; thence by the same, South 83 degrees, 15 minutes West, 150 feet to the place of beginning.

TOGETHER with the free and uninterrupted use, liberty and privilege of and passageway in and along a certain right-of-way or proposed road (35 feet wide) extending from Church Road Northwestwardly between the property of Mildred N. Albright and Charles F. Coffman and Alice Coffman, his wife to and for the said Charles F. and Alice Coffman their heirs and assigns, tenant and occupiers at all time and season forever hereafter.

BEING the same property conveyed to Douglas J. Hazlett, III who acquired title by virtue of a Deed from Robert M. Antosh, no marital status shown, dated June 11, 2010, recorded June 15, 2010, at Deed Book 5770, Page 00218, Montgomery County, Pennsylvania records.

Parcel Number: 62-00-01222-00-3.

Location of property: 1677 Quarry Road, Harleysville, PA 19438.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Douglas J. Hazlett, III** at the suit of Wells Fargo Bank, N.A.
Debt: \$143,340.43.

Meredith H. Wooters, Attorney.

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

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

15-30912

ALL THAT CERTAIN lot, situate in **Abington Township**, on the Northeasterly side of Gordon Road at the distance of one hundred forty-three and sixty-four one-hundredths feet Southeast from a radius round corner of intersection of the Easterly side of Old York Road and the Northeasterly side of Gordon Road; thence North forty-three degrees, twenty-four minutes, twenty-five seconds East, one hundred fifty-five feet to a point; thence South forty-six degrees, thirty-five minutes, thirty-five seconds East, seventy-five feet to a point; thence South forty-three degrees, twenty-four minutes, twenty-five seconds West, one hundred fifty-five feet to a point on the Northeasterly side of Gordon Road; thence North forty-six degrees, thirty-five minutes, thirty-five seconds West, along the same, seventy-five feet to the point and place of beginning.

BEING known as Lot No. 2 on a certain Plan of Lots.

Parcel Number: 30-00-24616-00-5.

Location of property: 1255 Gordon Road, Jenkintown, PA 19046.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Arsen Kashkashian, Esquire, Individually and as Trustee for Ruth Harrington, Arsen Kashkashian, III, Valerie Kashkashian Tomaro and Juliet Kashkashian** at the suit of Wells Fargo Bank, N.A., s/b/m to Wachovia Mortgage, FSB. Debt: \$342,564.10.

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.

15-31507

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate **Upper Gwynedd Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Plan of Subdivision of lands of Edward T. Robinson made by George B. Stanbridge Associates, dated May 26, 1982 and revised December 9, 1982, said plan being recorded in Plan Book A-44 Page 360 as follows, to wit:

BEGINNING at a point on the Southeasterly said of Gwynedd Avenue (50 feet wide) said point of beginning being a corner of Lot 2, as shown on the above mentioned plan; thence extending from said point of beginning along Lot 2, as shown on the above mentioned plan South 44 degrees 45 minutes East 150 feet to a point in line of land now or late of John T. and Clara Swell, as shown on the above mentioned plan; thence extending along the same South 45 degrees 5 minutes West 170 feet to a diamond, as shown on the above mentioned plan; thence extending party along the same and partly along land now or late of Robert, Sr. and Margaret Lowe, as shown on the above mentioned plan North 44 degrees 45 minutes West 150 feet to a point on the Southeasterly side of Gwynedd Avenue; thence extending along the same, North 45 degrees 5 minutes East 170 feet o the first mentioned point and place of beginning.

BEING Lot 1 as shown on the above mentioned plan.

BEING THE SAME PREMISES which Abbie A. Lampe by Deed dated July 14, 1995 and recorded July 19, 1995 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5119 Page 0245, granted and conveyed unto Ferdinand Boco and Loreda Boco, his wife, as tenants by the entireties.

Parcel Number: 56-00-03583-00-6.

Location of property: 227 Gwynedd Avenue, North Wales, PA 19454.

The improvements thereon are: Residential Real Estate.

Seized and taken in execution as the property of **Ferdinand Boco and Loreda Boco** at the suit of ResCap Liquidating Trust c/o Owwen Loan Servicing, LLC. Debt: \$236,910.24.

Jessica N. Manis, Attorney.

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

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

15-31509

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 revised subdivision plan made for Anthony Marcella by Donald H. Schurr, Professional Engineer, Norristown, Pennsylvania, dated May 7, 1958, as follows, to wit:

BEGINNING at a point on the Northwest side of Dartmouth Drive (50 feet wide) at the distance of 246.89 feet measured the two following courses and distances from a point of tangent of a curve on the Southwest side of Logan Street (50 feet wide): (1) Southeastwardly and Southwestwardly on a line curving to the right with a radius of 20 feet the arc distance of 34.67 feet to a point; and (2) South 51 degrees, 20 minutes West along the Northwest side of Dartmouth Drive 212.22 feet; thence from said point of beginning extending along said side of Dartmouth Drive South 51 degrees, 20 minutes West, 30 feet to a point; thence leaving Dartmouth Drive and extending North 38 degrees, 40 minutes West, the line for a part of the distance passing through the center of the partition wall dividing the house hereon erected and the house on the adjoining premises, 130.77 feet to a point; thence extending North 51 degrees, 20 minutes East, 30 feet to a point; thence South 38 degrees, 40 minutes East, 130.77 feet to the first mentioned point and place of beginning.

BEING the same premises which Robert A. Dinmore, by Deed dated April 27, 2006 and recorded May 5, 2006 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5599, Page 2466, and Instrument Number 2006054424, granted and conveyed unto Noel Diaz and Vanessa Diaz.

Parcel Number: 13-00-09340-00-7.

Location of property: 1715 Dartmouth Drive, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Noel Diaz and Vanessa Diaz** at the suit of Nationstar Mortgage, LLC. Debt: \$140,744.20.

Sarah K. McCaffery, Attorney.

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

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

15-31617

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

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

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

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

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

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Richard Hantman a/k/a Richard J. Hantman, The USA and Department of Justice** at the suit of Deutsche Bank National Trust Company, et al. Debt: \$516,988.66.

Stephen M. Hladik, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$51,698.86 dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

15-31699

ALL THAT CERTAIN brick dwelling house, being the Southwesterly half of a double dwelling house, and lot or piece of land thereunto belonging, situate on the Southeasterly side of Walnut Street, in **Royersford Borough**, County of Montgomery, State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a stake in the center line of Walnut Street, 152 feet Northeasterly from the point of intersection of the center line of Walnut Street and Fifth Avenue; thence by the lands now or late of William J. Reason, et al., by the line passing along on the center line of the middle wall dividing said double brick dwelling, South 41 degrees, East 200 feet to a stake; thence South 49 degrees, West 27 feet to a stake; thence by the lands now or late of H.A. Cole, deceased, North 41 degrees, West 200 feet to a stake in the center line of Walnut Street; thence on the center line of Walnut Street, North 49 degrees, East 27 feet to the place of the beginning.

BEING the same premises which Kathleen E. Cooney by Indenture dated 10/15/2012 and recorded 11/7/2012 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5853, Page 1593, granted and conveyed unto Kathleen E. Dunlap and Robert Rustay, his wife, in fee.

Parcel Number: 19-00-04328-00-9.

Location of property: 512 Walnut Street, Royersford, PA 19468.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Kathleen E. Dunlap and Robert Rustay** at the suit of PNC Bank, National Association. Debt: \$110,767.69.

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

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

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

15-32508

ALL THAT CERTAIN message and lot or piece of land, situate in **Lansdale Borough**, in the County of Montgomery and Commonwealth of Pennsylvania and more particularly bounded and described according to a survey made thereof by Herbert H. Mets Registered Engineer, Lansdale, PA, as follows, to wit:

BEGINNING at a point, a corner on the Northeast side of Jenkins Avenue, as laid out in the Borough of Lansdale, 48 feet wide, at a distance of 683 feet Southeast of the Southeast side of Chestnut Street, as laid out in the Borough of Lansdale, 48 feet wide, being a corner of other land of the said Harvey B. Metz and Bertha T., his wife; thence extending along the Northeast side of said Jenkins Avenue, South 44 degrees, 30 minutes East, 19 feet to a point, a corner of land of S. Paul Fluck and Irene Stover Fluck, his wife, and extending of that width, between parallel lines, both the line on the Northwest side and the line on the Southeast side passing through the middle of the partition walls of the respective dwellings erected on said lots, North 45 degrees, 30 minutes East, 143.19 feet to the Southwest side of a 20 feet wide alley.

TITLE TO SAID PREMISES VESTED IN Mohammed M. Pathan and Naznin A. Pathan by Deed from Mohammed Abdul Gofur dated March 19, 2009 and recorded on August 10, 2009 in the Montgomery County Recorder of Deeds in Book 5739, Page 2750.

Parcel Number: 11-00-08300-00-5.

Location of property: 169 Jenkins Avenue, Lansdale, PA 19446.

The improvements thereon are: a residential dwelling.

Seized and taken in execution as the property of **Mohammed M. Pathan and Naznin A. Pathan** at the suit of Wells Fargo Bank, N.A. Debt: \$148,595.37.

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.

15-32831

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

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

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

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

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

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

The improvements thereon are: A residential dwelling.

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

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.

15-32838

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a plan of "Myers Farm" recorded in the Office for the Recording of Deeds, in and for the County of Montgomery in Deed Book 327, Page 108, as follows, to wit:

SITUATE on the Northeasterly side of Myrtle Avenue at the distance of two hundred feet Northwestwardly from the Northwestly side of Hasbrook Avenue (formerly "G" Street).

CONTAINING in front or breadth on the said Northeasterly Side or Myrtle Avenue fifty feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to the said Myrtle Avenue one hundred fifty-one feet, eleven and seven-eighths inches (being Lot No. 86 on the above mentioned plan.)

TITLE TO SAID PREMISES IS VESTED IN William J. Krokenberger and Ethel C. Krokenberger by Deed from Otto H. Schoen dated September 10, 1954 and recorded September 14, 1954 in Deed Book 2503, Page 535. The said William J. Krokenberger died in May, 1982 thereby vesting title unto Ethel C. Krokenberger by operation of law.

Parcel Number: 31-00-19936-00-4.

Location of property: 121 Myrtle Avenue, Cheltenham, PA 19012.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Ethel C. Krokenberger** at the suit of CIT Bank, N.A. Debt: \$227,165.85.

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.

15-33053

ALL THAT CERTAIN lot or piece of ground, with the building and improvements to be erected thereon, situate in **Skippack Township**, Montgomery County, Pennsylvania, and described according to a plan of subdivision made for Harry D. Kratz, known as 'Carriage Run' by Urwiler and Walter, Inc., dated 9/12/1978 and last revised 10/14/1981 and recorded in Montgomery County on Plan Book B-40, Page 55, as follows, to wit:

BEIGNNING at a point on the Northwestly side of Potomac Court, said point being a corner of Lot 217 as shown on the above mentioned plan; thence extending from said point of beginning along Lot 217 on the above mentioned plan, North 47degrees, 17 minutes West, 80.00 feet to a point; thence extending, North 42 degrees, 42 minutes, 42 seconds East, 20 feet to a point a corner of Lot 219 as shown on the above mentioned plan; thence extending along the same, South 47 degrees, 17 minutes, 17 seconds East, 80.00 feet to a point on the Northwestly side of Potomac Court; thence extending along the same, South 42 degrees, 42 minutes, 43 seconds West, 20.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 218 on said plan.

BEING Block 16A, Unit 218.

TITLE TO SAID PREMISES IS VESTED IN Scott Francis, by Deed from Shawn C. Irvin and Nicole Irvin, h/w, dated 01/19/2007, recorded 02/08/2007 in Book 5634, Page 2445.

Parcel Number: 51-00-03034-18-2, Map #51016A218.

Location of property: 3932 Gatehouse Lane, Skippack, PA 19474.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Scott Francis** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$185,243.52 plus interest to sale date.

Heather Riloff, Attorney.

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

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

16-01121

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

BEGINNING at a point on the Northwest side of Powell Street, at the distance of one hundred and forty-nine feet, Northeast from the Northeast side of Freedley Street; thence North thirty-four degrees, thirty minutes West, one hundred and twenty feet, to the Southeast side of a twenty foot wide alley; thence along the said side of said alley North fifty-five degrees, thirty minutes East, sixteen feet; thence South thirty-four, degrees thirty minutes East, one hundred and twenty feet to the Northwest side of Powell Street; thence extending along said side of Powell Street, South fifty-five degrees, thirty minutes West, sixteen feet to the place of beginning.

BEING the same property conveyed to Andrew J. Tuturice who acquired title by virtue of a Deed from Joanne I. Schonely, dated April 8, 2011, recorded April 21, 2011, at Document ID 2011037850, and recorded in Book 5798, Page 02567, Montgomery County, Pennsylvania records.

Parcel Number: 13-00-31676-00-9.

Location of property: 1519 Powell Street, Norristown, PA 19401.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Andrew J. Tuturice** at the suit of Wells Fargo Bank, N.A. Debt: \$79,059.01.

Meredith H. Wooters, Attorney.

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

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

16-01244

ALL THAT CERTAIN message or tenement and lot or place of ground, hereditaments and appurtenances, situate in **Upper Moreland Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof made on the 19th day of October 1922 by Albright and Mebus, Civil Engineers, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Cherry Street (33 feet wide) at the distance of 200.15 feet Southwestwardly from the Southwesterly side of Old York Road (60 feet wide); thence extending North 48 degrees, 1 minute West, passing through the center of the party wall of said message, 140 feet to a point on the Northwesterly side of a 12 feet wide alley; thence extending along same, South 41 degrees, 59 minutes West, 20 feet to a point; thence extending South 48 degrees, 1 minute East passing through the center of the party wall of said message, 140 feet to a point on the said side of Cherry Street; thence extending along same, North 41 degrees, 59 minutes East, 20 feet to the place of beginning.

UNDER AND SUBJECT to the fee and common use, right, liberty and privilege of the said 12 feet wide alley in the rear of the above described premises as and for a passageway and watercourse in common with the adjoining owners, occupiers and tenants at all times hereafter, forever.

TOGETHER with free and common use, right, liberty and privilege of a certain 12 feet wide alley extending Northwestwardly from Cherry Street into the above mentioned 12 feet wide alley, in the rear of the above described premises, as and for a passageway and watercourse in common with the adjoining owners, occupiers and tenants at all times hereafter, forever.

BEING the same premises which Gian Rodriguez (erroneously set forth in prior Deed as Rodriguez) and Kathleen J. Rodriguez f/k/a Kathleen J. Pallas by Deed dated 9/29/2006 and recorded 10/13/2006 in Montgomery County in Deed Book 5619, Page 1721 conveyed unto David Merrick, in fee.

Parcel Number: 59-00-02869-00-6.

Location of property: 54 Cherry Street, Willow Grove, PA 19090.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **David Merrick** at the suit of U.S. Bank National Association (Trustee for The Pennsylvania Housing Finance Agency). Debt: \$165,679.48.

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.

16-01418

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot #86 on a plan of Lots of Whitehall Park, surveyed by Will D. Hiltner, Registered Surveyor, Norristown, Pennsylvania dated August 3, 1950 and October 5, 1950 and described in accordance therewith, as follows:

BEGINNING at a point on the Southeast side of Whitehall Road (forty-one and five-tenths feet wide), as shown on said plan, at the distance of two hundred thirty-seven feet, Northeast from a point of tangent of the radius round corner of Whitehall Road and Lynn Drive (sixty feet wide), a corner of Lot #85 on said plan; thence along the Southeast side of Whitehall Road, North forty-three degrees, eight minutes, thirty seconds East, fifty-four feet to a point, a corner of Lot #87; thence along Lot #87, South forty-six degrees, fifty-one minutes, thirty seconds East, one hundred feet to a point in line of Lot #94 South forty-three degrees, eight minutes, thirty seconds West, fifty-four feet to a point, a corner of Lot #85, North forty-six degrees, fifty-one minutes, thirty seconds West, one hundred feet to the place of beginning.

BEING the same premises which Jill D. Jungnickel f/k/a Jill D. Bancroft by Deed dated 6/13/2008 and recorded 7/2/2008 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5698, Page 2013 and Instrument #2008069144, granted and conveyed unto Deborah A. Wilkinson.

Parcel Number: 63-00-09157-00-5.

Location of property: 136 North Whitehall Road, Norristown, PA 19403.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Debra A. Wilkinson** at the suit of Nationstar Mortgage, LLC. Debt: \$159,087.26.

Sarah K. McCaffery, Attorney.

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

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

16-01654

ALL THAT CERTAIN piece or parcel of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Plan for Willow Woods, made for Pat Sporangio by Engineering and Planning Associates, Inc., Consulting Engineers, dated 8/14/73, last revised 1/28/74, recorded in the Office for the Recording of Deeds in and for the County of Montgomery, at Norristown, PA in Plan Book A-21, Page 74, as follows, to wit:

BEGINNING at a point of tangent on the Northeasterly side of Falcon Drive (50 feet wide), said point being at the arc distance of 28.82 feet measured on the arc of a curve, curving to the right having a radius of 20.00 feet from a point of reverse curve on the Northeasterly side of Willow Grove Avenue (L.R. 46156) (of variable width) as shown on said plan; thence extending from said point of beginning along the said Northeasterly side of Falcon Drive, the two following courses and distances, viz: (1) extending North 15 degrees, 40 minutes, 15 seconds West, the distance of 34.93 feet to a point of curve; and (2) thence extending on the arc of a curve, curving to the left having a radius of 175 feet, the arc distance of 43.12 feet to a point, a corner of Lot 24, as shown on the said plan; thence extending North 37 degrees, 53 minutes, 35 seconds East, along Lot No. 24, crossing into the Transcontinental Gas Right-of-Way (50 feet wide) as shown on said plan, the distance of 199.88 feet to a point on the Southwesterly side of Church Road (L.R. 197) (of variable width) as shown on said plan; thence extending along the said Southwesterly side of Church Road (L.R. 197) the 2 following courses and distances viz: (1) extending on the arc of a curve, curving to the right having a radius of 300.00 feet, the arc distance of 133.27 feet to a point of tangent; and (2) thence extending South 36 degrees, 55 minutes, 00 seconds East, the distance of 44 feet to a point, a corner of Lot No. 26, as shown on said plan; thence extending South 42 degrees, 09 minutes, 00 seconds West along Lot No. 26, recrossing into aforesaid Transcontinental Gas Right-of-Way the distance of 208.45 feet to a point on the said Northeasterly side of Willow Grove Avenue (R. 46156); thence extending along said Northeasterly side of Willow Grove Avenue, on the arc of a curve, curving to the left having a radius of 327.94 feet, the arc distance of 36.80 feet to a point of reverse curve on same; thence leaving said side of Willow Grove Avenue (L.R. 46156) on the arc of a curve, curving to the right having a radius of 20.00 feet, the arc distance of 28.82 feet to a point of tangent on the said Northeasterly side of Falcon Drive, being the first mentioned point and place of beginning.

BEING Lot No. 25 as shown on the above mentioned plan.

BEING the same property conveyed to Sandra C. Boyd and Bernard L. Boyd from Frank Enge, III and Phyllis B. Enge, by Deed dated June 22, 1994 and recorded on July 11, 1994 in Book 5083, Page 1296, among the Land Records of Montgomery County, Pennsylvania.

Parcel Number: 31-00-09844-50-2.

Location of property: 701 Falcon Drive, Wyndmoor, PA 19038.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Bernard L. Boyd** at the suit of Nationstar Mortgage, LLC d/b/a Champion Mortgage Company. Debt: \$334,212.10.

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

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

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

16-01670

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

BEGINNING at a point on the North side of King Street East of Warren Street; thence along said King Street Eastwardly 30 feet to a corner of Lot #32; thence by the same Northwardly 140 feet to a 20 feet alley; thence along said alley Westwardly 30 feet to land of Jesse Lachman; thence by the same Southerly 140 feet to the place of beginning.

BEING the same premises which David W. Beeler, Sr. and Karen L. Beeler, husband and wife, by Deed dated 7/28/2011 and recorded 8/4/2011 in the Office for the Recorder of Deeds in and for the County of Montgomery and Commonwealth of Pennsylvania in Deed Book 5809, Page 856 granted and conveyed unto Sharon D. Desmond, in fee.

Parcel Number: 16-00-18012-00-8.

Location of property: 609 King Street, Pottstown PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Sharon D. Desmond a/k/a Sharon Denise Desmond** at the suit of CU Members Mortgage, a Division of Colonial Savings, F.A. Debt: \$117,960.46.

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.

16-01828

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan of the Estate of Dublin, made by Alon Engineering Associates, Inc., Southampton, Pennsylvania, dated May 17, 1978 and last revised April 11, 1979, said plan being recorded in the Office of the Recorder of Deeds in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A-36, Page 64, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Fort Washington Avenue (40 feet wide) said point being measured the (3) following courses and distances from a point of curve on the Northeasterly side of Susquehanna Road (of irregular width): (1) leaving Susquehanna Road on the arc of a circle curving to the right, having a radius of 25.00 feet, the arc distance of 38.36 feet to a point of tangent on the Southeasterly side of Fort Washington Avenue; (2) North 38 degrees, 19 minutes, 15 seconds East, 78.12 feet to a point; and (3) North 38 degrees, 18 minutes, 00 seconds East, 59.80 feet to the point of beginning, said point also being a point, a corner of Lot Number 26 as shown on the above mentioned plan; thence extending from said point of beginning along the Southeasterly side of

Fort Washington Avenue, North 38 degrees, 18 minutes, 00 seconds East, 160.14 feet to a point, a corner of Lot Number 24 as shown on the above mentioned plan; thence extending along Lot Number 24 as shown on the above mentioned plan, South 51 degrees, 42 minutes, 00 seconds East and crossing a certain 5.00 feet wide easement for sidewalk and public utilities 140.00 feet to a common corner of the aforesaid Lot Number 24, Lot Number 23 and Lot Number 22 as shown on the above mentioned plan; thence extending along Lot Number 22 as shown on the above mentioned plan, South 38 degrees, 18 minutes, 00 seconds West, 160.14 feet to a point, a common corner of the aforesaid Lot Number 22 and Lot Number 26 as shown on the above mentioned plan; thence extending along Lot Number 26 as shown on the above mentioned plan, North 51 degrees, 42 minutes, 00 seconds West, and recrossing the aforementioned 5.00 feet wide easement for sidewalk and public utilities, 140.00 feet to the first mentioned point and place of beginning.

BEING Lot Number 25 as shown on the above mentioned plan.

BEING part of the same premises which Myung Hee Park dated September 20, 2010 and recorded September 22, 2010 at Norristown in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 5779, Page 2917, Instrument Number 2010081784 granted and conveyed unto II Soo Park, his/her heirs and assigns, in fee.

Parcel Number: 54-00-06648-00-3.

Location of property: 1413 Fort Washington Avenue, Ambler, PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Young Soo Hwang, Myung Hee Park and II Soo Park** at the suit of Wilmington Trust, National Association, et al. Debt: \$300,627.27.

Stephen M. Hladik, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$30,062.72 dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

16-02128

ALL THAT CERTAIN parcel or piece of ground, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described in accordance with a survey dated 06-11-1975 made by Serdy, Bursich & Ruth, Inc., as follows, to wit:

BEGINNING at a point on the Northerly side of South Street (50 feet wide) which point of beginning is measured the distance of 390 feet in a Westerly direction along the said side of South Street from its intersection with the West side of Price Street; thence extending from said point of beginning and running in a Westerly direction along the said side of South Street, the distance of 38.66 feet to a point in line of Lot No. 1; thence extending along Lot No. 1 and running in a Northerly direction, the distance of 140 feet to a point on the Southerly side of a 20 feet wide alley; thence running along the Southerly side of said alley in an Easterly direction, the distance of 38.66 feet to an iron pin in line of land now or late of Howard and Mary E. Kugler; thence running along the land of Kugler and land of Matalavage in a Southerly direction, the distance of 140 feet to the first mentioned point and place of beginning.

BEING Lot No .2 on a Plan of Lots Oil the Thomas Butler property.

CONTAINING 5,412 square feet, being the same more or less.

TITLE TO SAID PREMISES IS VESTED IN Gordon O. Downing, II by Deed from Bobby G. Hickson and Gordon O. Downing, II dated September 12, 2014 and recorded on September 18, 2014 in the Montgomery County Recorder of Deeds in Book 5928, Page 322 as Instrument No. 20 I 4062049.

Parcel Number: 16-00-27001-00-1.

Location of property: 1049 South Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Gordon O. Downing, II** at the suit of Wells Fargo Bank, N.A. Debt: \$132,745.55.

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.

16-02376

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

BEGINNING at a point on the North side of Chestnut Street, approximately 278 feet, 4-1/8 inches from the Northeast corner of Chestnut and Franklin Streets, a corner of this and land conveyed to George W. Mitch; thence Northwardly along the same through a party wall, 140 feet to a 20 feet wide alley, known as Rowan Alley; thence by the said alley Eastwardly 16 feet, 7 inches to land now or late of Norman Stetler; thence by the same Southwardly 140 feet to Chestnut Street aforesaid; thence along the North side of the said Chestnut Street Westwardly 16 feet, 7 inches to the place of beginning.

Parcel Number: 16-00-06228-00-2.

Location of property: 431 Chestnut Street, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Darlene O. Weber and David L. Weber** at the suit of Ditech Financial, LLC f/k/a Green Tree Servicing, LLC. Debt: \$80,128.34.

Gregory Javardian, Attorney. I.D. #55669

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

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

16-02395

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and Commonwealth of PA, bounded and described according to a plan made October 31, 1951 by Charles E. Shoemaker, Registered Professional Engineer, and Abington, PA, as follows:

BEGINNING at a point on the Southeasterly side of Haines Avenue (40 feet wide) at the distance of 177.32 feet Southwestwardly from the intersection which the said Southeasterly side of Haines Avenue made with the Westerly side of Jenkintown Road (36 5/10 feet as widened from its original width of 33 feet by the addition of 3 5/10 feet in the Westerly side); thence on a line passing through the party wall of a twin dwelling South 28 degrees, 55 minutes East, 125 feet to a point; thence, South 61 degrees, 05 minutes West, 25 feet to a point; thence North 28 degrees, 55 minutes West, 125 feet to a point on line aforementioned Southeasterly side of Haines Avenue; thence along the same, North 81 degrees, 05 minutes East, 25 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Kathleen Madden, n/k/a Kathleen Reilly and Chris Maurice Durham Sr., as Joint Tenants With the Right of Survivorship, by Deed from Kathleen Madden, n/k/a Kathleen Reilly, dated 11/22/2005, recorded 12/07/2005, in Book 05581, Page 2892.

Parcel Number: 30-00-25900-00-8.

Location of property: 127 Haines Avenue, Elkins Park, PA 19027-2103.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kathleen Reilly f/k/a Kathleen Madden f/k/a Kathleen N. Madden, Chris Maurice Durham, Sr. 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 Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2007-2, Asset-Backed Certificates, Series 2007-2. Debt: \$233,301.88.

