

## 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 April 25, 2018 at 1:00 o'clock P.M. prevailing time, in Court Room "A", Court House, Swede and Airy Streets, in the Borough of Norristown, said County, the following described Real Estate.*

### To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on May 30, 2018 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

### Third & Final Publication

09-16324

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, bounded and described as Lot #1 as follows, to wit:

BEGINNING at a point in the middle line of Matsons Ford Road at the distance of 220 feet measured Southwesterly along the middle line of said Matsons Ford Road from its intersection with the title line in the bed of Old Gulph Road (60 feet wide); thence leaving Matsons Ford Road and extending along Lot #1 South 45 degrees 37 minutes 30 seconds East 139.08 feet to a point, thence South 47 degrees 59 minutes 55 seconds West 132.91 feet to a point on the Northeastly side of Matsons Circle (50 feet wide); thence along the Northeastly side of Matsons Circle on the arc of a circle curving to the left having a radius of 615 feet the arc distance of 45.31 feet to a point of tangency; thence still along the same North 45 degrees 37 minutes 30 seconds West 85.41 feet to a point in the middle line of Matsons Ford Road, thence along the middle line of said Matsons Ford Road North 44 degrees 22 minutes 30 seconds East 131 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Claire Polsky, by Deed from Debra F. Appelbaum, Dated 01/05/2004, Recorded 02/24/2004, in Book 5497, Page 739.

Parcel Number: 40-00-35728-00-7.

Location of property: 2075 Matson Circle, a/k/a 2075 Matsons Circle, Villanova, PA 19085-1814.

The improvements thereon are: residential property.

Seized and taken in execution as the property of **Claire Polsky** at the suit of ING Bank, FSB. Debt: \$995,460.50.

**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.

09-44515

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

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

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

BEING all of Lot No. 1 of a 3 lot subdivision plan prepared for Darrell C. Bragg and Julia A. Bragg and Robert C. McCoy dated 05/30/1990 revised 08/03/1990 consisting of 15,795 square feet or 0.363 acres of land.

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

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

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

The improvements thereon are: residential dwelling.

Seized and taken in execution as the property of **Bryan A. Smith and Melissa A. Smith** at the suit of Citibank, N.A., not in its Individual Capacity, but Solely as Trustee of NRZ Pass-Through Trust VI. Debt: \$139,747.89.

**Joseph I. Foley**, Attorney.

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

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

10-29110

ALL THAT CERTAIN lot or piece of ground, situate in **Douglass Township**, Montgomery County, Pennsylvania, bounded and described according to a plan of subdivision of New Hanover II made by John F. Ross, P.E. Consulting Engineers dated August 14, 1991, last revised April 15, 1993, said plan recorded in the Office of the Recording of Deeds, at Norristown, Montgomery County, Pennsylvania, in Plan Book A-54, page 148, as follows, to wit:

BEGINNING at a point on the northeasterly side of Pinehurst Way (no width given) said point being a corner of this and Lot 13 on Said plan; thence along the side of said road South 34 degrees 18 minutes 42 seconds West 163.69 feet to a point of tangent; thence North 55 degrees 41 minutes 18 seconds west 142.06 feet to a point in line of lands now or late of Jacob and Irene Finkelstein; thence along said lands of Finkelstein, North 33 degrees 34 minutes 40 seconds East 178.70 feet to a point, a corner of Lot 13 aforesaid; thence along Lot 13 South 55 degrees 41 minutes 18 seconds East 159.35 feet to the point and place of beginning.

BEING Lot#14 on said Plan.

BEING THE SAME PREMISES conveyed to Gregg A. Harvey by Deed from Gregg A. Harvey and Alicia K. Seldomridge dated 12/4/95 and recorded 12/13/95 in Book 5134 Page 1107 in Montgomery County.

Parcel Number: 32-00-04333-12-6.

Location of property: 124 Pinehurst Way, Gilbertsville, PA 19525.

The improvements thereon are: a single family residential dwelling.

Seized and taken in execution as the property of **Gregg A. Harvey** at the suit of MTGLQ Investors, LP. Debt: \$183,805.18.

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

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

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

11-10363

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

BEGINNING at a point of tangent on the Southwesterly side of Clements Road (fifty feet wide) said point of tangent being at the distance of twenty-four and eighty-nine one-hundredths feet measured on the arc of a circle curving to the right having a radius of twenty feet from a point of curve on the Southeasterly side of Bennett Road (fifty feet wide); thence extending South forty-five degrees, fifty-nine minutes, ten seconds East along the said side of Clements Road seventy-six and sixty one-hundredths feet to a point; thence extending South fifty-four degrees, forty-four minutes, seventeen seconds West, one hundred and forty and forty-five one-hundredths feet to a point; thence North thirty-two degrees, twenty-two minutes, forty-two seconds West, one hundred and six and fifty one-hundredths feet to a point on the Southeasterly side of Bennett Road aforesaid; thence extending North sixty-two degrees, forty-two minutes, thirty-one seconds East, along the said side of Bennett Road one hundred and five feet to a point of curve in the same; thence extending on the arc of a circle curving to the right having a radius of twenty feet the arc distance of twenty-four and eighty-nine one-hundredths feet to the first mentioned point of tangent and place of beginning.

BEING Lot Number 39 as shown on the above mentioned plan.

Parcel Number: 31-00-02125-00-4.

Location of property: 7761 Bennett Road, Wyncote, PA 19095.

The improvements thereon are: residential dwelling.

Seized and taken in execution as the property of **Eric Jones and Celestine Jones** at the suit of Fannie Mae ("Federal National Mortgage Association") c/o IBM Lender Business Process Services, Inc., as Servicer. Debt: \$335,491.18 plus interest to sale date.

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

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

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

11-16634

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, situate in Fox Ridge Estates, **Limerick Township**, Montgomery County, Pennsylvania, designed as Unit #80 on a certain plan of subdivision prepared for Gambone Brothers Development Company by Urwiler & Walter, Inc., dated January 12, 1989 revised June 1, 1989 as recorded in the Office of the Recorder of Deeds for Montgomery County in Plan Book A-51, Page 462 and 463 with subsequent revisions thereto through April 27, 1990, described in accordance therewith, as follows:

BEGINNING at an interior point a corner of Lot #79 on said plan; thence along Open Space Area the following three courses and distances: (1) South 39 degrees, 15 minutes, 57 seconds West, 36.00 feet to a corner of Lot #79 on said plan; thence along the same, South 50 degrees, 44 minutes, 03 seconds East, 100.00 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN RYUN J. YUN and JU S. YUN by deed from James H. Stewart dated July 20, 2004 and recorded August 26, 2004 in Deed Book 5523, Page 466 Instrument Number 2004172513.

Parcel Number: 37-00-00742-13-9.

Location of property: 80 Forrest Court, Royersford, PA 19468.

The improvements thereon are: residential dwelling.

Seized and taken in execution as the property of **Ryun J. Yun and Ju S. Yun** at the suit of Wells Fargo Bank, N.A., as Trustee for The Holders of Park Place Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2004-WCW2. Debt: \$281,070.34.

**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.

12-07626

ALL THOSE CERTAIN lots of pieces of land, with the buildings thereon erected, situate in **Upper Moreland Township**, County of Montgomery and State of Pennsylvania, known as Lots 158 and 159 on Plan of Lots of "Willow Grove Annex" which plan is duly recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown in Deed Book 779, Page 600, more fully described, as follows, to wit:

SITUATE on the Northerly side of Warren Street at the distance of two hundred seventy-five feet from the Westerly side of Maple Street extending in width or breadth on said Warren Street the distance of fifty feet; thence extending Northerly of that width or breadth between two parallel lines at right angles to said Warren Street, the distance of one hundred five feet in length or depth.

ALSO being the same premises described according to a recent survey thereof made by Charles F. Mebus, Civil Engineer, on November 4, 1931, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Warren Street (forty feet wide) at the distance of two hundred seventy-one and forty one-hundredths feet Northwest from the Northwesterly side of Maple Avenue (fifty feet wide); thence North nineteen degrees, two minutes, thirty seconds East, one hundred five feet to a point; thence North seventy degrees, fifty-seven minutes, thirty seconds West, fifty feet to a point; thence South nineteen degrees, two minutes, thirty seconds West, one hundred five feet to a point in the said Northeast side of Warren Street; thence along the same South seventy degrees, fifty-seven minutes, thirty seconds East, fifty feet to the first mentioned point and place of beginning.

BEING the same premises which Joseph F. Misson, Executor of the Estate of Ruth G. Misson, deceased by Deed dated 2/11/99 and recorded 2/13/99 in Montgomery County in Deed Book 5261, Page 1346, granted and conveyed unto Vincent E. Cirino.

Parcel Number: 59-00-18124-00-6.

Location of property: 221 Warren Street, Willow Grove, PA 19090.

The improvements thereon are: a single family residential dwelling.

Seized and taken in execution as the property of **Vincent E. Cirino** at the suit of MTGLQ Investors, L.P. Debt: \$148,380.80.

**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.

12-22823

ALL THAT CERTAIN lot with the buildings and improvements thereon erected, situate in **Worcester Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot 8 on a Plan of Subdivision "Meadowood" made by Herbert H. Metz, Inc., Civil Engineer and Surveyors, dated 10/26/81, revised 3/3/82 and extended 3/11/82 in the Recorder of Deeds Office at Norristown, Pennsylvania, in Plan Book A-44, Page 137-A, being more particularly described, as follows, to wit:

BEGINNING at a point in the centerline of Deer Creek Road (50 feet wide at this point), said point being the two (2) following courses and distances from a nail found in the bed of Hollow Road (width not shown): (1) extending South 21 degrees, 19 minutes East, 65.32 feet to a point in the centerline of Deer Creek Road; (2) extending along the centerline of Deer Creek Road, on the arc of a circle curving to the right having a radius of 1300 feet the arc distance of 52.00 feet to the point and place of beginning; thence extending South 87 degrees, 43 minutes, 50 seconds East crossing the Northeasterly side of Deer Creek Road and within a drainage easement (of variable width) 1,139.36 feet to a point; thence extending in a Southeasterly direction on the arc of a circle curving to the right having a radius of 11,399.17 feet the arc distance of 9.11 feet to a point in line of lands of now or late Elmer and Lona S. Keyser; thence extending along said Keyser's land, South 48 degrees, 30 minutes, 17 seconds West, 356.19 feet to a point, a corner of Lot #9; thence extending along Lot #9 South 82 degrees, 08 minutes, 09 seconds West, 782.88 feet to a point on the centerline of Deer Creek Road; thence extending in a Northwesterly direction on the arc of a circle curving to the right having a radius of 1300 feet the arc distance of 32.00 feet to a point; thence extending North 13 degrees, 32 minutes, 52 seconds West, 252.16 feet to a point; thence extending on the arc of a circle curving to the left having a radius of 1300 feet the arc distance of 124.27 feet to a point and place of beginning.

BEING Lot #8 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Daniel J. Brennan and Linda D. Brennan, h/w, by Deed from Linda D. Brennan and Daniel J. Brennan, her husband, dated 04/09/2001, recorded 04/17/2001 in Book 5356, Page 1408.

Parcel Number: 67-00-00733-40-6.

Location of property: 3169 Deer Creek Road, Worcester, PA 19490.

The improvements thereon are: residential property.

Seized and taken in execution as the property of **Daniel J. Brennan a/k/a Daniel Brennan and Linda Brennan a/k/a Linda D. Brennan** at the suit of Wilmington Trust, National Association, not in its Individual Capacity, but Solely as Trustee for MFRA Trust 2015-2. Debt: \$840,181.76.

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

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

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

13-04378

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' made by Eastern States Engineering, Inc., dated 3/5/92 and last revised 5/18/92 and recorded in Plan Book A-53, Page 286 described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Augusta Drive (40 feet wide) a corner of Unit 40 on said plan; thence extending along the Southeasterly side of Augusta Drive on the arc of a circle curving to the left having a radius of 770.00 feet the arc distance of 82.25 feet to a point; thence extending along Unit 38 and through sanitary easement on said plan South 44 degrees, 50 minutes, 36 seconds East, 235.05 feet to a point; thence extending along Sanitary Easement #5 on said plan South 22 degrees, 47 minutes, 18 seconds West, 121.76 feet to a point; thence extending along Unit 42, 41 and 40 on said plan North 38 degrees, 51 minutes, 23 seconds West, 287.15 feet to the point and place of beginning.

BEING Unit No. 39 on said plan.

BEING the same premises which **Dino A. Nucci a/k/a Dino Nucci** and **Evelyn S. Nucci a/k/a Ev Strackhouse Nucci**, by Deed dated January 26, 2005 and recorded March 3, 2005 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5545, Page 1045, granted and conveyed unto **Ev S. Nucci and Dino A. Nucci**, husband and wife.

Parcel Number: 66-00-00083-18-4.

Location of property: 324 Augusta Drive, Blue Bell, PA 19422.

The improvements thereon are: residential property.

Seized and taken in execution as the property of **Ev S. Nucci, Dino A. Nucci and United States of America** at the suit of Wells Fargo Bank, N.A. Debt: \$698,593.15.

**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.

13-13954

ALL THAT CERTAIN lot or piece of ground, with the building and improvements erected, situate in **Limerick Township**, Montgomery County, Pennsylvania, and described according to Final Site Plan (North side) of Pine Tree Road for **Fay Brothers Development Company, Inc.**, made by **Carroll Engineering Corporation** dated March 26, 1999 and last revised June 15, 2000 and recorded in Montgomery County in Land Site Book 5, Page 197, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Pine Tree Road (50 feet wide) which point of beginning in common to this lot and Lot No. 9 shown on said plan; thence extending from said point of beginning, along Lot No. 9, North 25 degrees, 29 minutes, 15 seconds East, 120.66 feet to point on line of Lot No. 30 (open space) shown on said plan; thence extending along the same South 67 degrees, 18 minutes, 40 seconds East, 37.40 feet to point in line of in and now or of The Bible Fellowship Church of Royersford; thence extending along the same, South 22 degrees, 07 minutes, 54 seconds East, 120.00 feet to a point, corner of Lot No. 11 as shown on said plan; thence extending along the same, South 25 degrees, 29 minutes, 15 seconds West, 41.60 feet to a point on the said Northeasterly side of Pine Tree Road; thence extending along the same, North 64 degrees, 30 minutes, 45 seconds West, 126.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 10 as shown on said plan.

TOGETHER with free and common use, right, liberty and privilege of the said alleys as and for passageways and watercourses at all times hereafter, forever.

UNDER AND SUBJECT to certain building restrictions as of record.

BEING the same-premises which **Ronald C. Metzger and Ronald C. Metzger** for **Nevillia Metzger** by Deed dated 10/30/2006 and recorded 8/3/2007 in Montgomery County in Deed Book 5658, Page 1979 granted and conveyed unto **Olawale Jegede**.

Parcel Number: 37-00-04775-17-4.

Location of property: 31 Pine Tree Drive, Royersford, PA 19468.

The improvements thereon are: a single family residential dwelling.

Seized and taken in execution as the property of **Olawale M. Jegede** at the suit of **Nationstar Mortgage, LLC**. Debt: \$482,698.37.

**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.

13-27180

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

BEGINNING at a point in the middle line of Edgemont Avenue (40 feet wide) at the distance of 200 feet South 86 degrees 16 minutes West from the intersection of the middle line of Edgemont Avenue with the Southwesterly side of Spring Avenue.

CONTAINING in front or breadth along the middle line of said Edgemont Avenue 26 feet and extending of that width in length or depth South 24 degrees 44 minutes East 150 feet more or less to land of Margaret C. Green.

CONTAINING .0776 AC.

TITLE TO SAID PREMISES IS VESTED IN Ruth C. Drye, by Deed from Anthony J. Pizzi and Margaret V. Pizzi, Dated December 29, 2003, recorded January 25, 2004 in the Montgomery County Clerk's/Register's Office in Deed Book 5492, Page 84.

Parcel Number: 40-00-16756-00-7.

Location of property: 213 Edgemont Avenue, Ardmore, PA 19003.

The improvements thereon are: single family dwelling.

Seized and taken in execution as the property of **Ruth C. Drye** at the suit of U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6. Debt: \$362,299.43.

**Emmanuel J. Argentieri**, Attorney. I.D. #59264

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

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

14-00472

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **East Norriton Township**, Montgomery County, Pennsylvania, bounded and described according to The Seltzer Organization Woodstream Crossing Storm Sewer Easement, made by Yerkes Associates, Inc., Bryn Mawr, Pennsylvania, dated June 18, 1973, as follows, to wit:

BEGINNING at a point of tangent on the Northeasterly side of Woodland Avenue (50 feet wide) said point being at the distance of 31.42 feet measured on the arc of a circle curving to the right having a radius of 20.00 feet from a point of compound curve on the Northwesterly side of West Hayes Road (50 feet wide); thence extending from said point of beginning North 26 degrees, 46 seconds West along the Northeasterly Woodland Avenue crossing the Southeasterly a certain 40.00 feet wide Drainage Easement 140.00 feet to a point in the bed of the said drainage easement; thence extending through the bed of the aforesaid drainage easement the 2 following courses and distances: (1) North 63 degrees, 14 minutes East, 20.00 feet to a point of curve; (2) Northeastwardly on the arc of a circle curving to the left having a radius of 1,815.00 feet the arc distance of 112.98 feet to a point; thence extending South 30 degrees, 20 minutes East, recrossing the Southeasterly side of the aforesaid 40.00 feet wide drainage easement 160.00 feet to a point on the Northwesterly side of West Hayes Road aforesaid; thence extending Southwestwardly along the Northwesterly side of West Hayes Road on the arc of a circle curving to the right having a radius of 1,975.00 feet the arc distance of 122.94 feet to a point of compound curve of the same; thence extending on the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 31.42 feet to the first mentioned point and place of beginning.

BEING Lot Number 384 as shown on the above mentioned plan.

BEING Block 3 G, Unit 54.

BEING the same premises which Deborah Brown Hartley and Michael Brown Jackson, by Deed dated 5/25/2004 and recorded 6/3/2004 at Norristown, Pennsylvania in Deed Book 5510, Page 708, granted and conveyed unto Deborah R. Brown and Michael Brown Jackson.

Parcel Number: 33-00-10750-00-8.

Location of property: 3101 West Hayes Road, Norristown, PA 19403.

The improvements thereon are: a single family residential dwelling.

Seized and taken in execution as the property of **Deborah Renee Brown a/k/a Deborah R. Brown and Michael Brown Jackson a/k/a Michael B. Jackson** at the suit of LSF9 Master Participation Trust. Debt: \$181,680.75.

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

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

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

14-00538

ALL THAT CERTAIN lot or piece of ground, situate in **Plymouth Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan 'Cardinal View' made by Chambers Assoc., Consulting Engineers and Surveyors, dated 4/8/1987 and last revised on 11/16/1988 and recorded in Plan Book A-50 Page 307, as follows, to wit:

BEGINNING at a point on the northeasterly side of Cardinal Drive (50 feet wide), said point being a corner of Lot No. 46 on the above mentioned plan and place of beginning; thence extending from said place of beginning and along Lot No. 46 north 77 degrees 09 minutes 49 seconds east 139.40 feet to a point a corner of land now or late of Archdiocese of Philadelphia; thence extending along said land south 25 degrees 21 minutes 53 seconds east

crossing a storm sewer easement 102.81 feet to a point a corner of Lot No. 44; thence extending along Lot No. 44 and along the southeasterly side of said easement south 85 degrees 33 minutes 20 seconds west 165.61 feet to a point on the northeasterly side of Cardinal Drive; thence extending along the northeasterly side of Cardinal Drive the two (2) following courses and distances, viz: (1) recrossing easement on the arc of a circle curving to the left having a radius of 200.00 feet the arc distance of 29.29 feet to a point of tangent and (2) north 12 degrees 50 minutes 11 seconds west 47.00 feet to a point a corner of Lot No. 46; being the first mentioned point and place of beginning.

BEING known as Lot No. 45 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN James DiPiero and Patti Giachetti-DiPiero, husband and wife, by Deed from Cardinal View Associates, Inc., dated 11/06/1992, recorded 11/13/1992, in Book 5024, Page 1199.

Parcel Number: 49-00-01741-88-3.

Location of property: 216 Cardinal Drive, Conshohocken, PA 19428-1393.

The improvements thereon are: residential property.

Seized and taken in execution as the property of **James A. DiPiero a/k/a James DiPiero and Patti Giachetti DiPiero** at the suit of MTGLQ Investors, L.P. Debt: \$544,757.65.

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

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

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

14-10470

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey and plan made by M.R. and J.B. Yerkes, Civil Engineers and Surveyors, Bryn Mawr, PA, of November 1, 1947 and last revised as to this lot, May 5, 1950 as follows, to wit:

BEGINNING at a point in the center line of Spring Mill Road, at the distance of four hundred forty-one feet and twenty-seven one-hundredths feet measured northeastwardly along the center line of said Spring Mill Road, from its intersection with the middle line of Montgomery Avenue; thence extending south twenty-one degrees, thirty-eight minutes east, two hundred forty-two feet and fifty one-hundredths feet to a point; thence extending north sixty-eight degrees, twenty-two minutes east, one hundred forty-six feet and eighty-four one-hundredths feet to a point; thence extending north twenty-six degrees, eighteen minutes west, two hundred forty-three feet and thirty-one one-hundredths feet to a point in the center line of Spring Mill Road, aforesaid; thence along the said center line of spring mill road, aforesaid, south sixty-eight degrees, twenty-two minutes west, one hundred twenty-seven feet and five one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Gary Coopersmith by deed from Gary Coopersmith and Tammy Blankfield-Coopersmith dated August 1, 2001 and recorded November 7, 2001 in Deed Book 5384, Page 1121 Instrument Number 23177. The said Gary Coopersmith died on July 26, 2008 without a will or appointment of an Administrator.

Parcel Number: 40-00-56732-00-9.

Location of property: 419 North Spring Mill Road, Villanova, Pennsylvania 19085.

The improvements thereon are: residential dwelling.

Seized and taken in execution as the property of **Jennifer Coopersmith, Known Surviving Heir of Gary Coopersmith, Deceased Mortgagor and Real Owner, Tammy Coopersmith, Mortgagor and Known Surviving Heir of Gary Coopersmith, Deceased Mortgagor and Real Owner, C. C. (a minor), Known Surviving Heir of Gary Coopersmith, Deceased Mortgagor and Real Owner, J. C. (a minor), Known Surviving Heir of Gary Coopersmith, Deceased Mortgagor and Real Owner, Unknown surviving heirs of Tara Coopersmith, Deceased Known Surviving Heir of Gary Coopersmith, Deceased Mortgagor and Real Owner and United States of America, c/o United States Attorney for the Eastern District of Pennsylvania** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWMBS, Inc., CHL Mortgage Pass-Through Trust 2006-9, Mortgage Pass-Through Certificates, Series 2006-9. Debt: \$1,505,509.72.

**Jacob M. Ottley**, Attorney.

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

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

14-12147

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitpain Township**, Montgomery County, 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:

BEING Building Number 4 East Side Drive.

BEING Unit Number 12 East Side Drive.

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 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.

TITLE TO SAID PREMISES IS VESTED IN Frances P. Knox, by Deed from Luigi Palatano and Mary Jane Palatano, dated 12/23/2008, recorded 12/31/2008 in Book 5718, Page 1385.

Parcel Number: 66-00-06406-96-2.

Location of property: 412 Whitpain Hills, Blue Bell, PA 19422-1346.

The improvements thereon are: residential property.

Seized and taken in execution as the property of **Frances Page Knox** at the suit of PHH Mortgage Corporation. Debt: \$77,213.43.

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

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

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

14-22339

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Hatfield Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision of "The Arbors" for Gambone Development Company, by Schlosser & Clauss Consulting Engineers, Inc., dated November 8, 2002, last revised August 5, 2003, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-61, Pages 392, 393 and 394, as follows, to wit:

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

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

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

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

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

The improvements thereon are: a single family residential dwelling.

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

**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.

14-26087

ALL THAT CERTAIN Unit in the property known, named and identified as RiverWalk at Royersford, a Condominium located in **Royersford Borough**, Montgomery County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 Pa. C.S. 3101, et seq. by the recording in the Montgomery County Recorder of Deeds of a Declaration dated 7/25/2006 and recorded in Deed Book 5610 Page 317 and First Amendment thereto dated 7/28/2007 and recorded in Deed Book 5656 Page 2089 and Second Amendment thereto dated 10/10/2007 and recorded in Deed Book 5670 Page 1924 and Third Amendment thereto dated 2/4/2008 recorded in Deed Book 5681 Page 845 being and designated as Building 21 Unit No. 45, together with a proportionate undivided interest in the common elements (as defined in such declaration).

TITLE TO SAID PREMISES IS VESTED IN Wendi A. Reed, a single person, by Deed from Jeffrey R. Reed and Wendi A. Reed, a married couple, Dated 10/02/2013, Recorded 10/03/2013, in Book 5891, Page 1512.

Parcel Number: 19-00-01412-42-7.

Location of property: 45 Clover Place, Royersford, PA 19468-2258

The improvements thereon are: residential property.

Seized and taken in execution as the property of **Jeffery R. Reed a/k/a Jeffrey Reed a/k/a Jeffrey Reed a/k/a Jeffrey R. Reed and Wendi A. Reed a/k/a Wendi Reed** at the suit of Wells Fargo Bank, N.A. Debt: \$213,130.98.

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

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

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

15-06031

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a plan dated April 21, 1975 made by Serdy, Bursich and Huth, Inc., as follows, to wit:

BEGINNING at a point on the Southwesterly side of Oakdale Drive (50 feet wide) which point of beginning is measured the following two courses and distance from a point of reverse curve on the Southeasterly side of Rivendall Lane (50 feet wide) (1) on the arc of a circle curving to the right having a radius of 50 feet the arc distance of 45.58 feet to a point of tangent (2) South 90 degrees 38 minutes 17 seconds East 114.08 feet to the beginning point; being a point in line of Lot No. 37; thence continuing along the said side of Oakdale Drive South 80 degrees 38 minutes 17 seconds East 73.82 feet to a point of curve, thence on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 39.27 feet to a point of tangent on Norbury Court; thence along the Northwesterly side of Norbury Court South 09 degrees 21 minutes 43 seconds West 118.79 feet to a point on a cul-de-sac; thence on the arc of a circle curving to the left having a radius of 60 feet the arc distance of 20.05 feet to a point of Lot No. 45; thence extending line of Lot No. 45, North 90 degrees 38 minutes 17 seconds West 82.31 feet to a point in line of Lot No. 37, thence extending along line of Lot No. 37 North 09 degrees 21 minutes 43 seconds East 155 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Anthony Romano, Jr. and Shelly L. Romano, husband and wife, and Anthony Romano, Sr. and Rita Romano, husband and wife, by Deed from Anthony Romano, Jr. and Shelly L. Romano, husband and wife, as Tenants by the Entirety, their Heirs and Assigns dated 10/11/2003, recorded 01/26/2004, in Book 05492, Page 0054 and Instrument Number 2004013835.

Parcel Number: 42-00-03230-27-4.

Location of property: 785 Oakdale Drive, Pottstown, PA 19464.

The improvements thereon are: single family.

Seized and taken in execution as the property of **Shelly L. Romano a/k/a Shelle L. Romano and Anthony Romano, Jr. a/k/a Anthony T. Romano, Jr.** at the suit of The Bank of New York Mellon et. al. Debt: \$235,045.26.

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

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

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

15-07230

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

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

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

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

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

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

The improvements thereon are: residential property.

Seized and taken in execution as the property of **Ann Milanesi a/k/a Anne E. Milanesi** at the suit of U.S. Bank National Association, not in its Individual Capacity, but Solely as Trustee for The RMAC Trust, Series 2016-CTT. Debt: \$80,177.59.

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

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

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



15-07348

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

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

CONTAINING in area 50,701 square feet.

BEING Lot Number 11 as shown on plan.

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

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

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

The improvements thereon are: residential property.

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

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

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

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

15-07597

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.

**Samantha Gable**, Attorney.

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

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

15-10569

ALL THAT CERTAIN message and tract or piece of land, situate in **Perkiomen Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made by Francis W. Wack, Registered Surveyor, February 17, 1947, as follows, to wit:

BEGINNING at an iron pin near the eastern margin of the Gravel Turnpike, also known as Route #29; thence crossing said Gravel Turnpike on a course North Fifty degrees Forty minutes West (N. 50° 40' W.) Thirty (30'00") feet to an iron pin on the Western margin of said Gravel Turnpike; thence by land of A.E. Espenship, North Fifty degrees Forty minutes West (N. 50° 40' W.) Two hundred fifty-seven and seven tenths feet to an iron pin a corner in the right of way of the Reading Railroad Company (Perkiomen Branch); thence along said Railroad right of way, North One degrees Forty minutes West (N. 01° 40' W.) One hundred twenty-eight and three tenths feet to a point, a corner of this and other land of said Florence A. Miller about to be conveyed to Joseph F. and Mary R. Conran; thence by said land South Eighty-nine degrees Twenty-five minutes East (S. 89° 25' E.) One hundred nine and three tenths feet to a point, a corner of other land of the said Florence A. Miller about to be conveyed to Joseph F. and Mary R. Conran; thence along the same North Four degrees Thirty-five minutes East (N. 04° 35' E.) One hundred seventy-six feet to a point, a corner; thence along land of the Texas Company North Eighty-eight degrees Thirty-five minutes East (N. 88° 35' E.) Fifty-two and six tenths feet to an iron pin a corner of this and property of Harold Weber; thence along said Weber's land South Fifty degrees Ten minutes East (S. 50° 10' E.) Ninety-three feet to an iron pin on the Western margin of the Gravel Turnpike; thence through said Turnpike on the course South Fifty degrees Ten minutes East (S. 50° 10' E.) Twenty-one and seven tenths feet to a point a corner; thence still in the bed of said Turnpike North Three degrees Thirty-five minutes East (N. 03° 35' E.) Thirteen and seven tenths feet to a point, a corner; thence still through said Gravel Turnpike, North Twelve degrees Fifteen minutes West (N. 12° 15' W.) Forty-one and two tenths feet to a point; thence North Eighty-one degrees Thirty minutes East (N. 81° 30' E.) along land now or late of N.W. Maixel, One hundred sixty-five feet to a point, in the Perkiomen Creek; thence through said Perkiomen Creek the two following courses and distances, viz: South Twelve degrees Fifteen minutes East (S. 12° 15' E.) Eighty-six and seventy-five hundredths feet to a point a corner; thence South One degree East (S. 01° E) One hundred eighty-six and five tenths feet to a point a corner; thence along land now or late of the Estate of George Rosenberger, North Seventy-eight degrees Fifteen minutes West (N. 78° 15' W.) one hundred eighty-nine and seventy-five hundredths feet to a pole on the eastern margin of said Gravel Turnpike; thence still on a course North Seventy-eight degrees Fifteen minutes West (N. 78° 15' W.) in the bed of said Gravel Turnpike, Sixteen and five tenths feet to an iron pin a corner; thence through the bed of said Gravel Turnpike the two following courses and distances. South Three degrees Thirty-five minutes West (S. 03° 35' W.) Fifty-nine and four tenths feet to an iron pin a corner; thence South Ten degrees Fifty minutes West (S. 10° 50' W.) Two hundred eight and six tenths feet to the place of beginning.

CONTAINING two and three hundred seventy-two thousandths acres of land, more or less.

SUBJECT to a right of way, drive or passage, extending over this land to other land of the said Joseph F. Conran, et ux said drive leading from State Highway Route #29 to other land of the said Conran's to and for the use of the owners, occupants and tenants, their heirs and assigns at all times hereafter, forever.

ALSO ALL THAT CERTAIN message and garage and tract or piece of land, situate in **Perkiomen Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made by Francis W. Wack, Registered Surveyor, February 17, 1947, as follows to wit:

BEGINNING at an iron pin, a corner on the eastern margin of the right of way of the Reading Railroad Company (Perkiomen Branch) thence along land of the Texas Company North Eighty-eight degrees Thirty-five minutes East (N. 88° 35' E.) One hundred thirty-four feet to a point a corner; thence along other land of Florence A Miller about to be conveyed to Joseph P. and Mary R. Conran, South Four degrees Thirty-five minutes West (S. 04° 35' W.) One hundred seventy-six feet to a point a corner; thence still along land of said Florence A. Miller about to be conveyed to Joseph F. and Mary R. Conran North Eighty-nine degrees Twenty-five minutes West (N. 89° 25' W.) One hundred nine and three tenths feet to the aforesaid Eastern margin of the right of way of the Reading Railroad Company; thence along said Railroad Company's right of way North One degree Forty minutes West (N. 01° 04' W.) One hundred sixty-nine and seven tenths to the place of beginning.

CONTAINING Four hundred eighty-one thousandths of an acre of land, more or less.

EXCEPTING THEREFROM AND THEREOUT the following described premises:

ALL THAT CERTAIN piece or tract of land, situate in **Perkiomen Township**, County of Montgomery and State of Pennsylvania:

CONTAINING approximately 508 square feet as required right of way and approximately 367.5 square feet as drainage easement as shown on Commonwealth Plan. Sheet 13, Parcel 42, by deed dated December 7, 1998, and recorded in the Office for the Recording of Deeds in and for the County of Montgomery, in Deed Book 5256 Page 1165, granted to Commonwealth of Pennsylvania, Department of Transportation.

Parcel Number: 48-00-01171-00-5.

Location of property: 539 Gravel Pike, Perkiomen Township, Pennsylvania.

The improvements thereon are: residential conversion 5 or more apt.

Seized and taken in execution as the property of **Robert J. Caprio, Sr. and Joan M. Caprio** at the suit of Perkiomen Valley School District. Debt: \$11,427.68.

**Robert P. Daday**, Attorney.

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

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

15-24767

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in Merion Park, **Lower Merion Township**, Montgomery County, Pennsylvania, described in accordance with a survey and plan thereof made by M. R. and J. B. Yerkes, Civil Engineers and Surveyors, Bryn Mawr, Pennsylvania, dated February 27, 1950 revised September 1, 1950, as follows, to wit:

BEGINNING at a point in the center line of Manayunk Road (fifty feet wide) at the distance of five hundred thirty-eight and sixty-four one-hundredths feet measured North sixteen degrees thirty-three minutes West from an angle therein; which angle is at the distance of one hundred sixty-two and seventy-five one-hundredths feet measured North sixteen degrees fifty-three minutes West from a point formed by the intersection of said center line of Manayunk Road with the center line of Green Way (forty-five feet wide).

CONTAINING in front or breadth along the center line of Manayunk Road fifty-four feet and extending of that width in length or depth Southwestward between parallel lines at right angles to the center line of Manayunk Road one hundred forty feet.

BEING THE SAME PREMISES which Estate of Paul Gorin, deceased by Deed dated 2-18-2003 and recorded 3-5-2003 in Montgomery County in Deed Book 5448 Page 1187 conveyed unto Joan David Bettoun and Cara Bracha Raphael-Bettoun, in fee.

Parcel Number: 40-00-34140-00-2.

Location of property: 554 Manayunk Road, Merion, PA 19066.

The improvements thereon are: a single family residential dwelling.

Seized and taken in execution as the property of **Joan David Bettoun a/k/a Joan D. Bettoun and Cara Bracha Raphael-Bettoun** at the suit of CU Members Mortgage, a Division of Colonial Savings, F.A. Debt: \$375,742.55.

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

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

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

15-28343

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Upper Providence Township**, Montgomery County, Pennsylvania, described according to Subdivision Plans of Phase 3 & 4, The Hunt Club at Valley Forge, made by Nave, Newell and Stampf, Ltd., dated October 18, 1996, last revised April 21, 1999 in Plan Book A-59, Page 56, as follows to wit:

BEGINNING at a point on the Northeasterly side of Norsham Way, said point being common corners of Lots #178 and #179; thence from point of beginning and along Norsham Way, North 38 degrees, 55 minutes, 15 seconds West, 24.24 feet to a point; thence North 43 degrees, 03 minutes, 35 seconds East, 94.43 feet to a point; thence North 46 degrees, 56 minutes, 25 seconds East, 24.00 feet to a point and corner of Lot #179; thence along same, South 43 degrees, 03 minutes, 35 seconds West, 97.81 feet to the first mentioned point and place of beginning.

BEING Lot #178 as shown on above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Kathryn S. Postek by Deed from John G. Robbins dated June 2, 2014 and recorded September 5, 2014 in Deed Book 5926, Page 2024.

Parcel Number: 61-00-03874-10-6.

Location of property: 28 Norsham Way, Collegeville, PA 19426.

The improvements thereon are: residential dwelling.

Seized and taken in execution as the property of **Kathryn S. Postek** at the suit of Pingora Loan Servicing, LLC. Debt: \$304,834.11.

**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.

15-28998

ALL THAT CERTAIN lot or piece of land, situate in **Lower Providence Township**, County of Montgomery and State of Pennsylvania, being known and designated as Lot No. 93, Section F, on Plan of Barry Heights, which plan is recorded in Norristown in the Office for the Recording of Deeds in Deed Book No. 980, Page 600, bounded and described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Miami Avenue at the distance of two hundred ninety-eight and fifty-five one-hundredths feet Southwesterly from the Southerly side of Park Avenue.

TITLE TO SAID PREMISES IS VESTED IN Albert A. DeGideo and Elizabeth J. DeGideo by Deed from William J. DeGideo and Theresa DeGideo dated April 14, 1999 and recorded April 27, 1999 in Deed Book 5268, Page 02248.

Parcel Number: 43-00-08389-00-1.

Location of property: 112 Miami Avenue, Norristown, PA 19403.

The improvements thereon are: residential dwelling.

Seized and taken in execution as the property of **Albert A. DeGideo and Elizabeth J. DeGideo** at the suit of Caliber Home Loans, Inc. Debt: \$209,872.84.

**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.

15-30879

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 described according to a Plan of Property made for Nicholas F. Hearne by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania on the 28th day of February A.D. 1964 as follows to wit:

BEGINNING at a point on the Northwesterly side of Standish Avenue (40 feet wide) which point is measured on the arc of a circle curving to the left having a radius of 327.19 feet the arc distance of 101.63 feet from a point of curve therein, which point of curve is measured South 41 degrees 44 minutes 30 seconds West 140 feet from a point of tangent therein, which point of tangent is measured on the arc of a circle curving to the right having a radius of 10 feet, the arc distance of 15.71 feet from a point of curve on the Southwesterly side of Mankin Avenue (40 feet wide) thence extending from said point of beginning along the said side of Standish Avenue on the arc of a circle curving to the left having a radius of 327.19 feet the arc distance of 83.02 feet to a point, thence extending North 48 degrees 15 minutes 30 seconds West crossing a creek 180.73 feet to a point, thence extending North 41 degrees 44 minutes 30 seconds East 75 feet to a point, thence extending South 48 degrees 15 minutes 30 seconds East recrossing the above mentioned Creek 145.65 feet to a point on the Northwesterly side of Standish Avenue being the first mentioned point and place of beginning.

FEE SIMPLE TITLE VESTED IN Jerry Bevans and Joanne Bevans, as Tenants by the Entirety by deed from Norman P. Zarwin Estate of Irene H. Murphy aka Irene H. Grob, Incompetent, dated 4/21/2004, recorded 5/21/2004, in the Montgomery County Clerk's Office in Deed Book 5508, Page 1201 as Instrument No. 2004106423.

Parcel Number: 30-00-63512-00-7.

Location of property: 918 Standish Avenue, Huntingdon Valley, PA 19006.

The improvements thereon are: residential real estate.

Seized and taken in execution as the property of **Jerry Bevans and Joanne Bevans** 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 2014-9TT. Debt: \$288,109.14.

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

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

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

15-32753

**Premises "A" - 539 Gravel Pike, Perkiomen Township, Montgomery County, PA 19426**

ALL THAT CERTAIN message and tract or piece of land, situate in **Perkiomen Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made by Francis W. Wack, Registered Surveyor, February 17, 1947, as follows, to wit:

BEGINNING at an iron pin near the Eastern margin of the Gravel turnpike, also known as Route #29; thence crossing said Gravel Turnpike, on a course North Fifty degrees Forty minutes West (N. 50° 40' W.) Thirty (30.00') feet to an iron pin on the Western margin of said Gravel Turnpike; thence by land of A.E. Espenship, North Fifty degrees Forty minutes West (N. 50° 40' W.) Two hundred fifty-seven and seven tenths feet to an iron pin a corner in the right of way of the Reading Railroad Company (Perkiomen Branch); thence along said Railroad right of way, North One degrees Forty minutes West (N. 01° 40' W.) One hundred twenty-eight and three tenths feet to a point, a corner of this and other land of said Florence A. Miller about to be conveyed to Joseph F. and Mary R. Conran; thence by said land South Eighty-nine degrees Twenty-five minutes East (S. 89° 25' E.) One hundred nine and three tenths feet to a point, a corner of other land of the said Florence A. Miller about to be conveyed to Joseph F. and Mary R. Conran; thence along the same North Four degrees Thirty-five minutes East (N. 04° 35' E.) One hundred seventy-six feet to a point, a corner, thence along land of the Texas Company North Eighty-eight degrees Thirty-five minutes East (N. 88° 35' E.) Fifty-two and six tenths feet to an iron pin a corner of this and property of Harold Weber; thence along said Weber's land South Fifty degrees Ten minutes East (S. 50° 10' E.) Ninety-three feet to an iron pin on the Western margin of the Gravel Turnpike; thence through said Turnpike on the course South Fifty degrees Ten minutes East (S. 50° 10' E.) Twenty-one and seven tenths feet to a point a corner; thence still in the bed of said Turnpike North Three degrees Thirty-five minutes East (N. 03° 35' E.) Fifteen and seven tenths feet to a point, a corner; thence still through said Gravel Turnpike, North Twelve degrees Fifteen minutes West (N. 12° 15' W.) Forty-one and two tenths feet to a point; thence North Eighty-one degrees Thirty minutes East (N. 81° 30' E.) along land now or late of N.W. Maixel, One hundred sixty-five feet to a point, in the Perkiomen Creek; thence through said Perkiomen Creek the two following courses and distances, viz: South Twelve degrees Fifteen minutes East (S. 12° 15' E.) Eighty-six and seventy-five hundredths feet to a point a corner, thence South One degree East (S. 01° E.) One hundred eighty-six and five tenths feet to a point a corner; thence along land now or late of the Estate of George Rosenberger, North Seventy-eight degrees Fifteen minutes West (N. 78° 15' W.) One hundred eighty-nine and seventy-five hundredths feet to a pole on the Eastern margin of said Gravel Turnpike; thence still on a course North Seventy-eight degrees Fifteen minutes West (N. 78° 15' W.) in the bed of said Gravel Turnpike, Sixteen and five tenths feet to an iron pin a corner, thence through the bed of said Gravel Turnpike the two following courses and distances, South Three degrees Thirty-five minutes West (S. 03° 35' W.) Fifty-nine and four tenths feet to an iron pin a corner; thence South Ten degrees Fifty minutes West (South. 10° 50' W.) Two hundred eight and six tenths feet to the place of Beginning.

CONTAINING Two and Three hundred seventy-two thousandths acres of and, more or less.

SUBJECT to a right of way, drive or passage, extending over this land to other land of the said Joseph F. Conran, et ux said drive leading from State Highway Route #29 to other land of the said Conrans to and for the use of the owners, occupants and tenants, their heirs and assigns at all times hereafter, forever.

ALSO ALL THAT CERTAIN message and garage and tract or piece of land, situate in the **Perkiomen Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made by Francis W. Wack, Registered Surveyor, February 17, 1947, as follows to wit:

BEGINNING at an iron pin, a corner on the Eastern margin of the right of way of the Reading Railroad Company (Perkiomen Branch) thence along land of the Texas Company North Eighty-eight degrees Thirty-five minutes East (N. 88° 35' E.) One hundred thirty-four feet to a point a corner; thence along other land of Florence A. Miller about to be conveyed to Joseph P. and Mary R. Conran, South Four degrees Thirty-five minutes West (S. 04° 35' W.) One hundred seventy-six feet to a point a corner; thence still along land of said Florence A. Miller about to be conveyed to Joseph F. and Mary R. Conran North Eighty-nine degrees Twenty-five minutes West (N. 89° 25' W.) One hundred nine and three tenths feet to the aforesaid Eastern margin of the right of way of the Reading Railroad Company, thence along said Railroad Company's right of way North One degree Forty minutes West (N. 01° 40' W.) One hundred sixty-nine and seven tenths to the place of Beginning.

CONTAINING Four hundred eighty-one thousandths of an acre of land, more or less.

EXCEPTING THEREFROM AND THEREOUT the following described premises:

ALL THAT CERTAIN piece or tract of land, situate in **Perkiomen Township**, County of Montgomery, and State of Pennsylvania:

CONTAINING approximately 508 square feet as required right of way and approximately 367.5 square feet as drainage easement as shown on Commonwealth Plan, Sheet 13, Parcel 42, by deed dated December 7, 1998, and recorded in the Office for the Recording of Deeds in and for the County of Montgomery, in Deed Book 5256 page 1165, granted to Commonwealth of Pennsylvania, Department of Transportation.

Tax Parcel #48-00-01171-00-5.

BEING THE SAME PREMISES which Robert J. Caprio, Sr. and Joan M. Caprio, husband and wife, and George J. Fitzgerald and Catherine M. Palumbo, by Deed dated 8/31/2000 and recorded 9/6/2000 in Montgomery County in Deed Book 5330, Page 617, conveyed unto Robert J. Caprio, Sr. and Joan M. Caprio, his wife, in fee.

**Premises "B" - 519 Collegeville Road, Skippack Township, Montgomery County, PA 19426**

ALL THAT CERTAIN lot, tract or piece of land situate in **Skippack Township**, County of Montgomery, Commonwealth of Pennsylvania, as bounded and described according to a Plan of Subdivision known as a part of Black Walnut Farms, prepared by Hibbeln Engineering, for Robert Caprio, Sr. dated January 10, 2001, and last revised October 23, 2001; and recorded in Montgomery County as Plan A-60 page 249, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Collegeville Road (46.5' wide, and 30' from the centerline), said point being located South 40 degrees 17 minutes 51 seconds West, a distance of 218.58' feet from a concrete monument in the line of the lands now or formerly of William E. and Jacqueline H. Borse; thence from said point of Beginning along the Northwesterly side of Collegeville Road, South 40 degrees 17 minutes 51 seconds West, a distance of 65.15 feet to a point, a corner of Lot No. 6; thence along Lot No. 6, South 70 degrees 59 minutes 09 seconds West, a distance of 364.23 feet to a point, a corner of Lot No. 6; thence continuing along Lot No. 6, South 76 degrees 55 minutes 34 seconds West, crossing a 25' foot wide utility easement, a distance of 177.58 feet to a point in the line of the lands now or formerly of Stephen and Jean Roppolo; thence along said lands, North 49 degrees 10 minutes 06 seconds West, a distance of 25.00 feet to a concrete monument, a corner of Lot No. 4; thence along Lot No. 4, North 40 degrees 17 minutes 51 seconds East, again crossing a 25' wide utility easement, a distance of 90.24 feet to a point, a corner of Lot No. 4; thence continuing along Lot No. 4, North 33 degrees 21 minutes 36 seconds West a distance of 435.56 feet to a point in the line of Lot No. 9; thence along Lot No. 9, North. 57 degrees 47 minutes 52 seconds East, a distance of 256.53 feet to a point, a corner of Lot No. 9; thence continuing along Lot No. 9, North. 49 degrees 13 minutes 20 seconds West., a distance of 47.50 feet to a concrete monument, a corner of the lands now or formerly of Earl Robert and Gail Marie Richards; thence along said lands, North 45 degrees 11 minutes 17 seconds East, a distance of 159.32 feet to a concrete monument, a corner of the lands now or formerly of John E. Corbutt, III and Suzanne E. Corbutt; thence along said lands, South. 49 degrees 50 minutes 10 seconds East, a distance of 92.91 feet to a point, a corner of Lot No. 8; thence along Lot No. 8, South 41 degrees 09 minutes 50 seconds West, a distance of 96.18 feet to a corner of Lot No. 8; thence continuing along Lot No. 8, South 49 degrees 42 minutes 09 seconds East, a distance of 600.13 feet to the place and point of Beginning.