Paul Cressman, Attorney. I.D. #318079

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

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

16-02630

ALL THAT CERTAIN lot or piece of ground and all of the improvements thereon erected, situate in **Whitpain Township**, County of Montgomery and State of Pennsylvania, being known as Lot No. 84, Section 'B' on a Plan of Center Square Green, made for Center Square Green, Inc. by M.R. and J.B. Yerkes, Civil Engineers and Surveyors, Bryn Mawr, Pennsylvania, dated July 7, 1955, more fully described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Muhlenburg Drive (50 feet wide) at a distance of 1,027 feet measured Southwestwardly along in the Southwesterly side of Muhlenburg Drive from the Easternmost terminus of radial round corner connecting the Southwesterly side of Muhlenburg Drive with the Southeasterly side of Stirling Way (50 feet wide); thence extending from the point of beginning, South 49°, 9' East along the Southwesterly side of Muhlenburg Drive, 100 feet to a point; thence extending South 40°, 51' West, 129.08 feet to a point; thence extending North 49°, 14' West, 100 feet to a point; thence extending North 40°, 51' East, 129.23 feet to the Southwesterly side of Muhlenburg Drive, the first mentioned point and place of beginning.

BEING Lot No. 84.

BEING the same premises which Brian C. Harrington, by Deed dated 8/15/2003 and recorded 7/15/2004 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5517, Page 252, granted and conveyed unto James W. Elliott.

Parcel Number: 66-00-04498-00-8.

Location of property: 1518 Muhlenburg Drive, Blue Bell, PA 19422.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James W. Elliott** at the suit of The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for The Certificateholders of The CWABS, Inc., Asset-Backed Certificates, Series 2006-8. Debt: \$435,181.79.

Gregory Javardian, Attorney. I.D. #55669

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

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

16-02680

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as Subdivision Plan Section Number 6 "Country Club Manor" made by C. Raymond Weir, Registered Professional Engineer dated November 10, 1961 and revised February 14, 1962 said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book C-1, Page 115, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Cardinal Drive (fifty feet wide) said point being the four following courses and distances from a point of curve on the Northeasterly side of Bluebird Lane (fifty feet wide): (1) leaving Bluebird Lane on the arc of a circle curving to the left having a radius of ten feet the arc distance of 15.71 feet to a point of tangent on the Northwesterly side of Cardinal Drive; (2) North 70 degrees, 23 minutes East along the Northwesterly side of Cardinal Drive 38.36 feet to a point of curve on the same; (3) Southeastwardly and Southwestwardly partly along the Northwesterly and Northeasterly sides of Cardinal Drive on the arc of a circle curving to the right having a radius of 200 feet the arc distance of 130.20 feet to a point of tangent on the Northeasterly

side of same; and (4) South 72 degrees, 19 minutes East along the Northeasterly side of Cardinal Drive 34 feet to the point of beginning; thence extending from said point of beginning North 17 degrees, 41 minutes East, 178.18 feet to a point; thence extending South 84 degrees, 6 minutes East, 112.37 feet to a point; thence extending South 17 degrees, 41 minutes West, 201.13 feet to a point on the Northeasterly side of Cardinal Drive aforesaid; thence extending North 72 degrees, 19 minutes West along the Northeasterly side of Cardinal Drive 110 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Edith Waitkeneus Ball by Deed from Edith Waitkeneus, n/k/a Edith Waitkeneus Ball dated May 3, 2006 and recorded May 26, 2006 in Deed Book 5602, Page 00789.

Parcel Number: 54-00-03802-00-5.

Location of property: 532 Cardinal Drive, Dresher, PA 19025.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Edith Waitkeneus Ball** at the suit of Reverse Mortgage Funding, LLC. Debt: \$232,041.01.

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.

16-03138

ALL THAT CERTAIN tractor or piece of ground, situate in **New Hanover Township**, Montgomery County, Commonwealth of Pennsylvania shown as a Residential Tract on a subdivision plan dated July 17, 1967, by A.G. Newbold, P.E., recorded in Montgomery County Records in Plan Book Volume B-19, Page 33, bounded and described, as follows, to wit:

BEGINNING at a nail in the centerline of Colflesh Road, leading from Church Road to Route 663, said nail marking the Westerly corner of lands now or late of Harry Kulp; thence by the centerline of Colflesh Road North 50 degrees, 32 minutes West, 212 feet to a nail; thence by Lot No. 3 and passing through a pin on line of the Northeasterly side of Colflesh Road North 40 degrees, 33 minutes, 20 seconds East, 507.84 feet to a pin; thence by lands now or late of Richard N. Hagenbuch South 58 degrees, 49 minutes East, 115.88 feet to a pin; thence by lands now or late of Roman Shelleway South 16 degrees, 49 minutes, 40 seconds West, 233.13 feet to a pin; thence by Kulp South 39 degrees, 51 minutes West, 309.47 feet to the place of beginning.

BEING the same property conveyed to Keith T. Adams who acquired title by virtue of a Deed from Alice K. Schwarz, dated October 31, 1990, recorded November 5, 1990, at Document ID 1990052133, and recorded in Book 4962, Page 790, Montgomery County, Pennsylvania records.

Parcel Number: 47-00-01068-00-1.

Location of property: 2199 Colflesh Road, Perkiomenville, PA 18074.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Keith T. Adams** at the suit of Wells Fargo Bank, N.A. Debt: \$76,133.84.

Meredith H. Wooters, Attorney.

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

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

16-03441

ALL THAT CERTAIN frame message or tenement and lot of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, being #422 Beech Street, on the South side of Beech Street between Franklin and Washington Streets containing in front 30 feet and extending Southwardly 140 feet to a 20 feet wide alley; thence along same Westwardly 30 feet to land now or late of Jonathan Bortman; thence along the same lands Northwardly 140 feet to Beech Street aforesaid; thence along said Beech Street Eastwardly 30 feet to the place of beginning.

BEING the same premises which Federal Home Loan Mortgage Corporation, by Deed dated July 19, 2005, and recorded October 13, 2005, in the Office for the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Book 5574, Page 2499, granted and conveyed unto Scott Heitzman, in fee.

Parcel Number: 16-00-00864-00-2.

Location of property: 422 Beech Street, Borough of Pottstown, Montgomery County, PA 19464.

The improvements thereon are: Residential property consisting of a 3236 square feet detached duplex comprising of two units.

Seized and taken in execution as the property of **Ches-Mont Realty, LLC** at the suit of Wilmington Savings Fund Society, F.S.B., Successor by Merger to Alliance Bank. Debt: \$57,691.91, plus interest and costs through the date of sale.

Christine L. Barba, Attorney. I.D. #206938

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

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

16-03442

ALL THAT CERTAIN Unit, designated as Unit No. A-1, Bldg., A, being a Unit in Maple Gardens Condominium, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 Pa C.S. 3101 at Seq. as designated in the Declaration of Condominium of Maple Gardens Condominium, bearing date September 12, 1983 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, PA, on October 14, 1983, and Plat and Plans for Condominium bearing dated April 20, 1982, and recorded in Exhibit "B" of the Declaration of Condominium of Maple Gardens Condominium in Deed Book 4720, page 1157, which Declaration was amended by Amendment dated January 30, 1984, and recorded in Deed Book 4730, page 2168.

TOGETHER with all rights, title and interest, being 1.730% undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

BEING the same premises which Virginia Shaner, by Indenture bearing date the 30th day of November, 2007 A.D. and intended to be forthwith recorded, granted and conveyed unto Ches-Mont Realty, LLC, in fee.

Parcel Number: 16-00-12992-02-4.

Location of property: 200 Maplewood Drive, Unit A-1, Borough of Pottstown, Montgomery County, Pennsylvania 19464.

The improvements thereon are: Residential Property consisting of an approximately 928 square feet townhouse.

Seized and taken in execution as the property of **Ches-Mont Realty, LLC** at the suit of Wilmington Savings Fund Society, F.S.B., Successor-By-Merger to Alliance Bank. Debt: \$46,978.10 plus interest and costs through the date of sale.

Christine L. Barba, Attorney. I.D. #206938

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

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

16-03443

ALL THAT CERTAIN unit, designated as Unit No. 10, Building C, being a unit in Maple Gardens Condominium, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA C S. 3101 at seq. as designated in the Declaration of Condominium of Maple Gardens Condominium, bearing date September 12, 1983 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, PA, on October 14, 1983, and Plats and Plans for Condominium bearing dated April 20, 1982, and recorded in Exhibit "B" of the Declaration of Condominium of Maple Gardens Condominium in Deed Book 4720, Page 1157, which Declaration was amended by Amendment dated January 30, 1984, and recorded in Deed Book 4730, Page 2168.

TOGETHER with all rights, title and interest, being 1.730% undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium.

UNDER AND SUBJECT to any enforceable restrictions or covenants of record. However, this provision shall not reinstate any expired or unenforceable restrictions or covenants.

BEING the same premises which Patricia Lee Carroll and Michael L. Rhoads, by Deed dated January 15, 2004, and recorded February 10, 2004, in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Book 5494, Page 2474, granted and conveyed unto Barbara A. Beccaria, in fee.

Parcel Number: 16-00-12992-36-6.

Location of property: 200 North Maplewood Drive a/k/a 200 Maplewood Drive, Unit C-10, Borough of Pottstown, Montgomery County, PA 19464.

The improvements thereon are: Residential property consisting of an approximately 928 square feet townhouse.

Seized and taken in execution as the property of **Ches-Mont Realty, LLC** at the suit of Wilmington Savings Fund Society, F.S.B., Successor by Merger to Alliance Bank. Debt: \$47,709.53 plus interest and costs through the date of sale.

Christine L. Barba, Attorney. I.D. #206938

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

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

16-03681

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery, Commonwealth of Pennsylvania, and bounded and described according to a survey and plan thereof made by Donald H. Schurr, Registered Surveyor on March 21, 1964 and last revised on June 26, 1964, as follows, to wit:

SITUATE on the Northwesterly side of Kohn Street (fifty feet wide), at the distance of three hundred twenty-five feet Northeastwardly from the Northeastly side of Elm Street (fifty feet wide); thence extending North fifty degrees, eleven minutes West, (extending partly through the party wall erected between these premises and the premises adjoining to the Southwest) (crossing the bed of a certain twenty foot wide alley) one hundred thirty-six and seventy-eight one-hundredths feet to a point; thence extending North forty degrees, East (along the Northwesterly side of said twenty foot wide alley) twenty-one feet to a point; thence extending South fifty degrees, eleven minutes East, (recrossing the bed of said alley) one hundred thirty-six and seventy-two one-hundredths feet to a point on the Northwesterly side of Kohn Street; thence extending South thirty nine degrees, forty-nine minutes West, (along the Northwesterly side of Kohn Street) twenty-one feet to the first mentioned point and place of beginning.

BEING Lot No. 14 on said plan.

BEING the same premises which Cheryl Owens, by Indenture dated 5/24/2010 and recorded 6/4/2010 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5769, Page 67, granted and conveyed unto Michelle L. Davis-Govan, as Sole Owner.

Parcel Number: 13-00-19084-00-1.

Location of property: 835 Kohn Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Michelle L. Davis-Govan** at the suit of U.S. Bank National Association (Trustee for The Pennsylvania Housing Finance Agency). Debt: \$160,145.71.

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.

16-03762

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

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

BEING the same premises which Carol A. Barr, Executrix of the Estate of Lois Barndt, deceased, by Deed dated 04/09/12 and recorded 04/24/12 in Montgomery County Deed Book 5833, Page 1226, granted and conveyed unto Lee L. Price and Tusshekia B. Banks-Price, husband and wife.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record. Parcel Number: 64-00-01456-00-1.

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

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

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

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

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

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

16-04055

ALL THAT CERTAIN lot or land with bungalow thereon erected, situate in Ringing Rocks Park, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, in what is known as Rocklyn, being Lot #7, Section B in Plan of Rocklyn:

BEGINNING at a point the Southeast corner of Lot #8 Northwardly 91 feet to a corner of Lots #1 and #2, Section 1; thence along the line of Lots #2 and #3 in a Southeasterly direction 84 feet, 3 inches to a corner of Lot #6 in Section B and Lot #6, Section A; thence by the line of Lot #6 in a Southwestwardly direction 80 feet to the Court N, Section B; thence by the same Northwestwardly 10 feet to the place of beginning.

Parcel Number: 42-00-03763-00-2.

Location of property: 1279 Ringing Park, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Stacey L. Reigh, Shannon L. Robbins, Karl D. Kohler, Jr. and Ryan M. Kohler, Known Heirs of Karl D. Kohler, Sr., Deceased Known and Unknown Heirs of Karl D. Kohler, Sr., Deceased** at the suit of Diamond Credit Union. Debt: \$93,753.77.

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.

16-04139

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Record Subdivision Plan Country Walk made by Gilmore and Associates, Inc., Consulting Engineers and Land Surveyors, dated 10/4/1999 and last revised on 8/11/2000 and recorded in Plan Book A-59, Page 338.

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

BEING the same premises which Country Walk Properties, L.P. by Deed dated October 4, 2002, recorded October 16, 2002 in the Montgomery County Clerk's Register's Office in Deed Book 5431, Page 119 conveyed unto Charles C. Avery, Jr. and Tanjania M. Avery, husband and wife.

Parcel Number: 42-00-01073-27-1.

Location of property: 18 Country Drive, Pottstown, PA 19464 (Township of Lower Pottsgrove).

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Charles C. Avery, Jr. and Tanjania M. Avery** at the suit of Bayview Loan Servicing, LLC. Debt: \$315,163.96.

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

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

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

16-04190

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in **Limerick Township**, County of Montgomery and Commonwealth of Pennsylvania.

BEGINNING at a point on the Northeastly side of Doe Court (variable width) at a corner of this and Lot No. 61 as shown on the above mentioned plan; thence extending from said point of beginning and along Lot No. 61 North 31 degrees, 58 minutes, 35 seconds West, 100.00 feet to a point, a corner in line of open space; thence extending

along the same North 58 degrees, 01 minutes, 25 seconds East, 20.00 feet to a point, a corner of Lot No. 63; thence extending along the same South 31 degrees, 58 minutes, 35 seconds East, 100.00 feet to a point a corner on the Northwesterly side of Coe Court; thence extending along the same South 58 degrees, 01 minutes, 25 seconds West, 20.00 feet to the first mentioned point and place of beginning.

BEING more commonly known as Lot 62, Doe Court, Royersford, PA 19468.

BEING further the same land and premises which Shawn Cressman and Heather Cressman, his wife, by a Deed dated 04/25/2005 and recorded 05/23/2005 in Deed Book 05555, Page 0008 did grant and convey unto Heather Cressman, a married woman, in fee.

Parcel Number: 37-00-00653-09-3.

Location of property: 620 Doe Court, Limerick, PA 19468.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Heather Cressman** at the suit of U.S. Bank National Association, as Trustee for Harborview Mortgage Loan Trust 2005-10, Mortgage Loan Pass-Through Certificates, Series 2005-10. Debt: \$125,719.26.

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.

16-04593

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Hereditaments and Appurtenances, situate in **East Norriton Township**, County of Montgomery and State of Pennsylvania, described according to a subdivision plan known as "Norriton Gardens" made by Donald H. Schurr, Registered Professional Engineer, dated 2/25/1956, said plan being recorded in the Office of the Recorder of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book A-2 page 24 on 3/25/1955, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Michele Drive (50 feet wide) at the distance of 335.73 feet measured on a bearing of North 23 degrees 10 minutes East along the said side of Michele Drive from a point of tangent in the same said point of tangent being at the distance of 22.81 feet measured on the arc of a circle curving to the left having a radius of 15 feet from a point of curve on the Northeasterly side of Barbara Drive (50 feet wide).

CONTAINING in front or breadth on the said side of Michele Drive, 75 feet and extending of that width in length or depth Northwesterly between parallel lines at right angles to Michele Drive 125 feet.

TITLE TO SAID PREMISES IS VESTED IN Thomas E. Delone, and Michelle S. Delone by Deed from Thomas E. Delone and Michelle S. Delone dated February 15, 2001 and record March 5, 2001 in Deed Book 5352, Page 0164.

Parcel Number: 33-00-05527-00-2.

Location of property: 2921 Michele Drive, Norristown, Pennsylvania 19403.

The improvements thereon are: Residential Dwelling.

Seized and taken in execution as the property of **Thomas E. Delone and Michelle S. Delone** at the suit of LSF8 Master Participation Trust. Debt: \$235,272.98.

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.

16-04811

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration plan referred to below as 100 Centre Avenue, located at West Marshall Street, **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the recording in the Office for the Recording of Deeds at Montgomery County, a Declaration dated February 15, 1980, and recorded on May 5, 1980, in Deed Book 4523, Page 519, and an amendment thereto dated November 24, 1980, and recorded on November 26, 1980, in Deed Book 4584, Page 98, and the Declaration Plan dated May 3, 1979, and recorded on May 5, 1980, in Condominium Plan Book 8, Pages 1, 2 and 3, and a Code of Regulations dated December 27, 1979, and recorded May 5, 1980, in Deed Book 4523, Page 552, and an amendment thereto dated November 24, 1980, and recorded November 26, 1980, in Deed Book 4584, Page 100, being and designated on Declaration plan as Unit No. 325, as more fully described in such Declaration Plan and Declaration together with a proportionate undivided interest in the common elements (as defined in such Declaration of .73217%).

BEING the same property conveyed to Scott Harrity who acquired title by virtue of a Deed from Kathleen M. Helicher, dated December 11, 1998, recorded August 18, 2003, at Document ID 017258, and recorded in Book 5469, Page 00993, Montgomery County, Pennsylvania records.

Parcel Number: 63-00-04864-90-5.

Location of property: 325 Centre Avenue, Condominium 325, Norristown, PA 19403.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Scott Harrity a/k/a William Scott Harrity a/k/a William Harrity** at the suit of Wells Fargo Bank, N.A. Debt: \$60,900.83.

Meredith H. Wooters, Attorney.

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

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

16-05151

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitpain Township**, Montgomery County, Pennsylvania, described according to a plan thereof known as "Blue Bell Farms" made by C. Raymond Weir, Registered Surveyor of Ambler, Pennsylvania, as follows, to wit: Survey dated 3/23/44 and revised 11/6/45.

BEGINNING at a point on the center line of Valley Road (50 feet wide) at the distance of 54.81 feet measured on a bearing of South 55 degrees, 50 minutes, 00 seconds West along the center line of Valley Road from a point of tangent in the same, said point of tangent being at the distance of 343.13 feet measured along the center line of Valley Road on the arc of a circle curving to the right having a radius of 400 feet from a point of curve in the same, said point of curve being at the distance of 133.52 feet measured on a bearing of South 6 degrees, 41 minutes West along the center line of Valley Road from a point of tangent in the same, said point of tangent being at the distance of 334.29 feet measured along the center line of Valley Road on the arc of a circle curving to the left having a radius of 400 feet from a point of curve in the same said point of curve being at the distance of 124.21 feet measured on a bearing of South 54 degrees, 34 minutes West along the center line of Valley Road from a point of tangent in the same, said point of tangent being at the distance of 409.24 feet measured along the center line of Valley Road on the arc of a circle curving to the right having a radius of 14.40 feet from a point of curve in the same, said point of curve being at the distance of 193.99 feet measured on said center line of its point of intersection with the center line of Skippack Pike (50 feet wide); thence extending South 52 degrees, 39 minutes East, 348.81 feet to a point; thence extending South 37 degrees, 21 minutes West, 147.60 feet to a point; thence extending North 51 degrees, 21 minutes West, 395.25 feet to a point in the center line of Valley Road aforesaid; thence extending along the center line of Valley Road North 55 degrees, 50 minutes East, 146.17 feet to the first mentioned point and place of beginning.

CONTAINING 1.02235 acres, more or less.

BEING Lot No. 12-1A on the aforesaid plan.

BEING the same premises which Albert E. Newman, Executor of Estate of Henrietta Newman, by Deed dated March 24, 2008 and recorded May 21, 2008 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5693, Page 848, granted and conveyed unto Albert E. Newman, single man.

Parcel Number: 66-00-07966-00-5.

Location of property: 942 Valley Road, Blue Bell, PA 19422.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Albert E. Newman** at the suit of James B. Nutter & Company. Debt: \$237,968.34.

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.

16-05435

ALL THAT CERTAIN tract or piece of ground, situate in **New Hanover Township**, Montgomery County, Commonwealth of Pennsylvania shown as a residential tract on a subdivision plan dated July 17, 1967, by A.G. Newbold, P.E., recorded in Montgomery County Records in Plan Book Volume B-19, Page 33, bounded and described, as follows, to wit:

BEGINNING at a nail in the centerline of Colflesh Road, leading from Church Road to Route 663, said nail marking the Westerly corner of lands now or late of Harry Kulp; thence by the centerline of Colflesh Road North 50 degrees, 32 minutes West, 212 feet to a nail; thence by Lot No. 3 and passing through a pin on line on the Northeasterly side of Colflesh Road North 00 degrees, 33 minutes, 20 seconds East, 507.84 feet to a pin; thence by lands now or late of Richard N. Nagenbuch South 58 degrees, 49 minutes East, 115.88 feet to a pin; thence by lands now or late of Roman Shelleway South 16 degrees, 49 minutes, 40 seconds West, 233.13 feet to a pin; thence by Kulp South 39 degrees, 51 minutes West, 309.47 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Keith T. Adams, by Deed from Alice K. Schwarz, dated 10/31/1990, recorded 11/05/1990 in Book 4962, Page 790.

Parcel Number: 47-00-01068-00-1.

Location of property: 2199 Colflesh Road, Perkiomenville, PA 18074-9515.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Keith T. Adams** at the suit of Ditech Financial, LLC f/k/a Green Tree Servicing, LLC. Debt: \$33,648.91.

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.

16-05585

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described according to a plan prepared by Bursich Associates recorded in Plan Book 27, Page 412 and 415, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Stone Hill Drive said point being a corner of Lot 195 as shown on the above mentioned plan; thence extending from said point of beginning along Lot 95 North 54 degrees, 35 minutes, 50 seconds West, 118.92 feet to a point in line of Open Space 'B'; thence extending along the same North 32 degrees, 49 minutes, 42 seconds East, 24.02 feet to a point a corner of Lot 193; thence extending along the same South 54 degrees, 35 minutes, 50 seconds East, 120 feet to a point on the Northwesterly side of Stone Hill Drive; thence extending along the same South 35 degrees, 24 minutes, 10 seconds West, 24 feet to the first mentioned point and place of beginning.

BEING Lot No. 194 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Katrina Dusza, by Deed from Walter Dusza and Katrina Dusza, his wife, dated 01/15/2008, recorded 01/24/2008 in Book 5680, Page 1.

Parcel Number: 60-00-01342-38-1.

Location of property: 123 Stone Hill Drive, Pottstown, PA 19464-5299.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Katrina Koch a/k/a Katrina Dusza** at the suit of JP Morgan Chase Bank, National Association. Debt: \$210,449.76.

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.

16-05632

ALL THAT CERTAIN lot or piece of ground, with building and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Merion Township**, Montgomery County, Pennsylvania, described according to a final map of part of Valley Forge Homes, Inc., made 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 Southwesterly side of Powderhorn Road (50 feet wide), which point is measured the 2 following courses and distances from a point of compound curve on the Easterly side of Musket Road (50 feet wide): (1) extending from said point of compound curve on a line curving to the right, having a radius of 13 feet, the arc distance of 20.78 feet to a point of compound curve on the Southwesterly side of Powderhorn Road; and (2) on a line curving to the right, having radius of 1,372.28 feet, the arc distance of 182.49 feet to the point and place of beginning; thence extending from said beginning point, along the said side of Powderhorn Road, Southeastwardly on a line curving to the right, having a radius of 175.59 feet, the arc distance of 101.24 feet to a point; and thence extending South 51 degrees, 46 minutes West, 123.17 feet to a point; thence extending North 23 degrees, 4 minutes West, 42.87 feet to a point; and thence extending North 18 degrees, 44 minutes East, 99.69 feet to the first mentioned point and place of beginning.

TOGETHER with the free and common use, right, liberty and privilege of a certain driveway, as shown on said plan, extending partly along the Northwesterly line of the above described premises, as and for a driveway, passageway and watercourse at all times hereafter, forever in common with the owners, tenants and occupiers of the premises adjoining to the Northwest.

SUBJECT, however, to the proportionate part of the expense of keeping said driveway in good order, condition and repair at all times hereafter forever.

BEING the same premises which Eric J. Storti and Paula M. Storti by Deed dated August 28, 2015 and recorded August 31, 2015 at Norristown in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 5968, Page 01002 granted and conveyed unto Fred G. Katowski, Jr.

Parcel Number: 58-00-14950-00-4.

Location of property: 457 Powderhorn Road, King of Prussia, PA 19406.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Fred G. Katowski, Jr.** at the suit of New Penn Financial, LLC, et al. Debt: \$218,871.94.

Stephen M. Hladik, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$21,887.19 dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

16-05873

ALL THAT CERTAIN message and lot of land, known as No. 117 Wayne Avenue, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Northeast side of Wayne Avenue at the distance of 216.10 feet Southeasterly from the Southeast side of Markley Street, a corner of: this and other land now or late of Ellwood Roberts Estate, known as No. 119 Wayne Avenue; thence along other land of said Roberto Rotate North 18 degrees, 04minutes East, 87.90 feet to a point on the Southwest side of Rex Alley laid out 20.00 feet wide; thence along said side of said alley South 86 degrees, 325 minutes, 20.46 feet to a point a corner of other land now or late of the Roberts Estate, known as No. 115 Wayne Avenue; thence along said other land of said Roberto Estate South 18 degrees, 04 minutes West passing through the center. of a partition wall dividing the house erected hereon from that on the adjoining premises 93.10 feet to a point on the Northeast side of Wayne Avenue, aforesaid; thence along said side of Wayne Avenue North 71 degrees, 56 minutes West, 19.80 feet to the first mentioned point and place of beginning.

BEING the same premises which Reverend Ernest S. Williams and Gwen Williams, husband and wife, by Deed dated 10/13/1987 as recorded 10/15/1987 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 4354, Page 503, granted and conveyed unto Kermitt Spence Booker a/k/a Kermit Spence Booker and Avis Booker, brother and sister, in fee.

Parcel Number: 13-00-38420-00-6.

Location of property: 117 Wayne Avenue, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Avis Booker and Kermitt Spence Booker a/k/a Kermit Spence Booker**, at the suit of PNC Bank, National Association. Debt: \$31,019.57.

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.