BEING Lot No. 5

Tax Parcel #51-00-00841-50-3

BEING THE SAME PREMISES which George A. McCloskey, by Deed dated 4/9/1986 and recorded 4/18/1986 in Montgomery County in Deed Book 4796, Page 988 conveyed unto Robert J. Caprio, Sr. and Joan M. Caprio, his wife, in fee.

**Premises "C" - 110 Berger Road, Lower Frederick Township, Montgomery County, PA 19473**

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Frederick Township**, County of Montgomery, Commonwealth of Pennsylvania, described in accordance with a Final Plan on Subdivision made for Sylvio Corporation, made by Urwiler and Walter, Inc., Sunnyside, Pennsylvania, dated 10/15/1976 and recorded in Plan Book A-27 page 97, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Morgan Road (50 feet wide), a common corner of Lots 32 and 33 as shown on said plan; thence extending along the line dividing Lots 32 and 33, North 16 degrees 00 minutes East, 126.09 feet to a point in line of Lot 22 on said plan; thence extending along same, South 75 degrees 17 minutes 35 seconds East, 24.01 feet to a point, a corner of Lot 31 on said plan; thence extending along same, South 16 degrees 00 minutes West, 125.30 feet to a point on the Northeasterly side of Morgan Road; thence extending along same, on the arc of a circle curving to the left, having a radius of 200 feet, the arc distance of 24.05 feet to the first mentioned point and place of beginning.

Tax Parcel #38-00-00055-13-2.

BEING THE SAME PREMISES which Robert J. Caprio and Joan M. Caprio, his wife, by Deed dated 10/21/2010 and recorded 12/3/2010 in Montgomery County in Deed Book 5786, Page 2364, conveyed unto Joan M. Caprio, in fee. Parcel Number: 48-00-01171-00-5; 51-00-00841-50-3; 38-00-00055-13-2.

Location of property: Premises "A" - 539 Gravel Pike, Perkiomen Township, PA 19426, Premises "B" - 519 Collegeville Road, Skippack Township, PA 19426 and Premises "C" - SUBJECT TO MORTGAGE - 110 Berger Road, Lower Frederick Township, Montgomery County, PA 19473.

The improvements thereon are: Premises "A" and "B" are commercial - residential conversion 5 or more apartments; Premises "C" is residential - single family.

Seized and taken in execution as the property of **Premises "A" & "B" Robert J. Caprio, Sr. and Joan M. Caprio; Premises "C" Joan M. Caprio** at the suit of National Capital Management, L.P. Debt: \$697,377.17 plus legal interest in the amount of \$15,691.52 for a subtotal of \$713,068.69.

**Leona Mogavero**, Attorney. I.D. #38388

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$8,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

16-01534

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, 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 formed by the intersection of the Northeasterly side of Roberts Street (66 feet wide) and the Southeasterly side of Glenn Valley Drive (50 feet wide); thence extending North 40 degrees, 46 minutes East, along Glenn Valley Drive 105 feet to a point; thence still continuing along Glenn Valley Drive on a line curving to the right having a radius of 125 feet the arc distance of 10.01 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 and Southeastwardly into Calamia Drive (50 feet wide) 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 Plan; thence extending South 49 degrees, 14 minutes East, through the title line in the bed of the first above mentioned easement and along part of the rear line of Lot No. 209 on said Plan 44.60 feet to a point; thence extending South 40 degrees, 46 minutes West, along line of Lot No. 207 on said Plan and partly through the party wall of the house erected on this lot and the house erected on the lot on the Southeast 115 feet to a point on the Northeasterly side of Roberts Street; thence extending North 49 degrees, 14 minutes West, along Roberts Street 45 feet to the Southeasterly side of Glenn Valley Drive being the first mentioned point and place of beginning.

BEING LOT NO. 208 on the above mentioned Plan.

TITLE TO SAID PREMISES IS VESTED IN Anthony J. Chiarello, Grandson, by Deed from Paul Chiarello, Grandfather, dated 04/25/2003, recorded 05/20/2003, in Book 5456, Page 1610.

Parcel Number: 13-00-32244-00-8.

Location of property: 501 East Roberts Street, Norristown, PA 19401-3524

The improvements thereon are: residential property.

Seized and taken in execution as the property of **Anthony J. Chiarello** at the suit of Nationstar Mortgage LLC. Debt: \$150,513.38.

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

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

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

16-01803

ALL THAT CERTAIN tract or parcel of land, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania being shown on a plan entitled, 'ALTA/ACSM Land Title Survey Plan', plan prepared for Barbara and C.W. Taylor, prepared by Yerkes Associates, Inc., dated June 3, 1999 and last revised July 13, 1999 and being more particularly described, as follows:

BEGINNING at a point on the Northeast side of Deaver Road (41.5 feet wide), said point being at the distance of 99.99 feet, measured North 27 degrees, 38 minutes, 33 seconds West, from a point of curve in the same, which point of curve is at the arc distance of 31.43 feet measured on the arc of a circle curving to the right in a Northwesterly direction having a radius of 20 feet from a point of tangent on the Northwest side of Crescent Road (42.5 feet wide); thence extending from said beginning point, along said Northeast side of Deaver Road North 27 degrees, 38 minutes, 33 seconds West, 92.72 feet to an angle point; thence extending along the same North 37 degrees, 51 minutes, 03 seconds West, 35.89 feet to a point; thence extending North 47 degrees, 07 minutes, 57 seconds East, 395.29 feet (erroneously recited as 408.83 feet in Deed to John B. and Janet Y. Harper recorded in Deed Book 3333, Page 402. This distance was revised based on this survey and plan of property of Anna J. and E. Donald Burns recorded in Plan Book A-1. It is presumed that the distance of 408.83 feet recited in the Deed is a typographical error which was intended to be 403.83 feet, the distance between the two found monuments. The distance of 403.83 is the distance shown on the recorded plan and as measured by this survey between a monument on the original 33 feet wide right-of-way of Deaver Road, presently widened to 41.5 feet due to additional dedication of 8.5 feet on the Northeasterly side of Deaver Road, and the rear monument); thence extending South 30 degrees, 49 minutes, 30 seconds East, 104.97 feet to an angle point; thence extending South 14 degrees, 14 minutes, 28 seconds East (erroneously recited as West in the Deed to Harper, 130.23 feet to a point; thence extending South 62 degrees, 17 minutes, 57 seconds West, 350.70 feet (revised from South 62 degrees, 18 minutes, 57 seconds West, 350.64 feet to correct the Deed closure per this survey) to the first mentioned point and place of beginning.

BEING the same premises which E. Donald Burns and Anna Jeanne Burns, his wife by Deed dated 6/17/1964 and recorded in Montgomery County, in Deed Book 3333, Page 402 conveyed unto John B. Harper and Janet Y. Harper, his wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Barbara Taylor, by Deed from John B. Harper, widower, dated 07/13/1999, recorded 08/02/1999, in Book 5282, Page 68.

Parcel Number: 31-00-08137-00-4.

Location of property: 429 Deaver Road, Wyncote, PA 19095-1723.

The improvements thereon are: residential property.

Seized and taken in execution as the property of **Barbara Taylor** at the suit of Bank of America, N.A. Debt: \$196,619.22.

**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.

16-03456

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 and State of Pennsylvania, described according to a survey and place thereof made by Edward A. Cardwell, Registered Surveyor of Hatboro, Pennsylvania on January 8, 1950, as follows, to wit:

BEGINNING at a point in the North edge of the right-of-way of Woodhill Drive South (50 feet wide) at the distance of 198.83 foot Northwest of the intersection thereof with the edge of the right-of-way of Fitzwatertown Road as widened to 58.51 feet, thence extending by right-of-way of Wood hill Drive South (50 feet wide) North 67 degrees, 26 minutes, 30 seconds West, 60 feet to a point in line of Lot No. 17; thence extending by the same North 22 degrees, 33 minutes, 30 seconds East, 175 feet; thence extending South 67 degrees, 26 minutes, 30 seconds East, 60 foot to a corner in line of Lot No. 13; thence extending by the same South 22 degrees, 33 minutes, 30 seconds West, 175 feet to the point of beginning.

BEING Lot No. 15, Woodhill Gardens.

TITLE TO SAID PREMISES VESTED IN Anthony Izzo by Deed from Wren Andre Giddarie a/k/a Andre P. Giddarie dated December 15, 2005 and recorded on January 23, 2006 in the Montgomery County Recorder of Deeds in Book 5587, Page 2077, as Instrument No. 2006009197.

Parcel Number: 59-00-18961-00-6.

Location of property: 15 Woodhill Road a/k/a 15 Woodhill Drive, Willow Grove, PA 19090.

The improvements thereon are: a residential dwelling.

Seized and taken in execution as the property of **Anthony Izzo** 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: \$123,233.76.

**Roger Fay**, Attorney.

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

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

16-03642

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Subdivision of Stonegate, Section No. 1, prepared for Oxford Land Development, Ltd., by Stout, Tacconelli and Associates, Inc., Civil Engineering and Land Surveying, dated 2/4/1993 and last revised 4/5/1993 and recorded in Plan Book A-54, Pages 207 to 209, as follows, to wit:

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

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

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

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

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

The improvements thereon are: residential dwelling.

Seized and taken in execution as the property of **Michael P. Gorham, Known Surviving Heir of John J. Gorham, John A. Gorham, Known Surviving Heir of John J. Gorham and Unknown Surviving Heirs of John J. Gorham** at the suit of Bank of America, N.A. Debt: \$218,154.90.

**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.

16-06850

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 thereof made by Charles E. Shoemaker, Registered Professional Engineer, of Abington, Pennsylvania dated April 14, 1953, as follows, to wit:

BEGINNING at a point in the center line of Tennis Avenue (formerly Avenue 'D') (40 feet wide) at the distance of 248 feet Southwestwardly from the intersection which the center line of Tennis Avenue makes with the center line of Lincoln Avenue (40 feet wide); thence extending along the center line of Tennis Avenue South 46°, 35' West, 56 feet to a point; thence extending North 43°, 25' West, 140 feet to a point; thence extending North 46°, 35' East, 56 feet to a point; thence extending South 43°, 25' East, 140 feet to a point of the aforementioned center line of Tennis Avenue the first mentioned point and place of beginning.

BEING Lot 'D' on that aforementioned plan and also being the Southwesterly 12 feet of Lot No. 354, all of Lots Nos. 355 and 356 and the Northeasterly 4 feet of Lot No. 357 on Plan of Ferguson's North Glenside.

UNDER AND SUBJECT to certain restrictions as of record.

BEING the same premises which Mark A. Godshalk, by Deed dated 12/6/2004 and recorded 1/6/2005 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5539, Page 1506, granted and conveyed unto Tiffany M. Pearson.

Parcel Number: 30-00-66180-00-3.

Location of property: 840 Tennis Avenue, Glenside, PA 19038.

The improvements thereon are: residential property.

Seized and taken in execution as the property of **Tiffany M. Pearson** at the suit of Citizens Bank, N.A. f/k/a RBS Citizens, N.A. Debt: \$143,761.59.

**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.

16-06992

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

BEGINNING at a point on the South side of Fourth Street at a corner of lot No. 76 now or late of Peter L. Egolf, thence Southwardly along Lot 140 feet to a 20 feet wide alley; thence Westwardly along said alley 30 feet to a corner of Lot No. 78, now or late of Matilda Bushi thence Northwardly along said Lot 140 feet to Fourth Street aforesaid; thence Eastwardly along said Fourth Street 30 feet to the place of beginning.

BEING Lot No. 77 in Plan of Geoge VanBuskirk's Addition to the Borough of Pottstown.

TITLE TO SAID PREMISES VESTED IN Priscilla Poston by Deed from Robert W. Poston and Priscilla Poston dated December 18, 1998 and recorded on January 5, 1999 in the Montgomery County Recorder of Deeds in Book 5254, Page 2095 as Instrument No. 000188.

Parcel Number: 16-00-09696-00-8.

Location of property: 38 East 4th Street, Pottstown, PA 19464.

The improvements thereon are: a residential dwelling.

Seized and taken in execution as the property of **Sarah May Poston-Larkins a/k/a Sarah M. Larkins, Devisee of the Estate of Priscilla Poston a/k/a Priscilla Alting, Deceased and Sarah May Poston-Larkins a/k/a Sarah M. Larkins, Executrix for the Estate of Priscilla Poston a/k/a Priscilla Alting, Deceased** at the suit of U.S. Bank National Association, not in its Individual Capacity, but Solely as Trustee for the RMAC Trust, Series 2016-CTT. Debt: \$46,461.56.

**Roger Fay**, Attorney.

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

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

16-09014

ALL THAT CERTAIN lot or piece of ground, situate in **Hatfield Township**, Montgomery County, Pennsylvania, bounded and described according to a Plan of Pelham West II made by James H. Strother's Associates, Land Surveyors, dated March 6, 1979 and last revised September 1, 1979 and recorded in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book A 38 page 8, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Valley Woods Road (50 feet wide) said point being measured the ten following courses and distances from a point of curve on the Northwesterly side of Trewigtown Road (50 feet wide) (1) leaving Trewigtown Road on the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 31.42 feet to a point of tangent on the Northeasterly side of Valley Woods Road (2) North 50 degrees 19 minutes 45 seconds West 137.16 feet to a point of curve on the Northeasterly side of Valley Woods Road (3) on the arc of a circle curving to the right having a radius of 125.00 feet the arc distance of 187.14 feet to a point of tangent on the Southeasterly side of Valley Woods Road (4) North 35 degrees 27 minutes 00 seconds East 216.88 feet to a point of curve on the Southeasterly side of Valley Woods Road (5) on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 158.08 feet to a point on the Northeasterly side of Valley Woods Road (6) North 16 degrees 18 minutes 17 seconds West 252.46 feet to a point of curve on the Northeasterly side of



Valley Woods Road (7) on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 372.25 feet to a point and (8) South 41 degrees 49 minutes 12 seconds West 234.28 feet to a point of curve and (9) on the arc of a circle curving to the left having a radius of 125.00 feet the arc distance of 19.00 feet to a point of tangent and (10) South 50 degrees 34 minutes 12 seconds West 370.79 feet to the point of beginning, said point of beginning also being a corner of Lot 21 as shown on the above mentioned Plan; thence extending from said point of beginning, along the Northwesterly side of Valley Woods Road, South 50 degrees 34 minutes 12 seconds West 100.00 feet to a point, a corner of Lot 19 as shown on the above mentioned Plan, thence extending along the same, North 39 degrees 25 minutes 48 seconds West 200.00 feet to a point; thence extending North 50 degrees 34 minutes 12 seconds West 100.00 feet to a point, a corner of Lot 21 as shown on the above mentioned Plan, thence extending along the same, South 39 degrees 25 minutes 48 seconds East 200.00 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES VESTED IN James M. Lyons by Deed from James M. Lyons and Maureen A. Lyons dated July 30, 2004 and recorded on August 11, 2004 in the Montgomery County Recorder of Deeds in Book 05521, Page 1287 as Instrument No. 2004162495.

Parcel Number: 35-00-10584-36-1.

Location of property: 2756 Valley Woods Road, Hatfield, PA 19440.

The improvements thereon are: a residential dwelling.

Seized and taken in execution as the property of **James M. Lyons** at the suit of Wells Fargo Bank, N.A. Debt: \$278,119.36.

**Roger Fay**, Attorney.

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

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

16-09535

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

BEGINNING at a point on the Northeast side of Jenkintown Road (55 feet wide) which point is measured North 21 degrees, 18 minutes, 30 seconds West, 1,278.51 feet from a point which point is measured on the arc of circle curving to the right having a radius of 1,402.7 feet the arc distance of 30.87 feet from a point which point is measured on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 42.72 feet from a point on the Northwest side of North Hills Avenue (41.5 feet wide); thence extending along the Northwest side of Jenkintown Road North 21 degrees, 18 minutes, 30 seconds West, 53.17 feet to a point of curve; thence extending still along the Northeast side of Jenkintown Road along the arc of a circle curving to the left having a radius of 5,759.65 feet the arc distance of 46.83 feet to a point on the Northwest side of a 20 foot wide drainage right-of-way; thence extending along the Northwest side of aforesaid right-of-way North 68 degrees, 41 minutes, 30 seconds East, 200.19 feet to a point; thence extending South 21 degrees, 18 minutes, 30 seconds East, 100 feet to a point; thence extending South 68 degrees, 41 minutes, 30 seconds West, 200 feet to a point on the Northeast side of Jenkintown Road the first mentioned point and place of beginning.

BEING known as Lot No. 14 Jenkintown Road.

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

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

Location of property: 3127 Jenkintown Road, Glenside, PA 19038, a/k/a North Hills, PA 19038.

The improvements thereon are: residential property.

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

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

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

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

16-20180

ALL THAT CERTAIN lot or parcel of land situate in **West Pottsgrove Township**, Montgomery County, Pennsylvania in what is known as the Village of Stowe, bounded, limited and described as follows, to wit:

BEGINNING at a point on the Southerly property line of Vine Street distant South 41 degrees, 03 minutes West 170 feet 11 inches from the Westerly property line of Walnut Street (50 feet wide) a corner of other lands of the Grantor; thence along the same South 48 degrees, 57 minutes East 140 feet to the Northerly property line of a 20 feet wide alley; thence along the same South 41 degrees, 03 minutes West 60 feet to a corner of land of St. Peter's Lutheran Church, previously conveyed by the Grantor; thence along the same North 48 degrees, 57 minutes West 140 feet to a stake set for a corner of the Southerly property line of Vine Street (50 feet wide) as aforesaid; thence along the same North 41 degrees, 03 minutes East 60 feet to the place of beginning.

BEING the same premises which William F. Gatta and Heanette Gatta, husband and wife, by Indenture dated 8/23/2012 and recorded 9/19/2012 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5848 page 2074, granted and conveyed unto Trevor A. Kistenmacher, in fee.

Parcel Number: 64-00-04921-00-1.

Location of property: 540 East Vine Street Pottstown, PA 19464.

The improvements thereon are: a single family residential dwelling.

Seized and taken in execution as the property of **Trevor A. Kistenmacher** at the suit of Pennsylvania Housing Finance Agency. Debt: \$146,194.28.

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

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

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

16-21036

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Springfield Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Revised Section No. 1, Phase No. 2, Stotesbury Townhomes, made by C. Raymond Weir Associates, Inc., Ambler, Pennsylvania, dated June 08, 1981, and revised July 16, 1981, which Plan is recorded in the Office of the Reorder of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-43 page 55, as follows, to wit:

BEGINNING at a point on the Northeast side of Trumbauer Drive (50 feet wide), which point is the following four courses and distances from a point of compound curve on the Southwesterly side of Duveen Drive (50 feet wide): (1) along the arc of a curve, curving to the right having a radius of 35 feet, the arc distance of 61.68 feet, to a point of reverse curve on the Northwesterly side of Trumbauer Drive, (2) along the arc of a curve curving to the left, having a radius of 880 feet, along the said side of Trumbauer Drive, the arc distance of 49.39 feet to a point of tangent; (3) South 70 degrees 51 minutes 46 seconds West, along the side of Trumbauer Drive, the distance of 266.50 feet to a point of curve, and (4) along the arc of a curve curving to the right, having a radius of 713.02 feet, along the side of Trumbauer Drive; the arc distance of 230.79 feet to the point of beginning; thence extending from said point of beginning, and continuing along the said Northwesterly side of Trumbauer Drive along the arc of a curve curving to the right, having a radius of 713.02 feet, the arc distance of 30.00 feet to a point; thence extending along line of Lot No. 56, on said Plan, North 01 degree 14 minutes 30 seconds East, a portion of the distance through the party wall of this premises and the premises adjoining to the West, the distance of 122.85 feet to a point; thence extending South 88 degrees 45 minutes 30 seconds East, the distance of 30.00 feet to a point; thence extending along line of Lot No. 54, on said Plan, South 01 degrees 14 minutes 30 seconds West, a portion of the distance through the party wall of this premises and the premises adjoining to the East, the distance of 122.52 feet to the first mentioned point and place of beginning.

BEING Lot No. 55 on said Plan.

TITLE TO SAID PREMISES IS VESTED IN Khalia S. Boozer, by Deed from Nikolaos Karellos and Laura Minska, h/w, Dated 10/01/2009, Recorded 10/27/2009, in Book 5748, Page 993.

Parcel Number: 52-00-17477-83-1.

Location of property: 8605 Trumbauer Drive, Wyndmoor, PA 19038-7455.

The improvements thereon are: residential property.

Seized and taken in execution as the property of **Khalia S. Boozer** at the suit of Wells Fargo Bank, N.A. Debt: \$185,096.00.

**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.

16-22240

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, described according to a survey and plan made by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania, on March 14, 1950, as follows, to wit:

BEGINNING at a point on the Northeast side of Forest Avenue (fifty feet wide) which point is measured South forty-five degrees, fifty-two minutes, fifteen seconds East, four hundred sixty-eight and ninety one-hundredths 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 seventy-nine one-hundredths feet from a point on the Southeast side of Division Avenue (forty five feet wide).

CONTAINING in front or breadth in the said Forest Avenue, fifty feet and extending of that width in length or depth Northeast between parallel lines at right angles to the said Forest Avenue one hundred fifteen feet.

BEING Lot No. 5, Section E, Forest Avenue, on the said plan.

BEING the same premises which Fred H. Beckerich, Jr. by Indenture bearing date the 6/10/2013 and recorded the 6/14/2013 in the Office of the Recorder of Deeds, in and for the County of Montgomery, aforesaid, in Deed Book 5876, Page 2618, granted and conveyed unto Chad Johnson and Patricia A. Johnson, his wife in fee.

Parcel Number: 59-00-08089-00-6.

Location of property: 319 Forest Avenue, Willow Grove, PA 19090.

The improvements thereon are: a single family residential dwelling.

Seized and taken in execution as the property of **Patricia A. Johnson and Chad L. Johnson a/k/a Chad Johnson** at the suit of JP Morgan Chase Bank, National Association. Debt: \$178,973.10.

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

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

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

16-23908

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Plan of Property of Whitemarsh Downs, Inc., Section 3, made by George B. Mebus, Inc., Engineers, dated 11/16/1955, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Wistar Drive (50 feet wide) at the distance of 148.48 feet measured on a bearing of South 48 degrees, 50 minutes, 10 seconds East along the said side of Wistar Drive from a point of 39.09 feet measured on the arc of a circle curving to the right having a radius of 25 feet from a point of curve on the Southeasterly side of Ashbourne Road (60 feet wide); thence extending from said point of beginning, South 48 degrees, 40 minutes, 10 seconds East along the said side of Wistar Drive 76 feet to a point; thence extending South 41 degrees, 09 minutes, 50 seconds West, 168.75 feet to a point; thence extending North 48 degrees, 49 minutes, 53 seconds West, 76 feet to a point; thence extending North 41 degrees, 09 minutes, 53 seconds East, 168.74 feet to the first mentioned point and place of beginning.

BEING Lot #44 as shown on the above-mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN CONSTANCE BAKER, by Deed from Andrea Brown, dated 10/04/2002, recorded 11/20/2002, in Book 5435, Page 1212.

Parcel Number: 31-00-29470-00-1.

Location of property: 1506 Wistar Drive, Wyncote, PA 19095-2315.

The improvements thereon are: residential property.

Seized and taken in execution as the property of **Constance B. Baker a/k/a Constance Baker** at the suit of Nationalstar Mortgage LLC d/b/a Champion Mortgage Company. Debt: \$288,063.98.