16-05946

ALL THAT CERTAIN lot or piece of ground, situate in **Hatfield Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a minor subdivision plan made for Elmer E. and Alverda A. Hartnett by Toal Associates, Inc., Engineering Services, dated 5/23/1988 and last revised on 5/10/1990 and recorded in Plan Book A-52, Page 89, as follows, to wit:

BEGINNING at a point on the Southwesterly side ultimate right-of-way line of Maple Avenue (to be widened to 30.00 feet from the existing center line thereof), said point being measured in a Southeastwardly direction 506.00 feet (more or less) from the center line of Vine Street (no width given); thence extending from said point of beginning and along the Southwesterly side ultimate right-of-way line of Maple Avenue South 49 degrees, 06 minutes East, 100.00 feet to a point, a corner in line of Lot No. 2; thence extending along the same South 39 degrees, 52 minutes West, 281.42 feet to a point, a corner in line of lands now or late of Carl L. and Myrtle Moyer; thence extending along the same North 48 degrees, 07 minutes West, 100.05 feet to a point, a corner in line of lands now or late of Paul and Althea Quintrell; thence extending partly along the same and partly along lands now or late of Abraham L. and Kathleen J. Rittenhouse North 39 degrees, 52 minutes East, 279.07 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 1 on the above mentioned plan.

BEING part of the same premises which Elmer D. Ruth, singleman by indenture bearing date the 8th day of February A.D., 1941 and recorded at Norristown in the Office for the Recording of Deeds, in and for the County of Montgomery on 10th day of February A.D., 1941, in Deed Book No. 1373, Page 233 etc., granted and conveyed unto Elmer E. Hartnett, Sr. and Alverda A. Hartnett, his wife, in fee.

AND also being part of the same premises which Elmer D. Ruth, singleman by Deed of confirmation bearing date the 24th day of March A.D., 1956 and recorded at Norristown in the Office for the Recording of Deeds, in and for the County of Montgomery on 31st day of March A.D., 1956, in Deed Book No. 2668, Page 131 etc., granted and conveyed unto Elmer E. Hartnett Sr. and Alverda A. Hartnett, his wife, in fee.

AND also being part of the same premises which Elmer D. Ruth, singleman by indenture bearing date the 6th day of March A.D., 1941 and recorded at Norristown in the Office for the Recording of Deeds, in and for the County of Montgomery on 7th day of March A.D., 1941, in Deed Book No. 1376, Page 51 etc., granted and conveyed unto Elmer E. Hartnett, Sr. and Alverda A. Hartnett, his wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Paul J. Schankweiler and Charlotte G. Schankweiler, h/w, by Deed from John F. Hartnett, Sr. and William R. Hartnett, Executors of the Estate of Alverda A. Hartnett, a/k/a Alverda Hartnett, deceased, dated 03/31/1995, recorded 04/06/1995 in Book 5109, Page 1303.

Parcel Number: 35-00-06526-00-9, Map #35069016.

Location of property: 1744 Maple Avenue, Hatfield, PA 19440.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Paul J. Schankweiler and Charlotte G. Schankweiler** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$121,468.43 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.

2016-06124

ALL THAT CERTAIN tract or parcel of land and premises lying, being and situate in **Upper Merion Township**, County of Montgomery and State of Pennsylvania being more particularly described as follows:

BEGINNING at a point on the Northwesterly ultimate right of way line of Ross Road (25 feet from the centerline thereof), a corner of lands now or late of Henry W. and Eleanor C. Palaszewski on said Plan; thence from said beginning point, leaving Ross Road and extending along said lands of Palaszewski, North 30 degrees 10 minutes West, 145.00 feet to a point, a corner of Lot No. 10 on said Plan; thence extending along Lot 10, North 59 degrees 50 minutes East, 97.30 feet to a point, a corner of Lot No. 15 on said plan; thence extending along Lot 15, South 30 degrees 10 minutes East, 145.00 feet to a point of the Northwesterly ultimate right of way line of Ross Road aforesaid; thence extending along Ross Road, South 59 degrees 50 minutes West, 97.30 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Carl J. DeGuiseppe by Deed from Carl J. DeGuiseppe and Suzanne Bonaduce-DeGuiseppe dated April 5, 2012 and recorded April 12, 2012 in Deed Book 5833, Page 00414. The said Carl DeGuiseppe died on August 6, 2015 thereby vesting title in Theresa N. Freeland, April L. Cwienk, and Unknown Surviving Heirs of Carl L. DeGuiseppe.

Parcel Number: 58-00-01750-00-1.

Location of property: 440 Ross Road, King of Prussia, Pennsylvania 19406.

The improvements thereon are: Residential Dwelling.

Seized and taken in execution as the property of **Unknown Surviving Heirs of Carl J. DeGuiseppe, Theresa N. Freeland, Known Surviving Heir of Carl J. DeGuiseppe and April L. Cwienk, Known Surviving Heir of Carl J. DeGuiseppe** at the suit of Branch Banking and Trust Company. Debt: \$223,055.75.

Jacob M. Ottley, Attorney.

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

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

16-06338

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania being Lot No. 10 on a plan made for the Marlyn Construction Corporation by Over and Tingley, Civil Engineers dated December 24, 1943 and revised February 17, 1944, as follows, to wit:

BEGINNING at a point on the Southeast side of Winding Way (fifty feet wide) a private road in this development, said point of beginning being further described as being one hundred eight and forty-three one-hundredths feet along the Southeast side of Winding Way, measured along the arc of a circle curving to the right with a radius of one hundred seventy-five feet from a point of tangent of a radius corner leading Southwesterly into the Northeast side of Merion Avenue and having a radius of six and seventy-eight one-hundredths feet a tangent of five and forty-six one-hundredths feet and an arc length of nine and nineteen one-hundredths feet, Merion Avenue (forty feet wide) being a public road; thence continuing along the Southeasterly side of Winding Way on a curve to the left with a radius of two hundred eighteen and twenty-seven one-hundredths feet, an arc distance of twenty-two and eighty-five one-hundredths feet to the place of beginning; thence continuing from said point of beginning along the Southeasterly side of Winding Way by a curve to the left with a radius of two hundred eighteen and twenty-seven one-hundredths feet an arc distance of seventy-five and ninety-eight one-hundredths feet to a point; thence leaving said Winding Way South eighteen degrees, thirty-nine minutes, twelve seconds East, one hundred sixty-four and fifty-five one-hundredths feet to a point; thence South forty-five degrees, nineteen minutes, fifty-seven seconds West eighty-three and forty-five one-hundredths feet to a point; thence North eighteen degrees thirty-nine minutes, twelve seconds West, two hundred ten and sixty-three one-hundredths feet to a point on the Southeasterly side of Winding Way and place of beginning.

BEING the same property conveyed to Harold R. Stern, no marital status shown who acquired title by virtue of a Deed from Harold R. Stern and Irina S. Stern, husband and wife, dated August 27, 2009, recorded September 2, 2009, at Instrument Number 2009095491, and recorded in Book 5742, Page 01714, Montgomery County, Pennsylvania records.

Parcel Number: 40-00-66172-00-1.

Location of property: 354 Winding Way, Merion Station, PA 19066.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Harold R. Stern** at the suit of Wells Fargo Bank, N.A. Debt: \$263,295.67.

Meredith H. Wooters, Attorney.

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

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

16-06688

ALL THAT CERTAIN lot or piece of ground, situate in **Hatfield Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision prepared for Richard McKinstry by Stout, Tacconelli & Associates, Inc., Civil Engineering & Land Surveying, dated 2/22/1989 and revised on 4/12/1989 and recorded in Plan Book A-51, Page 133, as follows, to wit:

BEGINNING at a point on the Southeasterly side ultimate right-of-way line of West Vine Street (to be widened to 25.00 feet from the existing center line thereof), at a corner of this and Lot No. 1 as shown on the above mentioned plan; thence extending from said point of beginning and along Lot No. 1, the (3) following courses and distances, as follows, to wit: thence (1) South 45 degrees, 24 minutes, 57 seconds East, 120.00 feet to a point of angle; thence (2) North 89 degrees, 35 minutes, 03 seconds East, 16.26 feet to a point of angle; thence (3) South 45 degrees, 24 minutes, 57 seconds East, 262.68 feet to a point, a corner in line of lands now or late of Dominick Besa; thence extending along the same South 45 degrees, 17 minutes, 06 seconds West, 75.51 feet to a point, a corner in line of lands now or late of David Altee Metz; thence extending along the same North 45 degrees, 24 minutes, 57 seconds West, 394.36 feet to a point, a corner on the Southeasterly side ultimate right-of-way line of West Vine Street; thence extending along the same North 45 degrees, 34 minutes, 00 seconds East, 64.01 feet to the first mentioned point and place of beginning.

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

BEING the same premises which Richard H. McKinstry by Deed dated April 17, 1995 and recorded April 25, 1995 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5110, Page 1808, granted and conveyed unto and William M. Steinborn and Mary Catherine Steinborn, heirs and assigns as Tenants by Entireties.

Parcel Number: 09-00-01920-00-6.

Location of property: 366 West Vine Street, Hatfield, PA 19440.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Mary Catherine Steinborn and William M. Steinborn** at the suit of U.S. Bank National Association, as Trustee for MASTR Adjustable Rate Mortgages Trust 2006-0A2 Mortgage Pass-Through Certificates, Series 2006-0A2 c/o Ocwen Loan Servicing, LLC. Debt: \$312,503.82.

Jessica N. Manis, Attorney.

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

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

16-07052

ALL THAT CERTAIN message and tract or piece of land, situate on the North side of the public road leading from Summeytown to Perkiomenville, in **Marlborough Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at an iron pin a corner in the middle of the said public road; thence along land now or late Monroe Stubbance North forty-nine and three-quarter degrees West nineteen perches to a stake a corner of land now or late of G. Wilson Moyer; thence along the same, North forty-one and one-quarter degrees East, twenty-one and sixteen one-hundredths perches to an iron pin in the line of now or late George Miller's land; thence along the same, South forty-five degrees East, thirty-four perches to an iron pin a corner in the aforesaid public road; thence along the same, South forty-one degrees West two and forty-three one-hundredths perches to a stone a corner at the side of said road; thence along said road and along now or late Charles W. Hunsberger's land and crossing said road, South sixty-nine and three quarter degrees West, seventeen and eight one-hundredths perches to the place of beginning.

CONTAINING 3 acres, 60 square perches of land.

TITLE TO SAID PREMISES IS VESTED IN The Myrlyn E. Ferketich Trust, Myrlyn E. Ferketich, Trustee by deed from Myrlyn E. Ferketich, a single woman dated September 2, 2009 and recorded September 3, 2009 in Deed Book 5742, Page 02540. The said Myrlyn E. Ferketich died on March 1, 2015 thereby vesting title in Judy Ferketich, Executrix of the Estate of Myrlyn E. Ferketich and The Myrlyn E. Ferketich Trust.

Parcel Number: 45-00-01960-00-2.

Location of property: 2015 Perkiomenville Road, Green Lane, Pennsylvania 18054.

The improvements thereon are: Residential Dwelling.

Seized and taken in execution as the property of **Judy Ferketich, Executrix of the Estate of Myrlyn E. Ferketich and The Myrlyn E. Ferketich Trust** at the suit of Nationstar Mortgage LLC d/b/a Champion Mortgage Company. Debt: \$221,789.52.

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.

16-07762

ALL THAT CERTAIN stone message (being the North side of a pair of houses) and lot or piece of land, situate on the West side of Main Street, in **Pennsburg Borough**, County of Montgomery, Commonwealth of Pennsylvania, the same being bounded on the North by land of Ida Weller, on the East by said Main Street, on the South by other land of now or late Zephanish Walker and on the West by West side alley.

CONTAINING in front or width twenty feet and three inches and extending in depth in parallel lines and at right angles with said Main Street in a Westerly direction of two hundred and ten feet to the centerline of said alley.

TITLE TO SAID PREMISES IS VESTED IN Marla S. Nayduch, by Deed from Charles B. Livingstone, widower, dated 04/20/2001, recorded 08/21/2001 in Book 5372, Page 744. Mortgagor Marla S. Nayduch died on 08/31/2014, and Lacey J. Williams was appointed Administratrix of her Estate. Letters of Administration were granted to her on 09/14/2014 by the Register of Wills of Montgomery County, No. 46-2014-X3245. Decedent's surviving heirs at law and next-of-kin are Lacey J. Williams and Richard Nayduch.

Parcel Number: 15-00-01351-00-2.

Location of property: 153 Main Street, Pennsburg, PA 18073-1311.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lacey J. Williams, in Her Capacity as Administratrix and Heir of The Estate of Marla S. Nayduch, Richard Nayduch, in His Capacity as Heir of The Estate of Marla S. Nayduch and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Marla S. Nayduch, Deceased** at the suit of Wells Fargo Bank, N.A. Debt: \$78,727.42.

Peter Wapner, Attorney. I.D. #318263

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

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

16-08047

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

BEGINNING at a point on the Southeasterly side of the Fox Chase and Huntingdon Turnpike Road eighty (80) feet Northeasterly from a stone marking the intersection of the Southeasterly side of the Fox Chase and Huntingdon Turnpike Road (forty feet wide with the Northeasterly side of Anne Street (forty-four feet wide); thence extending along the said side of said Turnpike Road; North forty-one degrees, nine minutes East, seventy-eight and ninety-one hundredths (78.91) feet to a stone in line of land now or late of J.H. Danenhower; thence extending along said land now or late of J.H. Danenhower South forty-nine degrees, twelve minutes East, one hundred ninety and sixty-three hundredths (190.63) feet to a stone in line of W. Warner et ux.; thence extending along said W. Werner Yerkes et ux., land South forty-one degrees, nine minutes West, seventy-nine and fifty-seven hundredths (79.57) feet to a stone in line of land about to be conveyed to Ernest P. Fesmire, et ux. of which this was part; thence extending along said land of Ernest P. Fesmire, et ux. North forty-nine degrees one minute West one hundred ninety and sixty-eight hundredths (190.68) feet to a stone and the place of beginning.

BEING the same premises which L. Barbara Fesmire, Executrix under the will of Laura T. Fesmire, Deceased, by Deed dated May 11, 2007, and recorded May 27, 2007, in the Office of the Recorder of Deeds in and for the City of Huntingdon Valley, County of Montgomery, Pennsylvania, in Book 5648, Page 11, granted and conveyed unto L. Barbara Fesmire, in fee.

TITLE TO SAID PREMISES IS VESTED IN Janis Lukstins, by Deed from Johnna Seeton, Executrix of the Estate of L. Barbara Fesmire a/k/a, Laura Barbara Fesmire a/k/a, Barbara Fesmire Desterano, deceased, dated 05/23/2012, recorded 06/15/2012 in Book 5838, Page 01091.

Parcel Number: 41-00-04447-00-3.

Location of property: 2411 Huntingdon Pike, Huntingdon Valley, PA 19006-6111.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Janis Lukstins** at the suit of Wells Fargo Bank, N.A. Debt: \$177,937.04.

Adam H. Davis, Attorney. I.D. #203034

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

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

16-08254

ALL THAT CERTAIN lot, plot or parcel of land, with the message or tenement thereon erected situate in Walnut Ridge Estates, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, designated as Lot No. 3001 on a certain Development Plan of Walnut Ridge Estates, recorded in the Office for the Recording of Deeds of Montgomery County in Plan Book A-26, Page 19-A, described according to a "Situation Survey" of the 3000 Building Walnut Ridge Estates, prepared by Ralph E. Shaner & Son Engineering Company as endorsed hereon, as follows:

BEGINNING at a point a corner of this and the common area as shown on said plan, which point is measured the 6 following courses and distances from a spike set at the intersection of the center line of Buchert Road and the center line of Main Drive, as shown on said plan: (1) leaving Buchert Road South 28 degrees, 23 minutes, 35 seconds West along the center line of Main Drive, 169.39 feet to a point; (2) South 69 degrees, 00 minutes, 50 seconds East still along the center line of Main Drive 80.77 feet to a point; (3) South 26 degrees, 18 minutes, 00 seconds East still along same 148 06 feet to a point of curve; (4) along same on the arc of a curve, curving to the right, having a radius of 209.34 feet, the arc distance of 151 08 feet; (5) South 74 degrees, 13 minutes, 00 seconds East, 48.85 feet; and (6) North 15 degrees, 47 minutes, 00 seconds East, 52.00 feet to the point of beginning.

CONTAINING in frontage on breadth on a course measured South 74 degrees, 13 minutes, 00 seconds East from said point of beginning 20.00 feet and extending of that width between parallel lines at right angles thereto 38.00 feet.

TITLE TO SAID PREMISES IS VESTED IN Carolyn E. Sample, by Deed from Vincenzo Digiovanni and Zina Digiovanni, his wife, dated 12/12/2001, recorded 12/20/2001 in Book 5389, Page 1369.

Parcel Number: 42-00-05119-16-7.

Location of property: 3001 Walnut Ridge a/k/a 3001 Walnut Ridge Estates, Pottstown, PA 19464-3072.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Carolyn E. Sample** at the suit of Branch Banking and Trust, Successor in Interest to Susquehanna Bank. Debt: \$107,576.47.

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.

16-08383

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lansdale Borough**, Montgomery County, Pennsylvania and described according to a Plan of a Portion of "Wedgewood Park" L. Number 4 made for Mason-McDowell Corporation by H. Gilroy Damon and Associates, Civil Engineers and Surveyors, dated 8/5/1966 said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book A-9, Page 90, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Wedgewood Drive (60 feet wide) said point being the (2) following courses and distances from point of compound curve on the Northerly side of Tremont Drive (60 feet) wide: (1) leaving Tremont Drive on the arc of a circle curving to the left having a radius of 25.00 feet the arc distance of 35.64 feet to a point of reverse curve on the Northwesterly side of Wedgewood Drive; and (2) Northeastwardly along the Northwesterly side of Wedgewood Drive on the arc of a circle curving to the right having a radius of 355.00 feet the arc distance of 120.15 feet to the point of beginning; thence extending from said point of beginning North 61 degrees, 27 minutes, 03 seconds West partly passing through a dwelling erected on these premises and a dwelling erected on premises adjoining to the Southwest crossing the bed of a certain driveway as shown on said plan 142.37 feet to a point; thence extending North 47 degrees, 09 minutes East, 17.06 feet to a point; thence extending South 61 degrees, 27 minutes, 03 seconds East recrossing the bed of the aforesaid driveway partly passing through a dwelling erected on these premises and a dwelling erected on premises adjoining to the Northeast 137.30 feet to a point on the Northwesterly side of Wedgewood Drive aforesaid; thence extending Southwestwardly along the Northwesterly side of Wedgewood Drive on the arc of a circle curving to the left having a radius of 355.00 feet the arc distance of 16.17 feet to the first mentioned point and place of beginning.

BEING Lot Number 81, as shown on the above mentioned plan.

BEING the same premises which Jeffrey Godshall and Steven Godshall, by Deed dated December 6, 2007 and recorded December 12, 2007 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5674, Page 02525, and Instrument Number 2007145293, granted and conveyed unto Nina Williams.

Parcel Number: 11-00-18832-00-3.

Location of property: 974 Wedgewood Drive, Lansdale, PA 19446.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Nina Williams** at the suit of Nationstar Mortgage, LLC. Debt: \$207,956.28.

Sarah K. McCaffery, Attorney.

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

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

16-08529

ALL THAT CERTAIN lot or piece of ground, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, more particularly described as follows:

ALL THAT CERTAIN, brick stone stand and dwelling, and lot of land, situate on the Northeast corner of Second Street and Johnson Street, in Pottstown Borough, County of Montgomery and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake for a corner on the Northeast corner of Second Street and Johnson Street, thence Northerly and parallel, with said avenue 140 feet to a 20 feet wide alley; thence Easterly and parallel with said Johnson Street, 28 feet to a point for a corner, thence Southerly 140 feet to Second Street aforesaid; thence Westerly and parallel with, the same 30 feet to the place of beginning, embracing said description part of Lot No. 36 in Van Buskirk's Plan of Lots.

BEING the same property conveyed to Kathleen Travis by Deed from Deutsche Bank National Trust Company, as Indenture Trustee for American Home Mortgage Investment Trust 2005-2 by Homeward Residential Inc. f/k/a American Home Mortgage Servicing Inc. as Attorney in fact recorded 12/03/2012 in Deed Book 5856, Page 1082 in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Kathleen Travis, by deed from Eileen Whalon Behr, Sheriff of the County of Montgomery, was recorder 6/5/2012, in the Montgomery County Recorder of Deeds, in Book 5837, Page 660.

Parcel Number: 16-00-25228-00-1.

Location of property: 3 East 2nd Street, Pottstown, PA 19464.

The improvements thereon are: Triplex.

Seized and taken in execution as the property of **Kathleen Travis** at the suit of VFS Lending JV, II, LLC c/o MBank Servicing. Debt: \$100,102.44.

Richard J. Nalbandian, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$10,010.24. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

16-08699

Premises "A"

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances known as Lots Nos. 491 and 492 on Plan of Lots of "Willow Grove Annex" which plan is duly recorded in Deed Book 779, Page 600 in and for the County of Montgomery at Norristown, Pennsylvania, said Lot situate in **Upper Moreland Township**, County of Montgomery, Commonwealth of Pennsylvania.

Premises "B"

ALL THAT CERTAIN lot of piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Moreland Township**, County of Montgomery, Commonwealth of Pennsylvania being Lots No. 490 on Plan of Lots of "Willow Grove Annex" said plan being recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Deed Book No. 779, Page 600 C.

BEING the same premises which Robert J. Thomson and Lisa M. Thomson, husband and wife, by Deed execution dated 05/15/2009 and recorded 05/21/2009 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5730, Page 02674, granted and conveyed unto Jessica Hartman.

Parcel Number: 59-00-18250-00-6.

Location of property: 120 Warren Street, Willow Grove, PA 19090.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Jessica Hartman** at the suit of Nationstar Mortgage, LLC. Debt: \$217,990.61.

Sarah K. McCaffery, Attorney.

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

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

16-08875

Old Reading Pike, Stowe, West Pottsgrove Township, PA 19464:

ALL THAT CERTAIN piece of land with the message thereon erected, situate on the line of the Reading and Perkiomen Turnpike at Bramcote, **West Pottsgrove Township**, Montgomery County and State of Pennsylvania, bounded, limited and described, as follows, to wit:

BEGINNING at the dividing line of this and the property recently conveyed to Isaac B. Mauger; thence Northwardly along said dividing line and through the middle of a brick partition wall 150 feet to a stake; thence Westwardly 45 feet to a stake; thence Southwardly and parallel to said dividing line 150 feet to the Reading and Perkiomen Turnpike a stake; thence Eastwardly 45 feet to the place of beginning.

BEING known as 455 Old Reading Pike.

BEING Parcel No. 64-00-03757-00-4.

BEING the same premises which Thomas W. Hawkins and Elmira R. Hawkins, by Deed dated June 23, 2004 and recorded July 13, 2004 in Montgomery County in Deed Book 5516, Page 705 granted and conveyed unto D. Craig Goodman, in fee.

461 Old Reading Pike, Stowe, West Pottsgrove Township, PA 19464:

ALL THAT CERTAIN tract or parcel of land situate, lying or being in **West Pottsgrove Township**, County of Montgomery and State of Pennsylvania, bounded and described, as follows:

BEGINNING at a corner in the center line of the Perkiomen and Reading Turnpike Road, a corner of this and other land of the said John A. Selinger; thence along said other land of said Selinger, North 42 degrees, 28 minutes East, 333 feet to a point, a corner of land of the Pennsylvania Schuylkill Valley Railroad Company; thence extending Southeasterly along land of said Railroad Company on a curve with a radius of 5770 feet or the distance of 284 feet, 10 inches to a point a corner of the Pennsylvania Railroad Company; thence along land of said Railroad Company, South 16 degrees, 40 minutes West, 25 feet to a point on the North side of said alley; thence extending along the same North 85 degrees, 40 minutes West, 175 feet, 6 inches to a point a corner at the end of said alley; thence crossing the end of said alley and along other land now or late of John A. Selinger, South 7 degrees, 53 minutes West, 188 feet to a point in the center line of said Turnpike Road North 76 degrees, 51 minutes West, 239 feet, 4 inches to a point in the center line of said Turnpike Road and still along the center thereof North 73 degrees, 59 minutes West, 46 feet, 1 inch to the first mentioned point and place of beginning.

BEING known as 461 Old Reading Pike.

BEING Parcel No. 64-00-03754-00-7.

BEING the same premises which Pamoll, Inc., a Pennsylvania Corporation, by Deed dated May 31, 2002 and recorded June 21, 2002 in Montgomery County in Deed Book 5413, Page 500 granted and conveyed unto D. Craig Goodman, in fee.

463 Old Reading Pike, Stowe, West Pottsgrove Township, PA 19464:

TRACT NO. 1

ALL THAT CERTAIN tract or piece of land, situate in **West Pottsgrove Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey thereof made by George E. Shaner, Registered Engineer, dated 6/11/1946 as follows, to wit:

BEGINNING at a point on the Northerly side of County Road (formerly Pennsylvania and Reading Turnpike) (50 feet wide), a corner of land of the Texas Company; thence extending along said road, North 73 degrees, 59 minutes West, 213 feet, 11 inches to a 32 inch maple tree on the side of said road; thence extending along land of Estate of Issac Amole, deceased, North 42 degrees, 28 minutes East, 344 feet, 10 inches to an iron pipe in the right-of-way line of the Pennsylvania Railroad (Schuylkill Valley Division); thence extending along said right-of-way line on a curve to the right with a radius of 5,770 feet, 00 inches (the chord bearing being South 64 degrees, 11 minutes East), the distance of 199 feet, 11 inches to an iron pipe, also a corner of land of the Texas Company; thence extending along said land, South 42 degrees, 28 minutes West, 305 feet, 1 inch to a point on the Northerly side of said County Road, the first continued point and place of beginning.

TRACT NO. 2

ALL THAT CERTAIN tract or piece of land, situate in **West Pottsgrove Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey thereof made by George E. Shaner on 10/11/1950, as follows, to wit:

BEGINNING at a spike set at the intersection of the center line of the formerly Philadelphia and Reading Turnpike now a County Road (50 feet wide) and the center line of Grosstown Road (33 feet wide); thence along the center line of Grosstown Road, North 41 degrees, East 390 feet to a point on the Southwest right-of-way of the Pennsylvania Railroad, Schuylkill Division; thence along the said right-of-way thereof, South 66 degrees, 15 minutes East, 216.41 feet to an iron pipe, a corner of land of Ruben Rivlin; thence along the same, South 37 degrees, 09 minutes West, 372.61 feet (passing through the middle of a 24 inch elm tree standing at the side of County Road) to a point in the center line of the County Road aforesaid; thence along the said center line thereof, the two following courses and distances, viz: (1) North 76 degrees, 56 minutes West, 74.08 feet to an angle point; and thence North 66 degrees, 18 minutes West, 174.79 feet to the place of beginning.

CONTAINING 2 acres, 3 perches of land, be the same more or less.

BEING KNOWN AS 463 Old Reading Pike.

BEING Parcel No. 64-00-03751-00-1.

BEING the same premises which JB Holding Company, by Deed dated June 4, 2001 and recorded July 5, 2001 in Montgomery County in Deed Book 5365, Page 2337 granted and conveyed unto D. Craig Goodman, in fee.

Parcel Numbers: 64-00-03757-00-4; 64-00-03754-00-7; and 64-00-03751-00-1.

Location of property: 455, 461 and 463 Old Reading Pike, Stowe, PA, West Pottsgrove Township, Montgomery County, PA.

The improvements thereon are: Residential and Industrial.

Seized and taken in execution as the property of **D. Craig Goodman and Goodman Holding Company** at the suit of SDC SMKOZ, LLC. Debt: \$193,003.19.

Philip S. Rosenzweig, Attorney, I.D. #62461

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

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

16-08933

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

BEGINNING on the Southeast side of Powell Street at the distance of three hundred feet Northeast from the East corner of Fornance and Powell Streets, a corner of this and premises of J. Maurice Hart; thence by said Hart's land Southeast one hundred and sixty feet more or less to the Northwest side of an eighteen foot wide alley, called Bringham Alley, opened and dedicated by the predecessor to this title as a public alley; thence along said alley Northeast and parallel with said Powell Street twenty-five feet to a point a corner of this and other premises of said parties of the first part; thence by said other premises of the said parties of the first part Northwest and parallel to the first course, the line passing through the middle of the partition wall between this and another house of the said parties of the first part one hundred and sixty feet more or less to the Southeast side of Powell Street aforesaid; thence Southwest along said side of Powell Street twenty-five feet to the place of beginning.

BEING the same premises which GMAC Mortgage, LLC, Successor by merger to GMAC Mortgage Corporation by Deed dated February 21, 2007 and recorded February 28, 2007 at Norristown in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 5637, Page 115.

Parcel Number: 13-00-31088-00-3.

Location of property: 1426 Powell Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Tanya D. Hill** at the suit of U.S. Bank National Association, et al. Debt: \$235,881.50.

Stephen M. Hladik, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$23,588.15 dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

16-08940

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 on the Southeast side of Noble Street at the distance of 234 feet Northeasterly from Airy Street, a corner of this and a house and lot of Charles S. Brower; thence by the same at right angles to said Noble Street and through the middle of the partition wall between the house on this lot and said Brower's adjoining house Southeasterly 170 feet to an alley 20 feet wide; thence along the Northwest side of said alley Northeasterly 16 feet to a point a corner; thence by land of George W. Daub and wife, Northwesterly parallel with the first course the line passing through the middle of the partition wall between the house on this lot and said Daub's adjoining house 170 feet to Noble Street aforesaid and along the Southeast side of said Noble Street Southwesterly 16 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN John Raiwe, by Deed from Kenneth J. Perna and Emily E. Perna, his wife, dated 11/26/2003, recorded 01/06/2004 in Book 5488, Page 1709.

Parcel Number: 13-00-27392-00-9, Map #13150037.

Location of property: 526 Noble Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **John K. Raiwe a/k/a John Raiwe** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$101,072.34 plus interest to sale date.

Heather Riloff, Attorney.

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

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

16-09254

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot No. 3 on a subdivision plan made for George W. Coupe and Sons, on February 2nd, A.D., 1962 by Haggerty, Boucher and Hagan, Inc., Engineers, of Abington, Pennsylvania which plan is recorded in the Office for the Recording of Deeds in and for the County of Montgomery in Plan Book B-7, Page 34 and described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Lismore Avenue (40 feet wide) said point being at the distant of 350 feet measured Southwesterly from the intersection which the said Southeasterly side of Lismore Avenue makes with the southwesterly side of Glenside Avenue (33 feet wide); thence from the first mentioned point and place of beginning and along the line of land of others adjoining to the Northeast South 53 degrees, 04 minutes East, 158.26 feet to a point; thence still by the same North 39 degrees, 01 minutes East, 3.20 feet to a point; thence along the line of land now or late, of David R. Sperber South 47 degrees, 39 minutes East, 45.61 feet to a stone; thence party along the rear line of lots fronting on Harrison Avenue South 42 degrees, 21 minutes West, 49.11 feet to a point; thence along the Northeasterly side of Lot No. 2 as shown on said plan North 53 degrees, 04 minutes West, 199.15 feet to a point on the aforesaid Southeasterly side of Lismore Avenue; thence along the side of Lismore Avenue North 36 degrees, 56 minutes East, 50.00 feet to the place of beginning.

Fee Simple Title Vested in Thomas A. McMasters IV and Rena A. Shaffer, as Joint Tenants, and not as Tenants in Common by Deed from, Has deBlecourt and Pamela M. deBlecourt, his wife, dated 6/1/2000, recorded 6/12/2000, in the Montgomery County Recorder of Deeds in Deed Book 5319, Page 1601.

Parcel Number: 31-00-17692-00-7.

Location of property: 131 Lismore Avenue, Glenside, PA 19038.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Thomas A. McMasters, IV and Rena M. Shaffer, as Joint Tenants, and not as Tenants in Common by Deed from Has deBlecour and Pamela M. deBlecour, his wife, dated 06/01/2000, recorded 06/12/2000, in the Montgomery County Recorder of Deeds in Deed Book 5319, Page 1601** at the suit of American Heritage Federal Credit Union. Debt: \$170,602.45.

Andrew J. Marley, 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.

16-09428

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon to be erected, situate in the 10th Ward of **Pottstown Borough**, County of Montgomery, and State of Pennsylvania, bounded and described according to a survey and plan thereof made by George F. Shaner, Registered Engineer, dated 1/19/1948, and known as Brookside Homes, Inc., which said plan is recorded at Norristown, Pennsylvania, in Deed Book 1898, Page 60C, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Adams Street (fifty feet wide) at the distance of three hundred seventy-nine feet, three and one-quarter inches Northeastwardly from the point of tangent in the said side of Adams Street, which said point of tangent is at the distance of twenty-four feet, nine inches measured on the arc of a circle curving to the left having a radius of twenty feet from a point of curve on the Northeastly side of Wilson Street (forty feet wide); thence from said point of beginning along Lot No. 88 North twenty-eight degrees, eighteen minutes West, one hundred feet to a point in the center line of a certain ten feet wide utility easement; thence extending along the center line of same North sixty-one degrees, forty-two minutes East, fifty feet to a point; thence extending along Lot No. 90 South twenty-eight degrees, eighteen minutes East, one hundred feet to a point on the said Northwesterly side of Adams Street; thence extending along the same South sixty-one degrees, forty-two minutes West, fifty feet to the first mentioned point and place of beginning.

BEING Lot No. 89 on the above mentioned plan.

BEING the same premises which Emma E. Wolfgang, by Jane L. Johnson, her agent, by Deed dated 6/25/2004 and recorded 7/20/2004 in the Office for the Recorder of Deeds in and for the County of Montgomery, and Commonwealth of Pennsylvania in Deed Book 5517, Page 2284, granted and conveyed unto Nikki J. Emmett and John Albertson.

Parcel Number: 16-00-00276-00-5.

Location of property: 849 North Adams Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **John Albertson and Nikki J. Emmett** at the suit of U.S. Bank National Association (Trustee for The Pennsylvania Housing Finance Agency). Debt: \$86,969.21.

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.

16-09454

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania described according to a Plan of Subdivision of "Woodbrook" made for Renovations by Design by Chambers Associates, Inc., Consulting Engineers and Surveyors, dated September 21, 1999 and last revised March 4, 2003 and recorded in Plan Book 24, Page 2, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Brynne Lane (30 feet wide) a corner of this and Lot No. 55 on the above plan; thence extending along Lot No. 55, North 48 degrees, 50 minutes, 15 seconds West, 108.00 feet to a point; thence extending North 41 degrees, 09 minutes, 45 seconds East, 22.00 feet to a point, a corner of Lot No. 53 on the above plan; thence extending along Lot No. 53 South 48 degrees, 50 minutes, 15 seconds East, 108.00 feet to a point on the aforesaid side of Brynne Lane aforesaid; thence extending along said lane South 41 degrees, 09 minutes, 45 seconds West, 22.00 feet to a point a corner of Lot No. 55 aforesaid the first mentioned point and place of beginning.

BEING the same premises which Renovations by Design, Inc., by Deed dated 08/29/2005 and recorded 09/13/2005 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5570, Page 1719, granted and conveyed unto Kristin L. Gage.

Parcel Number: 60-00-01139-25-9.

Location of property: 1623 Brynne Lane, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kristin L. Gage** at the suit of Wells Fargo Bank, N.A. Debt: \$134,122.49.

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.

16-09924

ALL THAT CERTAIN unit designated as Unit 4-B being a unit in Northridge Estates, a Condominium, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of Northridge Estates, a Condominium including Plats and Plans, bearing date January 28, 1987 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery on February 3, 1987 in Deed book 4828, Page 1172 a First Supplementary Declaration of Condominium dated February 26, 1987 and recorded March 3, 1987 in Deed Book 4830, Page 1406 a Second Supplementary Declaration of Condominium dated April 8, 1987 and recorded April 10, 1987 in Deed Book 4834, Page 1169 a Third Supplementary Declaration of Condominium dated May 20, 1987 and recorded June 9, 1987 in Deed Book 4840, Page 877 a Fourth Supplementary Declaration of Condominium dated July 14, 1987 and recorded July 21, 1987 in Deed Book 4845, Page 106 a Fifth Supplementary Declaration of Condominium dated July 28, 1987 and recorded August 19, 1987 in Deed Book 4848, Page 936 a Sixth Supplementary Declaration of Condominium dated October 7, 1987 and recorded October 13, 1987 in Deed Book 4853, Page 2336 a Seventh Supplementary Declaration of Condominium dated November 25, 1987 and recorded January 5, 1988 in Deed Book 4862, Page 427 an Eighth Supplementary Declaration of Condominium dated February 1, 1988 and recorded February 17, 1988 in Deed Book 4865, Page 938 a Ninth Supplementary Declaration of Condominium dated April 6, 1988 and recorded April 15, 1988 in Deed Book 4870, Page 399 a Tenth Supplementary Declaration of Condominium dated May 10, 1988 and recorded May 16, 1988 in Deed Book 4873, Page 485 a Eleventh Supplementary Declaration of Condominium dated June 10, 1988 and recorded June 15, 1988 in Deed Book 4776, Page 424 and a Twelfth Supplementary Declaration recorded August 9, 1988 and recorded in Deed Book 4882, Page 2066 and a Thirteenth Supplementary Declaration recorded November 10, 1988 in Deed Book 4893, Page 864 and a Fourteenth Supplementary Declaration recorded December 15, 1986 in Deed Book 4896, Page 1864.

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

UNDER AND SUBJECT to the burdens and together with the applicable benefits of Declaration of Condominium of Forest Park, a Condominium together with plats and plans dated 11/27/1985 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery on 11/27/1985 in Deed Book 4785, Page 1771 which Declaration and plats and plans have since been amended by Amendment to Declaration of Forest Park, a Condominium dated 7/25/1986 and recorded 8/26/1986 in Deed Book 4810, Page 1664 and Second Amendment dated 10/22/1986 and recorded 11/21/1986 in Deed Book 4820, Page 770.

BEING the same premises which William Kenney and Jessica Kenney, his wife, by Deed Dated 6/14/2010 and recorded 7/7/2010 at Montgomery County in Deed Book 5774, Page 198 granted and conveyed unto Chamar A. Lever.

Parcel Number: 63-00-09091-07-1.

Location of property: 107 Wendover Drive, Unit 4B, Norristown, PA 19403.

The improvements thereon are: Residential - condominium townhouse.

Seized and taken in execution as the property of **Chamar A. Lever** at the suit of U.S. Bank National Association (Trustee for The Pennsylvania Housing Finance Agency). Debt: \$176,833.65.

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.

16-09970

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 according to a plan made by William S. Erwin, Registered Professional Engineer, dated July 16, 1956, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Roberts Street (66 feet wide) at the distance of 585 feet measured along Roberts Street on a course of North 49 degrees, 14 minutes West, from the Northwesterly side of Calamia Drive (50 feet wide).

CONTAINING in front or breadth on said Roberts Street 30 feet and extending Northwestwardly of that width in length or depth between parallel lines at right angles to said Roberts Street, the Northwesterly line thereof extending along line of Lot No. 203 on said plan, and the Southeasterly line extending along line of Lot No. 201 on said plan and partly through the party wall between the house erected on this lot and the house erected on the lot to the Southeast 115 feet to a point in the title line in the bed of a certain easement for utility and driveway, which easement extends Northwestwardly into Glenn Valley Drive (50 feet wide) and Southeastwardly into Calamia Drive and also connects with another easement for utility and driveway which extends in a general Northeastwardly direction into Glenn Valley Drive as shown on the above mentioned map.

TITLE TO SAID PREMISES IS VESTED IN Donna Malin, by Deed from Richard A. Brennan, dated 02/28/2006, recorded 03/10/2006 in Book 5593, Page 595.

Parcel Number: 13-00-32268-00-2.

Location of property: 513 East Roberts Street, Norristown, PA 19401-3524.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Donna Malin** at the suit of Wells Fargo Bank, N.A. Debt: \$152,850.13.

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.

16-10025

ALL THOSE CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Whitpain Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a site plan made for Whitpain Hills, Home Owners Association dated June 5, 1976 and recorded in Plan Book A-27, Page 42, as follows, to wit:

TOGETHER with the free and common use, right, liberty and privilege of a certain 86 feet wide right-of-way extending in a Southwesterly direction from a point on the title line in the bed of Pennsylvania Route 73, known as "Skippack Pike", said centerline of said right-of-way is measured the two following courses and distances from a point, a corner of lands now of lands now or late of David M. Law: (1) along the title line in the bed of Skippack Pike North 49 degrees, 50 minutes West a distance of 353.45 feet to a point; and (2) North 48 degrees, 52 minutes West, 112.50 feet to the point of beginning; thence extending along the centerline of said 86 feet wide right-of-way and through the property now or late of Thomas Meehan Estate South 46 degrees, 47 minutes, 56 seconds West, 730.04 feet to a point.

SUBJECT TO the proportionate part of the expense of maintaining said 86 feet wide right-of-way.

BEING the same premises which Jordon Max by indenture bearing date 4/20/2007 and recorded 4/27/2007 at Norristown in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 5644, Page 2707 etc. granted and conveyed unto Micky Kwak, in fee. And the said Micky Kwak departed this life 4/21/2011 vesting title in Michael Kwak.

Parcel Number: 66-00-06407-71-8.

Location of property: 908 Whitpain Hills, Blue Bell, PA 19422.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Michael Kwak as Administrator of The Estate of Micky Kwak a/k/a Min Jung Kwak Deceased** at the suit of U.S. Bank National Association (Trustee for The Pennsylvania Housing Finance Agency). Debt: \$163,853.07.

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

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

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

16-10133

ALL THAT CERTAIN lot or piece of land, with the messuage thereon erected, situate in **Collegeville Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according with a survey made by Will D. Hiltner, Registered Engineer, in January 1938, as follows:

BEGINNING at a point on the Southeasterly side of Glenwood Avenue at the distance of four hundred and twenty-four and sixty-six one-hundredths (erroneously stated as sixty-one hundredths in prior deed) feet Northeastwardly from the Northeastly side of Main Street, being a corner of this and land now or late of Isaac F. Hatfield, et ux.; thence extending along said other land the line passing through the middle of a partition wall between the house on the said other land and the house erected hereon South forty-one degrees, fifteen minutes East, one hundred and seventy-five feet to a point in the Northwesterly side of a twenty foot wide alley; thence extending along said side of said alley South forty-nine degrees, twenty-one minutes West, twenty-nine and thirty-five one-hundredths feet to a point a corner of this and other land of David Alexander Kelley; thence North forty-one degrees, fifteen minutes East, one hundred and seventy-five feet to a point in the Southeasterly side of Glenwood Avenue; thence extending along the Southeasterly side of Glenwood Avenue North forty-nine degrees, twenty-one minutes East, twenty-nine feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey Kline, Jr., by Deed from J. & E. Home Investors, LLC, by Karl E. Weichelt, member and Jeanine C. Weichelt, member, dated 05/08/2015, recorded 05/28/2015 in Book 5955, Page 1371.

Parcel Number: 04-00-00775-00-4.

Location of property: 6 Glenwood Avenue, Collegeville, PA 19426-2306.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jeffrey Kline, Jr.** at the suit of Amerihome Mortgage Company, LLC. Debt: \$259,164.33.

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.

16-10464

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 being known and numbered as Lot 3 on a Plan of Lots of Moreland Village, Section No. 1, made by George B. Mebus, Registered Professional Engineer for Stenton Builders, Inc. dated the First Day of June A.D. 1950 and recorded in Deed Book 2159, Page 601.

TITLE TO SAID PREMISES IS VESTED IN Robert E. Heffner and Helen R. Heffner by Deed from Penn. Company Realty Company dated December 20, 1950 and recorded January 3, 1951 in Deed Book 2149, Page 267. The said Helen R. Heffner died on April 5, 1992 thereby vesting title in Robert E. Heffner. The said Robert E. Heffner died on January 27, 2016 thereby vesting title in Sherry Heffner, Executrix of the Estate of Robert E. Heffner.

Parcel Number: 59-00-17998-00-6.

Location of property: 104 North Warminster Road, Hatboro, PA 19040.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Sherry Heffner, Executrix of the Estate of Robert E. Heffner** at the suit of Nationstar Mortgage LLC d/b/a Champion Mortgage Company. Debt: \$161,752.11.

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.

16-10846

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate **West Conshohocken Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made by Will D. Hiltner, dated October 1953, as follows, to wit:

BEGINNING at a nail in the center line of Matsonford Road at the distance of 828.50 feet from the center line of DeHaven Street, thence along the center line of Matsonford Road North 69 degrees East 120 feet to a stake a corner of land now or late of Anthony Serafin and Laura, his wife, thence along the Southwest side of said Serafin's land North 21 degrees West 152.50 feet to a 20 feet wide alley laid out for the use of the lots abutting thereon, thence along said alley South 72 degrees 34 minutes West 120.22 feet to a point a corner of land now or late of Roy E. Staley and Mabel H. Staley, his wife; thence along said Staley's land South 21 degrees East 160 feet to the first mentioned point and place of beginning.

BEING the same premises vested in 920 Matsonford, LLC, a Pennsylvania Limited Liability Company, by deed, from 920 Matsonford, LP, a Pennsylvania Limited Partnership, dated September 18, 2008 and recorded September 22, 2008 in Deed Book 5708, Page 698, Montgomery County, Pennsylvania.

Parcel Number: 24-00-00892-00-2.

Location of property: 920 Ford Road, West Conshohocken, PA 19428, a/k/a 920 Matsonford Road, West Conshohocken, PA 19428.

The improvements thereon are: 5,000 square foot two story office building.

Seized and taken in execution as the property of **920 Matsonford, LLC** at the suit of PNL SV, LLC. Debt: \$1,082,392.64 plus interest from 05/26/2016.

David Banks, Attorney. I.D. #57018

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

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

16-11438

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision "Doe Run Estates" made for Macintosh Builders, Inc. by Horizon Engineering Associates, LLC, Engineering and Land Development Facilitation, dated 6/1/2001 and last revised on 7/1/2003 and recorded in Plan Book A-61, Page 367, as follows, to wit:

BEGINNING at a point of curve on the Northeasterly side of Doe Run Lane (50.00 feet wide), at a corner of this and Lot No. 9 as shown on the above mentioned plan; thence extending from said point of beginning and along Lot No. 9 the (3) following courses and distance, as follows, to wit: thence (1) North 43 degrees, 39 minutes, 25 seconds East, 234.79 feet to a point of angle; thence (2) North 62 degrees, 04 minutes, 46 seconds East, 47.46 feet to a point of angle; thence (3) North 82 degrees, 46 minutes, 44 seconds East, 157.42 feet to a point, a corner on the Southwesterly side of Bleim Road (SR 4027) (variable width); thence extending along the same the two (2) following courses and distances, as follows, to wit: thence (1) on the arc of a circle curving to the right having a radius of 418.06 feet the arc distance of 125.95 feet to a point of tangent; thence (2) South 08 degrees, 55 minutes, 13 seconds East, 36.75 feet to a point, a corner in line of Lot No. 6; thence extending along the same South 82 degrees, 46 minutes, 44 seconds West, 146.00 feet to a point, a corner in line of Lot No. 7; thence extending along the same the two (2) following courses and distances, as follows, to wit: thence (1) North 47 degrees, 46 minutes, 11 seconds West, 146.40 feet to a point, a corner; thence (2) South 43 degrees, 39 minutes, 25 seconds West, 201.75 feet to a point, a corner on the Northeasterly side of Doe Run Lane; thence extending along the same on the arc of a circle curving to the right having a radius of 500.00 feet the arc distance of 15.01 feet to the first mentioned point and place of beginning.

BEING known as Lot No.8 on the above mentioned plan.

TOGETHER with and subject to the use of a certain 30 feet wide shared access and utility easement in common with the adjoining owners entitled to the use thereof subject however to the proportionate part of the expense of keeping same in good order and repair.

BEING part of the same premises which Macintosh Builders, Inc., by indenture bearing date 2/15/2005 and recorded 2/23/2005 at Norristown in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 5544, Page 1994 granted and conveyed unto Eric M. Gidney and Stephanie Gidney, husband and wife, in fee.

Parcel Number: 42-00-00254-08-2.

Location of property: 51 Doe Run Lane, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Stephanie Gidney and Eric M. Gidney** at the suit of Ditech Financial, LLC f/k/a Green Tree Servicing, LLC. Debt: \$386,031.95.

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.

16-11530

ALL THAT CERTAIN message and lot of land, 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 Stan bridge Street at the distance of 130.30 feet Northeastwardly from the Northeastly side of Airy Street; thence Southeastwardly at right angles to said Stanbridge Street and passing through the middle of the partition wall of this and the house late of Nicholas Constable and wife, 152.33 feet to a twenty-five feet wide alley; thence along said alley Northeastwardly 22.00 feet to a corner; thence Northwestwardly parallel with the first line, along land now or late of Abram L. Custer 152.33 feet to the Southeasterly side of Stanbridge Street and along the said side of Stanbridge Street Southwestwardly 22.00 feet to the place of beginning.

UNDER AND SUBJECT to and together with, the free and uninterrupted right, use and privilege of, in and to the existing fire escape for the joint and mutual use and benefit of these premises and premises 512 Stanbridge Street immediately adjoining hereto, as a means of emergency egress from each of the said premises provided, however, that the costs of maintenance and any future reconstruction of the said fire escape, as same shall be required by the Borough of Norristown, shall by borne equally by the owners of both of the said premises (No maintenance or reconstruction, unless required by the Borough of Norristown, shall be performed without written agreement by both parties.)

BEING the same premises which Scott Yanover, by Deed dated December 5, 2006, and recorded December 22, 2006 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5628, Page 02531, and Instrument Number 2006157404, granted and conveyed unto Stephen A. Tracanna, II.

Parcel Number: 13-00-34556-00-9.

Location of property: 514 Stanbridge Street, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Stephen A. Tracanna, II** at the suit of U.S. Bank National Association, as Trustee for J.P. Morgan Alternative Loan Trust 2007-A2. Debt: \$198,236.01.

Sarah K. McCaffery, Attorney.

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

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

16-11564

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

BEGINNING at a point on the Southwesterly side of Main Street at the distance of 285.00 feet measured Northwestwardly from the Northwesterly side of Stanbridge Street, being a corner of this and land now or late of Dewitt P. Pugh; thence extending along said land of said Dewitt P. Pugh, Southwestwardly parallel with Stanbridge Street, 200.00 feet to a point on the Northeastly side of Rich Alley (20.00 feet in width); thence extending along the said side of Rich Alley, Northwestwardly 34.00 feet to a point in line of land now or late of Jeremiah B. Larzelere, said point being at the distance of 43.60 feet from the Southeasterly corner of Noble Street; thence extending along said land of said Jeremiah B. Larzelere, Northeastwardly 200.10 feet to a point on the Southwesterly side of Main Street, aforesaid; thence extending along said side of Main Street, Southeastwardly 32.40 feet to the first mentioned point and place of beginning.

BEING the same premises which Midland Partners, LLC, a Pennsylvania Limited Liability Company, by Deed bearing the same date herewith and intended to be recorded in the Office of the Recorder of Deeds for Montgomery County, Pennsylvania, immediately prior hereto, granted and conveyed unto the Mortgagee, in fee.

Parcel Number: 13-00-22732-00-7.

Location of property: 932 West Main Street, Norristown, PA.

The improvements thereon are: Residential - conversion 5 or more apartments.

Seized and taken in execution as the property of **Stron, LLC** at the suit of FBW Three, LLC. Debt: \$174,268.72, plus interest to the date of the sheriff's sale, plus costs.

Jessica A. Kubisiak, 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.

16-11667

ALL THAT CERTAIN lot or piece of ground, situate in **Montgomery Township**, Montgomery County, Pennsylvania bounded and described according to a Final Plan of Gwynmont Farms made by Jonathan J. Tabas, Registered Professional Engineer, dated, April 24, 1986, last revised December 10, 1987 and recorded in Montgomery County in Plan Book A-49, Page 363, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Gwynmont Drive (50 feet wide) said point being a corner of Lot 40 as shown on the above mentioned plan; thence extending from said point of beginning along Lot 40, as shown on the above mentioned plan North 49 degrees, 18 minutes West, 112.87 feet to a point a corner of Lot 41 as shown on the above mentioned plan; thence extending along the same North 29 degrees, 58 minutes East, 162.85 feet to a point a corner of Lot 47 as shown on the above mentioned plan; thence extending along the same South 49 degrees, 18 minutes, 00 seconds East, 143.20 feet to a point on the Northwesterly side of Gwynmont Drive; thence extending along the same South 40 degrees, 42 minutes, 00 seconds West, 160.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 48 as shown on the above mentioned plan.

BEING the same premises which Dae Bong Kim and Jung Hee Kim, husband and wife, by Deed dated 6/25/2010 and recorded 6/29/2010 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5771, Page 1855, granted and conveyed unto Terrance Ellison and Brenda Ellison, as Tenants by the Entirety.

Parcel Number: 46-00-01035-24-2.

Location of property: 138 Gwynmont Drive, North Wales, PA 19454.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Brenda Ellison and Terrance Ellison** at the suit of U.S. Bank National Association (Trustee for The Pennsylvania Housing Finance Agency). Debt: \$394,770.07.

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.

16-12201

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

BEGINNING at a stone in Rutter's Lane, now Berks Street; thence in the middle of said land North 37 degrees, 33 minutes West, 169 feet, 10 inches to a stone; thence by land now or late of Catharine V. R. Gauger Griffith, North 55 degrees, 35 minutes East, 102 feet to a point in line of H. and J. Gabel's land; thence along the same South 05 degrees, 57 minutes East, 193 feet, 06 inches, more or less, to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Larry W. Barton, by Deed from Ronald A. Oxenford and Cheryl A. Oxenford, h/w, dated 09/12/2008, recorded 09/26/2008 in Book 5708, Page 2867.

Larry W. Barton died on 11/06/2015, leaving a Last Will and Testament dated 10/25/2015. Letters Testamentary were granted to Cheryl Oxenford on 11/20/2015 in Montgomery County, No. 46-2015-x3991. The Decedent's surviving heir at law and next-of-kin is Cheryl Oxenford.

Parcel Number: 16-00-02432-00-9.

Location of property: 236 Berks Street, Pottstown, PA 19464-6304.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Cheryl Oxenford, in Her Capacity as Executrix and Devisee of The Estate of Larry W. Barton** at the suit of Wells Fargo Bank, N.A. Debt: \$89,026.83.