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

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

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

16-24139

ALL THAT CERTAIN lot or piece of land, situate in **Red Hill Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Subdivision, Red Hill Village, made for Barrett Development Corporation by John G. Walter, Jr. Registered Engineer, dated July 1, 1970 and recorded in the Office of the Recorder of Deeds on July 23, 1970 in Plan Book A 17, page 12 as follows, to wit:

BEGINNING at a point on the Southwesterly side of Jefferson Street (fifty feet wide) at the following two courses and distance measured along the said side of Jefferson Street from a point of curve on the Southeasterly side of 7th Street (fifty feet wide): (1) on the arc of a circle curving to the Right in a Southeastwardly direction having a radius of thirteen feet the arc distance of twenty and forty two one-hundredths feet to a point tangent in same; thence (2) South twenty one degrees, forty seven minutes, thirty seconds East, sixty feet to the point and place of beginning.

CONTAINING in front or breadth on the said Southwestwardly side of Jefferson Street measured South twenty one degrees forty seven minutes thirty seconds East, twenty feet and extending of that width in length or depth measured South sixty degrees twelve minutes, thirty seconds West one hundred fifty five feet to a twenty foot wide alley running Northwestwardly into 7th Street.

BEING Lot 46 on said Plan.

CONTAINING in area 3100 square feet of land.

TITLE TO SAID PREMISES IS VESTED IN Scott Jackson, by Deed from Dwayne M. Henne, dated 04/30/2010, Recorded 05/06/2010, in Book 5766, Page 415.

Parcel Number: 17-00-00148-05-1.

Location of property: 687 Jefferson Street, Red Hill, PA 18076-1303.

The improvements thereon are: residential property.

Seized and taken in execution as the property of **Scott Jackson** at the suit of Lakeview Loan Servicing, LLC. Debt: \$179,750.36.

**Abigail Brunner**, Attorney. I.D. #319034

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

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

16-25615

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 in accordance with a Map and Subdivision of Oakland Farms, Section I for Oakland Associates, by Yerkes Associates, Inc., Consulting Engineers and Surveyors, Bryn Mawr, Pennsylvania, dated 6/19/1974 and last revised 2/14/1977, as follows, to wit:

BEGINNING at a point on the Northeast side of Oakland Drive (60 feet wide), said point is measured the three following courses and distances from a point of curve on the Southeast side of Horseshoe Road (50 feet wide): (1) on the arc of a circle curving to the left in a Southwesterly and Southeasterly direction, having a radius of 20 feet, the arc distance of 29.52 feet to a point of reverse curve; (2) on the arc of a circle curving to the right, in Southeasterly direction, having a radius of 455 feet, the arc distance of 142 feet to a point of tangent; and (3) South 32 degrees, 38 minutes, 30 seconds East, 25 feet to a point; thence extending from said point and place of beginning along Lot No. 194, North 57 degrees,

21 minutes, 30 seconds East, crossing a 20 feet wide sanitary sewer easement, 229.87 feet to a point, a corner of land to be reserved for storm water control; thence extending along the same, the two following courses and distances: (1) South 24 degrees, 06 minutes, 10 seconds East, 47.10 feet to a point; and (2) thence extending South 53 degrees, 48 minutes, 25 seconds East, 41.21 feet to a point; thence extending South 57 degrees, 21 minutes, 30 seconds West, recrossing said 20 feet wide sanitary sewer easement, 237.76 feet to a point on the Northeast side of Oakland Drive; thence extending along said side of Oakland Drive, North 32 degrees, 38 minutes, 30 seconds West, 85 feet to the first mentioned point and place of beginning.

BEING Lot No. 195 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Ferruccio J. Auriemma and Diane L. Auriemma, husband and wife by Deed from Tyrone Akins and Carolyn Akins, husband and wife dated 08/20/1996 recorded 12/16/1996 in Deed Book 5171, Page 0005.

Parcel Number: 63-00-05519-39-4.

Location of property: 2301 Oakland Drive, Norristown, PA 19403.

The improvements thereon are: residential dwelling.

Seized and taken in execution as the property of **Diane Auriemma a/k/a Diane L. Auriemma, Ferruccio J. Auriemma and United States of America, Department of the Treasury - Internal Revenue Service** at the suit of Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I, Inc. Trust 2004-WMC2. Debt: \$259,126.85.

**Walter W. Gouldsbury, III**, Attorney. I.D. #318181

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

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

16-26837

ALL THAT CERTAIN brick message or tenement and lot of land, situate in the Northward of **Pottstown Borough**, Montgomery County, Pennsylvania, on the North side of Beech Street between York and Hanover Streets, or between McCellan and Hanover Streets, being known as No. 127 Beech Street, bounded and described as follows, to wit:

BEGINNING at a point on the North side of said Beech Street at the distance of seventy-one feet three inches eastwardly from the Northeast corner of McClellan and Beech Streets, a corner if this and land now or late of H. Newton Lafferty; thence by the North side of said Beech Street, Eastwardly twenty feet to land now or late of Mary H. Lessig, thence by the same Northwardly one hundred thirty feet to ten feet wide alley given and dedicated by Frank Auchenbach for the use in common by the owner of the premises conveyed by him Nos 123 to 135 Beech Street inclusive; thence by the South side of said ten feet wide alley Westwardly twenty feet to land of said Lafferty; thence by the same Southwardly one hundred thirty feet, passing in part of said course and distance thru the middle of the brick division or partition wall of this and house of Lafferty immediately adjoining to the West, to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Edward E. Brown and Candice R. Brown, H/W, by Deed from Martin P. McGann and Lisa J. McGann, his wife, dated 01/17/1997, recorded 01/23/1997, in Book 5175, Page 631. Parcel Number: 16-00-01300-00-7.

Location of property: 127 Beech Street, Pottstown, PA 19464-5403.

The improvements thereon are: residential property.

Seized and taken in execution as the property of **Edward E. Brown a/k/a Edward Brown, Candice R. Brown a/k/a Candice Brown** at the suit of Trifera, LLC. Debt: \$118,012.36.

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

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

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

16-27973

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the **Lower Frederick Township**, County of Montgomery, State of Pennsylvania, bounded and described according to a location Plan of Spring Mountain (Alpine Village), made by Bursich Associates, Inc. Consulting Engineers, Pottstown, PA dated 5/13/1987, last revised 7/31/1991 recorded in Plan Book A 53 page 291, as follows, to wit:

BEGINNING at a point on the Northwesterly side of an unnamed proposed street, said point being a corner of Lot No. 11; thence extending from said point of beginning, along Lot No. 11, North 16 degrees 59 minutes 00 seconds West, 125.00 feet to a point on the Southeasterly side of an unnamed proposed street; thence extending along same, North 73 degrees 01 minutes, 00 seconds East 24 feet to a point, a corner of Lot No. 13; thence extending along same, South 16 degrees 59 minutes 00 seconds East 125 to a point on the Northwesterly side of said unnamed proposed street; thence extending along same, South 73 degrees, 01 minute, 00 seconds West, 24.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 12 as shown on said Plan.

TITLE TO SAID PREMISES IS VESTED IN Naomi Awerbuch Rodriguez, an Unmarried Woman, by Deed from Alejandro Jose Rodriguez-Sutton a/k/a Alejandro Rodriguez and Naomi Awerbuch Rodriguez a/k/a Naomi Rodriguez, as Tenants By The Entirety, dated 05/07/2014, Recorded 05/30/2014, in Book 5914, Page 01977.

Parcel Number: 38-00-02855-21-2.

Location of property: 12 Village Drive, Schwenksville, PA 19473-1777.

The improvements thereon are: residential property.

Seized and taken in execution as the property of **Alejandro Rodriguez a/k/a Alejandro J. Rodriguez a/k/a Alejandro Jose Rodriguez-Sutton, Naomi Rodriguez a/k/a Naomi Awerbuch Rodriguez a/k/a Naomi A. Rodriguez a/k/a Naomi Bowen** at the suit of Wells Fargo Bank, N.A. Debt: \$250,326.78.

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

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

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

17-01420

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, situate in **Skippack Township**, County of Montgomery and Commonwealth of PA, bounded and described according to a Plan of Harmony Town North Phase I, prepared by Czop/Specter, Inc., Consulting Engineers and Surveyors, dated 12/22/1987, last revised 5/9/1977, recorded in the Recorder of Deeds Office of Montgomery County in Plan Book A-58 page 59, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Dogwood Lane (50 feet wide) a corner of this and Lot No. 60 on the above mentioned plan; thence extending along Lot No. 60 South 47 degrees 45 minutes 0 seconds East passing through a partition wall 110 feet to a point in line of Open space Area; thence extending along Open Space the two following courses and distances: (1) South 42 degrees 15 minutes 0 seconds West 20 feet to a point; (2) South 71 degrees 5 minutes 0 seconds West 34.25 feet to a point on the Northeasterly side of North Gorski Lane; thence extending along said lane the two following courses and distances: (1) North 47 degrees 45 minutes 0 seconds West 73.48 feet to a point of curve (2) along 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 side of Dogwood Lane; thence extending along Dogwood Lane North 42 degrees 15 minutes 0 seconds East 30 feet to a point a corner of Lot No. 60 aforesaid the first mentioned point and place of beginning.

BEING Lot Number 61 as shown on the above mentioned plan.

BEING THE SAME PREMISES CONVEYED TO Harald P. Van Der Kam and Flora J. Van Der Kam, husband and wife, by Deed from TH Properties dated 7/29/1999 and recorded 8/18/1999 in Book 5284 page 612.

Parcel Number: 51-00-03905-14-7.

Location of property: 803 Dogwood a/k/a 803 Dogwood Lane, Collegeville, PA 19426.

The improvements thereon are: a single family residential dwelling.

Seized and taken in execution as the property of **Flora J. Van Der Kam and Harold P. Van Der Kam a/k/a Harold P. Van Der Kam a/k/a Harold Van Der Kam** at the suit of Midfirst Bank. Debt: \$151,705.48.

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

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

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

17-02349

THE land hereinafter referred to is situated in the City of Royersford, County of Montgomery, State of Pennsylvania, and is described, as follows:

ALL THAT CERTAIN brick message or dwelling house being the middle of a block of three dwelling houses and known as 339 Summer Street and lot or piece of land thereunto belonging, situate upon the Northwesterly side of Summer Street between Third Avenue and Fourth Avenue in **Royersford Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey thereof made by Allen T. Keeley, C.E., as follows:

BEGINNING at a point in the curbline on the Northwesterly side of Summer Street nineteen feet, five inches Southwesterly from a mark out in the curbline in the Southwesterly line of lands of William Fleming said point of beginning being directly in line with the centerline of the middle of party wall dividing Premises No. 341 and 339 Summer Street; thence by Premises 341 lately conveyed to Herbert Shivers, et ux., by a line running along the center line of said middle or party wall North 40 degrees, 43 minutes West, 58 feet, 10 inches to a stake; thence still by property of said Herbert Shivers et ux., North 39-1/2 degrees, West seventy-six feet, nine inches to a stake; thence by the Royersford Methodist Episcopal Church property South 49-3/4 degrees, West fifteen feet, ten inches to a stake; thence by other lands of said Albert K. Gottshall the 2 following courses and distances South 38-1/2 degrees, East seventy six feet, eight inches to a point; thence South 40 degrees, 30 minutes East, fifty feet, ten inches to a point in the curbline of said Summer Street passing through the centerline of the party wall dividing Premises No. 339 and 337; thence on the curb line of said Summer Street North 5 degrees, East fifteen feet, ten inches to the place of beginning.

BEING the same premises conveyed by Deed dated 06/14/2010 and recorded 06/22/2010 in Montgomery County in Deed Book 5770, Page 02519 from Tiffany M. Moyer to Justin Wilson.

Parcel Number: 19-00-03904-00-1.

Location of property: 337 Summer Street, Royersford, PA 19468.

The improvements thereon are: a single family residential dwelling.

Seized and taken in execution as the property of **Justin Wilson** at the suit of Bank of America, N.A. Debt: \$110,902.71.

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

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

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

17-03760

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

BEGINNING at a point on the southeast side of Ford Street at the distance of 289.6 feet southwesterly from Holstein Street a corner of this and house and lot of Alexander Griffith; thence southeasterly at right angles to Ford Street, aforesaid the line passing through the middle of the partition wall between this and said adjoining house, 129 feet to an alley; thence along the northwest side of said alley southwesterly 20 feet to a corner; thence by Lot No. 14 now or late of James Griffin, northwesterly 129 feet to Ford Street aforesaid, and thence along the southeast side thereof, northeasterly 20 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN GEORGE TED CWIENK III, by Deed from Joseph P. Watson and Patricia Watson and Robert D. Young, dated 09/28/2007, recorded 10/09/2007, in Book 5667, Page 2131.

Parcel Number: 02-00-02116-00-6.

Location of property: 428 Ford Street, Bridgeport, PA 19405-1410.

The improvements thereon are: residential property.

Seized and taken in execution as the property of **George Ted Cwienk, III a/k/a George T. Cwienk** at the suit of Wells Fargo Bank, N.A. Debt: \$99,352.50.

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

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

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

17-04454

ALL THAT CERTAIN lot or piece of ground, situate in **Pennsburg Borough**, County Of Montgomery and State Of Pennsylvania, bounded and described according to a plan and subdivision made for Patrick Colline by Urwiler and Walter, Inc. Registered Professional Engineers, dated February 9, 1972 as follows, to wit:

BEGINNING at a point on the northeasterly legal right of way lien of Washington Street (46 feet wide) at the distance of 76 feet measured north 27 degrees 30 minutes west from its point of intersection with the northwesterly side of Fourth Street, thence extending from said point of beginning, north 27 degrees 30 minutes west along the said legal right of way line of Washington Street 20 feet to a point a corner of Lot No. 3, thence extending along the same north 62 degrees 30 minutes east crossing the southwesterly side of a 20 feet wide alley (known as Sik Alley), 186 feet to a point in the bed of the same, thence extending through the bed of said alley south 27 degrees 30 minutes east 20 feet to a point a corner of Lot No. 3, thence extending along the same south 62 degrees 30 minutes west recrossing the southwesterly side of said alley 186 feet to the mentioned point and piece of beginning.

BEING known as Lot No. 4.

BEING THE SAME PREMISES which Leroy D. Lane and Kristen L. Lane, husband and wife, as tenants by the entireties, by deed dated 9/26/2003 and recorded 11/7/2003 in the Office of the Recorder Of Deeds in and for the County Of Montgomery in Deed Book 5480, Page 1664, granted and conveyed unto Robin L. Sutton.

Parcel Number: 15-00-02583-45-3.

Location of property: 346 Washington Street Pennsburg, PA 18073.

The improvements thereon are: a single family residential dwelling.

Seized and taken in execution as the property of **Robin L. Sutton** at the suit of Nationstar Mortgage LLC. Debt: \$140,222.82.

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

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

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

17-07144

ALL THAT CERTAIN lot or parcel of land, known as Unit 524 Maple Glen Village, situated in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, as shown on an 'As Built' Plan of House #524 Maple Glen Circle, prepared by Bursich Associates, Inc., of Pottstown, Pennsylvania, Drawing No. 061334-524, dated November 11, 1987, said Parcel being more fully bounded and described as follows:

BEGINNING at a point, the Southwest property corner of Unit 524, said point being Situated the four following courses and distances from the intersection of the centerline of Maple Glen Circle, with the centerline of the same; (1) North 06 degrees 00 minutes 00 seconds East 32.535 feet; (2) South 84 degrees 00 minutes 00 seconds East 57.273 feet; (3) North 06 degrees 13 minutes 30 seconds East 78.00 feet; (4) South 83 degrees 46 minutes 30 seconds East 2.00 feet; thence from said point of beginning and extending along lands, Maple Glen Village, North 06 degrees 13 minutes 30 seconds East 18.00 feet; thence through the party wall between Units 523 and 524, South 83 degrees 46 minutes 30 seconds East 33.33 feet; thence along Lands Maple Glen Village, South 06 degrees 13 minutes 30 seconds West 18.00 feet; thence through the party wall between Units 525 and 524, North 83 degrees 46 minutes 30 seconds West 33.33 feet to the first mentioned point and place of beginning.

BEING the same premises which Barry J. Morrison and Lynne C. Morrison, his wife by Indenture dated July 31, 1992 and recorded August 7, 1992 at Norristown in the Office for the Recorder of Deeds in and for Montgomery County in Deed Book 5015 page 943, granted and conveyed unto Joann D. Coryell and Brenda A. McGuigan, in fee.

TITLE TO SAID PREMISES IS VESTED IN Jonathan T. Mullen and Kimberly A. Mullen, his wife, by Deed from Joann D. Coryell and Brenda A. McGuigan, dated 12/11/2007, recorded 12/27/2007 in Book 5676, Page 2236.

Parcel Number: 42-00-03042-49-8.

Location of property: 524 Maple Glen Circle, Pottstown, PA 19464-3255.

The improvements thereon are: residential property.

Seized and taken in execution as the property of **Jonathan T. Mullen a/k/a Jonathan Thomas Mullen, and Kimberly A. Mullen a/k/a Kimberly Ann Coryell Mullen** at the suit of Wells Fargo Bank, N.A. Debt: \$111,256.67.  
**Jennie C. Tsai**, Attorney. I.D. #315213

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

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

17-09000

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Heather Hill, located on Coates Lane in **Upper Merion Township**, Montgomery County, Pennsylvania which heretofore has been submitted to the Unit Property Act of Pennsylvania, Act of 7/3/1963, P.L. 196, by the recording in the Office for the Recording of Deeds in and for the County of Montgomery, Pennsylvania, of a Declaration of Condominium dated 5/16/1974, and recorded 5/17/1974 in Deed Book 3942 page 472; a Declaration Plan dated 10/20/1973 and recorded 5/17/1974 in Condominium Plan Book 3 Page 9; and Amendment thereto dated 6/3/1974 recorded 6/4/1974 in Plan Book 3 Page 14; and Code of Regulations dated 5/16/1974 and recorded 5/17/1974 in Deed Book 3942, Page 487, being designated on such Declaration Plan as Unit 53, 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 3.28990%.

TITLE TO SAID PREMISES IS VESTED IN Justin Byrd and Maria Williams, as Joint Tenants with the Right of Survivorship, by Deed from Frank Radano, dated 06/29/1995, recorded 08/04/2000, in Book 5326, Page 1000.  
Parcel Number: 58-00-10874-52-5.

Location of property: 212 Holly Drive, King of Prussia, PA 19406-2532

The improvements thereon are: residential property.

Seized and taken in execution as the property of **Justin Byrd and Maria Williams** at the suit of LSF8 Master Participation Trust. Debt: \$168,075.61.

**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.

17-09415

ALL THAT CERTAIN lot or piece of ground, situate in **Skippack Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a Master Subdivision Plan prepared as part of Skippack Ridge prepared for Fieldstone Associates L.P. dated 6/30/1999 and last revised 9/25/2000 and recorded in the office for the Recorder of Deeds at Norristown, Pennsylvania in Plan Book A-59 page 391 & 392, and revised 5/22/2000 and recorded in Plan Book A-59 page 244 & 245, as follows to wit:

BEGINNING at a point of curve on the Northeasterly side of Mountaintop Drive (50 feet wide), said point being a corner of this and Lot # 27, thence extending from said point and place of beginning and extending along the Northeasterly side of Mountaintop Drive and also along the Northerly and Northwesterly sides of Mountaintop Drive on the arc of a circle curving to the left having a radius of 96.00 feet the arc distance of 63.47 feet to a point a corner of Open Space; thence extending along the same the (2) following courses and distances as follows to wit; thence (1) North 19 degrees 47 minutes 51 seconds West 125.00 feet to a point a corner; thence (2) North 89 degrees 08 minutes 36 seconds East 143.47 feet to a point a corner of Lot #27, thence extending along the same South 18 degrees 05 minutes 03 seconds West 125.00 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Robert J. Croke and Barbara A. Croke, by Deed from Fieldstone Associates Limited Partnership, a Pennsylvania Limited Partnership, Dated 05/18/2001, Recorded 06/13/2001, in Book 5363, Page 767.

Parcel Number: 51-00-01054-31-5.

Location of property: 855 Mountain Top Drive, Colledgeville, PA 19426-4133.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert J. Croke, Barbara A. Croke, The United States of America C/O The United States Attorney for The Eastern District of PA** at the suit of Santander Bank, N.A. Debt: \$308,085.04.

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

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

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

17-15057

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as "Westover Harbor", a Condominium located on South Schuylkill Avenue, **West Norriton Township**, Montgomery County, Pennsylvania, which heretofore has been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, P.L. 196, by the recording in the office of the Recorder of Deeds for Montgomery County, Pennsylvania, of a Declaration Condominium dated 5/28/1974 and recorded 6/12/1974 in Deed Book 3949 Page 212, amended by Indenture dated 6/17/1974 and recorded 7/15/1974 in Deed Book 3960 Page 112, and the Declaration Plan dated 5/13/1974 and recorded 6/12/1974 in Condominium Plan Book 3, Page 27, and the Code of Regulations dated 5/28/1974 and recorded 6/12/1974 in Deed Book 3949 page 197, amended by Indenture dated 6/17/1974 and recorded 7/15/1974 in Deed Book 3960 Page 116, being designated on said Declaration Plan as Building No. 1, Entrance Number 5524 and Unit No. L-2, as more fully described in such Declaration Plan and Declaration, together with the proportionate undivided interest in the Common Elements (as defined in such Declaration) of .530%.

TITLE TO SAID PREMISES VESTED IN John E. Miller and Elaine D. Miller by Deed from Josephine A. Novak dated August 30, 1996 and recorded on September 6, 1996 in the Montgomery County Recorder of Deeds in Book 5160, Page 0558 as Instrument No. 014463.

Parcel Number: 63-00-07634-35-8.

Location of property: 580 South Schuylkill Avenue, Norristown a/k/a Jeffersonville, PA 19403.

The improvements thereon are: a residential dwelling.

Seized and taken in execution as the property of **Elaine D. Miller** at the suit of Wells Fargo Bank, N.A. successor by merger to Wachovia Bank, National Association. Debt: \$107,160.54.

**Roger Fay**, Attorney.

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

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

17-15906

The land referred to in this Commitment is described as follows:

ALL THAT CERTAIN piece of land, situate in **Hatfield Township**, County of Montgomery and Commonwealth of PA known and designated as Lot 33, bounded and described according to a Plan of Clearview Heights, made by Herbert H. Metz, Civil Engineer, dated 9 8 1923, which plan is recorded in the Recorder of Deeds Office at Norristown, in Deed Book 1004 page 600.

BEGINNING at a point in the Northeasterly side of Park Avenue (34 feet wide) at the distance of 23 9 feet measured on the arc of a circle to the right, having a radius of 15 feet from a point of tangent of said curve on the Northwesterly side of Krupp Avenue (34 feet wide), thence extending along the Northeasterly side of Park Avenue North 43 degrees 11 minutes West 118 66 feet to a point, a corner of Lot 34, on said plan, thence extending along said Lot 34, North 45 degrees 31 minutes East 150 feet to a point a corner of Lot 36, on said plan; thence extending along the same South 43 degrees 11 minutes East 134 feet to a point in the Northwesterly side of said Krupp Avenue, thence extending along the same South 45 degrees 31 minutes West 134 66 feet to a point of curve, thence along a curve to the right having a radius of 15 feet the arc distance of 23 9 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Janis L. Stercula, by Deed from Eric J. Stercula and Janis L. Stercula, h/w, Dated 12/09/2004, Recorded 01/04/2005, in Book 5539, Page 483.

Parcel Number: 35-00-08110-00-9.

Location of property: 1411 Park Avenue, Hatfield, PA 19440.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Janis L. Stercula** at the suit of Ditech Financial LLC f/k/a Green Tree Servicing LLC. Debt: \$155,997.57.