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.

To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on January 25, 2017 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

ARTICLES OF DISSOLUTION

Notice is hereby given that the shareholders and directors of **JMS Constructors, Inc.**, a Pennsylvania corporation, 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 under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

Andrew C. Laird, Esquire
King Laird, P.C.
360 W. Main Street
Trappe, PA 19426

**ARTICLES OF INCORPORATION
NONPROFIT**

Club View at Springford Community Association has been incorporated under the provisions of the Nonprofit Corporation Law of 1988.

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

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 December 5, 2016, 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.

First 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. BENEZRA, ISAK - Cheltenham - October 12 - Marcel L. Groen, Extr.
2. FINNIE, EUGENIA M. - Upper Moreland - November 2 - Stated by Maureen Zuber, Agent.
3. KALSTEIN, LYDIA - October 24 - Stated by PNC, N.A. and Paul Feldman, Co-Trustees and Counsel. T/W

4. MARDEN, JOAN H. - Souderton - November 2 - Stated by Celia Litman, Agent.
5. ZYGMONT, MICHAEL R. - Hatboro - October 24 - Stephen F. Zygmunt, Admr.

RELISTED ACCOUNTS

1. ENTNER, BELLE - October 4 - Deborah Cunningham, Agent.
2. WHITTEN, F. HARVEY - Incap. - June 16 - Stated by Univest Bank and Trust Company, Guardian of the Estate.

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. 2016-27190

NOTICE IS HEREBY GIVEN that on November 14, 2016, the Petition of David and Pamela Kuperstein, on behalf of minor child, Aryeh Lev Kuperstein was filed in the above named Court, praying for a Decree to change his name to ARYEH YOSEF KUPERSTEIN.

The Court has fixed January 11, 2017, at 9:30 AM in the Senior Judge Hearing Room, One Montgomery Plaza, 4th Floor, 425 Swede Street, Norristown, Pennsylvania 19401, 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. 2016-24964

NOTICE IS HEREBY GIVEN that on October 19, 2016, the Petition of Hayley Meredith Kagan was filed in the above named Court, praying for a Decree to change the name to HOLLIS MAXWELL KAGAN.

The Court has fixed January 4, 2017, at 9:30 AM in the Senior Judge Hearing Room, One Montgomery Plaza, 4th Floor, 425 Swede Street, Norristown, Pennsylvania 19401, 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.

Gail P. Roth, Esquire
20 W. Third Street, Suite 300
Media, PA 19063

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2016-26463

NOTICE IS HEREBY GIVEN that on November 4, 2016, the Petition of Jillian Jetter, on behalf of minor child, Aiden Thomas, was filed in the above named Court, praying for a Decree to change his name to AIDEN JETTER.

The Court has fixed January 4, 2017, at 9:30 AM in the Senior Judge Hearing Room, One Montgomery Plaza, 4th Floor, 425 Swede Street, Norristown, Pennsylvania 19401, 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. 2016-26121

NOTICE IS HEREBY GIVEN that the Petition of Lance Jay Nelson was filed in the above named Court, praying for a Decree to change the name to ELAINE LANCE JAY NELSON.

The Court has fixed December 21, 2016, at 9:30 AM in the Senior Judge Hearing Room, One Montgomery Plaza, 4th Floor, 425 Swede Street, Norristown, Pennsylvania 19401, 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. 2016-08707

NOTICE IS HEREBY GIVEN that on April 29, 2016, the Petition of Lindsey Anne Farrell was filed in the above named Court, praying for a Decree to change her name to LINDSEY FARRELL HOCKIN.

The Court has fixed November 30, 2016, at 9:00 AM in Courtroom No. "296" 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. 2016-25567

NOTICE IS HEREBY GIVEN that on October 24, 2016, the Petition of Madeline Gussoni, on behalf of minor child, Aidan D. Turner, was filed in the above named Court, praying for a Decree to change his name to AIDAN D. GUSSONI.

The Court has fixed January 4, 2017, at 9:30 AM in the Senior Judge Hearing Room, One Montgomery Plaza, 4th Floor, 425 Swede Street, Norristown, Pennsylvania 19401, 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.

Deborah Zitomer, Esquire
Attorney for Petitioner, Madeline Gussoni
411 Doylestown Road, P.O. Box 428
Montgomeryville, PA 18936

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA CIVIL ACTION - LAW NO. 2016-26862

NOTICE IS HEREBY GIVEN that on November 9, 2016, the Petition of Maria Solomon, on behalf of minor child, Mya Christine Bailey was filed in the above named Court, praying for a Decree to change her name to MAY CHRISTINE BAILEY SOLOMON.

The Court has fixed January 4, 2017, at 9:30 AM in the Senior Judge Hearing Room, One Montgomery Plaza, 4th Floor, 425 Swede Street, Norristown, Pennsylvania 19401, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

CIVIL ACTION

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA CIVIL ACTION - LAW NO. 2016-24846-0

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

Broad Street Funding Trust1,
Plaintiff

vs.

Jamie Py, Known Surviving Heir of Joseph Py, Michelle Py, Known Surviving Heir of Joseph Py, Joseph Py, Known Surviving Heir of Joseph Py, Jeff Py, Known Surviving Heir of Joseph Py and Unknown Surviving Heirs of Joseph Py,
Defendants

TO: Unknown Surviving Heirs of Joseph Py.

Premises subject to foreclosure: 2913 Village Green Lane, Norristown, Pennsylvania 19403.

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
Montgomery Bar Association
100 W. Airy Street, 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

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**ABRAMSON, ROSE D. also known as ROSE ABRAMSON, dec'd.**

Late of Abington Township.
 Executors: HARVEY P. ABRAMSON AND RICHARD J. ABRAMSON,
 86 Buck Road,
 Holland, PA 18966.
 ATTORNEY: HARVEY P. ABRAMSON,
 LAW OFFICES OF HARVEY ABRAMSON, P.C.,
 86 Buck Road,
 Holland, PA 18966

BAY SR., PETER C., dec'd.

Late of Lower Providence Township.
 Executrix: DOROTHY BAY,
 127 S. Midland Avenue,
 Norristown, PA 19403.

BLOCK, LENORE B. also known as ENORE BLOCK, dec'd.

Late of Whitmarsh Township.
 Executor: JONATHAN A. BLOCK,
 91 Lincoln Street,
 Portland, ME 04103.
 ATTORNEY: MARK S. HARRIS,
 KRAUT HARRIS, P.C.,
 5 Valley Square, Suite 120,
 Blue Bell, PA 19422

BRIGIDI, RICHARD V., dec'd.

Late of Lower Moreland Township.
 Executor: VINCENT R. BRIGIDI,
 c/o George Luskus, Esquire,
 745 Yorkway Place,
 Jenkintown, PA 19046.
 ATTORNEY: GEORGE LUSKUS,
 LUSKUS & FUELLEBORN, P.C.,
 745 Yorkway Place,
 Jenkintown, PA 19046

CLARKE, HELEN W. also known as HELEN MARY WHEATCROFT CLARKE, dec'd.

Late of Borough of Lititz, Lancaster County and Lansdale, Montgomery County, PA.
 Executrix: JANET SAHAWNEH,
 c/o Robert M. Slutsky, Esquire,
 600 W. Germantown Pike, #400,
 Plymouth Meeting, PA 19462.
 ATTORNEY: ROBERT M. SLUTSKY,
 ROBERT M. SLUTSKY ASSOCIATES,
 600 W. Germantown Pike, #400,
 Plymouth Meeting, PA 19462

COTTER, MARK J. also known as MARK COTTER, dec'd.

Late of Cheltenham Township.
 Administratrix: STEPHANIE C. PARKE,
 c/o Laurene A. Gunther, Esquire,
 1608 Walnut Street, Suite 900,
 Philadelphia, PA 19103.
 ATTORNEY: LAURENE A. GUNTHER,
 ALEXANDER & PELLI, LLC,
 1608 Walnut Street, Suite 900,
 Philadelphia, PA 19103

CROSS, SIDNEY also known as SIDNEY B. CROSS, dec'd.

Late of Whitmarsh Township.
 Executor: MILTON CROSS,
 c/o Harvey Ballard & Bornstein, LLC,
 800 Lancaster Avenue, Suite T-2,
 Berwyn, PA 19312-1780.
 ATTORNEY: RYAN M. BORNSTEIN,
 800 Lancaster Avenue, Suite T-2,
 Berwyn, PA 19312

D'ANTONIO, NANCY R. also known as NANCY R. WHITE, dec'd.

Late of Upper Merion Township.
 Executor: CHARLES J. FELICE, JR.,
 1209 Eagle Road,
 West Chester, PA 19382.

DIENER, DAVID EDWARD, dec'd.

Late of Franconia Township.
 Executor: LARRY L. DIENER,
 440 Godshall Road,
 Souderton, PA 18964.
 ATTORNEY: J. OLIVER GINGRICH,
 LANDIS, HUNSBERGER, GINGRICH & WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

GRAHAM, RUSSEL M., dec'd.

Late of New Hanover Township.
 Executors: DONNA G. BETTERLY AND RUSSEL E. GRAHAM,
 c/o Smith, Aker, Grossman & Hollinger,
 60 E. Penn Street, P.O. Box 150,
 Norristown, PA 19404-0150.
 ATTORNEY: JAMES L. HOLLINGER,
 SMITH, AKER, GROSSMAN & HOLLINGER,
 60 E. Penn Street, P.O. Box 150,
 Norristown, PA 19404-0150

HALEY, VINCENT P., dec'd.

Late of Abington Township.
 Executor: PAUL V. HALEY,
 c/o Roy S. Ross, Esquire,
 1600 Market Street, Suite 3600,
 Philadelphia, PA 19106.
 ATTORNEY: ROY S. ROSS,
 SCHNADER HARRISON SEGAL & LEWIS LLP,
 1600 Market Street, Suite 3600,
 Philadelphia, PA 19106

HESS, BARBARA E. also known as BARBARA EDITH HESS, dec'd.

Late of Borough of Lansdale.
 Executor: DAVID W. HESS,
 10229 Grand Hickory Drive,
 Mechanicsville, VA 23116.

HYATT-MYERS, EVELYN L., dec'd.

Late of Towamencin Township.
 Executor: LYNDIA I. BOROWSKI,
 c/o Grim, Biehn & Thatcher,
 104 S. 6th Street, P.O. Box 215,
 Perkasio, PA 18944-0215.
 ATTORNEY: GREGORY E. GRIM,
 GRIM BIEHN & THATCHER,
 104 S. 6th Street, P.O. Box 215,
 Perkasio, PA 18944-0215

JOHNSON, MARGARET A. also known as MARGARET JOHNSON, dec'd.

Late of Whitpain Township.
 Administratrix: LAURINE VALENTI,
 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

KARNBACH, ANNE E., dec'd.

Late of Douglass Township.
 Executrix: LISA A. THOMAS,
 c/o 1258 E. Philadelphia Avenue,
 Gilbertsville, PA 19525.
 ATTORNEY: H. CHARLES MARKOFSKI,
 1258 E. Philadelphia Avenue,
 Gilbertsville, PA 19525

KATZ, ANDREW B. also known as ANDREW BENNETT KATZ, dec'd.

Late of Upper Dublin Township.
 Executrix: DEBRA E. BLUM,
 223 Tally Ho Drive,
 Ambler, PA 19002.

KLEIN, PHILOMENA B. also known as PHILOMENA KLEIN, dec'd.

Late of Whitmarsh Township.
 Executor: ROBERT A. KLEIN, ESQUIRE,
 Swedesford Corporate Center,
 629 B Swedesford Road,
 Malvern, PA 19355.
 ATTORNEY: ROBERT A. KLEIN,
 Swedesford Corporate Center,
 629 B Swedesford Road,
 Malvern, PA 19355

KLOKIS, DOROTHY M., dec'd.

Late of Boyertown, PA.
 Executors: DAVID RENNINGER AND
 TIMOTHY RENNINGER,
 1258 E. Philadelphia Avenue,
 Gilbertsville, PA 19525.
 ATTORNEY: H. CHARLES MARKOFSKI,
 1258 E. Philadelphia Avenue, P.O. Box 369,
 Gilbertsville, PA 19525

LIPSCHUTZ, MAE, dec'd.

Late of Cheltenham Township.
 Executrices: MARCY HAAZ AND
 LAURIE WEITZ,
 c/o Burton K. Stein, Esquire,
 200 Four Falls Corporate Center, Suite 400,
 West Conshohocken, PA 19428.
 ATTORNEY: BURTON K. STEIN,
 COZEN O'CONNOR,
 200 Four Falls Corporate Center, Suite 400,
 West Conshohocken, PA 19428

LOOMIS, CAROL A., dec'd.

Late of Borough of Pottstown.
 Executrix: JULIE A. UMSTEAD,
 1346 N. Adams Street,
 Pottstown, PA 19464.
 ATTORNEY: BRIAN R. OTT,
 BARLEY SNEYDER, LLP,
 50 N. Fifth Street, 2nd Floor,
 Reading, PA 19603

MARTYNIUK, MARY, dec'd.

Late of Borough of Bridgeport.
 Executor: ZENNY MARTYNIUK,
 2306 Oakland Drive,
 Norristown, PA 19403.
 ATTORNEY: NEIL HILKERT,
 229 W. Wayne Avenue,
 Wayne, PA 19087

MOTSAVAGE, MARY A., dec'd.

Late of Towamencin Township.
 Executrices: CHRISTINA MOTSAVAGE AND
 JUDITH MOTSAVAGE,
 c/o George M. Riter, Esquire,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: GEORGE M. RITER,
 TIMONEY KNOX, LLP,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544

OLER, JACQUELINE, dec'd.

Late of Lower Merion Township.
 Executors: ADAM OLER AND
 ALLISON OLER SZAPARY,
 c/o Jeffrey S. Kahn, Esquire,
 P.O. Box 142,
 Blue Bell, PA 19422-0142.
 ATTORNEY: JEFFREY S. KAHN,
 P.O. Box 142,
 Blue Bell, PA 19422-0142

PETROLLINI, ANGELO also known as

ANGELO J. PETROLLINI, dec'd.
 Late of Lower Providence Township.
 Administrator: MICHELLE PETROLLINI,
 101 Green Street, Apt. 8,
 Lansdale, PA 19446.
 ATTORNEY: JOSEPH J. BALDASSARI,
 FUREY & BALDASSARI, P.C.,
 1043 S. Park Avenue,
 Audubon, PA 19403

RAYTEK, KATHLEEN SULLIVAN, dec'd.

Late of Cheltenham Township.
 Executrix: KATHLEEN A. FLEMING,
 1056 Maple Avenue,
 Glenside, PA 19038.

REICHLEY, RODNEY M., dec'd.

Late of Upper Salford Township.
 Executrix: RHONDA L. WEXLER,
 870 Skyline Drive,
 Erdenheim, PA 19038.
 ATTORNEY: JEFFREY K. LANDIS,
 LANDIS, HUNSBERGER, GINGRICH & WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

ROBINSON, RICHARD L., dec'd.

Late of Borough of Rockledge.
 Administratrix: ANNA MARIE UNGER,
 c/o Stewart J. Berger, Esquire,
 7207 Rising Sun Avenue,
 Philadelphia, PA 19111-3983.
 ATTORNEY: STEWART J. BERGER,
 LAW OFFICES OF STEWART J. BERGER, P.C.,
 7207 Rising Sun Avenue,
 Philadelphia, PA 19111-3983

RUBEN, NATALIE W., dec'd.

Late of Lower Merion Township.
 Executor: NICHOLAS E. RUBEN,
 207 Forrest Avenue,
 Narberth, PA 19072.

**RUEDA, ROSELIE M. also known as
ROSELIE MAE RUEDA and
ROSELIE RUEDA, dec'd.**

Late of Lower Merion Township.
 Executor: RICHARD S. RUEDA, JR.,
 c/o April L. Charleston, Esquire,
 60 W. Boot Road, Suite 201,
 West Chester, PA 19380.

ATTORNEY: APRIL L. CHARLESTON,
 THE CHARLESTON FIRM,
 60 W. Boot Road, Suite 201,
 West Chester, PA 19380

RUTTENBERG, JOHN S., dec'd.

Late of Lower Merion Township.
 Executor: ANDREW L. MILLER,
 15 St. Asaph's Road,
 Bala Cynwyd, PA 19004.

ATTORNEY: ANDREW L. MILLER,
 ANDREW L. MILLER & ASSOCIATES, PC,
 15 St. Asaph's Road,
 Bala Cynwyd, PA 19004

**SCHUBERT, FREDERICK ENGLE also known as
FRED SCHUBERT, dec'd.**

Late of Upper Frederick Township.
 Administratrix: DONNA COONEY,
 302 Countryside Court,
 Collegetown, PA 19426.

**SMITH, JOAN L. also known as
JOAN LALLOU SMITH, dec'd.**

Late of Lower Merion Township.
 Executor: HAMILTON F. SMITH,
 c/o John A. Terrill, II, Esquire,
 100 Four Falls, Suite 300,
 West Conshohocken, PA 19428-2983.

ATTORNEY: JOHN A. TERRILL, II,
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
 100 Four Falls, Suite 300,
 West Conshohocken, PA 19428-2983

TOGNELLA, UGO R., dec'd.

Late of Towamencin Township.
 Executors: MARK GIUSTI AND
 BANK OF AMERICA, N.A.,
 c/o Leonard L. Shober, Esquire,
 308 N. Main Street, Suite 400,
 Chalfont, PA 18914.

ATTORNEY: LEONARD L. SHOBER,
 SHOBER & ROCK, P.C.,
 308 N. Main Street, Suite 400,
 Chalfont, PA 18914

**VOGEL JR., EDWARD J. also known as
EDWARD JACK VOGEL, JR.,
EDWARD VOGEL, JR. and
EDWARD J. VOGEL, dec'd.**

Late of Upper Merion Township.
 Executrix: EILEEN R. VOGEL,
 315 Garrison Way,
 Gulph Mills, PA 19428.

ATTORNEY: JOHN H. POTTS,
 HERR, POTTS & POTTS,
 Strafford Office Bldg., #2, Suite 106,
 200 Eagle Road,
 Wayne, PA 19087-3115

**WEBSTER JR., MAURICE A. also known as
MAURICE A. WEBSTER and
MAURICE WEBSTER, JR., dec'd.**

Late of Lower Merion Township.
 Executors: STEPHEN H. WEBSTER AND
 PNC BANK, NA,

Attn.: Heather Dorr, Vice President,
 1600 Market Street, 7th Floor,
 Philadelphia, PA 19103.
 ATTORNEY: JOHN A. TERRILL, II,
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
 100 Four Falls, Suite 300,
 West Conshohocken, PA 19428-2983

Second Publication**APPOLDT, JANE R., dec'd.**

Late of Lower Salford Township.
 Executors: KIM APPOLDT AND
 SCOTT APPOLDT,
 117 Surrey Lane,
 Harleysville, PA 19438.

ATTORNEY: JACQUELINE J. SHAFER,
 SHAFER ELDER LAW,
 21 E. Lincoln Avenue, Suite 120,
 Hatfield, PA 19440

BACHMAN, OSCAR ALBERT, dec'd.

Late of Franconia Township.
 Administrator: JAMES A. BACHMAN,
 180 S. Dietz Mill Road,
 Telford, PA 18969.

ATTORNEY: JEFFREY K. LANDIS,
 LANDIS, HUNSBERGER, GINGRICH & WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

**CARSON, JOHN CARSON also known as
JACK C. BILLINGSLEY, dec'd.**

Late of Upper Moreland Township.
 Executrix: JOAN B. FARRACE,
 49 Kimberwyck Lane,
 Exton, PA 19341.

ATTORNEY: JACK J. HETHERINGTON,
 1700 Horizon Drive, Suite 104,
 Chalfont, PA 18914

COLEMAN, JEAN K., dec'd.

Late of Lower Gwynedd Township.
 Executors: RALPH P. COLEMAN, III AND
 RICHARD C. COLEMAN,
 c/o Edwin R. Boynton, Esquire,
 30 Valley Stream Parkway,
 Malvern, PA 19355.

ATTORNEY: EDWIN R. BOYNTON,
 STRADLEY, RONON, STEVENS & YOUNG, LLP,
 30 Valley Stream Parkway,
 Malvern, PA 19355

COYLE, MARGARET E., dec'd.

Late of Dresher, PA.
 Co-Executors: RITA ROTHENBACH,
 502 Preston Lane,
 Hatboro, PA 19040,
 ROBERT KUHLMIEER,
 601 Sully Avenue,
 Philadelphia, PA 19111.

- DeVITA, ANTHONY** also known as
ANTHONY J. DeVITA and ANTHONY JAMES DeVITA, dec'd.
 Late of Springfield Township.
 Executrix: JANEEN WILDE.
 ATTORNEY: TIMOTHY F. SULLIVAN,
 216 S. Orange Street,
 Media, PA 19063
- DOLAN, ISABEL M. also known as ISABEL McCARTHY MANSFIELD DOLAN, dec'd.**
 Late of Lower Merion Township.
 Executrix: FREDERICA TEMPLETON,
 c/o John A. Terrill, II, Esquire,
 100 Four Falls, Suite 300,
 West Conshohocken, PA 19428-2983.
 ATTORNEY: JOHN A. TERRILL, II,
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
 100 Four Falls, Suite 300,
 West Conshohocken, PA 19428-2983
- DVORAK, MARIE H., dec'd.**
 Late of Lower Pottsgrove Township.
 Executrix: DIANE M. DUNCAN,
 23 Doe Ridge Road,
 Fleetwood, PA 19522-9618.
 ATTORNEY: HOLLY L. SETZLER,
 LANDIS & SETZLER, P.C.,
 310 N. High Street,
 West Chester, PA 19380
- ETTER, WILLIAM F. also known as WILLIAM F. ETTER, JR., dec'd.**
 Late of Towamencin Township.
 Executrix: PETRONELLA ETTER,
 1863 Rampart Lane,
 Lansdale, PA 19446.
- FIGURES, LILLIAN L., dec'd.**
 Late of Lower Merion Township.
 Executors: MICHELE FIGURES AND WILLIAM R. FIGURES,
 c/o Ronald J. Levine, Esquire,
 326 W. Lancaster Avenue, Suite 100,
 Ardmore, PA 19003.
 ATTORNEY: RONALD J. LEVINE,
 LAW OFFICES OF RONALD J. LEVINE,
 326 W. Lancaster Avenue, Suite 100,
 Ardmore, PA 19003
- FUYUUME, JOHN N., dec'd.**
 Late of Lower Providence Township.
 Executrix: EIKO IKEDA,
 c/o Mark S. Pinnie, Esquire,
 Barnard, Mezzanotte, Pinnie and Seelaus, LLP,
 218 W. Front Street,
 Media, PA 19063.
 ATTORNEY: MARK S. PINNIE,
 BARNARD, MEZZANOTTE, PINNIE AND SEELAUS, LLP,
 218 W. Front Street,
 Media, PA 19063
- GANT, GARY P. also known as GARY PETER GANT, dec'd.**
 Late of Borough of Ambler.
 Administratrices: BENNAE DONNELL-COBETTE,
 1105 E. Slocum Street,
 Philadelphia, PA 19150,
 BLANCH DONNELL,
 67 Stratton Lane,
 Sewell, NJ 08080.
 ATTORNEY: MARY E. PODLOGAR,
 MONTCO ELDER LAW,
 608 W. Main Street,
 Lansdale, PA 19446
- GIANGIACOMO, ANTHONY V. also known as ANTHONY VALENTINO GIANGIACOMO, dec'd.**
 Late of Borough of Pottstown.
 Executrix: MILDRED A. GIANGIACOMO,
 c/o Law Office of Douglas B. Breidenbach, Jr.,
 1800 E. High Street, Suite 250,
 Pottstown, PA 19464.
 ATTORNEY: DOUGLAS B. BREIDENBACH, JR.,
 1800 E. High Street, Suite 250,
 Pottstown, PA 19464
- HARRISON JR., FRANK S. also known as FRANK SMILEY HARRISON, JR., dec'd.**
 Late of Lower Merion Township.
 Executors: JOAN H. HARRISON AND PNC BANK, NA,
 Attn.: Heather Dorr, VP,
 1600 Market Street, 7th Floor,
 Philadelphia, PA 19103.
 ATTORNEY: THOMAS O. HISCOTT,
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
 100 Four Falls, Suite 300,
 West Conshohocken, PA 19428
- HILKERT, CHERYL SUE also known as CHERYL S. HILKERT, dec'd.**
 Late of Towamencin Township.
 Executor: NEIL M. HILKERT,
 546 Greenwood Court,
 Harleysville, PA 19438.
- HOOD, JOSEPH J., dec'd.**
 Late of Borough of Red Hill.
 Administrator: JASON L. HUMPHREY,
 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
- HRIPTO, ROBERT G., dec'd.**
 Late of Lower Frederick Township.
 Executor: GREGORY J. HRIPTO,
 91 Oak Glen Drive,
 Pequea, PA 17565.
 ATTORNEYS: PYFER REESE STRAUB GRAY & FARHAT PC,
 128 N. Lime Street,
 Lancaster, PA 17602
- INGLIS, MARJORY S., dec'd.**
 Late of Upper Dublin Township.
 Executrix: JEAN I. OLSEN,
 c/o Jonathan H. Ellis, Esquire,
 261 Old York Road, Suite 200,
 Jenkintown, PA 19046.
 ATTORNEY: JONATHAN H. ELLIS,
 PLOTNICK & ELLIS, P.C.,
 261 Old York Road, Suite 200,
 Jenkintown, PA 19046
- JONAS, CLAIRE M., dec'd.**
 Late of Abington Township.
 Executor: MARK S. JONAS,
 c/o Stewart J. Berger, Esquire,
 7207 Rising Sun Avenue,
 Philadelphia, PA 19111-3983.
 ATTORNEY: STEWART J. BERGER,
 STEWART J. BERGER, P.C.,
 7207 Rising Sun Avenue,
 Philadelphia, PA 19111-3983

KIDON, ROSEMARY V., dec'd.

Late of Douglass Township.
 Executor: JAMES J. KIDON, II,
 c/o 1258 E. Philadelphia Avenue,
 Gilbertsville, PA 19525.
 ATTORNEY: H. CHARLES MARKOFSKI,
 1258 E. Philadelphia Avenue, P.O. Box 369,
 Gilbertsville, PA 19525

KLINKE, JANICE S., dec'd.

Late of Upper Frederick Township.
 Executrix: SUZANNE KULP,
 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

KNAUER, PAUL, dec'd.

Late of Borough of Norristown.
 Executrix: HOLLY J. KNAUER,
 8 Stanbridge Street,
 Norristown, PA 19401.
 ATTORNEY: ELIZABETH B. PLACE,
 SKARLATOS ZONARICH LLC,
 17 S. Second Street, 6th Floor,
 Harrisburg, PA 17101-2039

LIDDLE, ROSETTA E., dec'd.