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

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

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

17-16437

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Hatboro Borough**, County of Montgomery and State of Pennsylvania, described according to a survey and Plan thereof made by Franklin and Lindsey, Civil Engineer, dated August 16, 1944, as follows:

BEGINNING at a point on the Northwesterly side of Earl Lane at the distance of Two hundred seventy-six and five tenths feet measured on the arc of a circle with a radius of Two hundred seventy and fifty-eight one-hundredths feet from a point on the Northwesterly side of Earl Lane, said point being at the distance of one hundred Thirty-seven feet measured South Seventy-nine degrees twenty-seven minutes East from a point on the Northeasterly side of Earl Lane, said point being at the arc distance of One hundred ninety-six and thirty-five one-hundredths feet measured on the arc of a circle with a radius of One hundred twenty-five feet from a point of intersection of the said side of Earl Lane with the Southeasterly side of Madison Avenue, said point being also on the party line dividing Lots 125 and 126 on Plan of Brewster Park; thence extending along the said Northwesterly side of Earl Lane on a curving to the left in a Northeasterly direction on the arc of a circle with a radius of Two hundred seventy and fifty-eight one-hundredths feet the arc distance of Nineteen and three tenths feet to a point of tangent in the said side of Earl Lane, thence continuing along the said side of Earl Lane North Thirty-seven degrees fifty-four minutes Fifty seconds East Twenty-four feet to a point; thence extending North Fifty-two degrees Five minutes Ten seconds West One hundred twenty feet to a point; thence extending South Sixty-six degrees Thirty-two minutes Twenty seven seconds West Thirty-eight and eleven one-hundredths feet to a point; thence extending South Forty-seven degrees Fifty-nine minutes Fifty-seven seconds East passing partly through the center of the party wall between this and the messuage a jointing in the Southwest the direction of One hundred thirty-seven and ninety-two one-hundredths feet to the first mentioned point and place of beginning.

BEING known as Lot No. 163 on said Plan.

BEING THE SAME PREMISES which Mae Steere, Widow by Deed dated November 22, 2013 and recorded on November 26, 2013, in the Office of the Montgomery County Recorder of Deeds in Deed Book Volume 5897 at Page 373, as Instrument No. 2013118522 granted and conveyed unto Juliet Kelchner.

Parcel Number: 08-00-01630-00-9.

Location of property: 137 Earl Lane, Hatboro, PA 19040.



The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Juliet Kelchner a/k/a Juliet E. Kelchner** at the suit of Home Point Financial f/k/a Stonegate Mortgage Corporation. Debt: \$159,195.10.

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

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

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

17-16717

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

BEGINNING at a point on the Southwest side of Elm Street, at the distance 72.1 feet Northwest from Ross Alley, at the outer edge of the gable end wall of the house hereby granted, thence along the same Southwest at right angles to Elm Street 110 feet to Pierce Alley and along the same Northwest 15 feet to a corner of land now or late of Hannah T. Cleaver, thence by said land and through the middle of the partition wall of this and the house adjoining Northwest 110 feet to Elm street aforesaid and along the Southwest side thereof Southeast 15 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Bradley Dale Weldon by Deed from Vincent Char and Samuel Matec dated 2/24/2006 and recorded 3/6/2006 in the County of Montgomery in Deed Book 5592 Page 1375.

Parcel Number: 13-00-10420-00-7.

Location of property: 46 East Elm Street, Norristown, Montgomery County, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Bradley Dale Weldon** at the suit of Monolith Investments, LLC. Debt: \$108,117.26.

**Max L. Lieberman**, Attorney.

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

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

17-17736

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

BEGINNING at a point on the Southeasterly side of Arch Street, at the distance of 108 feet, 6 inches Northeastwardly from the East corner of Arch and Wood Streets, a corner of this and another house and lot belonging to said Irvin B. Houpt; thence Northeastwardly along the Southeasterly side of Arch Street, the distance of 19 feet, 8 inches to a point, a corner of this and other property of the said Irvin B. Houpt; thence at right angles to said Arch Street, Southeastwardly, the distance of 100.00 feet to a point, a corner; thence parallel with Arch Street, Southwestwardly, the distance of 19 feet, 8 Inches to a point, a corner of this and other property of said Irvin B. Houpt; and thence Northwestwardly at right angles to said Arch Street, the line passing partly through the middle of the partition wall between this house and the house erected on the adjoining lot, the distance of 100.0 feet to the first mentioned point and place of beginning.

BEING THE SAME PREMISES which Ardette Davis n/k/a Ardette Wilson, by Deed Dated 11/15/2006 and Recorded 11/22/2006, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5625, Page 00398, Instrument # 2006144599, granted and conveyed unto Ardette Wilson.

Parcel Number: 13-00-01800-00-5.

Location of property: 1310 Arch Street, Norristown, PA 19401.

The improvements thereon are: a residential dwelling.

Seized and taken in execution as the property of **Ardette Wilson-Davis a/k/a Ardette Davis a/k/a Ardette Wilson** at the suit of Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A., as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-HE2. Debt: \$115,829.37.

**Samantha Gable**, Attorney.

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

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

17-17950

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Hatboro Borough**, County of Montgomery and State of Pennsylvania described according to a plan thereof made by Charles E. Shoemaker, registered professional Engineer, of Abington, Pennsylvania, dated October 16, 1952 as follows, to wit:

BEGINNING at a point on the Northwesterly side of Spring Street (50 feet wide)(the said Spring Street being formerly known as Lehman Avenue (33 feet wide) but since widened by the addition of 17 feet on the Northwesterly side thereof, to its present width of 50 feet) at the distance of 125 feet measured North 28 degrees 58 minutes East along the said side of Spring Street (50 feet wide) from a point of tangent in the same, which said point of tangent is at the arc distance of 157.08 feet measured on the arc of a circle curving to the right having a radius having a radius of 100 feet from a point of curve on the Southwest side of Spring Street (50 feet wide), which said point of curve is at the distance of 50 feet measured North 61 degrees 02 minutes West along the southwesterly side of Spring Street from its intersection with the Northwesterly side of Chester Avenue (formerly Spring Street)

(50 feet wide), thence extending from said beginning point North 61 degrees 02 minutes West along Lot "G" on said Plan 193.66 feet to a point in line of land now or late of Estate of Henry Clay Borden and the line dividing the Borough of Hatboro and the Township of Upper Moreland; thence extending along said line North 11 degrees 43 minutes East 52.36 feet to a point, a corner of Lot "E" on said plan; thence extending South 61 degrees 02 minutes East along said Lot "E" 209.12 feet to a point on the Northwesterly side of Spring Street; thence extending along the said side of Spring Street South 28 degrees 58 minutes West 50 feet to the first mentioned point and place of beginning.

BEING Lot "F" on the above-mentioned Plan.

TITLE TO SAID PREMISES IS VESTED IN Debra Heenan as sole owner, by Deed from Debra Heenan and Michael Brooks, Dated 10/23/2004, Recorded 11/03/2004, in Book 5531, Page 860.

Parcel Number: 08-00-05371-00-3.

Location of property: 163 Spring Avenue a/k/a 163 Spring Street, Hatboro, PA 19040-3946.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Debra Heenan** at the suit of Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R1. Debt: \$239,127.84.

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

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

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

17-18156

ALL THAT CERTAIN lot or piece of ground with the dwelling thereon erected, situate on the west side of State Street in **Pottstown Borough**, Montgomery County, Commonwealth Of Pennsylvania, bounded and described as follows to wit:

BEGINNING at a point on the west side of state street, distant forty-nine feet north from the northwest corner of Sixth and State Streets; thence westwardly a distance of seventy-seven feet, seven inches to a point; thence northwardly a distance of forty-six feet to a point; thence eastwardly a distance of eighty feet eleven inches to the west side of State street; thence southwardly a distance of forty-six feet to the point or place of beginning.

BEING THE SAME PREMISES which Able Investments, LLC, by deed dated October 8, 2008 and recorded October 30, 2008 in the Office of the Recorder Of Deeds in and for Montgomery County in Deed Book 5712, Page 1189, granted and conveyed unto Michael McPoyle.

Parcel Number: 16-00-28460-00-9.

Location of property: 393 State Street, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael McPoyle** at the suit of Pennymac Loan Services, LLC. Debt: \$125,925.02.

**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.

17-18366

ALL THAT CERTAIN message and tract or piece of land situate partly in **Limerick Township, and partly in Upper Frederick Township**, County Of Montgomery, Commonwealth Of Pennsylvania, bounded and described according to a survey made by Francis W. Wack, Registered Surveyor, dated June 10, 1950, as follows, to wit:

BEGINNING at an iron pin in the public road leading from Fruitville To Zieglerville, known as Earth Township Road (thirty-three feet wide) a corner of this and land of The Krause Brothers; thence along said Krause's land north forty-seven degrees thirty minutes west four hundred twelve and five tenths feet to an iron pin, a corner of Dr. Chevalier Jackson, thence along said Dr. Jackson's Land south sixty-eight degrees east two hundred ninety-five and seven tenths feet to an iron pin corner; thence still along said Jackson's Land south eighty-eight degrees east three hundred twenty-one and seventy-five one-hundredths feet to an iron pin, a corner of other land of P. Franklin Roth of which this was a part, thence along the same south nine degrees thirty minutes east two hundred twenty-two and forty-five one-hundredths feet to an iron pin in Earth Township Road aforesaid; thence still along said Roth's Land south twenty-seven degrees west crossing a stream four hundred seventy-four feet to a cedar tree, a corner of land of Dennis Dempsey; thence along said land north eighty-six degrees thirty minutes west two hundred ten and four tenths feet to a post a corner of land of Howard Bragg, thence along the same north eighty-four degrees west four hundred sixty-two feet to a post; thence still along said Bragg's Land north eighty-nine degrees forty-five minutes west two hundred fifty and eight tenths feet to a post, a corner of land of P Franklin Roth of which this was a part; thence along the same north fifty-two degrees east again crossing said street six hundred sixty feet (incorrectly given in prior deeds as five hundred one and two tenths feet) to an iron pin on the south side of said Earth Township Road; thence in and through said road, north eighty-four degrees thirty minutes east two hundred ninety-seven feet to an iron pin, the place of beginning.

EXCEPTING THEREOUT AND THEREFROM all the portion of the above described premises including within the bounds of a declaration of taking for recreation, conservation and historical purposes, by The County Of Montgomery -Vs- Joseph M. Stimmler and Jane Stimmler, His Wife, #70-7793, General Docket 136 Page 47 in The Court Of Common Pleas Of Montgomery County, Pennsylvania, and notice thereof recorded June 23, 1970 in Deed Book No 3597 Page 447, a description whereof attached thereto, as follows, to wit:

ALL THAT CERTAIN tract of land, situate in **Limerick Township**, County Of Montgomery, and Commonwealth Of Pennsylvania, bounded and described in accordance with a survey and plan dated March 15, 1968 and revised August 20, 1968 as prepared by Donald H. Schurr, Civil Engineer And Surveyor, Norristown, Pennsylvania, as follows:

BEGINNING at a point a corner in the center line of Grebe Road (thirty-three feet wide) in line of lands of P. Franklin Roth; thence extending along the center line of Grebe Road north seventy-six degrees thirty-four minutes west three hundred fourteen and ninety-five one-hundredths feet to an angle in said road, thence continuing along the centerline of Grebe Road north eighty-six degrees fifty-four minutes west three hundred feet to a point a corner; thence continuing along the centerline of Grebe Road north thirty-seven degrees forty-five minutes west two hundred fourteen and fifty one-hundredths feet to a point a corner in line of lands of Alice B. Jackson, thence extending along line of lands of Alice B. Jackson north sixty-nine degrees twenty-one minutes east two hundred five and fifty-one one-hundredths feet to a point a corner, thence continuing along lands of Jackson south sixty-three degrees fifty-eight minutes twelve seconds east two hundred ninety-four and thirty-four one-hundredths feet to a point a corner; thence continuing along lands of Jackson south eighty-four degrees eighteen minutes twenty-eight seconds east three hundred twenty-eight seconds east three hundred twenty-one and ninety-one one-hundredths feet to a point a corner in line of lands of P. Franklin Roth; thence extending along lands of P. Franklin Roth, south no degrees ten minutes east two hundred twenty-two and forty-five one hundredths feet to the first mentioned point and place of beginning.

ALSO EXCEPTING THEREOUT AND THEREFROM ALL THOSE CERTAIN lots or pieces of ground, situate in **Limerick Township**, Montgomery County, and State Of Pennsylvania, bounded and described in accordance with a subdivision plan of Creek View made by John T. Aston, Registered Surveyor, dated 11/6/1985 and last revised 7/14/1987, and recorded in Plan Book A-49 Page 399, as follows to wit:

BEGINNING at an interior point being a corner of Lots No. 2 And 3 as shown on the above mentioned plan said point also being a corner of lands now or late of Paul F. Newlin, thence extending from said beginning point and along aforesaid lands the five following courses and distances: (1) south 3 degrees 41 minutes 43 seconds west 6.21 feet to a point; (2) south 31 degrees 06 minutes 09 seconds west 169.95 feet to a point in the bed of a certain stream; (3) north 77 degrees 23 minutes 17 seconds west through the bed of the aforesaid stream 89.18 feet to a point. (4) south 89 degrees 26 minutes 48 seconds west 80.19 feet to a point, and (5) north 71 degrees 34 minutes 39 seconds west 8.8 feet to a point a corner of lots no. 1 and 2 as shown on the above mentioned plan north 63 degrees 43 minutes 33 seconds east 294.19 feet to the first mentioned point and place of beginning.

BEING Lots No. 5 and 6 as shown on the above-mentioned plan.

AND ADDING THERETO ALL THOSE TWO CERTAIN lots or pieces of ground, situate in **Limerick Township**, Montgomery County, and State Of Pennsylvania, bounded and described in accordance with a subdivision known as Creek View made by John T. Aston Registered Surveyor, dated 11/6/1985 and last revised 7/14/1987, and recorded in Plan Book A-49 Page 399, as follows to wit:

(First Thereof)

BEGINNING at a point on the title line in the bed of Grebe Road (ultimate right of way line of 50 feet wide) said point being a corner of lot #2 as shown on the above mentioned plan, thence extending from said beginning point and along the title line in the bed of Grebe Road south 33 degrees 18 minutes 11 seconds east 116.85 feet to a point. thence extending south 63 degrees 43 minutes 33 seconds west 81.17 feet to a point a corner of lot #2 on said plan. thence extending along the same north 03 degrees 41 minutes 43 seconds east 133.87 feet to the first mentioned point and place of beginning.

BEING Lot No. 3 on the above mentioned plan.

(Second Thereof)

BEGINNING at an interior point a corner of lots no. 5 and 1 as shown on the above mentioned plan. thence extending from said point and along lands now or late of Paul Newlin south 63 degrees 43 minutes 33 seconds west 100.29 feet to a point a corner of lands now or late of Charles & Carla Learn. thence extending along the same north 18 degrees 44 minutes 41 seconds east 70.54 feet to a point in the bed of a certain stream. thence extending through the bed of the aforesaid stream south 71 degrees 34 minutes 39 seconds east 79.73 feet to the first mentioned point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Nicole Newlin by deed from Paul F. Newlin, III and Nicole Newlin dated June 6, 2003 and recorded October 21, 2003 in Deed Book 06478, Page 0759 Instrument Number 2003608352. Parcel Number: 37-00-01072-00-7.

Location of property: 264 Grebe Road, Schwenksville, Pennsylvania 19473.

The improvements thereon are: residential dwelling.

Seized and taken in execution as the property of **Nicole Newlin** at the suit of Bank of America, N.A. Debt: \$25,887.44.

**Lauren M. Moyer**, Attorney.

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

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

17-18942

PARCEL NO. 1

ALL THAT CERTAIN message and lot of land, being Lot No. 246 on plan of lots made by C. Raymond Weir, C.E. for Abraham Dektor, on May 31, 1929 (Being Premises No. 248 Summit Street), situate on Summit Street in **Souderton Borough**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin, a corner on the southeasterly side of Summit Street (fifty feet wide) at the distance of two hundred forty-five feet southwesterly from the intersection of the southwesterly side of Third Street (fifty feet wide)

with the southeasterly side of Summit Street; thence along said side of said Summit Street south forty-seven degrees fifty-five minutes west sixteen feet to a point, a corner in said side of said Summit Street and in line of lot no. 244, now or late of Emilio Chiodi; thence along said Lot No. 244 south forty-two degrees and five minutes east (incorrectly described as south forty-two degrees and five one-hundredths minutes east in prior deed) one hundred twenty-five feet to other lands of now or late Abraham Dektor; thence along said other lands of now or late Abraham Dektor, north forty-seven degrees fifty-five minutes east sixteen feet to a point, a corner in line of lot no. 248 on said plan; thence along said lot no. 248 north forty-two degrees five minutes west (incorrectly described as north forty-two degrees and five one-hundredths minutes west in prior deed) one hundred twenty-five feet to summit street, the place of beginning.

EXCEPTING AND RESERVING THEREOUT a private driveway of ten feet in width, the northerly side of which is at a distance of eighty-five feet from the intersection of the southwesterly side of third street with the southeasterly side of Summit Street, and leading from third street to a private driveway ten and four one-hundredths feet in width which last mentioned alley leads into Summit Street, for the use and benefit of the owners and occupiers of the land abutting thereon.

AND ALSO EXCEPTING AND RESERVING the private driveway ten and four one-hundredths feet in width leading from Summit Street and extending in length of that width one hundred twenty-five and forty-five one-hundredths feet along Lot No. 228, for the use and benefit of the owners and occupiers of the land abutting thereon.

Both of said alleys more fully described on the aforesaid plan.

The aforesaid plan dated May 31, 1929, was revised August 14, 1929, and said revised plan is recorded in The Recorder Of Deeds Office at Norristown, Pennsylvania.

PARCEL NO. 2

ALL THAT CERTAIN small building lot lying south of and to the rear of No. 248 East Summit Street in **Souderton Borough**, Montgomery County, Pennsylvania, bounded and described according to plan of properties dated February 9, 1943, as prepared by Stanley F. Moyer, Registered Engineer and Land Surveyor, Souderton, Pennsylvania, being Parcel No. 10 on said plan, as follows, to wit:

BEGINNING at a point, rear corner of Lot No. 248 East Summit Street, said point being south forty-two degrees five minutes east the distance of one hundred twenty-five feet from the south side of East Summit Street, fifty feet wide; thence along Parcel No. 11 on said plan south forty-two degrees five minutes east the distance of one hundred twenty-five feet to a corner of other land of now or late Jacob K, Krupp; thence along the same south forty-seven degrees fifty-five minutes west the distance of sixteen feet to a corner; thence along Parcel No. 9 on said plan north forty-two degrees five minutes west the distance of one hundred twenty-five feet to a corner of no. 246 and No. 248 East Summit Street; thence along the rear of No. 248 Summit Street north forty-seven degrees fifty-five minutes east the distance of sixteen feet to the place of beginning.

CONTAINING two thousand square feet of land, more or less.

BEING THE SAME PREMISES which Elmer H. Landis, widower, by Deed dated September 28, 2006 and recorded October 25, 2006 in the Office of the Recorder Of Deeds in and for Montgomery County in Deed Book 5621, Page 1122, granted and conveyed unto Jared R. Rudolph and Rebekah L. Rudolph, Husband and Wife.

Parcel Number: 21-00-06996-00-3.

Location of property: 248 East Summit Street, Souderton, PA 18964.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jared R. Rudolph and Rebekah L. Rudolph** at the suit of Citimortgage, Inc. Debt: \$226,365.83.

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

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

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

17-18967

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

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

BEING Lot #72 on the above mentioned plan.

BEING the same property which Dresherbrooke Co., Inc. (A Pa. Corp), granted and conveyed unto Cynthia F. Thomas by deed dated August 31, 1998 and recorded September 2, 1998 in the Recorder's Office of said County in Deed Book 5238 Page 2492.

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

Location of property: 209 Brookdale Court, Dresher, PA 19025

Seized and taken in execution as the property of **Cynthia E. Thomas a/k/a Cynthia F. Thomas** at the suit of PNC Bank, National Association. Debt: \$125,791.92.

**Michael C. Mazack**, Attorney.

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

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

17-19262

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, known and designated as Lot No. 34 on the Plan of Beechwood Heights, **Cheltenham Township**, Montgomery County, Commonwealth of Pennsylvania.

BEGINNING at a point in the Southeasterly side of North Avenue (40 feet wide) at the distance of 125 feet Southwestwardly from the Southwesterly side of Paxson (formerly Electric) Avenue (40 feet wide); thence South 45° 39' East, 150 feet crossing a 15 foot wide driveway to a point in the Southeasterly side thereof; thence along the same, South 44° 21' West, 25 feet to a point; thence North 45° 39' West, 150 feet recrossing said driveway to a point in the aforesaid side of North Avenue; thence along the same, North 44° 21' East, 25 feet to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Lorraine Aimee Straw and Hector Delgado by Deed from Thomas Norpel and Samia S. Norpel dated July 30, 2007 and recorded on August 14, 2007 in the Montgomery County Recorder of Deeds in Book 5660, Page 01539 as Instrument No. 2007098865.

Parcel Number: 31-00-20719-004.

Location of property: 12 North Avenue, Wyncote, PA 19095.

The improvements thereon are: a residential dwelling.

Seized and taken in execution as the property of **Hector Delgado and Lorraine Aimee-Lynn Delgado f/k/a Lorraine Aimee Straw** at the suit of Nationstar Mortgage LLC. Debt: \$198,842.57.

**Roger Fay**, Attorney.

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

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

17-19299

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, described according to a Survey by Milton R. Yerkes, dated 9/12/1941, as follows, to wit:

BEGINNING at a point in the center line of Bryn Mawr Avenue (66 feet wide) at the distance of 218.24 feet measured North 25 degrees 22 minutes West from the intersection of the center line of Bryn Mawr Avenue with the center line of Union Avenue (40 feet wide); thence extending North 25 degrees 22 minutes West along the center line of Bryn Mawr Avenue 41.82 feet to a point; thence extending North 62 degrees 35 minutes 30 seconds East 183 feet to a stake; thence extending South 25 degrees 22 minutes East 48.26 feet to a stake; thence extending South 64 degrees 36 minutes 30 seconds West 182.88 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Larry Voronkov and Mary Elizabeth Ann Voronkov, his, by Deed from Loretta Gunson Norris, Dated 08/28/1985, Recorded 09/11/1985, in Book 4778, Page 475.

Larry Voronkov was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Larry Voronkov's death on or about 05/15/2010, his ownership interest was automatically vested in the surviving tenant by the entirety.

Parcel Number: 40-00-08596-00-4.

Location of property: 109 Bryn Mawr Avenue, Bala Cynwyd, PA 19004-3012.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mary Elizabeth Ann Voronkov a/k/a Mary Voronkov** at the suit of Nationstar Mortgage LLC d/b/a Champion Mortgage Company. Debt: \$246,481.68.

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

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

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

17-19325

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

BEGINNING at a point on the West side of Henry Street, at a corner the distance of three hundred and thirty feet (330') Northwardly from Morris Street, at a corner of this and Lot No. 141; thence by the same Westwardly one hundred and thirty five feet (135') to a twenty feet (20') wide alley; thence by the same Northwardly sixty feet (60') to Lot No. 144; thence by the same Eastwardly one hundred thirty five feet (135') to Henry Street aforesaid; thence by the same Southwardly sixty feet (60') to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Howard John Scott As To A 50% Share And Valarie J. Thurman As To A 50% Share, by Deed from James S. Kurtas And Kathleen M. Kurtas, Dated 05/31/2016, Recorded 06/17/2016, in Book 6002, Page 2945.

Parcel Number: 16-00-13756-00-7.

Location of property: 243 Henry Street, Pottstown, PA 19464-4847.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Howard John Scott and Valarie J. Thurman** at the suit of Lakeview Loan Servicing, LLC. Debt: \$109,454.45.

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

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

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

17-19356

ALL THAT CERTAIN cement house (being the lower side of a twin house), and lot or piece of ground with the buildings and improvements thereon erected situate on the northwesterly side of the Pottstown and Quakertown Road in **Pennsburg Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point in the northwesterly side of the said Pottstown and Quakertown Road, at the line of Clinton Buchert's land; thence along the same and through the centerline of a cement coping dividing this premises and the said Buchert's premises; northwesterly 181 feet to 20 feet wide alley, thence along said alley in a northeasterly direction a distance of 38 feet 6 inches to a point in said alley in the line of the said Ralph Z. Clemens' land; thence along the said Ralph Z. Clemens' land and through the centerline of the partition wall of this house and the said Clemens' house in a southeasterly direction a distance of 181 feet to a point in the northwesterly side of the Pottstown and Quakertown Road in a southwesterly direction a distance of 38 feet to the place of beginning.

BEING THE SAME PREMISES which Roberta M. DeAngeli, by Deed dated June 30, 1997 and recorded July 2, 1997 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5190, Page 1757, granted and conveyed unto Edward N. Cybak, Jr. and Laura A. Cybak.

Parcel Number: 15-00-01942-00-5.

Location of property: 505 Pottstown Avenue, Pennsburg, PA 18073.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Edward N. Cybak, Jr. a/k/a Edward N. Cybak a/k/a Edward Cybak and Laura A. Cybak a/k/a Laura Cybak** at the suit of Bank Of America, N.A. Debt: \$64,868.12.

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

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

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

17-19549

ALL THAT CERTAIN lot or piece of land, situate in **Whitemarsh Township**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a survey made in March A.D, 1946, by Will D. Hiltner, Registered Engineer, as follows, to wit:

BEGINNING at a point on the Southeast side of Joshua Road a point a corner of land of William Dick, thence extending along said land South 26 degrees 54 minutes East four hundred twenty and seventy seven one hundredths feet to an iron in a corner of land of Andorra. Nurseries, Inc; thence extending along said land South 65 degrees 50 minutes West sixty two and fifty seven one hundredths feet to a point a corner of land of Thomas W Bretz, deceased, thence extending along said land North 34 degrees 41 minutes West Three hundred eighty six and fifty one hundredths feet to a point on the Southeast side of Joshua Road, aforesaid, thence extending along the said Southeast side of Joshua Road, North 46 degrees 13 minutes East One hundred twenty and five one hundredths feet to the first mentioned point and place of beginning.

BEING THE SAME PREMISES which Irakli Dzlierichvili by deed dated 12/8/2005 and recorded 12/22/2005, in the Office for the Recorder of Deeds, etc., in and for the County of Montgomery in Record Book Volume 5584 Page 212, granted and conveyed unto Irakli Dzlierichvili and Juliana Iastshenbski, husband and wife, in fee.

Parcel Number: 65-00-06172-00-9.

Location of property: 2184 Joshua Road, Lafayette Hill, PA 19444.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Irakli Dzlierichvili a/k/a Irakli Dzlierichvili and Juliana Iastshenbski** at the suit of Ditech Financial LLC f/k/a Green Tree Servicing LLC. Debt: \$100,014.95.

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

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

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

17-20022

ALL THAT CERTAIN store building, message and tract of land, situate in **Red Hill Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point, a corner on the Southeasterly curb line of Main Street and in line of land now or late of Dr. J. A. Roth; thence along said Southeasterly curb line of Main Street, South Fourteen degrees, Fifty-five minutes West, One Hundred Sixty feet to a point, a corner in said curb line and in line of land now or late of Forrest F. Hillegass; thence along land now or late of Forrest F. Hillegass, North Seventy-five degrees, Five minutes West, Two Hundred Fifty-eight and Eight-tenths feet to a point, a corner in line of land now or late of said Forrest F. Hillegass; thence along the same, North Fourteen degrees, Fifty-five minutes East, One Hundred Sixty feet to a point, a corner of land of said Dr. J. A. Roth; thence along the same, South Seventy-five degrees, Five minutes East, Two Hundred Fifty-eight and Eight-tenths feet to the place of beginning.

BEING the same land and premises which became vested in Mark S. Schneider and Meghan M. Henry, by deed from Mark S. Schneider and Meghan M. Henry, dated 3/24/2006, recorded 4/4/2006, in the Montgomery County Clerk/Registrar's Office at Instrument #2006039622.

Parcel Number: 17-00-00574-003.

Location of property: 313 Main Street, Red Hill, PA.

The improvements thereon are: Commercial Restaurant w/a Liquor License.

Seized and taken in execution as the property of **Mark Schneider, Meghan M. Henry and United States of America** at the suit of First CornerStone Bank, a division of First-Citizens Bank & Trust Company. Debt: \$446,657.41.

**Phillip D. Berger**, Attorney.

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

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

17-20119

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Springfield Township**, County of Montgomery, State of Pennsylvania, and described according to a revised plan of Whitemarsh Village Section #2, made on August 7, 1950 by Franklin and Lindsey, Registered Engineers, and recorded at Norristown in the Office for the Recording of Deeds in Deed Book 2093 Page 601, as follows, to wit:

BEGINNING at a point on the northwest side of Patton Road (fifty feet wide) measured the six following courses and distances from a point of curve on the southwest side of Cheltenham avenue (forty-six and five tenths feet wide); (1) on the arc of a circle curving to the right having a radius of forty feet the arc distance of sixty-two and eighty-three one-hundredths feet to a point of compound curve; (2) still along the said side of Patton Road on the arc of a circle curving to the right having a radius of three hundred twenty-five and twenty-nine one-hundredths feet the arc distance of three hundred six and seventy-two one-hundredths feet to a point of tangent; (3) south eighty-one degrees six minutes west six hundred eighty-one and fifty-nine one-hundredths feet to a point; and angle; (4) south eighty-four degrees fifty-three minutes twelve seconds west seven hundred fifty-one and seventy-two one-hundredths feet to a point of curve; (5) on the arc of a circle curving to the left having a radius of one thousand five hundred twenty-five feet the arc distance of one hundred thirty-two and five hundred fifty one-thousandths feet to a point; (6) south seventy-seven degrees twenty-seven minutes, seven seconds west one hundred four and thirty-seven one-hundredths feet to the point and place of beginning; thence extending from said beginning point along the said side of Patton Road south seventy-seven degrees twenty-seven minutes seven seconds west eighty-five feet to a point; thence extending north twelve degrees thirty-two minutes fifty-three seconds west one hundred seventy feet to a point; thence extending north seventy-seven degrees twenty-seven minutes seven seconds east eighty-five feet to a point; thence extending south twelve degrees thirty-two minutes fifty-three seconds east one hundred seventy feet to a point on the northwest side of Patton Road, the first mentioned point and place of beginning.

BEING Lot # 296 on said plan.

TITLE TO SAID PREMISES IS VESTED IN John H. Lewis and Deborah A. Lewis, his wife, by Deed from Herbert Wartenberg and Arlene D. Wartenberg, his wife, Dated 03/30/1979, Recorded 04/03/1979, in Book 4398, Page 489.

John H. Lewis was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of John H. Lewis's death on or about 01/07/2015, his ownership interest was automatically vested in the surviving tenant by the entirety.

Parcel Number: 52-00-13747-00-7.

Location of property: 8631 Patton Road, Glenside, PA 19038-7543.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Deborah A. Lewis** at the suit of Pennymac Loan Services, LLC. Debt: \$253,666.03.

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

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

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

17-20162

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

BEGINNING at a point on the southeasterly side of Haws Avenue at the distance of 237.5 feet Northeasterly from Northeasterly side of Oak Street, it being a corner of this and other land of now or late Henry A. Keeler, of which this was part; thence extending along said land southeasterly at right angles to said Haws Avenue 129.18 feet to a point on the northwesterly side of an alley 20 feet in width called Hope Alley, otherwise known as Evans Alley; thence extending along said side of said alley northeasterly 21.5 feet to a point in line of other land now or late of Henry A. Keeler, of which this was part; thence extending along said land northwesterly at right angles to Haws Avenue the line passing through the middle of the partition wall between the house erected hereon and the one of the adjoining lot 129.12 feet to a point on the southeasterly side of Haws Avenue, aforesaid; thence extending along said side of said Avenue, Southwesterly 21.5 feet to the place of beginning.

BEING THE SAME PREMISES which Nina C. Catagnus by Deed dated November 24, 2004 and recorded on December 6, 2004, in the Office of the Montgomery County Recorder of Deeds in Deed Book Volume 5535 at Page 1634, as Instrument No. 2004233218 granted and conveyed unto Patricia A. Haupt.

Parcel Number: 13-00-16076-00-3.

Location of property: 722 Haws Avenue, Norristown, PA 19401.

The improvements thereon are: Residential Dwelling.

Seized and taken in execution as the property of **Patricia Haupt a/k/a Patricia A. Haupt** at the suit of CitiBank, N.A., As Trustee for CMLTI Asset Trust. Debt: \$154,789.36.

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

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

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

17-20743

**PARCEL 1:**

ALL THAT CERTAIN Lot or piece of land, situate in **Upper Frederick Township**, County of Montgomery, and Commonwealth of Pennsylvania, being Lot No. 19, on plan of Shisler's Grove, said plan prepared by Smith and Brunner, C.E., bounded and described as follows, to wit:

LOT 19 - BEGINNING at a point on the Northern side of Woodchuck Lane, a corner of this and Lot No. 20 at the distance of 200 feet from the Easterly side of Opossum Avenue; thence along said lot, North 9 degrees, 15 minutes West, 200 feet to a point, a corner in the Southerly line of Pheasant Alley; thence along said side of said Alley, North 80 degrees, 45 minutes East, 50 feet to a point, a corner of Lot No. 18; thence along said lot, South 9 degrees, 15 minutes East, 200 feet to a point on the Northern side of said Woodchuck Lane; thence along said side of said lane South 50 degrees, 45 minutes West, 50 feet to the place of beginning.

PARCEL NO. 55-00-01735-00-1.

**PARCEL 2:**

ALSO ALL THAT CERTAIN lot or piece of land, situate in **Upper Frederick Township**, County of Montgomery, and Commonwealth of Pennsylvania, being Lot No. 20, on plan of Shisler's Grove, said Plan prepared by Smith and Brunner, C.E., bounded and described as follows, to wit:

LOT 20 - Beginning at a point on the Northern side of Woodchuck Lane, a corner of this and Lot No. 21, at the distance of 150 feet from the Easterly side of Opossum Avenue; thence along said lot, North 9 degrees, 15 minutes West, 200 feet to a point, a corner in the Southerly line of Pheasant Alley; thence along said side of said alley North 80 degrees, 45 minutes, East 50 feet to a point, a corner of Lot No. 19; thence along said lot South 9 degrees, 15 minutes East, 200 feet to a point on the Northern side of said Woodchuck Lane; thence along said side of said Lane, South 50 degrees, 45 minutes West, 50 feet to the place of beginning.

PARCEL NO. 55-00-01387-00-7

BEING THE SAME PREMISES which David Wimble by Deed dated August 3, 2016 and recorded August 5, 2016 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 6010, Page 1086, Instrument #2016058503 granted and conveyed unto David Wimble and Tammy Wimble, is wife, in fee.

Parcel Number: 55-00-01735-00-1 and 55-00-01387-00-7.

Location of property: 1809 Woodchuck Lane, Green Lane, PA 18054.

The improvements thereon are: a residential dwelling.

Seized and taken in execution as the property of **David Wimble and Tammy Wimble** at the suit of Nationstar Mortgage LLC. Debt: \$232,980.12.

**Samantha Gable**, Attorney.

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

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

17-20771

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **New Hanover Township**, County of Montgomery, Commonwealth of Pennsylvania described according to a Subdivision Plan for Hunters Run II, prepared by Bursich Associates, Pottstown, PA dated 04/23/1986 and last revised 11/06/1991 and recorded in Plan Book A-54 page 194 described as follows, to wit:

BEGINNING at a point on the Northeastly side of Jennifer Lane (52 feet wide) a corner of Lot #127 on said Plan; thence extending from Jennifer Lane and along said lot North 21 degrees, 45 minutes, 00 seconds East, 145.000 feet to a point in line of Lot #130 on said Plan; thence along the same South 68 degrees, 15 minutes, 00 seconds East, 80.000 feet to a corner of Lot #125 on said Plan; thence along the same South 21 degrees, 45 minutes, 00 seconds West, 145.000 feet to a point on the Northeastly side of Jennifer Lane; thence along the same North 68 degrees, 15 minutes, 00 seconds West, 80.000 feet to a point, a corner of Lot #127 on said Plan and being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES VESTED IN John Toth and Mary Wynne-Toth by Deed from Dratax Hanover, Inc., a Pennsylvania Corporation dated July 26, 1996 and recorded on August 8, 1996 in the Montgomery County Recorder of Deeds in Book 5157, Page 0517.

Parcel Number: 47-00-02808-14-2.

Location of property: 595 Jennifer Lane, Gilbertsville, PA 19525.

The improvements thereon are: a residential dwelling.

Seized and taken in execution as the property of **John Toth a/k/a John C. Toth and Mary Toth a/k/a Mary Wynne-Toth a/k/a Mary W. Toth** at the suit of U.S. Bank National Association as Indenture Trustee for CIM Trust 2015-2AG Mortgage-Backed Notes, Series 2015-2AG. Debt: \$235,678.57.

**Roger Fay**, Attorney.

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

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



17-21057

ALL THAT CERTAIN parcel of land situate in **Cheltenham Township**, County of Montgomery and State of Pennsylvania, being Lot No 20 shown on the Plan of Melrose Park made for Stratford Development Company by George B Mebus, Registered Professional Engineer, on April 15, 1949, bounded and described as follows, to-wit:

BEGINNING at a point on the Northeasterly side of Stratford Avenue (50 feet wide) at the distance of 375 feet measured South  $51^{\circ} 55' 33''$  East from the intersection of the said Northeasterly side of Stratford Avenue with the Southeasterly side of Woodlawn Avenue (40 feet wide) (both lines produced); thence along Lot No. 21 North  $38^{\circ} 04' 27''$  East 225 feet to a point, thence along the rear of part of Lots Nos. 17 and 18 South  $51^{\circ} 55' 33''$  East 75 feet to a point, thence along Lot No. 19, South  $38^{\circ} 04' 27''$  West 225 feet to a point on the Northeasterly side of Stratford Avenue thence along the Northeasterly side of Stratford Avenue North  $51^{\circ} 55' 03''$  West 75 feet to the first mentioned point and place of beginning.

BEING the same property as conveyed from Tania B Levin to Robert Johnson-Smith, as described in Deed Book 5287 Page 2314, Recorded 09/14/1999 in MONTGOMERY County Records.

TITLE TO SAID PREMISES IS VESTED IN Robert Johnson Smith and Janine A. Smith, h/w, by Deed from Robert Johnson Smith, joined by his spouse, Janine A. Smith, Dated 06/07/2004, Recorded 06/25/2004, in Book 5513, Page 1866.

Robert Johnson Smith was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of Robert Johnson Smith's death on or about 10/04/2004, his ownership interest was automatically vested in the surviving tenant by the entirety.

Parcel Number: 31-00-25408-00-4.

Location of property: 805 Stratford Avenue, Elkins Park, PA 19027-3502.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Janine A. Smith** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for The Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2004-6. Debt: \$292,507.75.

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

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

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

17-21340

ALL THAT CERTAIN lot or piece of land, situate in **Lower Moreland Township**, Montgomery County, State of Pennsylvania, bounded and described according to a Plan of the "Welsh Road Spur Lots" prepared by Meaers, Franklin and Lindsay, Civil Engineers under date of August 23, 1938 as follows, to wit:

BEGINNING at a point on the South side of Welsh Road Spur (as laid out fifty feet wide) said point being at the arc distance of two hundred fifty five feet measured Northwestwardly along the said side of South side of Welsh Road Spur and along a curve to the left with a radius of Six hundred ninety one and seventy eight one hundredths feet from a stone monument at the point of tangency with Welsh Road said stone monument also being twenty five feet Southwest of the center line of said Welsh Road; thence South nine degrees, eighteen minutes, twenty eight seconds West along a line radial to Welsh Road Spur, and along Lot No. 23 for a distance of two hundred feet to a corner point; thence in a Northwesterly to Westerly direction along Lot No. 21 curving to the left with a radius of four hundred ninety one and seventy eight one hundredths feet for an arc distance of ninety and sixty four one hundredths feet to a corner point; thence North one degrees fifteen minutes, eight seconds West along a line radial to Welsh Road Spur, and along Lot No. 25 for a distance of two hundred feet to a corner point in the South side of Welsh Road Spur, aforesaid; thence in a Southeasterly direction along the South side of Welsh Road Spur, curving to the right with a radius of six hundred ninety one and seventy eight one hundredths feet for an arc distance of one hundred twenty seven and fifty one hundredths feet to the first mentioned point and place of beginning.

BEING the same property conveyed to Andrew Karff and Diana Karff, husband and wife who acquired title, with rights of survivorship, by virtue of a deed from James A. Bowker and Dolores Bowker, husband and wife, dated March 28, 2003, recorded April 23, 2003, at Deed Book 5454, Page 0228, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 41-00-10063-00-3.

Location of property: 512 Welsh Road, Huntingdon Valley, PA 19006.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Andy Karff and Diana Karff, husband and wife**, at the suit of Wells Fargo Bank, N.A. Debt: \$391,321.33.

**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.

17-21542

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 No. 4 "Welsh Manor", made by C. Raymond Weir, Registered Professional Engineer, dated July 19, 1961 as follows, to wit:

BEGINNING at a point on the Northwesterly side of Dillon Road (41.50 feet wide) said point being the two following courses and distances from a point of curve on the Northeasterly side of Blair Lane (50 feet wide): (1) leaving Blair Lane on the arc of a circle curving to the left having a radius of 10.00 feet the arc distance of 15.71 feet to a point of tangent

on the Northwesterly side of Dillon Road and (2) North 42 degrees 01 minute East along the Northwesterly side of Dillon Road 635.23 feet to the point of beginning; thence extending from said point of beginning North 47 degrees 59 minutes West 240.00 feet to a point; thence extending North 48 degrees 14 minutes 30 seconds East 129.57 feet to a point; thence extending South 47 degrees 59 minutes East 225.95 feet to a point on the Northwesterly side of Dillon Road aforesaid; thence extending South 42 degrees 01 minute West along the Northwesterly side of Dillon Road 128.81 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES VESTED IN George T. Harris III by Deed from Patricia K. Harris dated July 30, 1997 and recorded on August 25, 1997 in the Montgomery County Recorder of Deeds in Book 5197, Page 0532 as Instrument No. 014338

Parcel Number: 54-00-04897-00-8.

Location of property: 1630 Dillon Road, Ambler, PA 19002.

The improvements thereon are: a residential dwelling.

Seized and taken in execution as the property of **George T. Harris III and Joannie Carenio** at the suit of Wells Fargo Bank, N.A. Debt: \$154,157.47.

**Roger Fay**, Attorney.

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

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

17-22197

PREMISES A:

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.

BEGINNING at a point in the Northeasterly side of Tague Avenue (40 feet wide) at a distance of 622.82 feet Northwestwardly from the intersections which the Northeasterly side of Tague Avenue produced makes with the Northwesterly side of Easton Road (50 feet wide), produced.

CONTAINING in front or breadth on the aforesaid Tague Avenue 41.5 feet extending of that width in length or depth Northeastwardly between parallel lines at right angles to said Tague Avenue, the distance of 130 feet.

RESERVING a strip 14 feet in width running along the Northeast side to be used as a driveway.

PREMISES B:

ALL THAT CERTAIN lot or piece of ground situate in Glenside, **Abington Township**, Montgomery County, Pennsylvania, described as follows, to wit:

BEGINNING at an interior point on the Northeasterly side of 14 feet wide driveway which leads Southeastwardly and Northwestwardly which interior point is measured Northeastwardly the distance of 130.00 feet from a point on the Northeasterly side of Tague Avenue (40 feet wide) which point is measured Northwestwardly along the said Northeasterly side of Tague Avenue the distance of 622.82 feet more or less from a point forward by the said Northeasterly side of Tague Avenue and the Northwesterly side of Easton Road (50 feet wide) both lines produced; thence extending Northwestwardly along the Northeasterly side of said 14 feet wide driveway the distance of 41 feet 5 inches more or less to a point; thence Northeastwardly 50 feet no inches more or less to a point; thence Southeastwardly 41 feet 5 inches more or less to a point on the Northeasterly side of said 14 feet wide driveway being the first mentioned point and place of beginning.

PROPERTY known and numbered the rear of 2351 Tague Avenue, Glenside, PA 19038.

BEING the same premises in which Rita M. Smith and Rosemarie Smith, by deed dated August 26, 1988 and recorded in the Office of Recorder of Deeds in and for Montgomery County at September 12, 1988 at Book 4886, Page 1481, conveyed unto Rita M. Smith.

Parcel Number: 30-00-65820-00-3.

Location of property: 2351 Tague Avenue, Glenside, PA 19038.

The improvements thereon are: Single Family Dwelling.

Seized and taken in execution as the property of **Robert H. Smith, solely as Administrator of the Estate of Rita M. Smith, Deceased** at the suit of U.S. Bank National Association, not in Its Individual Capacity, but Solely as Trustee for the RMAC Trust, Series 2016-CTT. Debt: \$265,381.25.

**Bradley J. Osborne**, Attorney.

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

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

17-22416

ALL THAT CERTAIN message or tenement and tract of land, situate in the 7th Ward of **Pottstown Borough**, Montgomery County, Pennsylvania on the South side of Beech Street, bounded and described as follows, to wit:

BEGINNING in the South line of said Beech Street at the distance of 67 feet Eastwardly from the line dividing Lots Nos. 13 and 14 in a plan of lots known as Belleview Heights and said point of beginning being also the Eastern line of premises about to be conveyed by Frank Hutt, Sr. and wife to Charles W Seeders and wife, thence along the South side of said Beech Street, a distance of 93 feet 2 inches to Union Alley (20 feet wide), thence along said Union Alley Southwardly or Southwestwardly 122 feet 9 inches to a point a curve in said alley, thence still along the said alley along a curve to the right 20 feet to a point in line of land about to be conveyed to Charles W Seeders and wife, thence along said Seeders land Northward a distance of approximately 123 feet to the South side of Beech Street aforesaid, the point or place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Bryan Yingst, by Deed from Catherine M. Houck, widow, dated 02/04/2004, recorded 02/17/2004, in Book 5495, Page 2473.

Parcel Number: 16-00-01188-00-2.

Location of property: 1020 Beech Street, Pottstown, PA 19464-4918.

The improvements thereon are: residential property.

Seized and taken in execution as the property of **Bryan Yingst** at the suit of U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-KS9. Debt: \$190,102.87.

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

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

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

17-22521

ALL THAT CERTAIN message and lot of land with the dwelling thereon erected, Situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Southeasterly side of Hamilton Street 85 feet 86 inches Southwestly from the Southwest side of Marshall Street.

CONTAINING in front or breadth Southwest on said Hamilton Street 24 feet 06 inches and extending of that width in length or depth Southeast between parallel lines at right angles to said Hamilton Street 150 feet to the Northwest side of a 10 feet wide alley.

TITLE TO SAID PREMISES VESTED IN Herb Swanson by Deed from Herb Swanson and Sandra Swanson, H/W dated November 14, 2001 and recorded on November 15, 2001 in the Montgomery County Recorder of Deeds in Book 5385, Page 1589.

Parcel Number: 13-00-14852-00-3.

Location of property: 556 Hamilton Street, Norristown, PA 19401-4207.

The improvements thereon are: a residential dwelling.

Seized and taken in execution as the property of **Herbert R. Swanson a/k/a Herb Swanson** at the suit of Wells Fargo Bank, N.A. Debt: \$110,927.31.

**Roger Fay**, Attorney.

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

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

17-22844

ALL THAT CERTAIN message and lot of land, situate in **Lansdale Borough**, County of Montgomery and Commonwealth of Pennsylvania, being Lot # 29 in a plan of town lots laid out in the said borough and filed in the Recorder's Office at Norristown and known as Lansdale Summit Building Lots, bounded and described as follows, to wit:

BEGINNING on the southeast side of Green Street at the distance of one hundred feet northeastwardly from the northeast side of Mt. Vernon Street, containing in front or breadth on said Green Street fifty feet and extending in length or depth southeastwardly of that width one hundred fifty feet.

TITLE TO SAID PREMISES IS VESTED IN Christopher Kittredge a/k/a Christopher Ketteredge by deed from Robert S. Lohman dated November 7, 2008 and recorded November 10, 2008 in Deed Book 5713, Page 02281.

Parcel Number: 11-00-06956-00-8.

Location of property: 217 Green Street, Lansdale, PA 19446.

The improvements thereon are: a residential dwelling.

Seized and taken in execution as the property of **Christopher Kittredge a/k/a Christopher Ketteredge** at the suit of Bank of America, N.A. Debt: \$219,942.24.