Late of Upper Moreland Township.
 Executrix: GRACE A. BRUNER,
 c/o Mark E. Weand, Jr., Esquire,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: MARK E. WEAND, JR.,
 TIMONEY KNOX, LLP,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544

LOPEZ, JOSE RENE also known as

JOSE LOPEZ, dec'd.
 Late of Horsham Township.
 Administrator: SERGIO RENE LOPEZ GARCIA,
 c/o Jay C. Glickman, Esquire,
 Rubin, Glickman, Steinberg & Gifford,
 2605 N. Broad Street, P.O. Box 1277,
 Lansdale, PA 19446.

LOUGHRAN, PATRICIA AGNES also known as

PATRICIA AGNES O'BRIEN, dec'd.
 Late of Franconia Township.
 Executrix: PATRICIA L. EAKINS,
 89 Loughran Lane,
 Telford, PA 18969.

MCCARTHY, MICHAEL P., dec'd.

Late of Borough of Lansdale.
 Executrix: KELLY A. BARBER,
 123 Walker Drive,
 Northampton, PA 18067.
 ATTORNEYS: LAW OFFICES OF SUZAN G.
 LEONARD, P.C.,
 311 Sunneytown Pike, Suite 1A,
 North Wales, PA 19454

MENSCH, HELEN M., dec'd.

Late of Borough of Pennsburg.
 Executor: JOHN K. MENSCH,
 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

MEZROW, RALPH R., dec'd.

Late of Lower Merion Township.
 Executor: IRENE BIRENHAUM.
 ATTORNEY: CARY B. FLEISHER,
 NARDUCCI, MOORE, FLEISHER, ROEBERG
 & WOLFE, LLP,
 589 Skippack Pike, Suite 300,
 Blue Bell, PA 19422

NEBRESKI, ELIZABETH A., dec'd.

Late of Wyncote Township.
 Executrix: BARBARA SCHMOCK.
 ATTORNEYS: HISCOX & MUSTO,
 400 Third Avenue, Suite 201,
 Kingston, PA 18704

O'DELL, ANNE N., dec'd.

Late of Borough of Pottstown.
 Executrix: CAROLINE O. SUTTON,
 8 Park Court,
 Pottstown, PA 19464.
 ATTORNEY: RICHARD D. LINDERMAN,
 O'DONNELL, WEISS & MATTEI, P.C.,
 41 E. High Street,
 Pottstown, PA 19464-5426

PARFITT, WILLIAM D., dec'd.

Late of Towamencin Township.
 Executor: WILLIAM P. PARFITT,
 c/o Grim, Biehn & Thatcher,
 104 S. 6th Street, P.O. Box 215,
 Perkasio, PA 18944-0215.
 ATTORNEY: GREGORY E. GRIM,
 GRIM, BIEHN & THATCHER,
 104 S. 6th Street, P.O. Box 215,
 Perkasio, PA 18944

PREIS, ELIZABETH MARY also known as

ELIZABETH CAVANAUGH, dec'd.
 Late of Upper Providence Township.
 Executrix: KATHRYN POMPE,
 59 Sandown Road,
 Eagleville, PA 19403.

PRICE, ELMER T., dec'd.

Late of Borough of Souderton.
 Executor: UNIVEST BANK AND TRUST CO.,
 c/o Robert M. Slutsky, Esquire,
 600 W. Germantown Pike, #400,
 Plymouth Meeting, PA 19462.
 ATTORNEY: ROBERT M. SLUTSKY,
 ROBERT M. SLUTSKY ASSOCIATES,
 600 W. Germantown Pike, #400,
 Plymouth Meeting, PA 19462

QUAY, R. ARLENE, dec'd.

Late of Upper Providence Township.
 Executor: JOAN A. HORTON,
 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

RILEY, JAMES D. also known as

PETE RILEY, dec'd.
 Late of Borough of Hatboro.
 Executor: CHARLES NAIBERK,
 201 W. Moreland Avenue,
 Hatboro, PA 19040.

RITTENHOUSE, ALICE C., dec'd.

Late of Lower Salford Township.
 Executor: NORMAN D. RITTENHOUSE,
 167 Harleysville Pike,
 Harleysville, PA 19438.
 ATTORNEY: JEFFREY K. LANDIS,
 LANDIS, HUNSBERGER, GINGRICH & WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

RODMAN, VIRGINIA LYDIA also known as

VIRGINIA L. RODMAN, dec'd.
 Late of Borough of Hatfield.
 Executrices: JEANNETTE L. McGINLEY,
 2425 Jean Drive,
 Hatfield, PA 19440,
 DENISE A. THOMPSON,
 404 Francis Avenue,
 Ambler, PA 19002.

ROTHERMEL, KATIE ARLENE, dec'd.

Late of Lower Salford Township.
 Executrix: SUSAN BAKER,
 21719 Arriba Real, Apt. 26C,
 Boca Raton, FL 33433.

SAUL, RALPH S., dec'd.

Late of Lower Merion Township.
 Executrix: JANE McKAY,
 c/o Michael C. McBratnie, Esquire,
 P.O. Box 673,
 Exton, PA 19341.
 ATTORNEY: MICHAEL C. McBRATNIE,
 FOX ROTHSCHILD LLP,
 P.O. Box 673,
 Exton, PA 19341

SCHIFFMAN, STANLEY S., dec'd.

Late of Lower Merion Township.
 Executrix: JILL S. BRUMLEY.
 ATTORNEY: PETER S. GORDON,
 GORDON, FOURNARIS & MAMMARELLA, P.A.,
 1925 Lovering Avenue,
 Wilmington, DE 19806

SCHRIMPF, ROSA, dec'd.

Late of East Norriton Township.
 Executrix: RENATE HERRMANN,
 25 Henry Road,
 Norristown, PA 19403.
 ATTORNEY: MICHAEL E. FUREY,
 FUREY & BALDASSARI, P.C.,
 1043 S. Park Avenue,
 Audubon, PA 19403

SMITH, DONALD G., dec'd.

Late of Upper Moreland Township.
 Executor: BRADLEY D. SMITH,
 119 Veronica Lane,
 Lansdale, PA 19446.

SNYDER, MARION H., dec'd.

Late of Salford Township.
 Executor: JAMES P. SNYDER,
 c/o Albert C. Oehrle, Esquire,
 ATTORNEY: ALBERT C. OEHRLE,
 One East Airy Street, P.O. Box 657,
 Norristown, PA 19404-0657

STEINMETZ, JR., HARRY M. also known as

HARRY STEINMETZ, JR., dec'd.
 Late of Upper Hanover Township.
 Executor: DAVID N. YARNALL,
 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

TRUSCOTT, JULIA MAY also known as

JUDY TRUSCOTT, dec'd.
 Late of Borough of Souderton.
 Executor: WILLIAM R. TRUSCOTT,
 14 Winding Way,
 Malvern, PA 19355.

VEENZIA JR., DOMINIC M., dec'd.

Late of East Norriton Township.
 Administratrix: GRACE R. VEENZIA,
 c/o Beeghley and Beeghley,
 314 S. Henderson Road, Suite G, #339,
 King of Prussia, PA 19406.

VOELLM, HERMAN C., dec'd.

Late of Huntingdon Valley, PA.
 Executrix: ARLENE N. VOELLM,
 2173 Paper Mill Road,
 Huntingdon Valley, PA 19096.

WEIDAMOYER, DORIS, dec'd.

Late of Whitmarsh Township.
 Executrix: BARBARA LEES,
 c/o Beeghley and Beeghley,
 314 S. Henderson Road, Suite G, #339,
 King of Prussia, PA 19406.

WOODS, EDWARD J. also known as

**DWARD JOSEPH WOODS and
 EDWARD WOODS, dec'd.**
 Late of Horsham Township.
 Administratrix: GERALDINE MARIE KRAYNAK,
 c/o Catherine M. Harper, Esquire,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: CATHERINE M. HARPER,
 TIMONEY KNOX, LLP,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544

Third and Final Publication**BETZ, JEAN, dec'd.**

Late of Abington Township.
 Executrix: ELEANOR BETZ,
 226 W. Rittenhouse Square, #2209,
 Philadelphia, PA 19103.

BOSSERT, RUTH S., dec'd.

Late of Borough of Lansdale.
 Executor: PEGGYRUTH BOSSERT,
 819 E. Hancock Street,
 Lansdale, PA 19446.

CALAMIA, SR., PHILIP LAWRENCE, dec'd.

Late of Borough of Norristown.
 Executrix: JEAN MARIE FRANCOIS,
 840 Forest Lane,
 Malvern, PA 19355.

DEASY, SCOTT, dec'd.

Late of Lower Merion Township.
 Executrix: CLARA J. DEASY,
 c/o 807 Bethlehem Pike,
 Erdenheim, PA 19038.
 ATTORNEY: JEFFREY A. KROBERGER,
 McLAFFERTY & KROBERGER, P.C.,
 807 Bethlehem Pike,
 Erdenheim, PA 19038

DEMCHICK, MILDRED W., dec'd.

Late of Whitmarsh Township.
 Executors: CURTIS A. ALLOY,
 530 Oxford Road,
 Bala Cynwyd, PA 19004,
 MERVIN J. HARTMAN,
 11304 Piping Rock Road,
 Boynton Beach, FL 33437,
 DANIEL A. GLASS,
 888 N. Quincy Street,
 Arlington, VA 22203.
 ATTORNEY: M. HOWARD VIGDERMAN,
 MONTGOMERY, McCracken, Walker &
 Rhoads, LLP,
 Avenue of the Arts,
 123 S. Broad Street,
 Philadelphia, PA 19109

**DIERKES, JAMES BERNARD also known as
JIM DIERKES, dec'd.**

Late of Upper Dublin Township.
 Executrix: ALVIRA DIERKES,
 925 Denston Drive,
 Amber, PA 19002.

**DUNYAN, CARMELLA FUSARO also known as
CARMELLA M. DUNYAN and
CARMELLA DUNYAN, dec'd.**

Late of West Norriton Township.
 Co-Executors: JOSEPH W. DUNYAN AND
 PATRICK S. DUNYAN,
 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

**FREAS, MARY JANE also known as
MARY J. MOFFIT FREAS, dec'd.**

Late of Plymouth Township.
 Executor: WAYNE L. FREAS,
 1205 Shepard Drive,
 Blue Bell, PA 19422.

GARRETT, LOUIS PHILLIP, dec'd.

Late of Willow Grove, PA.
 Executrix: ADRIENNE GITTENS,
 409 Country Club Drive,
 Cherry Hill, NJ 08003.

GILES, WARREN, dec'd.

Late of Blue Bell, PA.
 Executor: CARMELLA GILES,
 c/o William Pastor, Esquire,
 600 W. Germantown Pike, Suite 400,
 Plymouth Meeting, PA 19462.
 ATTORNEY: E. WILLIAM PASTOR,
 600 W. Germantown Pike, Suite 400,
 Plymouth Meeting, PA 19462

**GLICK, LINDA N. also known as
LINDA GLICK and
LINDA NORTH GLICK, dec'd.**

Late of Whitmarsh Township.
 Executor: JEFFREY S. KAHN,
 P.O. Box 142,
 Blue Bell, PA 19422-0142.
 ATTORNEY: JEFFREY S. KAHN,
 P.O. Box 142,
 Blue Bell, PA 19422-0142

HACKENBRACHT SR., JOSEPH ALLEN, dec'd.

Late of Borough of Norristown.
 Executor: JOSEPH A. HACKENBRACHT, JR.,
 1419 Wynnemoor Way,
 Fort Washington, PA 19034.

HOPKINSON, JOHN J., dec'd.

Late of Springfield Township.
 Executrix: BRUNHILDE H. HOPKINSON,
 c/o David L. Marshall, Esquire,
 60 E. Court Street, P.O. Box 1389,
 Doylestown, PA 18901-0137.
 ATTORNEY: DAVID L. MARSHALL,
 EASTBURN & GRAY, PC,
 60 E. Court Street, P.O. Box 1389,
 Doylestown, PA 18901-0137

**JAMES, EVELYN MARY also known as
EVELYN M. JAMES, dec'd.**

Late of Upper Dublin Township.
 Executors: BRIAN K. JAMES AND
 MICHAEL G. JAMES,
 1531 Aiden Lair Road,
 Maple Glen, PA 19002.

KOOKER, RICHARD H., dec'd.

Late of Lower Salford Township.
 Executor: DONALD S. KOOKER,
 882 Rising Sun Road,
 Telford, PA 18969.
 ATTORNEY: CHARLOTTE A. HUNSBERGER,
 LANDIS, HUNSBERGER, GINGRICH & WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

LEWIS, HERMINA E., dec'd.

Late of Huntingdon Valley, PA.
 Executrix: SUSAN STORCK,
 307 Primrose Drive,
 Upper Gwynedd, PA 19446.

**LOPER JR., SCOTT E. also known as
SCOTT LOPER, dec'd.**

Late of Towamencin Township.
 Administrators: SCOTT AND LISA LOPER,
 715 Salem Way,
 Lansdale, PA 19446.
 ATTORNEY: GREGORY SPIZER,
 One Logan Square, Suite 1600,
 130 N. 18th Street,
 Philadelphia, PA 19103

LUCAS, LORETTA R., dec'd.

Late of Borough of Lansdale.
 Executor: ROBERT J. LUCAS,
 c/o Jay C. Glickman, Esquire,
 Rubin, Glickman, Steinberg & Gifford,
 2605 N. Broad Street, P.O. Box 1277,
 Lansdale, PA 19446.

McDEVITT, HARRY, dec'd.

Late of Abington Township.
 Administratrix CTA: CHRISTINE EMBERY WALTZ,
 300 Huntingdon Pike,
 Rockledge, PA 19046.
 ATTORNEYS: EMBERY OUTTERSON & FUGES,
 300 Huntingdon Pike,
 Rockledge, PA 19046

**MILNES, GLORIA R. also known as
GLORIA REQUA MILNES and
GLORIA MILNES, dec'd.**

Late of Upper Moreland Township.
 Executor: MARK R. MILNES,
 39 E. Indian Lane,
 Norristown, PA 19403.
 ATTORNEY: ROBERT C. GERHARD, III,
 GERHARD & GERHARD, P.C.,
 222 S. Easton Road, Suite 104,
 Glenside, PA 19038,
 215-885-6785

MYERS, CLARENCE GARWOOD, dec'd.

Late of Franconia Township.
 Executor: LEE D. MYERS,
 3011 Burton Drive,
 Gilbertsville, PA 19525.
 ATTORNEY: JEFFREY K. LANDIS,
 LANDIS, HUNSBERGER, GINGRICH & WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

PELLEGRINO, MARIO, dec'd.

Late of East Norriton Township.
 Executor: DAVID J. DERFLER,
 c/o Robert M. Slutsky, Esquire,
 600 W. Germantown Pike, #400,
 Plymouth Meeting, PA 19462.
 ATTORNEY: ROBERT M. SLUTSKY,
 ROBERT M. SLUTSKY ASSOCIATES,
 600 W. Germantown Pike, #400,
 Plymouth Meeting, PA 19462

POLICETTI, HELEN M., dec'd.

Late of Abington Township.
 Executrix: JoANN POLICETTI,
 c/o Holmberg Law Offices,
 193 Easton Road,
 Horsham, PA 19044.
 ATTORNEY: GLEN R. HOLMBERG,
 HOLMBERG LAW OFFICES,
 193 Easton Road,
 Horsham, PA 19044

REED, ANNELIES T., dec'd.

Late of Lower Merion Township and
 Vienna Austria.
 Executrix (Non-Domiciliary): ROBERTA
 BAROLAT-ROMANA,
 c/o Maurice D. Lee, III, Esquire,
 1500 Market Street, 38th Floor West,
 Philadelphia, PA 19102.
 ATTORNEY: MAURICE D. LEE, III,
 SAUL EWING LLP,
 1500 Market Street, 38th Floor West,
 Philadelphia, PA 19102

RIGG, HARRY E., dec'd.

Late of Borough of Lansdale.
 Administrator: JOHN A. O'NEILL,
 665 Tanglewood Court,
 Pottstown, PA 19464.
 ATTORNEY: GERALD F. GLACKIN,
 2031 N. Broad Street, Suite 137,
 P.O. Box 58,
 Lansdale, PA 19446

ROESLER, FRIEDA HEDWIG also known as

**FRIEDA ROESLER and
 FRIEDA H. ROESLER, dec'd.**
 Late of Cheltenham Township.
 Executor: MANFRED G. ROESLER,
 c/o Richard Parker, Esquire,
 175 Stafford Avenue, Suite 230,
 Wayne, PA 19087.
 ATTORNEY: RICHARD PARKER,
 175 Stafford Avenue, Suite 230,
 Wayne, PA 19087

SCHÖCK, LaRUE E., dec'd.

Late of Lower Pottsgrove Township.
 Executrix: PATRICIA A. REINERT,
 c/o Jessica R. Grater, Esquire,
 Wolf, Baldwin & Assoc.,
 P.O. Box 444,
 Pottstown, PA 19464.

SLATON, JESSE E. also known as

**JESSE EMBRE SLATON and
 JESSE SLATON, dec'd.**
 Late of Borough of Norristown.
 Administrator: STANLEY M. SLATON,
 600 E. Springfield Road,
 Springfield, PA 19064.
 ATTORNEY: HARRIS J. RESNICK,
 22 Old State Road,
 Media, PA 19063

WALSH, PATRICIA S., dec'd.

Late of Whitmarsh Township.
 Executrices: REGINA O. THOMAS AND
 VALENTINE WALSH,
 c/o Jenna R. Millman, Esquire,
 1735 Market Street, 51st Floor,
 Philadelphia, PA 19103-7599.
 ATTORNEY: JENNA R. MILLMAN,
 BALLARD SPHAR LLP,
 1735 Market Street, 51st Floor,
 Philadelphia, PA 19103-7599

**WISMER, VERNA J. also known as
 VERNA WISMER, dec'd.**

Late of Upper Gwynedd Township.
 Executrix: PEGGY CRESSMAN,
 c/o Jay C. Glickman, Esquire,
 Rubin, Glickman, Steinberg & Gifford,
 2605 N. Broad Street, P.O. Box 1277,
 Lansdale, PA 19446.

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

Brookwood Dental Associates with its principal place of business at 2 Cowpath Road, Lansdale, PA 19446.

The name and address of the entity owning or interested in said business is: CCD Brookwood, LLC, 219 N. Sycamore Street, Newtown, PA 18940.

The application was filed on November 7, 2016.

Justin Weaver, Esquire

230 S. Broad Street, Suite 305
 Philadelphia, PA 19102

Brookwood Dental Associates with its principal place of business at 2 Cowpath Road, Lansdale, PA 19446.

The name and address of the entity owning or interested in said business is: CCD Brookwood, LLC, 219 N. Sycamore Street, Newtown, PA 18940.

The application was filed on November 7, 2016.

Justin Weaver, Esquire

230 S. Broad Street, Suite 305
 Philadelphia, PA 19102

Davis Painting LLC Lights with its principal place of business at N/A.

The name and address of the entity owning or interested in said business is: David Painting, LLC, 14 N. Township Line Road, Royersford, PA 19468.

The application has been filed on November 3, 2016.

Andrew C. Laird, Esquire

King Laird, P.C.
 360 W. Main Street
 Trappe, PA 19426
 610-489-0700

Goodhart Enterprises with its principal place of business at 654 Garfield Avenue, Lansdale, PA 19446.

The names and address of all persons owning or interested in said business are: Ross M. Goodhart and Marc E. Goodhart, 654 Garfield Avenue, Lansdale, PA 19446.

The application has been filed on November 7, 2016.

Joseph P. DiGiorgio, Esquire

1800 E. Lancaster Avenue
Paoli, PA 19301

Philly Futsal with its principal place of business at 437 Gulph Ridge Drive, King of Prussia, PA 19406.

The name and address of the entity owning or interested in said business is: Competitive Sports ECP, LLC, 437 Gulph Ridge Drive, King of Prussia, PA 19406.

The application has been filed on November 3, 2016.

Carly J. Fenske, Esquire

Pizonka, Reilley, Bello & McGrory, P.C.

144 E. DeKalb Pike, Suite 300
King of Prussia, PA 19406
610-992-1300

FOREIGN REGISTRATION STATEMENT

Notice is hereby given that **Bowlers to Veterans Link, Inc.**, a foreign non-profit corporation, has registered to do business in the Commonwealth of Pennsylvania under Chapter 4 of Title 15 of the Pennsylvania Consolidated Statutes (15 Pa. C.S. Sec. 412). The address of its principal office under the laws of the State of Virginia. The address of its principal office under the laws of said jurisdiction is 11350 Random Hills Road, Suite 800, Fairfax, VA 22030, 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 254 Bonair Avenue, Hatboro, PA 19040 (Montgomery County).

Notice is hereby given that **Mosaic United, Ltd.**, a foreign corporation formed under the laws of the Country of Israel where its principal office is located at 4 Shmuel Hanagid Street, Jerusalem, Israel, 9459204, has or will register to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on November 15, 2016 under the provisions of the Pennsylvania Business Corporation Law of 1988. The registered office in Pennsylvania will be located at 225 Presidential Blvd., Ste. 2102, Bala Cynwyd, PA 19004.

Notice is hereby given that **SuperGroup USA Inc.**, a foreign business limited liability company, has registered to do business in the Commonwealth of Pennsylvania under Chapter 4 of Title 15 of the Pennsylvania Consolidated Statutes (15 Pa. C.S. Sec. 412). The address of its principal office under the laws of the State of Delaware. The address of its principal office under the laws of said jurisdiction is 210 Elizabeth Street, Fl. 2, New York, NY 10012, 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 c/o National Registered Agents, Inc.

MISCELLANEOUS

NOTICE OF SUSPENSION

Notice is hereby given that by Order of the Supreme Court of Pennsylvania dated November 10, 2016, **RICKI GOODSTEIN (#67050)**, of 1150 First Avenue, King of Prussia, PA is Suspended on Consent from the Bar of this Commonwealth for a period of one year and one day, to be effective December 10, 2016.

Marcee D. Sloan
Assistant Secretary of the Board
The Disciplinary Board of the
Supreme Court of Pennsylvania

PROFESSIONAL CORPORATION

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation for a Professional Corporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on October 27, 2016, for:

Orthodontic Innovations of Blue Bell, PC,
1280 Holstein Court, Blue Bell, PA 19422

The corporation has been incorporated under the provisions of the Business Corporation Law of 1988, as amended.

Radiant Being Psychological Services, P.C. has been incorporated under the provisions of Chapter 29 of the Business Corporation Law of 1988 as a Professional Corporation.

Armand M. Vozzo, Jr., Esquire
19 Short Road
Doylestown, PA 18901

TRUST NOTICES

First Publication

THE MARGARET M. MANDERACHI REVOCABLE LIVING TRUST

Notice is hereby given of the death of Margaret M. Manderachi, late of Montgomery Township, Montgomery County, Pennsylvania. All persons having claims or demands against said decedent or the MARGARET M. MANDERACHI REVOCABLE LIVING TRUST, are requested to make known the same to the Trustees or the Trust's attorney and all persons indebted to said decedent or the Trust are requested to make payment without delay to the Trustees named below:

Trustee: Joseph C. Wett
c/o David A. Peckman, Esquire
29 Mainland Road
Harleysville, PA 19438

Trustee's Attorney: David A. Peckman
29 Mainland Road
Harleysville, PA 19438

EXECUTIONS ISSUED
Week Ending November 15, 2016
**The Defendant's Name Appears
First in Capital Letters**

1330 WILLOW AVE ASSOCIATES, LLC - Cheltenham Township School District; 201005042; WRIT/EXEC.

ACCUSCRIPTS, LLC: BANK OF AMERICA, GRNSH. - Softwriters, Inc.; 201626883; \$15,257.04.

BARR, PAUL: DEBORAH - Lower Pottsgrove Township Authority; 201409855; WRIT/EXEC.

BITTENBENDER, SANDRA - Upper Perkiomen School District; 201510581; WRIT/EXEC.

CHAGAN, EDWARD - Merrill Lynch Credit Corporation, et al.; 201113917; \$658,409.67.

CINTRON, ANTHONY: NAVY FEDERAL CREDIT UNION, GRNSH. - St Joseph Regional Academy; 201627177; \$2,261.86.

COOPER, JOSEPH: WELLS FARGO, GRNSH. - American Express Centurion Bank; 201513975; WRIT/EXEC.

DENBY, NICOLE: WELLS FARGO BANK, GRNSH. - Discover Bank, et al.; 201424504; \$1,101.26.

ELLIOTT, REGINALD: ROBIN: REGINALD - Equicredit Corporation Of America; 201334629.

ERB, JEFFREY: NANCY - Td Bank Na, et al.; 201225277.

FULGINITI, JAMES: JEANNE - Td Bank Na; 201608069.

GILLIAM, ESTHER - Abington Township; 201513375; \$1,430.88.

GLADDEN, JAMES: HOWARD, ROSEN, GRNSH. - Camburn, Steven; 200723931; WRIT/EXEC.

GLAESER, ELIZABETH - Lower Pottsgrove Township Authority; 201409709; WRIT/EXEC.

GLENCAMP, TIMOTHY: KARISMA - Wells Fargo Bank Na; 201311108; \$247,666.56.

HOLLAND, EDWARD: PENN LIBERTY BANK, GRNSH. - Discover Bank; 201526886; \$14,959.76.

JETWAY TRANSPORT, INC.: MAIN LINE TAXI AND JETWAY - Progressive Garden State Insurance Company; 201606517; \$2,868.25.

KAHAN, DENNIS: MARIAN: UNITED STATES OF AMERICA - Nationstar Mortgage, LLC, et al.; 201530935; \$182,663.21.

KOTATSU BANK OF PENNSYLVANIA: PHAM, JACKY: PNC BANK, GRNSH. - Origin Capital Investments Ii, LLC, et al.; 201626917; \$2,250.19.

LEAX, ROBERT: BANK OF AMERICA, GRNSH. - Discover Bank; 201002597; \$6,454.51.

LUBE, STACIE: JOHN - Td Bank Na; 201206889.

MAGRO, CARMEN: WELLS FARGO BANK, GRNSH. - American Express Bank Fsb; 201624275; \$15,099.27.

MASUCCI, THOMAS - Nationstar Mortgage, LLC; 201303627; IN REM ORDER/241,172.40.

MICKLES, GARY: PNC BANK, GRNSH. - Discover Bank; 201529029; \$17,494.14.

MORGAN, MAUREEN: PNC BANK, GRNSH. - American Express Bank Fsb; 201429198; WRIT/EXEC.

MOYER, JOHN: VIRGINIA - Souderton Area School District; 201520436; WRIT/EXEC.

ORSZAGH, FILIP: AMERICAN HERITAGE FEDERAL CU, GRNSH. - Lvnv Funding, LLC; 201627176; \$3,248.49.

PEICE, KRISTIN: CONSHOHOCKEN CAFE: SOVEREIGN BANK, GRNSH. - American Express Bank Fsb; 201410697; WRIT/EXEC.

ROUSH, ELIZABETH - Lower Pottsgrove Township Authority; 201418950; \$1,507.87.

STATE ELECTRIC, INC.: PONTICELLO, SHARON: KEY BANK, GRNSH. - Brown Bark I, L.P., et al.; 200824373; \$100,694.77.

TAUB CONSULTING, INC.: TINAS DOG WORKS: TD BANK NA, GRNSH. - Louis Richard Construction Co; 201626261; WRIT/EXEC.

TELTSER, MICHAEL: ANDREA - Citibank Na, et al.; 201608958; \$389,617.30.

TRAURIG, JOSEPH - Lower Moreland Township School District; 201314989; WRIT/EXEC.

ZWIERZCHOWSKI, PAWEL - Bank Of New York Mellon, et al.; 200920917; \$642,522.45.

JUDGMENTS AND LIENS ENTERED
Week Ending November 15, 2016
**The Defendant's Name Appears
First in Capital Letters**

ABSOLUTELY PERFECT SCAPES LLC: KONYUES, JEFFREY - Adamov, Victor; 201626380; Judgment fr. District Justice; \$10,197.08.

ADDISON, TAREN - Mongan, Edward; 201626294; Judgment fr. District Justice; \$6,791.90.

BENITEZ, LUIS - Capital One Bank; 201626406; Judgment fr. District Justice; \$2,277.65.

BURGER ORG INC - Univest Bank And Trust Co; 201626246; Complaint In Confession of Judgment; \$293910.76.

CASTRO, RACHAEL - Capital One Bank; 201626404; Judgment fr. District Justice; \$1,706.96.

CHRISTMAN, AMY: COCHRAN, DERRICK - Romano, Shawn; 201626523; Judgment fr. District Justice; \$4052.55.

DARDEN, CASEY: MARY: TAMARA - Pennsylvania Higher Education Assistance; 201626286; Judgment fr. District Justice; \$1,882.60.

DIPASQUALE, LINDA - Capital One Bank; 201626368; Judgment fr. District Justice; \$7,757.45.

DOMBOSKI, ROBERT - Midland Funding Llc; 201626458; Judgment fr. District Justice; \$5,022.54.

ERDAKOS, ELANA - Capital One Bank; 201626532; Judgment fr. District Justice; \$1,640.10.

FERKO, MELISSA - Capital One Bank; 201626544; Judgment fr. District Justice; \$2,884.36.

FITZGERALD, GARY - Capital One Bank; 201626402; Judgment fr. District Justice; \$1,573.95.

GALASSO, ANDREW: JOSEPH: MICHELE - Pennsylvania Higher Education Assistance; 201626299; Judgment fr. District Justice; \$2,115.60.

GAVIN, MICHAEL - Ameriprise Financial Services Inc; 201626206; Certification of Judgment; \$53,065.49.

GERINI, MICHAEL - Capital One Bank; 201626536; Judgment fr. District Justice; \$1,830.03.

HARRELL, DANIEL - Gallagher, Faith; 201626441; Judgment fr. District Justice; \$2946.90.

JOHNSON, C. - Snipe, Allen; 201626414; Certification of Judgment; \$750,000.00.

JULES, MENDELSON - City Of Phila Department Of Revenue Municipal Services Build; 201625797; Certification of Judgment; \$2,403.36.

KEHOE, MARK; BETSY - Bucco, Davis; 201626225; Complaint In Confession of Judgment; \$18,610.00.

LETOSKI, DOREEN - Capital One Bank; 201626409; Judgment fr. District Justice; \$6,666.03.

LOPICCOLO, KIMBERLY - Heckler, Howard; 201626329; Judgment fr. District Justice; \$3,819.40.

LUISO, JOE - Midland Funding Llc; 201626525; Judgment fr. District Justice; \$5,593.38.

MADARA, MARK - Equable Ascent Financial Llc; 201626176; Certification of Judgment; \$9748.44.

MADRID, KARINA - Capital One Bank; 201626522; Judgment fr. District Justice; \$6,004.39.

MARINO, CARIANNE - Midland Funding Llc; 201626237; Judgment fr. District Justice; \$1,233.22.

MCCABE, WILLIAM - Midland Funding Llc; 201626519; Judgment fr. District Justice; \$10,395.95.

MENDELSON, JULES - City Of Phila Department Of Revenue; 201626131; Certification of Judgment; \$2,670.22.

MENDELSON, JULES - City Of Phila Department Of Revenue; 201626126; Certification of Judgment; \$2,471.16.

MENDELSON, JULES - City Of Phila Department Of Revenue; 201626130; Certification of Judgment; \$2,761.28.

MENDELSON, JULES - City Of Phila Department Of Revenue; 201626133; Certification of Judgment; \$432.47.

MOLAS, MELISSA - Capital One Bank; 201626407; Judgment fr. District Justice; \$1,557.89.

MOSCO, JOSEPHINE - Equable Ascent Financial Llc; 201626172; Certification of Judgment; \$5039.69.

NADAV, JONATAN; JONATHAN - Univest Bank And Trust Co; 201626242; Complaint In Confession of Judgment; \$923910.76.

NGUYEN, QUY - American Express Centurion Bank; 201626168; Certification of Judgment; \$4612.21.

RAY, SHIRLEY - Midland Funding Llc; 201626373; Judgment fr. District Justice; \$1,707.45.

SICILIANO, JOSEPH - Master Crafters Inc; 201626474; Mechanics Lien Claim; \$1,780.00.

SMITH, AMONI; LISA - Pennsylvania Higher Education Assistance; 201626282; Judgment fr. District Justice; \$2,300.10.

SMITH, ANGELA - Equable Ascent Financial Llc; 201626170; Certification of Judgment; \$1416.82.

**ABINGTON TWP. -
entered municipal claims against:**

Dettinger, Elmer; Dorothy; 201626181; \$1,015.56.

Fee, Edmund; Kymberly; 201626184; \$1,192.99.

Heirs Unknown Heirs Successors Or Assigns All Persons Firms; Anderson, Lawrence; 201626263; \$896.87.

Hyman, Leroy; Patricia; 201626357; \$269.50.

Ignatowski, Albert; Elizabeth; 201626185; \$885.20.

Ireland, Jo Anne; 201626186; \$1,187.67.

Jugler, Joann; 201626187; \$826.51.

Kada, Thomas; 201626192; \$1,123.66.

Lewis, Aaron; Natalie; 201626194; \$1,284.87.

Meadows, Pattilynne; 201626366; \$344.50.

Millar, Kimberly; Shirley; 201626197; \$992.21.

Nicol, George; Cynthia; 201626251; \$1,171.72.

Reilly, Kathleen; Durham, Chris; 201626365; \$59.50.

Shaffer, Dean; 201626363; \$299.50.

Stubanas, Kelly; 201626255; \$956.89.

Zlobinsky, Yuri; 201626270; \$732.52.

**CHELTENHAM TWP. -
entered municipal claims against:**

Gallagher, Leonard; Estate Of Dorothy R Flynn; 201626398; \$877.48.

**PENNA. DEPT. OF REV. -
entered claims against:**

Gentrop Acp One Llc; 201663229; \$1,922.53.

**PENNA. UNEMP. COMP. FUND -
entered claims against:**

A One Sign & Awning Inc; 201663302; \$504.34.

Easycopy Inc; 201663268; \$700.07.

Limerick Golf Club Estates Inc; 201663303; \$9,675.57.

M & M Lube Inc; 201663301; \$4,188.86.

**PERKIOMEN VALLEY SCHOOL DIST. -
entered municipal claims against:**

Hidden Forest Drive Real Estate Trust; 201626177; \$1,164.29.

**POTTSTOWN BORO. AUTH. -
entered claims against:**

Four Wins Development Group; 201626384; \$755.66.

Gilroy, Charles; Patricia; 201626382; \$805.30.

Larkins, Sarah; Estate Of Priscilla Poston; 201626386; \$666.86.

Ledford, Ralph; Karen; 201626387; \$666.86.

Ludy, Karen; 201626388; \$1,038.51.

Providence, Jonathan; 201626393; \$810.90.

Rosenwald, Glen; 201626397; \$741.36.

**POTTSTOWN SCHOOL DIST. -
entered municipal claims against:**

Cribbs Llc; 201626136; \$1,372.24.

Ead Properties Llc; 201626139; \$4,165.39.

Russel, Glen; Gary; 201626134; \$4,805.53.

**SOUDERTON AREA SCHOOL DIST. -
entered claims against:**

Tsao, Yong; Chi; 201626399; \$4,285.45.

**UNITED STATES INTERNAL REV. -
entered claims against:**

Allum, Jason; 201670879; \$26,882.53.

Andreacchio, Joseph; Beverly; 201670884; \$90,002.72.

Bearing And Drives Unlimited Iii; 201670878; \$34,394.81.

Callahan, Joseph; Jennifer; 201670872; \$23,103.17.

Corcoran, Jeffrey; 201670883; \$56,284.70.

Deshazo, Dudley; 201670873; \$15,885.13.

Dymosz, Stephen; Linda; 201670875; \$9,909.58.

Gilmore, B.; 201670874; \$49,993.74.

Johntrannie Inc; Comfort Keepers; 201670880; \$41,838.51.

Lamm, Davin; 201670882; \$85,507.31.

Londer, David; Dubinsky-Londer, I.; 201670877; \$30,039.82.

Lustig, S.; Beth; 201670885; \$63,937.88.

Matters Ridge Inc; Matters Ridge Applicances; 201670871; \$32,885.27.

Miller, Brenda; 201670881; \$4,937.47.

Turner, Marc; Charmaine; 201670876; \$33,140.70.

**UPPER MORELAND TWP./HATBORO BORO.
JOINT SEWER AUTH. -
entered municipal claims against:**

Aiello, Philip: Philip; 201626318; \$552.52.
Hall, David: Kristine; 201626320; \$687.23.
Jones, Gary: Jamie; 201626319; \$556.90.

**UPPER PERKIOMEN SCHOOL DIST. -
entered municipal claims against:**

Fv & Es Llc; 201626724; \$6617.87.

**UPPER POTTS GROVE TWP. -
entered municipal claims against:**

Kershner, Marc: Yingling, Kimberly; 201626271;
\$882.62.

SHEBAUGH, CHARLES B. - Jenkintown Borough;
Shebaugh, William, 228 Lathrop St
Kingston, PA 18704.

WAAS, SYLVIA - Lower Moreland Township;
Toscani, Thomas F., 899 Cassett Road
Berwyn, PA 19312.

WEST, EDNA G. - East Norriton Township;
West, Linda J., 816 Meadowview Lane
Mont Clare, PA 19453.

WOODS, EDWARD J. - Horsham Township;
Kraynak, Geraldine M., 185 Fairway Drive
Harleysville, PA 19438.

SUITS BROUGHT

Week Ending November 15, 2016

**The Defendant's Name Appears
First in Capital Letters**

LETTERS OF ADMINISTRATION

Granted Week Ending November 15, 2016

**Decedent's Name Appears First,
Then Residence at Death, and
Name and Address of Administrators**

ANGELUS, ROBERT M. - Franconia Township;
Angelus, Maryann, 363 Cowpath Road
Souderton, PA 18964.
BOONE, ELWOOD T. - Upper Dublin Township;
Boone-East, Sheena, 39 Ross Street
Plymouth Meeting, PA 19462.
CARTER, EDWARD W. - Abington Township;
Carter, Barbara A., 1582 Edgewood Avenue
Roslyn, PA 19001-1519.
COTTER, MARK J. - Cheltenham Township;
Parke, Stephanie C., 9 Makepeace Hill
Waccabuc, NY 10597.
DANKANICH, MICHAEL J., JR. -
New Hanover Township; Buonadonna, Susan J.,
2177 Weller Court Gilbertsville, PA 19525.
HOOD, JOSEPH J. - Red Hill Borough;
Humphrey, Jason L., 2019 Fair Road
Schuylkill Haven, PA 17972.
JABBS, JOHN - Lower Providence Township;
Russell, Stephen P., 301 Woodland View Court
Harrisburg, PA 17110.
JONES, ELAINE V. - Abington Township;
Ball, Vanessa, 218 N. Easton Road
Glenside, PA 19038; Brewington, Jennifer,
1812 Osbourne Avenue Willow Grove, PA 19090.
JONES, JEANETTE M. - Upper Gwynedd Township;
Balch, Michele, 21 S Maple Ave
Hatfield, PA 19440; Jones, Mitchell R.,
715 Collins Ave Lansdale, PA 19446.
LEON, MARVIN G. - Abington Township;
Leon, Shelby R., 826 Llanfair Rd
Jenkintown, PA 19046.
LOPEZ, JOSE R. - Horsham Township;
Garcia, Sergio, 427 Horsham Road
Horsham, PA 19044.
PEICE, ZENTA - Plymouth Township; Peice, Juris,
2 Quail Drive South Phoenixville, PA 19460.
PETROLLINI, ANGELO - Lower Providence
Township; Petrollini, Michelle, 101 Green Street
Lansdale, PA 19446.
SARIANOS, GEORGE - Montgomery Township;
Sarianos, Peter G., 648 Eagle Lane
Lansdale, PA 19446.

ALDERFER, JAMES: JAMES: LORI - Us Bank
National Association; 201626276; Complaint In
Mortgage Foreclosure; Brunner, Abigail.
ATKINS, LINDSEY - Portfolio Recovery Associates Llc;
201626239; Civil Action; Brown, Carrie A.
BAXTER, JANNET: DENNIS - Ocwen Loan
Servicing Llc; 201626314; Complaint In
Mortgage Foreclosure; Dobarra, Vishal.
BEN, KAREN: MICHAEL - Pingora Loan Services Llc;
201626275; Complaint In Mortgage Foreclosure;
Wapner, Rachel.
BENSSEY, RACHID - Wells Fargo Bank Na; 201626137;
Complaint Civil Action; Tsai, Jennie.
BEVERLY, VALERIE - Portfolio Recovery
Associates Llc; 201626215; Civil Action;
Polas, Robert N., Jr.
BLAIR, BRIANNA: CARROWAY, JOSHUA -
Blair, Stephanie; 201626250; Complaint for
Custody/Visitation.
BOARD OF ASSESSMENT APPEALS -
Bacm 2007-5-500 Virginia Drive Llc; 201626223;
Appeal from Board of Assessment; Lotz, Gregory G.
BOARD OF ASSESSMENT APPEALS -
Bacm 2007-5-500 Virginia Drive Llc; 201626220;
Appeal from Board of Assessment; Lotz, Gregory G.
BOARD OF ASSESSMENT APPEALS OF
MONTGOMERY COUNTY - Brookside
Professional Building Lp; 201626412; Appeal from
Board of Assessment; Obrien, Joseph P.
BOARD OF ASSESSMENT APPEALS OF
MONTGOMERY COUNTY: MONTGOMERY
COUNTY: UPPER MORELAND TOWNSHIP -
Lerner Brothers Lp; 201626420; Appeal from
Board of Assessment; Hoegen, Francis J.
BOYD, KYLE - Discover Bank; 201626039;
Civil Action; Cawley, Jonathan Paul.
BRIND, CARA - Portfolio Recovery Associates Llc;
201626302; Civil Action; Brown, Carrie A.
BROUGHTON, STEPHEN - Portfolio Recovery
Associates Llc; 201626235; Civil Action;
Brown, Carrie A.
BRUNO, CELESTE - Portfolio Recovery Associates Llc;
201625619; Civil Action; Brown, Carrie A.
BUONO, MELISSA - Portfolio Recovery Associates Llc;
201626219; Civil Action; Polas, Robert N., Jr.
CAMBURN, STEVE - Montgomery County
Housing Authority; 201625907; Petition;
O'Donoghue, Justin M.

- COLE, LOTOFANYAME - Betts, Theodore; 201626355; Complaint for Custody/Visitation.
- CREEL, ELIZABETH - Creel, James; 201626290; Complaint Divorce; Williams, Kenneth R.
- DAMERJIAN, ROBERT: ROBERT: GREENSCAPE LANDSCAPE CONTRACTORS INC - Greenscape Outdoor Services Llc; 201626396; Civil Action; Schultz, Courtney L.
- DISCIANNI, MARIA - Frazier, John; 201626511; Civil Action.
- DODD, CHELSEA: HILL, LIONEL - Dodd, Joann; 201626362; Complaint for Custody/Visitation.
- DOE, JOHN: OCCUPANT - Us Bank National Association; 201625910; Complaint in Ejectment.
- DUNHAM, JOHN: OCCUPIERS: UNKNOWN TENANTS - Wood, John; 201626200; Complaint in Ejectment; Higgins, Meghan A.
- FIORENTINO, JERRY - Portfolio Recovery Associates Llc; 201626247; Civil Action; Brown, Carrie A.
- FISHER, DAVID - Its All Wireless Inc; 201626303; Foreign Subpoena.
- GERMANTOWN CAB COMPANY - Brown, Barrington; 201623835; Defendants Appeal from District Justice.
- HANNOCK, JOSHUA - Portfolio Recovery Associates Llc; 201626306; Civil Action; Brown, Carrie A.
- HEYNE, SAMANTHA - Nationstar Mortgage Llc; 201626328; Complaint In Mortgage Foreclosure; Lutz, Daniel T.
- HULLER, LINDA - Portfolio Recovery Associates Llc; 201626226; Civil Action; Brown, Carrie A.
- INDEPENDENCE ONE FINANCIAL SERVICES INC: MONTGOMERY COUNTY TAX BUREAU: NORTHEAST REVENUE SERVICES LLC - Rahamut Ali, Sean; 201626180; Petition; Soboleski, Maggie.
- JETWAY TRANSPORTATION: MAINLINE TAXI - Washington, Thomas; 201626719; Plaintiffs Appeal from District Justice.
- JUSTINO, CAROL - Nationstar Mortgage Llc; 201625973; Complaint Civil Action; Wapner, Peter.
- KAMINSKI, WOJCIECH - Portfolio Recovery Associates Llc; 201626272; Civil Action; Brown, Carrie A.
- KRIEBEL, RICHARD: LAURA: LAURA, ET.AL. - Branch Banking And Trust Company; 201626333; Complaint In Mortgage Foreclosure; Somach, Richard B.
- LASHLEY, KELVIN: ALICE - Bank Of New York Mellon; 201626284; Complaint In Mortgage Foreclosure; Tsai, Jennie.
- LEE, JA - Portfolio Recovery Associates Llc; 201626224; Civil Action; Brown, Carrie A.
- LEIDY, CHRISTINE - Portfolio Recovery Associates Llc; 201626160; Civil Action; Brown, Carrie A.
- LOUFIK, DARA: DUY - Wells Fargo Bank Na; 201626327; Complaint In Mortgage Foreclosure; Wapner, Peter.
- LUNDOQUIST, LACHLAN - Garrard, Julie; 201626367; Complaint Divorce.
- MAGLIONE, CHRISTOPHER - Capital One Bank Usa Na; 201626331; Defendants Appeal from District Justice.
- MALAVE, BRIAN: HARRIS, LORRAINE - Harris, David; 201626227; Complaint for Custody/Visitation.
- MARTINEZ, RODRIGO - American Express Centurion Bank; 201626120; Civil Action; Cawley, Jonathan Paul.
- MATHIS, ANGELIQUE: ALEXANDER, YOHANAN - Mathis, Akeisha; 201626243; Complaint for Custody/Visitation.
- MOHAMMADIAN, MAHNAZ - Wells Fargo Bank Na; 201626325; Complaint In Mortgage Foreclosure; Wapner, Peter.
- MONTGOMERY COUNTY BAORD OF ASSESSMENT APPEALS - Oneill, J.; 201626209; Appeal from Board of Assessment; Migeot, Zachary.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Oneill, J.; 201626207; Appeal from Board of Assessment; Migeot, Zachary.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Oneill, J.; 201626208; Appeal from Board of Assessment; Migeot, Zachary.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Lsref4 Rebound Llc; 201626503; Appeal from Board of Assessment; Ray, Allan J.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Derstine Run Lp; 201626498; Appeal from Board of Assessment; Kerr, William F.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Devito, Gary; 201626506; Appeal from Board of Assessment; Gulash, Jessica M.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS - Macys Retail Holdings Inc; 201626728; Appeal from Board of Assessment; Morcom, Paul R.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS: MONTGOMERY COUNTY: UPPER DUBLIN SCHOOL DISTRICT, ET.AL. - Bt Dryden Lp; 201626538; Appeal from Board of Assessment; Fiorillo, John K.
- MONTGOMERY COUNTY BOARD OF ASSESSMENT APPEALS: MONTGOMERY COUNTY: UPPER MORELAND SCHOOL DISTRICT, ET.AL. - Ava Realty Willow Grove Llc; 201626478; Appeal from Board of Assessment; Macmillan, William C.
- MONTGOMERY COUNTY BOARD OF ASSESSMENTS - Matalon, Terence; 201626476; Appeal from Board of Assessment; Hoegen, Francis J.
- MONTGOMERY COUNTY TAX CLAIM BUREAU - J & K 92 Dmd Llc; 201625318; Petition; Lewis, Gary P.
- MORGAN, HEATHER - Portfolio Recovery Associates Llc; 201626252; Civil Action; Brown, Carrie A.
- O HARA, SEAN: ASHLEY: OHARA, ASHLEY, ET.AL. - Wells Fargo Bank Na; 201626003; Complaint Civil Action; Tsai, Jennie.
- ODONNELL, JESSICA - Libier, Lisa; 201626535; Complaint for Custody/Visitation.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Sivel, Matthew; 201626202; Appeal from Suspension/Registration/Insp; Mullaney, Martin P.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Sharma, Suhail; 201626256; Appeal from Suspension/Registration/Insp; Fioravanti, Michelle A.

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Coulbourn, Shaquira;
201626292; Appeal from Suspension/Registration/
Insp.

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Ahn, Jung; 201626571;
Appeal from Suspension/Registration/Insp;
Beck, Basil D. Iii.

QUEENAN, DEBORAH - Portfolio Recovery
Associates Llc; 201626253; Civil Action;
Brown, Carrie A.

REYES, EXEQUIEL - Hrac Llc; 201626425;
Plaintiffs Appeal from District Justice;
Lessa, Michael.

RICCIO, MARIA - Zankman, Michael; 201626417;
Complaint Divorce.

RIGDON, THERESA; WILSON; WILSON -
Wells Fargo Bank Na; 201626289; Complaint In
Mortgage Foreclosure; Bennett, Elizabeth M.

RIVERA, THOMAS - Portfolio Recovery Associates Llc;
201626221; Civil Action; Polas, Robert N., Jr.

RODENBAUGH, NICOLE - Discover Bank; 201626499;
Plaintiffs Appeal from District Justice;
Dougherty, Michael J.

ROERICH, JOANN - Nationstar Mortgage Llc;
201626324; Complaint In Mortgage Foreclosure;
Bennett, Elizabeth M.

ROTAY, RALPH; OCCUPANTS - Pnc Bank
National Association; 201625945; Complaint
Civil Action; Solomon, Brett A.

SCHEIDEGG, STEPHANIE - Smith, Joel; 201626385;
Petition to Appeal Nunc Pro Tunc.

SHAPIRO, JOSHUA; ARKOOSH, VALERIE;
GALE, JOSEPH, ET.AL. - Sklaroff, Robert;
201626056; Petition.

SIRMANS, DONNA-JOE - Sirmans, Bryan;
201626550; Complaint for Custody/Visitation.

SKOWRONSKI, BROOKE - Dunacusk, Joshua;
201626379; Complaint for Custody/Visitation.

SLATOWSKI, KEITH - Portfolio Recovery
Associates Llc; 201626174; Civil Action;
Brown, Carrie A.

SMITH, HEATHER - Garcia, Carri; 201626543;
Defendants Appeal from District Justice.

SMITH, MICHAEL; RJS CONSTRUCTION;
SMITH, RICK - Braverman, Daphne; 201626392;
Civil Action.

STRIZZI, MARLENE - Volpe, Gloria;
201625611; Petition to Appeal Nunc Pro Tunc;
Mandraccia, Charles D.

SULLIVAN, DENNIS; LISA - Wells Fargo Bank Na;
201625976; Complaint Civil Action; Tsai, Jennie.

THOMSON, KOSHIK - Manning, Christina; 201626310;
Defendants Appeal from District Justice.

TRAVER, DONNA - Portfolio Recovery Associates Llc;
201626309; Civil Action; Brown, Carrie A.

WATERS, JAMES; LYDIA - Wells Fargo Bank Na;
201626140; Complaint In Mortgage Foreclosure;
Tsai, Jennie.

WEISING, SARAH - Yingling, Quinton; 201626521;
Complaint Divorce.

YILDIRIM, D. - Yildirim, Karen; 201626356;
Complaint Divorce; Eisenberg, Michael E.

WILLS PROBATED
Granted Week Ending November 15, 2016**Decedent's Name Appears First,
Then Residence at Death, and
Name and Address of Executors**

ALLEN, JANE E. - Franconia Township;
Hirsch, Linda D., 212 Conia Drive
Schwenksville, PA 19473.

BLOCK, LENORE B. - Whitmarsh Township;
Block, Jonathan A., 91 Lincoln Street
Portland, ME 04103.

BLOOM, D. D - Lower Merion Township;
Bloom, Nancy B., 1209 W. Wynnewood Road
Wynnewood, PA 19096.

CAMPAGNA, ANTHONY M. - Lower Providence
Township; Prisco, Deborah C.,
3260 W Mt Kirk Avenue Eagleville, PA 19403.

CAPERILA, LORRAINE - Plymouth Township;
Caperila, Albert J., 22 Pleasant Road
Plymouth Meeting, PA 19462; Caperila, David,
191 Goshen Rd Schwenksville, PA 19473.

COYLE, MARGARET E. - Upper Dublin Township;
Kuhlmeier, Robert, 601 Solly Avenue
Philadelphia, PA 19111; Rothenbach, Rita,
502 Preston Lane Hatboro, PA 19040.

DANGELO, DANTE W. - Horsham Township;
Edling, Steven, 1200 Lansdale Avenue
Lansdale, PA 19446.

DESIMONE, ANGELA - Lower Gwynedd Township;
Mcdaid, Sandra, 708 Abbey Court
Chalfont, PA 18914.

DIENER, D. E - Franconia Township; Diener, Larry L.,
440 Godshall Rd Souderton, PA 18964.

DIPRINZIO, FELIX A. - Plymouth Township;
Diprinzio, Khalaila Rita M., 647 Malvern Road
Ardmore, PA 19003.

FITZPATRICK, EDMUND - Upper Dublin Township;
Matthews, Catherine, 920 Chesterfield Drive
Lower Gwynedd, PA 19002.

FLYNN, WILLIAM J. - East Norriton Township;
Flynn, Patricia M., 926 Capitol Circle
Norristown, PA 19403.

FREEMAN, JUSTYNE C. - Cheltenham Township;
Alexander, Kelly, 25 Washington Lane
Wyncote, PA 19095.

GEHRINGER, EVELYN D. - Whitmarsh Township;
Holcombe, Richard F., Jr., 18 River Road
Nutley, NJ 07110-3468.

HALLMAN, WILLIAM Y. - Whitmarsh Township;
Mailey, Anne H., 4020 Fairway Rd
Lafayette Hill, PA 19444.