**Lauren M. Moyer**, Attorney.

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

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

17-23240

ALL THAT CERTAIN unit or piece of ground with improvements to be made thereon, situate in **Cheltenham Township**, County of Montgomery and Commonwealth Of Pennsylvania, as set froth in the Declaration Of Wyngate, a Planned Community dated June 16, 2008 by The Fairways at Cedarbrook Hills, LP and recorded with the Recorder Of Deeds Office, Montgomery County, Pennsylvania in Book 5697, Page 643, and as amended by First Amendment to Declaration of Wyngate dated October 10, 2008 by The Fairways At Cedarbrook Hills, LP recorded in Book 5710, Page 2427, and as amended by Second Amendment To Declaration Of Wyngate Recorded in Book 5725, Page 601, and as amended by Third Amendment To Declaration Of Wyngate dated February 1, 2011 recorded in Book 5793, Page 691, and as amended by Fourth Amendment to Declaration Of Wyngate dated October 3, 2011 recorded in Book 5815, Page 1294, and as amended by Fifth Amendment to Declaration of Wyngate dated January 17, 2013 recorded in Book 5862, Page 937, and as amended by Sixth Amendment to Declaration Of Wyngate dated January 6, 2014 recorded in Book 5901, Page 909, and as amended by Seventh Amendment to Declaration Of Wyngate dated January 20, 2014 recorded in Book 5902, Page 847, and as amended by Eighth Amendment To Declaration of Wyngate dated February 7, 2014 recorded in Book 5903, Page 2274, and as amended by Ninth Amendment To Declaration of Wyngate dated April 15, 2014 recorded in

Book 5911, Page 571, and as amended by Tenth Amendment To Declaration of Wyngate dated May 14, 2014 recorded in Book 5913, Page 1030, and as amended by Eleventh Amendment to Declaration Of Wyngate dated July 22, 2014 recorded in Book 5921, Page 1147, as amended by Twelfth Amendment to Declaration Of Wyngate dated November 3, 2014 recorded in Book 5933, Page 2256, as amended by Thirteenth Amendment To Declaration of Wyngate dated December 10, 2014 recorded in Book 5937, Page 2599, as amended by Fourteenth Amendment to Declaration of Wyngate dated January 20, 2015 recorded in Book 5942, Page 286, and as amended by Fifteenth Amendment to Declaration of Wyngate dated March 31, 2015 recorded in Book 5948, Page 1847, and as amended by Sixteenth Amendment to Declaration of Wyngate dated April 2, 2015 recorded in Book 5949, Page 2420, and as amended by Seventeenth Amendment to Declaration of Wyngate dated July 21, 2015 recorded in Book 5963, Page 2390, as amended by Eighteenth Amendment To Declaration of Wyngate dated August 20, 2015 recorded in Book 5968, Page 651, as amended by Nineteenth Amendment To Declaration of Wyngate dated October 7, 2015 recorded in Book 5973, Page 1805 and shown on "Record Plan" Wyngate (formerly The Fairways at Cedarbrook Hills) recorded June 23, 2008 in Plan Book 31, Pages 355-357 and more particularly described as follows to wit:

BEING Lot 901.

BEING THE SAME PREMISES which NVR, Inc, trading as Ryan Homes, by Deed dated November 19, 2015 and recorded November 20, 2015 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5979, Page 963, granted and conveyed unto Frank Hays, an unmarried man.

Parcel Number: 31-00-17338-85-4.

Location of property: 71 Old Cedarbrook Road a/k/a 71 Old Cedarbrook Road, Bldg. 9, Wyncote, PA 19095.

The improvements thereon are: residential property.

Seized and taken in execution as the property of **Norma Booth a/k/a Norma Hays, Solely In Her Capacity As Heir Of Frank Hays a/k/a Frank Robert Hays, Deceased And Unknown Heirs, Successors, Assigns And All Persons, Firms Or Associations Claiming Right, Title Or Interest From Or Under Frank Hays a/k/a Frank Robert Hays, Deceased** at the suit of Pennymac Loan Services, LLC. Debt: \$324,628.21.

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

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

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

17-23289

ALL THAT CERTAIN brick message, being No. 503 Main Street, and lot or piece of land, situate at the Northeast corner of Fifth and Main Streets in **East Greenville Borough**, County of Montgomery and Commonwealth of Pennsylvania, said lot being bounded on the North by other lands of Alfred S. Schantz, on the East by Hickory Alley, on the South by Fifth Street.

CONTAINING in front along said Main Street forty eight feet one inch and extending of that width East to Hickory Alley, a distance of two hundred forty seven feet more or less.

TITLE TO SAID PREMISES IS VESTED IN Scott J. Herbst and Christine A. Herbst, Husband and Wife, by Deed from David H. Longwell and Debbie Longwell, Husband and Wife, dated 09/21/2001, recorded 10/15/2001, in Book 5380, Page 1428.

Parcel Number: 06-00-02228-00-7.

Location of property: 503 Main Street, East Greenville, PA 18041-1340.

The improvements thereon are: residential property.

Seized and taken in execution as the property of **Scott J. Herbst a/k/a Scott Jason Herbst and Christine A. Herbst a/k/a Christine Ann Herbst** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association. Debt: \$109,958.89.

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

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

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

17-23848

ALL THAT CERTAIN unit in the property known, named and identified in the declaration plan referred to below as Stonybrook Condominium, Whitehall Road, **East and West Norriton Townships**, Montgomery County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the unit property act of Pennsylvania act of July 3, 1963, P.L. 196 by the recordings in the office of the recorder of deeds of a declaration dated October 8, 1974 and recorded October 8, 1974 in deed book 3981 page 502 and amendments thereto, one thereof dated October 17, 1974 and recorded October 18, 1974 in deed book 3984 page 138 and another amendment dated June 16, 1975 and recorded June 16, 1975 in deed book 4033 page 15 and another dated August 17, 1976 and recorded August 23, 1976 in deed book 4134 page 536; a declaration plan dated August 29, 1974 and recorded October 8, 1974 in condominium plan book 3 page 63 and amendment thereto dated June 12, 1975 and recorded June 16, 1975 in plan book 4 page 12 and another dated August 17, 1976 and recorded August 23, 1976 in condominium plan book 4 page 63 with 'notes' accompanying the same recorded August 23, 1976 in deed book 4134 page 527, and a code of regulation dated October 8, 1974 and recorded October 8, 1974 and recorded October 8, 1974 in deed book 3981 page 546, as amended by first amendment dated January 29, 1981 and recorded February 4, 1981 in deed book 4603 page 66, being designated on said declaration plan as unit 709, 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 0.491 per cent).

TITLE TO SAID PREMISES IS VESTED IN James DiVento, by Deed from James DiVento and Erwin Froehlich, Dated 02/23/1995, Recorded 03/10/1995, in Book 5107, Page 1252.

Parcel Number: 63-00-08187-47-1.

Location of property: 709 Stonybrook Drive, a/k/a 709 Stonybrook Drive Condo 70, Norristown, PA 19403-2734.

The improvements thereon are: residential property.

Seized and taken in execution as the property of **James Divento** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association as Trustee as Successor by Merger to Lasalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset Backed Securities I LLC, Asset-Backed Certificates, Series 2007-HE7. Debt: \$227,828.88.

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

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

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

17-24119

PREM.1:

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according with a survey thereof made August 29, 1945, by Will D. Hiltner, Registered Engineer, as follows, to wit:

BEGINNING at a point on the Southwest side of Spruce Street at the distance of 61.51' Northwesterly from the Northwest side of DeKalb Street; thence extending along the said Southwest side of Spruce Street, North 32° 31' West, 69.15' to a point on the Southeast side of Rose Alley; thence extending along the Southeast side of said alley, South 58° West, 23.09' to a point, a corner; thence extending along the outer face of a 9" wall, South 32° 31' East, 69.15' to a point, a corner of land of now or late Harry Feldman; thence extending along said land along the outer face of a 9" wall of the building erected upon these premises, North 58° East, 23.09' in the first mentioned point and place of beginning.

Tax Map #13-00-33808-00-1; Block 107; Unit 36

PREM.2:

ALL THAT CERTAIN brick 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 DeKalb Street, at the distance of 23° 01-3/4" Southwest from the Southwest side of Spruce Street, 23.9" Southwest from the Southwest side of Spruce Street, according to survey made by Will D. Hiltner, Registered Surveyor, Norristown, Pennsylvania, on August 29, 1945, in the middle of the partition wall between this and the adjoining house; thence through the middle of the partition wall and along the line of land now or late of Elias Fillman, Northwestwardly 130' 01" (130.66' according to said survey) to a point on the Southeast side of Ross Alley and 24' 04" Southwest from the Southwest side of Spruce Street (23.9" Southwest from Southwest side of Spruce Street, according to said survey); thence extending along the Southeast side of Ross Alley, Southwestwardly 25' 08" to a corner of this and lot now or late of John Wood; thence by the same parallel with Spruce Street, Southeastwardly, 130', more or less, to DeKalb Street, aforesaid; and along the Northwest side thereof Northeastwardly 26' 10-3/4" to the place of beginning.

Parcel #13-00-10120-00-1; Block 107; Unit 38

TITLE TO SAID PREMISES IS VESTED IN Lamar Johnson, 1/2 Interst, And In Allan Andain And Muthel Andain, H/W, 1/2 Interest. Each 1/2 Interest Held To Each Other As Joint Tenants With The Right Of Survivorship, By Deed From Albert A. Galullo And Susan T. Galulla, His Wife, Dated 08/25/1998, Recorded 09/08/1998, In Book 5239, Page 1192.

Lamar Johnson A/K/A Lamar C. Johnson Was A Co-Record Owner Of The Mortgaged Premises As A Joint Tenant With The Right Of Survivorship. By Virtue Of Lamar Johnson A/K/A Lamar C. Johnson's Death On Or About 12/30/2010, His Ownership Interest Was Automatically Vested In The Surviving Joint Tenant(S). Muthel Andain A/K/A Muthel C. Andain A/K/A Muthel Cenida Andain Was A Co-Record Owner Of The Mortgaged Premises As A Joint Tenant With The Right Of Survivorship. By Virtue Of Muthel Andain A/K/A Muthel C. Andain A/K/A Muthel Cenida Andain's Death On Or About 01/02/2012, Her Ownership Interest Was Automatically Vested In The Surviving Joint Tenant(S).

Parcel Number: 13-00-10120-00-1, 13-00-33808-00-1.

Location of property: 1043 DeKalb Street, a/k/a 60 East Spruce Street, Norristown, PA 19401-3847.

The improvements thereon are: Residential-Commercial Non-Conforming.

Seized and taken in execution as the property of **Allen Andain a/k/a Allan G. Andain** at the suit of The Bank of New York Mellon, f/k/a The Bank of New York, Successor in Interest to JPMorgan Chase Bank, N.A. f/k/a JPMorgan Chase Bank, as Trustee, for GSMPS Mortgage Loan Trust 2003-2, Mortgage Pass-Through Certificates, Series 2003-2. Debt: \$69,426.88.

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

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

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

17-24929

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

BEGINNING at a point in the centerline of Station Avenue (40 feet wide) measured North 41 degrees 5 minutes East the distance of 391.24 feet from a point formed by the Intersection of the center line of Church Road (40 feet wide) and the center line of Station Avenue; thence extending North 41 degrees 5 minutes East the distance of 119.24 feet; thence extending South 48 degrees 55 minutes East 260.86 feet; thence extending South 28 degrees 28 minutes West 11.09 feet; thence extending South 15 degrees 26 minutes West 95.45 feet; thence extending North 53 degrees 7 minutes 20 seconds West 305.38 feet to the place of beginning.

BEING the same premises which Sydella Hodge, by deed dated 07/07/09 and recorded 07/09/09 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 5736, at Page 01021; conveyed unto Sydella Hodge (as to a 50% interest) and Eric Hodge & Nichole Hodge, his wife (as Tenants by the Entirety as to a 50% interest) as joint Tenants with the Right of Survivorship as to the whole.

Parcel Number: 52-00-16468-00-4.

Location of property: 606 Station Avenue Glenside, PA 19038.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Sydella Hodge** at the suit of Reverse Mortgage Solutions, Inc. Debt: \$474,071.64.

**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.

17-24936

ALL THAT CERTAIN half of a double dwelling and lot of land known as No. 712 Main Street, in **Red Hill Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a survey and plan dated January 27, by George B. Nevelle, Registered Surveyor, Quakertown, Pennsylvania as follows, to wit:

BEGINNING at a point in the center line of Main Street (50 feet wide, 36 feet between curbs) a corner of other lands of Henry W. Genszler Estate (No. 714); thence said lands and through the middle of a party wall North 70 degrees, 38 minutes East 190 feet to a pipe, a corner on the West side of Bitting Alley (20 feet wide); thence along said alley South 19 degrees East 31.34 feet to a pipe found a corner of No. 710 Main Street; thence along said lands South 71 degrees West, 191 feet to a point, a corner in the center line of Main Street; thence along center line North 19 degrees West 30.12 feet to the place of beginning.

BEING THE SAME PREMISES WHICH Joseph C. Berret and Elizabeth A. Berrel, husband and wife by Indenture bearing date the 20 day of February AD, 1996 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery on the 27 day of December, AD, 1996 in Deed Book 5172 page 581, granted and conveyed unto Joseph L. Hinz and Carol Lynne Hinz, husband and wife.

Parcel Number: 17-00-00433-00-9.

Location of property: 712 Main Street, Red Hill, PA 18076.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Joseph L Hinz And Carol Lynne Hinz** at the suit of New Penn Financial LLC d/b/a Shellpoint Mortgage Servicing. Debt: \$173,865.05.

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

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

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

17-25693

ALL THAT CERTAIN unit, designated as building number 32, unit number IKER, being a unit in the Gwynedd club, a condominium, situate in **Upper Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of the Gwynedd Club, a Condominium, including Plats and Plans bearing date the 21st day of November A.D., 1988 and recorded in the Office for the Recording of Deeds, in the County of Montgomery at Norristown, Pennsylvania on the 2nd day of December A.D., 1988 in Deed Book 4895 Page 955.

TOGETHER with all right, title and interest, being a .3277 percent undivided interest, of in and to the Common Elements as sent fourth in the aforesaid Declaration of Condominium.

TITLE TO SAID PREMISES IS VESTED IN Barry H. Topham and Patricia D. Topham, married, by Deed from Gwynedd and Association, Limited Partnership, a Wisconsin Limited Partnership, dated 09/27/1991, recorded 10/09/1991, in Book 4988, Page 2203.

Parcel Number: 56-00-04497-00-1.

Location of property: 1 Kerwick Court, North Wales, PA 19454.

The improvements thereon are: residential property.

Seized and taken in execution as the property of **Barry H. Topham and Patricia D. Topham** at the suit of Ditech Financial LLC. Debt: \$18,291.88.

**Abigail Brunner**, Attorney. I.D. #319034

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

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

17-26175

ALL THAT CERTAIN Interior piece or parcel of ground, situate in **Abington Township**, Montgomery County, Pennsylvania, and described according to a certain plan thereof known as plan of Subdivision of Property of "Estate of Thomas Wriggins (deceased)" made by Haggerty and Hagan Inc, dated July 24, 1964 as follows:

BEGINNING at an interior point in line of lands now of late of Daughter of the Most Redeemer Inc, a corner of Parcel No 2 on said plan said point being the three following courses and distances from a point formed by the intersection of a line in the bed of Huntingdon Pike (T R No 232) with the extended original centerline of Moredon Road (1) leaving Moredon Road Northeastwardly through the bed of Huntingdon Pike Seven hundred twenty three and eighty three one hundredths feet more or less to a point a corner of the aforesaid lands of Daughters of the Most Holy Redeemer Inc, (2) North 46 degrees, 54 minutes, 10 seconds West along the aforesaid lands of Daughters of the Most Holy Redeemer Inc, crossing the Northwesterly side of Huntingdon Pike nine hundred twenty three and thirty six one-hundredths feet to a point and (3) North 39 degrees, 17 minutes, 10 seconds East along a line dividing the aforesaid lands of Daughters of the Most Holy Redeemer, Inc, partly along parcel No 3 and 2 on said plan four hundred and ninety four one hundred the feet to the point of beginning, thence extending from said point of beginning, North 45 degrees, 36 minutes, 20 seconds West along the aforesaid parcel No 2 the distance of three hundred eighteen and ninety one-hundredths feet to a point a corner of land now or late of Irvin G Schorach, Jr, thence extending along the aforesaid lands of Schorach, Jr, the two following courses and distances (1) North 42 degrees, 33 minutes, 20 seconds East 280 feet to a point and (2) North 45 degrees, 36 minutes, 20 seconds West crossing the bed of a certain 15 feet wide right of way for driveway three hundred seventy five feet to a point on the Northwesterly side of said right of way of driveway; thence extending North 42 degrees, 33 minutes, 20 seconds East along the Northwesterly side of the aforesaid 15 feet wide right of way for driveway, three hundred forty four and ninety one hundredths feet to a point on the Southeasterly right of way line of the North Pennsylvania Railroad (Delaware River Branch), thence extending North 79 degrees, 51 minutes East along the Southeasterly right of way line of the North Pennsylvania Railroad (Delaware River Branch) four hundred sixteen and twenty one hundredths feet to a point a corner of the aforesaid lands of Daughters of the Most Holy Redeemer Inc, thence extending along the aforesaid lands of Daughters of the Most Holy Redeemer Inc, the three following courses and distances (1) South 3 degrees, 51 minutes, 30 seconds East three hundred thirty one and twenty seven one hundredths feet to a point (2) South 26 degrees, 44 minutes, 20 seconds West seven hundred twenty eight and seventy four one hundredths feet to a point and (3) South 39 degrees, 17 minutes, 10 seconds West forty eight and eighty one one hundredths feet to the first mentioned interior point and place of beginning.

Containing in area 8.7007 acres.

Being Parcel No 1 as shown on the above mentioned plan.

AND ALSO, ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, Pennsylvania and described according to a plan of Survey thereof made by Charles F Mebus, Esquire Registered Engineer on the 22nd day of September A.D. 1936 and revised on the 29th day of October A.D. 1936 as follows to wit:

BEGINNING at a stone in line between land now or of Penrose Hollowell and land recently acquired by Thomas Wriggins at the distance of three hundred forty four and ninety one hundredths feet Southwestwardly from a stone in the Southeasterly right of way line of the North Pennsylvania Railroad (Delaware River Branch); thence through land of Thomas Wriggins the following three courses and distances, South 45 degrees, 36 minutes 20 seconds East three hundred seventy five feet to a stone, thence South 42 degrees, 33 minutes, 20 seconds West 280 feet to a stone, thence North 45 degrees, 36 minutes, 20 seconds West partly along land to be acquired by Thomas Wriggins, Jr, 375 feet to a stone in the aforesaid line between land now or late of Penrose Hollowell and land of Thomas Wriggins, thence along said line North 42 degrees, 33 minutes, 20 seconds East 280 feet to the place of beginning.

CONTAINING 2.4092 acres.

AND TOGETHER with the free use, right, liberty and privilege of a certain proposed 15 feet wide driveway laid out by Thomas Wriggins, Sr, extending Southwestward along the Northwesterly line of tract adjoining to the Southwest (conveyed to Thomas Wriggins Jr, and wife) and crossing the Northwesterly corner of tract conveyed to Edgar H Redington Jr, and wife as and for a passageway and driveway at all times hereafter forever, in common with the owners, tenants and occupiers of said premises to the Southwest.

TITLE TO SAID PREMISES IS VESTED IN IRVIN G. SCHORSCH, JR. AND ANITA V. SCHORSCH, HIS WIFE, by Deed from THOMAS WRIGGINS, JR. AND ELIZABETH W. CONGER AND FIDELITY PHILADELPHIA TRUST COMPANY, EXECUTORS OF THE WILL OF THOMAS WRIGGINS, DECEASED, Dated 11/20/1964, Recorded 11/24/1964, in Book 3360, Page 414.

IRVIN G. SCHORSCH, JR was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of IRVIN G. SCHORSCH, Sr, death on or about 04/01/2014, his ownership interest was automatically vested in the surviving tenant by the entirety. Mortgagor ANITA V. SCHORSCH A/K/A ANITA ULICK SCHORSCH A/K/A ANITA U. SCHORSCH died on 05/02/2015, and PETER A. SCHORSCH, IRVIN G. SCHORSCH, III and NICHOLAS S. SCHORSCH were appointed the Co-Executors of her estate. Letters of Testamentary were granted to them on 05/21/2015 by Will dated 09/05/2012. According to the Last Will and Testament, the Residuary Estate is devised to the Trustee under the Agreement of Trust dated, March 1, 2010. According to the Certification of Trust and of Statutory Authority the named Trustees are PETER A. SCHORSCH, IRVIN G. SCHORSCH, III and NICHOLAS S. SCHORSCH. Plaintiff does not have a copy of said Trust Agreement. The beneficiaries of the trust are unknown.

TITLE TO SAID PREMISES IS VESTED IN IRVIN G. SCHORSCH, JR. and ANITA V. SCHORSCH, HIS WIFE, by deed from FRED T. CONGER and ELIZABETH W. CONGER, HIS WIFE, Dated 09/04/1964, Recorded 09/09/1964, in Deed Book 3345, Page 183.

IRVIN G. SCHORSCH, JR was a co-record owner of the mortgaged premises as a tenant by the entirety. By virtue of IRVIN G. SCHORSCH, JR's death on or about 04/01/2014, his ownership interest was automatically vested in the surviving tenant by the entirety. Mortgagor ANITA V. SCHORSCH A/K/A ANITA ULICK SCHORSCH A/K/A ANITA U. SCHORSCH died on 05/02/2015, and PETER A. SCHORSCH, IRVIN G. SCHORSCH, III and NICHOLAS S. SCHORSCH were appointed the Co-Executors of her estate. Letters of Testamentary were granted

to them on 05/21/2015 by Will dated 09/05/2012. According to the Last Will and Testament, the Residuary Estate is devised to the Trustee under the Agreement of Trust dated, March 1, 2010. According to the Certification of Trust and of Statutory Authority the named Trustees are PETER A. SCHORSCH, IRVIN G. SCHORSCH, III and NICHOLAS S. SCHORSCH. Plaintiff does not have a copy of said Trust Agreement. The beneficiaries of the trust are unknown.

Parcel Number: 30-00-70484-00-1.

Location of property: 1591 Warner Road, Abington Township, PA 19046.

The improvements thereon are: residential property.

Seized and taken in execution as the property of **Peter A. Schorsch, in His Capacity as Co-Executor and Co-Trustee of The Estate of Anita V. Schorsch a/k/a Anita Ulick Schorsch a/k/a Anita U. Schorsch, Irvin G. Schorsch, III, in His Capacity as Co-Executor and Co-Trustee of The Estate of Anita V. Schorsch a/k/a Anita Ulick Schorsch a/k/a Anita U. Schorsch, Nicholas S. Schorsch, in His Capacity as Co-Executor and Co-Trustee of The Estate of Anita V. Schorsch a/k/a Anita Ulick Schorsch a/k/a Anita U. Schorsch, The Anita U. Schorsch Revocable Trust, Unknown Beneficiaries of The Anita U. Schorsch Revocable Trust** at the suit of Sparta GP Holding REO Corp. Debt: \$2,291,628.82.

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

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

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

17-26336

ALL THAT CERTAIN Unit in the property known, named and identified in the Declaration Plan referred to below as Briar House, located at York Road and meeting house road in **Cheltenham Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the unit property act of Pennsylvania, Act of July 3, 1963 P.196, by recording in the Office of the Recording of Deeds of Montgomery County, A Declaration dated 8/4/1971, and recorded 03/20/1973 in Deed Book 3835 page 533; and Declaration Plan dated 06/22/1970 and last revised 03/09/1973 and recorded 03/20/1973 in Plan Book 1 page 53; and a Code of Regulations dated 08/04/1971 and recorded 03/20/1973 in Deed Book 3835 page 559; being and designated on Declaration Plan as Unit Number A-64, as more fully described in such declaration plat and declaration. Together with a proportionate undivided interest in the common elements (as defined in such declaration) of 0.90%.