HARMON, ROBERT M. - Cheltenham Township;
Harmon, Evlynn, 7301 Coventry Avenue
Elkins Park, PA 19027.

HARRISON, FRANK S., JR. - Lower Merion Township;
Heather Dorr Philadelphia, PA 19103;
Harrison, Joan H., 364 Youngsford Place
Gladwyne, PA 19010.

HESS, BARBARA E. - Lansdale Borough;
Hess, David W., 10229 Grand Hickory Drive
Mechanicsville, VA 23116-8729.

IANNA, THOMAS - Abington Township;
Smith, Denise I., 1438 Stockton Road
Meadowbrook, PA 19046.

- INGLIS, MARJORY S. - Upper Dublin Township;
Olsen, Jean I., 1508 Salaway Court
Maple Glen, PA 19002.
- JORT, SHARON - Lower Merion Township;
Borish, Warren J., 360 Grays Lane
Haverford, PA 19041.
- KLINE, JANICE S. - Upper Frederick Township;
Kulp, Suzanne, 675 Gabriel Ct
Pottstown, PA 19464.
- KOEHLER, PHILIP J., SR. - Lower Providence
Township; Koehler, Virginia G., Shannondell At
Valley Forge Norristown, PA 19403.
- LABE, JACOB III - Lower Gwynedd Township;
Labe, David L., 310 Bangor Lane
Spring House, PA 19477.
- LIDDLE, ROSETTA E. - Upper Moreland Township;
Bruner, Grace A., 24 Woodhill Road
Willow Grove, PA 19090.
- LIPSCHUTZ, MAE - Cheltenham Township;
Haaz, Marcy, 1355 Harpers Lane
Huntingdon Valley, PA 19006; Weitz, Laurie,
1302 Belt Street Baltimore, MD 21230.
- LOKE, BERNARD M. - Upper Gwynedd Township;
Loke, Cheryl E., 248 Hancock Road
North Wales, PA 19454-5621.
- MCGHEE, BARBARA M. - Plymouth Township;
Wisniewski, Judith, 316 West 11Th Avenue
Conshohocken, PA 19428.
- MENSCH, HELEN M. - Pennsburg Borough;
Mensch, John K., 508 North Seventh Avenue
Royersford, PA 19468.
- MEZROW, RALPH R. - Lower Merion Township;
Birenbaum, Irene, 600 Louis Lane
Warminster, PA 18974.
- MUNDT, RAY B. - Lower Merion Township;
Mundt, Robert J., 17 Wetherill Lane
Chester Springs, PA 19425-2918.
- OTOOLE, ANNE T. - Horsham Township;
Buck, Mary K., 12 Chelsea Road
Eastampton, NJ 08060; Otoole, James J.,
3563 Indian Queen Lane Phila, PA 19129.
- PASQUALE, JUDITH J. - Towamencin Township;
Pasquale, Abbey K., 614 Piedmont Court
Lansdale, PA 19446.
- PETROLLINI, VITO - East Norriton Township;
Petrollini, Michelle, 101 Green Street
Lansdale, PA 19446.
- POLICHETTI, HELEN M. - Abington Township;
Polichetti, Joann, 3305 Sharon Lane
East Norriton, PA 19403.
- RAPINE, WILLIAM H. - Lower Salford Township;
Winter, M. L. D., 5 Holiday Avenue
Hatfield, PA 19440.
- REICHLEY, RODNEY M. - Upper Salford Township;
Wexler, Rhonda L., 870 Skyline Drive
Erdenheim, PA 19038.
- RITTENHOUSE, ALICE C. - Lower Salford Township;
Rittenhouse, Norman D., 167 Harleysville Pike
Harleysville, PA 19438.
- RIVARD, ELIZABETH T. - East Norriton Township;
Rivard, Kenneth M., 8 Florida Street
Boston, MA 02124.
- RUBEN, NATALIE W. - Lower Merion Township;
Ruben, Nicholas E., 207 Forrest Ave
Narberth, PA 19072.
- SMITH, DONALD G. - Upper Moreland Township;
Smith, Bradley D., 119 Veronica Lane
Lansdale, PA 19446.
- STAIB, GLORIA - Lower Merion Township;
Staib, Walter, 556 Hoffman Drive
Bryn Mawr, PA 19010.
- STEINMETZ, HARRY M., JR. - Upper Hanover
Township; Yarnall, Stacey A., 2024 Bethesda
Church Rd East Greenville, PA 18041.
- STEPHAN, WILLIAM A. - Lower Providence
Township; Stephan, William, 65 Green Woods
Drive Horsham, PA 19044.
- STRAHLE, STEPHEN C. - Upper Merion Township;
Serpico, Christopher J., 76 East State Street
Doylestown, PA 18901.
- STRAUSS, RUTH - Horsham Township;
Slocum, Phyllis S., 304 W Laurier Place
Bryn Mawr, PA 19010.
- TRUSCOTT, JULIA M. - Franconia Township;
Truscott, William R., 14 Winding Way
Malvern, PA 19355.
- VALENTI, LUCY - Lansdale Borough;
Oconnor, Linda Y., 1165 Arden Drive
Charlottesville, VA 22902.
- WAGNER, PHYLLIS C. - Upper Gwynedd Township;
Miller, Barbara W., 1535 Art School Road
Chester Springs, PA 19425; Wagner, Charles F.,
5607 Clymer Road Quakertown, PA 18951.
- WALL, JOSEPH P. - Abington Township;
Woods, Gerard J., 415 Johnson Street
Jenkintown, PA 19046.
- WELDON, GERTRUDE C. - Ambler Borough;
Sanders, Elsie M., 551 Highland Avenue
Ambler, PA 19002.
- WILEY, CONSTANCE H. - Springfield Township;
Munchak, Jeffrey, 5 Spruce Rd Chalfont, PA 18914.
- YOUNG, STEPHEN E. - Springfield Township;
Young, Marianne, 503 Marks Road
Oreland, PA 19075.

RETURN DAY LIST

December 5, 2016
COURT ADMINISTRATOR

All motions "respecting discovery" in civil cases are subject to the provisions of Local Rule 4019* - Discovery Master. If such a motion is answered in opposition on or before the rule return date, the matter is automatically listed for argument before the Discovery Master at 9:00 a.m. on the Friday of the week in which the rule was made returnable. Check the MCCCH electronic directory for assigned courtroom.

1. Ackerman v. Ackerman - Motion to Compel Discovery (Seq. 26 D) - **P. Patton - A. Moore.**
2. Adewusi v. Johnson - Petition to Withdraw as Counsel (Seq. 54) - **M. Eisenberg - K. Gunter.**
3. AMA American Marketing Association v. Redevelopment Authority of The County of Montgomery - Motion to Compel Deposition of Plaintiff Arnold Frumin (Seq. 70 D) - **K. Sommar - S. Kilkenny - J. Blackburn.**
4. Anelli v. Regal Entertainment Group - Motion to Compel Plaintiffs' Answers to Discovery (Seq. 8 D) - **R. Garnick - G. Voci.**
5. Apt v. Yanan - Motion to Consolidate (Seq. 42) - **S. Miller - D. Davis.**

6. Apt v. Yanan - Motion to Consolidate Only Docket #201624643 (Seq. 1) - **S. Miller**.
7. Armstrong v. O'Sullivan - Motion to Compel Plaintiff's Answers to Second Set of Supplemental Interrogatories and Request for Production of Documents (Seq. 60 D) - **C. Srogoncik - B. Carter**.
8. Bald v. Wolverson - Defendant's Motion to Compel Co-Defendants' Answer to Defendant Charles Crowe's Discovery Requests (Seq. 15 D) - **M. Simon - A. Damiano**.
9. Banet v. Banet - Plaintiff's Motion to Compel Discovery (Seq. 26 D) - **L. Rogers - E. Milby**.
10. Barag v. Murat - Motion for Protective Order (Seq. 26 D) - **H. Semanoff - J. Mayers**.
11. Barbera v. Bryn Mawr Aesthetic Plastic Surgery - Motion to Compel Discovery (Seq. 25 D) - **S. Gold - E. Easterly**.
12. Bartle v. Jefferies - Motion to Compel (Seq. 28 D) - **J. Picker - J. Pulcini - J. Devlin**.
13. Batpa Associates, L.P. v. BroadAxe Partners, Inc. - Motion to Compel Plaintiff to Produce Documents (Seq. 110 D) (Only Docket #201431504) - **M. Haltzman - J. Soderberg**.
14. Bonanni v. Weller - Motion to Compel Plaintiff's Deposition (Seq. 10 D) - **M. Weinberg - K. McNulty**.
15. Boswell v. Alderfer - Petition to Withdraw as Counsel (Seq. 39) - **A. Weems - J. O'Brien**.
16. Breastcancer Org. v. Primavera Ardmore, LLC - Motion to Compel Defendant to Respond to Interrogatories (Seq. 11 D) - **K. Cushing - S. Laynas**.
17. Brown v. Ellison - Petition to Strike Judgment (Seq. 3).
18. Brown v. Latches Lane Condominium Association - Renewed Motion to Compel Depositions of Defendant Leslie Greenberg and Corporate Designee With Sanctions (Seq. 98 D) Only Docket 1-426271 - **S. Reidenbach - W. Catto**.
19. Butler v. Willowyck Apartment Associates - Motion to Compel Discovery (Seq. 8 D) - **R. Rosen - G. Ray**.
20. Butts v. Fishbein - Motion to Compel Discovery (Seq. 6 D) - **A. Lopresti - A. Venters**.
21. Cannella v. Resnick Amsterdam Leshner, P.C. - Motion to Compel Deposition (Seq. 120 D) - **S. Pachman - J. Resnick - A. Rushie**.
22. Cannella v. Resnick Amsterdam Leshner, P.C. - Motion to Quash (Seq. 123 D) - **S. Pachman - J. Resnick - A. Rushie**.
23. Carpenter Realty Corporation v. Steven F. Kempf Building Material Company - Motion for Leave to Amend Complaint (Seq. 10) - **M. Galbraith - E. Cermanski**.
24. Charles v. Wm. Robots, LLC - Motion to Compel Written Discovery (Seq. 36 D) - **W. Pillsbury - J. Reisman**.
25. Charter v. Goldberg - Motion to Compel Site Inspection (Seq. #64) - **M. Rubenstein - J. Rubin - D. Maher**.
26. Chester v. Doherty - Defendants' Motion for Sanctions (Seq. 160) - **J. Hollin - M. Doherty**.
27. Childs v. 474 Lafayette St. John Corporation - Motion to Compel Discovery Responses (Seq. 5 D) - **K. Cohen - J. Guthrie**.
28. Choi v. Tiede - Motion to Compel Plaintiff, Joo T. Choi's Answers to Interrogatories (Seq. 34 D) - **J. Solnick - J. Gilman**.
29. Clark v. Botero - Motion to Compel Plaintiffs' Discovery Responses (Seq. 44 D) - **F. Murphy - D. Martz**.
30. Corino v. Redd - Petition to Withdraw as Counsel (Seq. 19) - **S. Strong**.
31. Countrywide Home Loans Servicing, L.P. v. Jackson - Motion to Extend Time to Answer Rule to Show Cause (Seq. 128) - **J. McGuinness**.
32. Creditone, LLC v. Edwards - Petition to Withdraw as Counsel (Seq. 61) - **J. Warmbrodt - J. O'Brien**.
33. Csondor v. Brown - Motion to Compel Answer to Interrogatories and Response to Request for Production of Documents (Seq. 13 D) - **B. Tabakin - T. Lostracco**.
34. Culbreath-Haley v. Enggasser - Motion to Compel Discovery (Seq. #5) - **D. Sherman**.
35. DeFrancesco v. Pedowitz - Motion to Compel Plaintiffs' Written Discovery Responses (Seq. 31 D) - **E. Galang**.
36. Dennison v. Costello - Motion to Compel (Seq. #9) - **A. Gagliano - G. Nikolaou**.
37. Deutsche Bank National Trust Company v. Magnatta - Motion to Compel (Seq. 31 D) - **R. Nalbandian - J. Ruder**.
38. Donnell v. Thomas - Motion to Compel Plaintiff's Discovery Responses (Seq. 14 D) - **M. Greenfield**.
39. Doran v. Schiowitz - Motion to Compel (Seq. 19 D) - **W. Roark - G. Samms**.
40. Edwin v. Briar House Condominium Association - Motion to Compel (Seq. 34 D) - **J. Michels - J. Devlin**.
41. Edwin v. Briar House Condominium Association - Motion to Compel Plaintiff's More Specific Answers to Discovery (Seq. #35) - **J. Michels - J. Devlin**.
42. Estate of Claire Cofoni Deceased v. Andorra Woods Healthcare Center - Plaintiff's Motion to Enforce Subpoena of Dolly Dodd (Seq. #87) - **I. Norris - R. Dillon**.
43. Filosa v. Brightwater Landing - Motion for Protective Order (Seq. 7 D) - **S. Brass - A. Riemenschneider**.
44. Flanagan v. Mine Run, Inc. - Defendant's Motion for Protective Order (Seq. 34 D) - **J. Schwartz - M. Himsworth**.
45. Freedman v. Bochetto & Lentz, P.C. - Motion to Compel Depositions (Seq. 6) - **S. Cheiken**.
46. Gaskins v. Barton - Motion to Compel Bryn Mawr Rehabilitation Hospital's Compliance With Subpoena (Seq. 27 D) - **L. Agunsday - T. Klosinski**.
47. Gaskins v. Barton - Motion to Compel Jefferson University Physicians Compliance With Subpoena (Seq. 30 D) - **L. Agunsday - T. Klosinski**.
48. Ghawi v. Verizon Communications, Inc. - Motion to Compel (Seq. 58 D) - **J. Capone - E. Bernabei - G. Lewis**.
49. Goldberg v. Total Access Medical, LLC - Motion to Enforce Nonbinding Mediation (Seq. 15) - **T. Rees - G. Lightman**.
50. Grange Indemnity Insurance Company v. Giannone Services, Inc. - Motion to Compel (Seq. 6 D) - **D. Blasker - F. Rechuiti**.
51. Greenfish Fund II, L.P. v. International Portfolio, Inc. - Motion of Ballard Spahr, LLP for Leave to Withdraw as Counsel for Robert Feldman (Seq. 289) - **M. Haltzman - A. Moore - P. Smith - J. Goldberg - M. Kichline**.

52. *Greenwald v. Kvint* - Motion to Compel Discovery Answers and Responses (Seq. 19 D) - **E. Zanine - G. Slocum.**
53. *Gwillim v. HCR Manorcare, LLC* - Motion to Compel Discovery (Seq. 51 D) - **E. Wilson - A. Langella.**
54. *H&H Construction Services, LLC v. BGN Associates, LLC* - Motion of Plaintiff BGN Associates, LLC to Compel Defendants' Unopposed Responses to Plaintiff's Discovery Requests (Seq. 181 D) - **A. Bottenfield - F. Clark.**
55. *Ham v. Vernitsky* - Motion to Compel Records (Seq. 24 D) - **M. Simon - L. Sabato.**
56. *Hansen v. 3485 Davisville Road Operation* - Motion to Compel Plaintiff's Authorization for Records (Seq. 47 D) - **J. Cullen - R. Dillon.**
57. *Hopkins v. Compass Pointe Healthcare System, LLC* - Motion to Compel Discovery (Seq. 93 D) - **A. Govorov - R. Dillon.**
58. *Hopkins v. Compass Pointe Healthcare System, LLC* - Motion to Strike (Seq. 96 D) - **A. Govorov - R. Dillon.**
59. *HSBC Bank USA, N.A. v. United States of America* - Petition for Reassessment of Damages (Seq. 19) - **J. Kishbaugh.**
60. *Jamison v. Progressive Advanced Insurance Company* - Motion to Compel (Seq. 15 D) - **M. Simon - C. Kochel.**
61. *Johnson v. Fifer* - Motion for Contempt (Seq. 7) - **J. Mayers.**
62. *Jurgensen v. Schwartz* - Motion to Compel Plaintiffs to Produce Expert Reports (Seq. 4-4 D) - **J. Snyder - M. McGilvery.**
63. *Kates v. Bolus Freight Systems, Inc.* - Motion to Compel Plaintiffs' Answer to Discovery Requests (Seq. 11 D) - **N. Renzi - J. Campbell.**
64. *Kates v. Bolus Freight Systems, Inc.* - Motion to Compel Plaintiffs' Signed IRS Tax Authorization (Seq. 12-D) - **N. Renzi - J. Campbell.**
65. *Keating v. Govberg* - Motion to Overrule Objections to Subpoenas (Seq. 68 D) - **D. Gould - G. Lightman.**
66. *Kesselman v. Ji Xi* - Plaintiff's Petition to Defer (Seq. 54) - **M. Greenfield - K. Meindl.**
67. *Kqira v. Do* - Motion to Compel Discovery Responses (Seq. 45 D) - **D. Peckman - M. Gressen.**
68. *Larson v. Nikolaou Law Offices, LLC* - Motion to Compel Depositions of Martin Fishman and Carol Gueieri (Seq. 186 D) - **D. Lipschutz - J. McCarron - J. Chomko - P. Mooney.**
69. *Law Offices of Alan R. Mege v. Myers* - Motion to Compel (Seq. 31 D) - **A. Mege.**
70. *Lee v. The Colonade* - Motion to Compel Discovery Metropolitan (Seq. 26 D) - **A. Salvucci - J. Kopena.**
71. *Lee v. The Colonade* - Motion to Compel Discovery Old York (Seq. 25 D) - **A. Salvucci - J. Kopena.**
72. *Litz v. Commonwealth of Pennsylvania Liquor Control Board* - Motion to Compel Plaintiff's Discovery Responses (Seq. 147 D) - **G. Mullaney - J. Fisher.**
73. *Maggeo v. Santiago-Diaz* - Motion to Compel Plaintiff's Responses to Requests for Production of Documents (Seq. 5 D) - **J. Benson - M. Bissell.**
74. *Mainardi v. Pfefferle* - Motion to Compel Travelers Indemnity Company of America Compliance With a Valid Subpoena (Seq. 15 D) - **S. Quinn - T. Klosinski.**
75. *McKale v. Vapor Phoxxe, LLC* - Motion to Compel Plaintiff's Answers to Discovery (Seq. 39 D) - **R. Bolacker-Feeny - R. Shaw.**
76. *Mikolosky v. Braha* - Motion to Compel Plaintiff's Discovery Responses (Seq. 13 D) - **P. McNamara - K. Frascella.**
77. *Munoz v. Parrillo* - Plaintiffs' Motion for Leave to Amend the Complaint to Include Additional Defendants (Seq. 64) - **J. Beasley - M. Pitt - F. Gerolamo.**
78. *Munoz v. Parrillo* - Plaintiffs' Motion to Compel Responses to Discovery Requests Directed to All Defendants (Seq. 65 D) - **J. Beasley - M. Pitt - F. Gerolamo.**
79. *Musika v. The Physical Therapy & Wellness Institute* - Motion for Protective Order (Seq. 19 D) - **A. Marion - J. McDonnell.**
80. *Nguyen v. Montgomery* - Motion to Compel Deposition (Seq. 31 D) - **B. Ginsburg - J. Guthrie.**
81. *Oliver v. Murray* - Motion to Compel Defendant's Discovery (Seq. 12 D) - **E. DiSandro.**
82. *Orr v. Verizon Wireless* - Motion to Compel Plaintiff's Discovery Answers (Seq. 16 D) - **B. Calistri.**
83. *Ortiz v. FMRR LLC* - Motion to Compel Executed Authorizations for Records (Seq. 23) - **J. Zimmerman - P. Troy.**
84. *Ortiz v. FMRR, LLC* - Motion to Compel Plaintiffs' Answer to Interrogatories and Request for Production of Documents (Seq. 24 D) - **J. Zimmerman - P. Troy.**
85. *Oxenreiter v. Westrum Harleysville II, L.P.* - Motion to Strike Objections to Subpoenas (Seq. 6 D) - **V. Margiotti - J. McDonnell.**
86. *Patrick Rush Plumbing & Heating, Inc. v. Sweet-Reimel* - Motion to Compel (Seq. 25 D) - **V. Angst - W. Marshall.**
87. *Patterson v. Cipollini* - Plaintiff's Motion to Compel Discovery (Seq. 20 D) - **A. Aigeldinger - H. Welch.**
88. *Peloquin v. Braccia* - Motion to Compel Answers to Written Discovery (Seq. 13 D) - **C. Hehmeyer - K. Wright.**
89. *Penllyn Limited Partnership v. Foulke* - Motion to Compel Production of Documents (Seq. #17) - **W. MacMinn - S. Howard.**
90. *PNC Bank v. Scomio* - Motion to Compel Responses to Discovery (Seq. 7 D) - **B. Solomon - D. McGrory.**
91. *Portillo Argueta v. Waldron* - Motion to Compel Answer to Interrogatories and Provide Color Copies of Photographs (Seq. 8 D) - **J. Aris - J. McHale.**
92. *Rapson v. Ziga* - Defendants' Motion to Compel Plaintiffs' Discovery Answers (Seq. 7 D) - **M. Simon - B. Pancio.**
93. *Reimer v. The Home Depot* - Motion to Compel Plaintiff's Discovery (Seq. 15 D) - **T. Bass - K. Dubrow.**
94. *Rhine v. Rhine* - Petition to Withdraw as Counsel (Seq. 15) - **M. Winter - A. DiFiore.**
95. *Rockemann v. Paul Risk Associates, Inc.* - Motion to Compel Plaintiff's Responses to Interrogatories and Request for Production of Documents (Seq. 44 D) - **J. Matteo - A. Gomez.**
96. *Rogosky v. Gambone Development Company* - Defendant's Motion to Quash Notices to Attend and Produce With Memorandum of Law (Seq. 52-D) - **J. Bryman - A. Jenkins.**
97. *Romeo v. Brice* - Defendant's Motion to Compel Discovery (Seq. 8 D) - **M. Simon - G. Mondjack.**

98. Ruppert v. Krier - Motion to Compel (Seq. 10 D) - **R. Miller - L. Miller.**
99. Russo v. Assalone - Motion to Compel Discovery (Seq. 15 D) - **A. DiPiero - P. Hinton.**
100. Ruvio v. RT Landscaping and Masonry, Inc. - Motion to Compel Discovery (Seq. 33 D) - **G. Eager - K. Connors.**
101. Ryan v. Signorini - Defendant's Motion to Compel Plaintiff's Deposition (Seq. 12 D) - **E. DiSandro - J. Godin.**
102. Salamone v. McGinley-Byrne - Motion to Compel (Seq. 5 D) - **A. Gagliano - L. Zikoski.**
103. Santander Bank, N.A. v. Wezel - Motion to Reassess Damages (Seq. 10) - **P. Wapner.**
104. Schwartz & Company v. Hankin - Petition to Withdraw as Counsel (Seq. 74) - **S. Lupin - D. Braverman.**
105. Schweizer v. Lester - Motion to Compel Independent Medical Exam (Seq. 23 D) - **B. Cornett - L. Miller.**
106. Selective Way Insurance Company v. Blue Skye Services - Motion to Compel Plaintiff's Answers to Interrogatories and Responses to Requests for Production of Documents (Seq. 13 D) - **M. Kvetan.**
107. Sharkey v. Patterson - Motion to Compel Co-Defendant Upper Gwynedd's Answer to Defendants' Discovery Requests (Seq. 129 D) - **B. Chacker - K. Meindl.**
108. Sheard v. Kakhia - Defendant's Motion to Compel Plaintiff's Answer to Interrogatories (Seq. 6 D) - **B. Swartz - D. Callahan.**
109. Skanska USA Building, Inc. v. Universal Concrete Products Company - Petition for Relief from Judgment (Seq. 8) - **P. Kearney - B. Henry.**
110. Sobczak v. Slattery - Defendant's Motion to Remand to Arbitration (Seq. 13) - **R. Ostriak - J. Gilman.**
111. Spring Mountain Summit Condominium Association v. Keller - Plaintiff's Motion for Reassessment of Damages (Seq. 13) - **S. Richter.**
112. Stapf v. Sheeran - Motion to Compel Plaintiff Dx Responses (Seq. 12 D) - **A. Baratta - G. Gittleman.**
113. State Farm Fire & Casualty Company v. EFM Sales Company - Motion to Compel Discovery Responses (Seq. 20 D) - **D. Aaron - K. Sykes.**
114. Susan v. DiGrazio - Motion to Compel Defendants Discovery Responses (Seq. 51 D) - **T. Novak - H. Gillespie.**
115. Sweeney v. Maye - Motion to Compel Against Additional Defendants (Seq. 32 D) - **B. Pancio - J. Mayers.**
116. Sweeney v. Maye - Motion to Compel Against Plaintiffs (Seq. 33 D) - **B. Pancio - J. Mayers.**
117. The Bank of New York Mellon v. Jones - Petition to Withdraw as Counsel (Seq. 24) - **C. Donnelly - R. Vance.**
118. Thornton v. Badame - Motion to Compel Discovery Answers (Seq. 12 D) - **J. Silli.**
119. Total Access Medical, LLC v. Goldberg - Motion to Enforce Nonbinding Mediation (Seq. 49) - **G. Lightman - T. Rees.**
120. U.S. Bank National Association v. Beggin - Defendant's Motion to Strike Objections and Provide Substantive Answers to Defendant's First Set of Interrogatories (Seq. 95 D) - **A. Marin.**
121. Vance v. DiFiore - Motion to Compel Discovery (Seq. 39 D) - **J. Kenney - K. Tucci.**
122. Varhol v. Robinson - Motion to Compel Plaintiffs' Answers to Discovery (Seq. #11) - **T. Crawford - A. Ibrahim - A. Riemenschneider.**
123. Virtualgivingcom, Inc. v. Planned Giving Marketing, LLC - Plaintiffs' Motion to Amend Complaint (Seq. 79) - **G. Auerbach - W. Whitman.**
124. Vogt v. Owens Corning Fibreboard Asbestos Personal Injury Trust- Plaintiff's Supplemental Motion to Compel Pretrial Deposition of Robert Spinelli, et al. (Seq. 73 D) - **R. Murphy - C. Jasons.**
125. Wells Fargo Bank, N.A. v. Hunsberger - Motion to Set Aside Sheriff Sale (Seq. 24) - **S. Dieterick.**
126. Wells Fargo Bank, N.A. v. Martin - Motion to Reassess Damages (Seq. 57) - **R. Cusick - A. Davis.**
127. Xu v. Marsenison - Petition to Withdraw as Counsel (Seq. 47) - **G. Schafkopf.**
128. Yellow Book, Inc. v. City Wide Roofing and Remodeling and Company, Inc. - Petition to Reinstate (Seq. 24) - **E. Daher - E. Gabay.**
129. Yellow Book, Inc. v. Keares - Petition to Reinstate Complaint (Seq. 26) - **E. Daher - J. O'Brien - J. Hunt.**
130. Yellow Book, Inc. v. Medical Benefits Network - Petition to Reinstate Complaint (Seq. 30) - **E. Daher - J. O'Brien - J. Hunt.**