BEING the same premises which **BRIAR PROPERTIES, INC.**, by deed dated 11/30/1973 and recorded 12/4/1973, in the Office for the Recorder of Deeds, etc., in and for the County of MONTGOMERY in Record Book Volume 3907 Page 86, granted and conveyed unto **CHARLES C. POLLACK and CONSTANCE POLLACK**, his wife, in fee.

And the said **CHARLES C. POLLACK** departed this life on 3/5/2013, vesting title solely in **CONSTANCE POLLACK**.

And the said **CONSTANCE POLLACK** departed this life on 6/6/2017, vesting title solely in **VAUGHN SANDMAN**, Executor of the Estate of Constance Pollack, deceased.

Parcel Number: 31-00-30106-93-1.

Location of property: 8302 Old York Road Unit A-64 a/k/a 8310 Old York Road Unit A-64, Elkins Park, PA 19027.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Vaughn Sandman as Executor of The Estate Of Constance Pollack, Deceased** at the suit of Nationstar Mortgage LLC d/b/a Champion Mortgage Company. Debt: \$295,754.90.

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

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

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

17-26380

ALL THAT CERTAIN unit in the property known, named and identified as 'Stonybrook Condominium located at 333 North York Road, Hatboro, Pennsylvania 19040, in **Hatboro Borough**, County of Montgomery, and Commonwealth of Pennsylvania. which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania of 7/3/1963. PL 196. By the recording in the office for the recording of Condominium dated 4/21/1978, and recorded on 4/24/1978 in deed book 4295 page 360; an amendatory Declaration dated 5/16/1978, and recorded 5/24/1978 in deed book 4301 page 550, and a declaration plan dated 4/14/1978, and recorded in condominium plan book C-6 page 9 on 4/24/1978, and a Supplemental Declaration Plan Last revised 5/16/1978, and recorded 5/24/1978 in plan book C-6 page 10, and the code of Regulations for said condominium dated 4/21/1978, and recorded 4/25/1978 in deed book 4296 page 1.

BEING AND DESIGNATED on such declaration plan as unit #9v as more fully described in such declaration plan and declaration.

TOGETHER with a proportionate undivided interest in the common elements (as defined in such Amendatory Declaration and as shown on such supplemental declaration plan), to wit each unit in Stonybrook Condominium shall be possessed of and have appurtenant to it a percentage interest in the common elements of the Condominium equal to 1 91083%.

Each parking unit in Stonybrook Condominium shall be possessed of and have apartments to it a percentage interest in the common elements of the Condominium equal to 0 15921%.

UNDER AND SUBJECT to certain Rights, Agreement, Easements, Conditions, Covenants and restrictions as may now appear of record.



TITLE TO SAID PREMISES IS VESTED IN William Houck, III and Antanette Houck, their heirs and assigns, by Deed from Homer Charles Knox, III and Bonnie Gay Knox, Dated 02/22/2000, Recorded 03/28/2000, in Book DB 5311, Page 1452.

Parcel Number: 08-00-05717-08-9.

Location of property: 9 Village Place, a/k/a 9 Village Place Condo 9-V, Hatboro, PA 19040-2049.

The improvements thereon are: residential property.

Seized and taken in execution as the property of **Antanette Houck and William Houck, III** at the suit of Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-R12. Debt: \$249,121.61.

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

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

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

17-26474

ALL THAT CERTAIN two and one-half story message and tenement and lot, tract or piece of land, situate on the South side of Bush Street in **Bridgeport Borough**, County of Montgomery and Commonwealth of Pennsylvania generally known as No. 502 Bush Street and more particularly described as follows, to wit:

BEGINNING at a point on the South side of Bush Street, aforesaid at the distance of 20 feet Southwesterly from the intersection of the said side of Bush Street with the West side of Rambo Street (the Southwest corner of Bush and Rambo Streets) a corner of these premises and premises generally known as No. 500 Bush Street; thence extending at right angles to Bush Street through the middle of the Partition Wall of these premises and premises generally known as No. 500 Bush Street Southwardly 110 feet to an Alley laid out for the use of these and adjoining premises; thence extending along said Alley Westwardly parallel to Bush Street 20 feet to another point, a corner of these and premises generally known as No. 504 Bush Street; thence extending along said premises Northwardly parallel with the first course 110 feet to another point in the South side of said Bush Street another corner of these and the premises generally called No. 504 Bush Street; thence extending Eastwardly along the South side of said Bush Street 20 feet to the point corner or place of beginning.

TITLE TO SAID PREMISES VESTED IN Jace K. Jones and Donita T. Jones by Deed from Pedro Colon and Elina Lamberto dated June 28, 2000 and recorded on July 6, 2000 in the Montgomery County Recorder of Deeds in Book 5322, Page 0616 as Instrument No. 012222.

Parcel Number: 02-00-00316-00-6.

Location of property: 502 Bush Street, Bridgeport, PA 19405.

The improvements thereon are: a residential dwelling.

Seized and taken in execution as the property of **Jace K. Jones and Donita T. Jones** at the suit of Wells Fargo Bank, N.A. Debt: \$79,458.45.

**Roger Fay**, Attorney.

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

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

17-26832

ALL THAT CERTAIN unit in the property known, named and identified as Huntingdon Place, a Condominium, situated in **Lower Moreland 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.A. Sec. 3101, et seq. by the Recording of a Declaration of Condominium recorded in the Montgomery County Office of Recorder of Deeds, Norristown, Pa on November 29, 2007, in Deed Book No. 5673, Page 1244.

BEING designated as Unit No. 509.

TOGETHER with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

BEING THE SAME PREMISES which Toll PA X, LP by Deed dated 12/28/2007, recorded 1/7/2008 in Deed book 5677, page 2748 conveyed unto Janet Bloch.

Parcel Number: 41-00-09899-06-3, MAP#: 41022A187.

Location of property: 509 Carson Terrace, Huntingdon Valley, PA 19006.

The improvements thereon are: residential dwelling.

Seized and taken in execution as the property of **Janet Bloch and Meyer Weintraub** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$341,257.92 plus interest to sale date.

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

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

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

17-26866

ALL THAT CERTAIN message and tract of land situate along the east side of the Rising Sun Road, extending from the Telford Road to the Allentown Road, in **Franconia Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a recent survey and plan dated July 30, 1946 as prepared by Stanley F. Moyer, Registered Engineer and Land Surveyor, Souderton, Pennsylvania, as follows, to wit:

BEGINNING at a point in the centerline of Rising Sun Road extending from Telford Road to the Allentown Road said point being a corner of lands of Grantor; thence along the centerline of said road North 44 degrees 37 minutes West the distance of one hundred five feet to an iron pin; thence along lands of now or late of John W. Dorn North 45 degrees 23 minutes East the distance of four hundred three and seventy-eight hundredths feet to an iron pin; thence along lands of Edward Buchenauer South 28 degrees 20 minutes East the distance of one hundred nine and thirty-nine hundredths feet to an iron pin; thence along lands of Grantor South 45 degrees 23 minutes West the distance of three hundred seventy-three and eleven hundredths feet to the place of beginning.

TITLE TO SAID PREMISES VESTED IN William E. Vicario and Tonya S. Vicario by Deed from Patricia Ann Smith, Executrix Estate of Agnes L. Godshall, deceased dated August 27, 2002 and recorded on September 23, 2002 in the Montgomery County Recorder of Deeds in Book 5425, Page 1756.

Parcel Number: 34-00-04255-00-4.

Location of property: 763 Rising Sun Road, Telford, PA 18969.

The improvements thereon are: a residential dwelling.

Seized and taken in execution as the property of **William E. Vicario and Tonya S. Vicario** at the suit of Wells Fargo Bank, N.A. Debt: \$138,232.74.

**Roger Fay**, Attorney.

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

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

17-26930

ALL THAT CERTAIN lot or piece of ground in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described according to a survey or plan by George F. Shaner, Engineer dated August 12, 1948 as follows, to wit:

BEGINNING at a point on the Southeasterly side of Hanover Avenue (50 feet wide) at the distance of 48 feet 11 ? inches measured North 39 degrees 19 minutes East along the said side of Hanover Avenue from its intersection with the easterly side of West Street ( 50 feet wide), thence extending along the said side of Hanover Avenue North 39 degrees 19 minutes East 46 feet ? inches to a point, thence extending South 50 degrees 41 minutes East 50 feet to a point, thence extending South 39 degrees 19 minutes West 40 feet ? inches to a point, thence extending North 50 degrees 41 minutes West 14 feet to a point, thence extending North 39 degrees 19 minutes East 4 feet 2 inches to a point, thence extending North 50 degrees 41 minutes West 36 feet to the first mentioned point and place of beginning.

BEING THE SAME PREMISES which Brian M. Altutius and Dawn C. Altutius, by Deed dated July 27, 2005 and recorded August 16, 2005 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5566, Page 2744, granted and conveyed unto Jason M. DeFrancesco and Jamie L. Duffy.

Parcel Number: 16-00-12764-009.

Location of property: 506 North Hanover Street, Pottstown, PA 19464.

The improvements thereon are: residential property.

Seized and taken in execution as the property of **Jason M. DeFrancesco and Jamie L. Duffy a/k/a Jamie Heller** at the suit of Wells Fargo Bank, N.A. Debt: \$84,268.33.

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

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

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

17-26969

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

BEGINNING at a stone corner in the middle of a Public Road leading to Springhouse and Sumneytown Turnpike Road (Perkiomenville Road); thence along the middle of said road and by land of Late Anna Stahley, now or late of Harry Stahley, South 65.5 degrees West 14.8 perches to a stone corner in a line of late Reuben Fegley's Land, now or late John O. Hendricks; thence by the same South 23.5 degrees, East, 12 perches to a stone, a corner in the middle of said road and by land of the said Anna Stahley, now or late of Harry Stahley, South 61.5 degrees East 10 perches to the place of beginning.

BEING THE SAME PREMISES which David J. Whiteman and Michele L. Whiteman, husband and wife by Deed dated 12/14/2001 and recorded 1/18/2002 in Montgomery County in 5392 Page 1061 conveyed unto Barry Schuler and Kimberly Schuler, husband and wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Barry Schuler by deed from Barry Schuler and Kimberly Schuler dated 11/23/2010 recorded 11/30/2010 in Deed Book 5786 Page 1261 Instr. # 2010109132.

Parcel Number: 62-00-01192-00-6.

Location of property: 2237 Perkiomenville Road, Harleysville (Upper Salford Township), PA 19438.

The improvements thereon are: residential dwelling.

Seized and taken in execution as the property of **Barry Schuler a/k/a Barry L. Schuler** at the suit of Ocwen Loan Servicing, LLC. Debt: \$154,614.95.

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

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

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

17-27971

ALL THOSE FOUR CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, being known as Lots 350, 351, 352 and 353 on Plan of Fox Chase Hills, plan recorded in Deed Book 920, Page 600 &c, bounded and described as follows, to wit:

BEGINNING at a point on the Southwesterly side of Margareta Avenue (40.00 feet wide) at the distance of ten feet Southeastwardly from the intersection of the said Southwesterly side of Margareta Avenue and the Southeasterly side of Stanley Avenue (50.00 feet wide), both lines produced; thence extending along the said side of Margareta Avenue South forty eight degrees fifteen minutes thirty seconds East one hundred thirty seven and five tenths feet to a point, a corner of Lot No. 154; thence extending along the line of Lot No. 354 South forty one degrees forty four minutes thirty seconds West one hundred two and five tenths feet to a point, a corner of Lot No. 349; thence extending along the line of Lot No. 349 North forty eight degrees fifteen minutes thirty seconds West one hundred forty seven and five tenths feet to a point, a corner on the Southeasterly side of Stanley Avenue; thence extending along the said side of Stanley Avenue North forty one degrees forty four minutes thirty seconds East ninety two and five tenths feet to a point of curve; thence extending on a curve to the right, having a radius of ten feet the arc distance of fifteen and seventy one one-hundredths feet to the first mentioned point and place of beginning.

AND the above mentioned Stanley Avenue is new commonly referred to as "Sherman Avenue".

TITLE TO SAID PREMISES VESTED IN Nathan D. McGillis and Silvana R. McGillis by Deed from Thomas F. Hagan and Margaret Hagan dated November 19, 2015 and recorded on December 7, 2015 in the Montgomery County Recorder of Deeds in Book 5981, Page 00227 as Instrument No. 2015092379.

Parcel Number: 30-00-62420-00-1.

Location of property: 963 Sherman Avenue, Huntingdon Valley, PA 19006.

The improvements thereon are: a residential dwelling.

Seized and taken in execution as the property of **Nathan D. McGillis and Silvana R. McGillis** at the suit of Nationstar Mortgage LLC d/b/a Mr. Cooper. Debt: \$305,924.91.

**Roger Fay**, Attorney.

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

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

17-28179

ALL THAT CERTAIN message and lot or piece of land, situate in **Limerick Towship**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey made May 1, 1953 by Francis W. Wack, Registered Surveyor, as follows, to wit:

BEGINNING at a pin in the centerline of Cherry Lane (33 feet wide) a corner of this and land now or late of George L. and Kenneth R. Yerger (said beginning point being North 50 degrees West, 509 feet from the intersection of said Cherry Lane with the centerline of Lewis Road, also 33 feet wide); thence, along said Yerger's land, South 40 degrees West, 200 feet to an iron pin, a corner of other land of J. Marvin and Ruth E. Evans of which this was a part; thence, along the same, North 50 degrees West, 100 feet to an iron pin, a corner of land now or late of Miles W. and Irene A. Britcher; thence, along said Britcher's land, North 40 degrees East, 200 feet to a pin in the centerline of said Cherry Lane; thence, in and through the centerline of said Cherry Lane, South 50 degrees East, 100 feet to the place of beginning.

BEING THE SAME PREMISES which was conveyed to Joshua D. West and Charlene N. Jones, as joint tenants with right of survivorship, by Deed of Karen Kime-Smoyer, Executrix of the Estate of Eleanor May Kime, deceased dated 10/31/2008 and recorded 11/10/2008 as Instrument #2008109397 Book 5713 Page 2189 in the Montgomery County Recorder of Deeds Office.

Parcel Number: 37-00-00505-00-7 (MAP: #37035A011).

Location of property: 21 West Cherry Lane, Limerick, PA 19468.

The improvements thereon are: a residential dwelling.

Seized and taken in execution as the property of **Joshua D. West and Charlene N. Jones** at the suit of Nationstar Mortgage LLC d/b/a Mr. Cooper. Debt: \$213,126.59.

**Samantha Gable**, Attorney.

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

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

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

Notice is hereby given the schedules of distribution by the Sheriff on May 30, 2018 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

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**ARTICLES OF AMENDMENT**
**NOTICE OF FILING  
ARTICLES OF AMENDMENT**

**Notice is hereby given** that NOAH BANK, 7301 Old York Road, Elkins Park, Montgomery County, Pennsylvania, 19027 intends to file Articles of Amendment under the provisions of the Pennsylvania Banking Code with the Department of Banking and Securities of Pennsylvania to amend its Articles of Incorporation. The nature and character of the amendment is to increase the number of shares of authorized common stock to 65,000,000.

All interested persons may file comments regarding this amendment, in writing, with the Pennsylvania Department of Banking and Securities, Corporate Applications Division, 17 North Second Street, Suite 1300, Harrisburg, PA 17101-2290. In order to be considered, comments regarding this amendment must be received by the Department no later than thirty (30) days after the date that notice of the filing of this amendment is published in the Pennsylvania Bulletin. Publication in the Pennsylvania Bulletin may or may not appear contemporaneously with this notice. Please check the Pennsylvania Bulletin Website at [www.pabulletin.com](http://www.pabulletin.com) to determine the due date for filing comments.

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**ARTICLES OF INCORPORATION**

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

NOTICE is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA on the 29TH of MARCH, 1993, with respect to a Domestic corporation which has been organized under the Pennsylvania Business Corporation Law of 1988. The name of the corporation is **AMERICAN DIAGNOSTICS SERVICES, INC.**

**JBS Entertainment, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

**Jeffrey C. Karver, Esquire**  
7 E. Philadelphia Avenue  
Boyertown, PA 19512

**Jim Stong Services, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

**Thomas M. Keenan, Esquire**  
376 E. Main Street  
Collegeville, PA 19426

**PA Limo Company** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**Gallagher & Turchi**  
1600 Market Street, Suite 1320  
Philadelphia, PA 19103

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**ARTICLES OF INCORPORATION  
NONPROFIT**

**FOUNDER'S RESERVE COMMUNITY ASSOCIATION** has been incorporated under the provisions of the Nonprofit Corporation Law of 1988, as amended, for the purposes as follows: to manage, maintain, care for, preserve and administer a planned community to be known as the Founder's Reserve Planned Community located in Upper Providence Township, Montgomery County, Pennsylvania.

**CARL N. WEINER, Solicitor  
HAMBURG, RUBIN, MULLIN, MAXWELL &  
LUPIN, P.C.**

375 Morris Road, P.O. Box 1479  
Lansdale, PA 19446-0773

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Department of State for **The Powell Family Foundation, Jon R. Powell Family Division**, a nonprofit corporation organized under the Pennsylvania Nonprofit Corporation Law of 1988, exclusively for charitable purposes.

**Cozen O'Connor, Solicitors**  
One Liberty Place, Suite 2800  
1650 Market Street  
Philadelphia, PA 19103

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Department of State for **The Powell Family Foundation, Nancy E. Powell Family Division**, a nonprofit corporation organized under the Pennsylvania Nonprofit Corporation Law of 1988, exclusively for charitable purposes.

**Cozen O'Connor, Solicitors**  
One Liberty Place, Suite 2800  
1650 Market Street  
Philadelphia, PA 19103

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Department of State for **The Powell Family Foundation, Richard S. Powell Family Division**, a nonprofit corporation organized under the Pennsylvania Nonprofit Corporation Law of 1988, exclusively for charitable purposes.

**Cozen O'Connor, Solicitors**  
One Liberty Place, Suite 2800  
1650 Market Street  
Philadelphia, PA 19103

Notice is hereby given that Articles of Incorporation for a Domestic Non-Profit Corporation were filed in the Department of State of the Commonwealth of Pennsylvania for **Tower Trails Therapy Services Inc.** This Corporation is incorporated under the provisions of the Pennsylvania Non-Profit Corporation Law of 1988, as amended.

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## CERTIFICATE OF ORGANIZATION

Notice is hereby given that a Certificate of Organization has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania for **Cale M. Latshaw Custom Carpentry, LLC**, pursuant to the provisions of the Pennsylvania Limited Liability Company Act of 1994.

The Certificate of Organization for a Domestic Limited Liability Company has been filed on March 14, 2018. **E. Kenneth Nyce Law Office LLC**  
105 E. Philadelphia Avenue  
Boyertown, PA 19512

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## CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2018-05564

NOTICE IS HEREBY GIVEN that on March 20, 2018, the Petition of Anthony M. Grispon was filed in the above named Court, praying for a Decree to change his name to ANTHONY M. GOLA.

The Court has fixed May 23, 2018, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

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IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2018-04940

NOTICE IS HEREBY GIVEN that on March 8, 2018, the Petition of Emily Ann Jablonski was filed in the above named Court, praying for a Decree to change her name to EMILY WESTLAKE JABLONSKI.

The Court has fixed May 23, 2018, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

**Travis K. Jablonski, Esquire**  
55 Rittenhouse Place  
Ardmore, PA 19003

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IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2018-06390

NOTICE IS HEREBY GIVEN that on March 30, 2018, the Petition of Gabriella Marie Stine was filed in the above named Court, praying for a Decree to change the name to GREYSON MIKKEL STINE.

The Court has fixed May 23, 2018, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2018-06270

NOTICE IS HEREBY GIVEN that on March 29, 2018, the Petition of Ji Hun Kim, on behalf of Riley Hayoon Kim, a minor, was filed in the above named Court, praying for a Decree to change her name to RILEY LEANNE KIM.

The Court has fixed May 23, 2018, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

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IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2018-05854

NOTICE IS HEREBY GIVEN that on March 23, 2018, the Petition of Mark Hu Tong was filed in the above named Court, praying for a Decree to change his name to MARK HU MAK.

The Court has fixed May 23, 2018, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

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IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2018-04971

NOTICE IS HEREBY GIVEN that on March 13, 2018, the Petition of Michael J. Needleman, on behalf of Julian Oliver Needleman, a minor, was filed in the above named Court, praying for a Decree to change the name to JULIANNE LAVINA NEEDLEMAN.

The Court has fixed May 23, 2018, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

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## CIVIL ACTION

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2017-25444

### NOTICE OF ACTION IN MORTGAGE FORECLOSURE

**JPMorgan Chase Bank, National Association,**  
Plaintiff

vs.

**The Unknown Heirs of Sandra A. Zabaska, Deceased & Christopher Zabaska, Individually and in His Capacity as Heir of Sandra A. Zabaska, Deceased, Mortgageor and Real Owner,**  
Defendant(s)

**To:** The Unknown Heirs of Sandra A. Zabaska, Deceased, Mortgagor and Real Owner, Defendant(s), whose last known address is 341 Walnut Street, Royersford, PA 19468.

This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt.

You are hereby notified that Plaintiff, JPMorgan Chase Bank, National Association, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Montgomery County, Pennsylvania, docketed to No. 2017-25444, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 341 Walnut Street, Royersford, PA 19468, whereupon your property will be sold by the Sheriff of Montgomery County.

#### NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

If you can not afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Lawyer Referral Service  
100 W. Airy Street (Rear), P.O. Box 268  
Norristown, PA 19404-0268  
(610) 279-9660, ext. 201

**Michael T. McKeever**  
**Atty. for Plaintiff**  
**KML Law Group, P.C.**  
Mellon Independence Center, Ste. 5000  
701 Market St.  
Phila., PA 19106-1532  
(215) 627-1322

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2018-03746

#### PETITION FOR CERTIFICATE OF TITLE TO A MOTOR VEHICLE

**IN RE: CERTIFICATE OF TITLE FOR Martin  
Horneck**

**TAKE NOTICE THAT** A Petition for Transfer of Certificate of Title for a Motor Vehicle has been filed by Martin Horneck. The Motor Vehicle at issue is a 1974 BMW R90/6; VIN:4041309; Plate: 419B0, and is currently registered to Robert S. Lee Jr. of Wyncote, Pennsylvania.

A Hearing on the Petition will be held on April 13, 2018 at 11:15 a.m., in Court Room "13", at the Montgomery County Courthouse, Norristown Pennsylvania, 19401. Anyone wishing to contest the Petition should file a written response before the hearing date and/or appear at said hearing.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2017-27937

#### NOTICE OF ACTION IN MORTGAGE FORECLOSURE

**KeyBank, N.A. successor by merger to First Niagara  
Bank,  
Plaintiff**

vs.

**Unknown Heirs, Successors, Assigns and All Persons,  
Firms or Associations Claiming Right, Title or Interest  
From or Under Ronald Large a/k/a Ronald R. Large,  
Laura Lynn Murphy, Known Heir of Ronald Large  
a/k/a Ronald R. Large and Lorraine L. Andrews,  
Known Heir of Ronald Large a/k/a Ronald R. Large,  
Defendants**

#### COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, KeyBank, N.A. successor by merger to First Niagara Bank, has filed a Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Montgomery County, PA, docketed to NO. 2017-27937, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 472 Spruce St., Pottstown, PA 19464, whereupon your property would be sold by the Sheriff of Montgomery County.

#### NOTICE

**YOU HAVE BEEN SUED IN COURT.** If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

If you can not afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Lawyer Referral Service  
100 W. Airy Street (Rear), P.O. Box 268  
Norristown, PA 19404-0268  
(610) 279-9660, ext. 201

**Mark J. Udren**  
**Lorraine Gazzara Doyle**  
**Elizabeth L. Wassall**  
**John Eric Kishbaugh**  
**Nicole B. Labletta**  
**David Neeren**  
**Morris Scott**  
**Walter Gouldsbury**  
**Attys. for Plaintiff**  
**Udren Law Offices, P.C.**  
 111 Woodcrest Rd., Ste. 200  
 Cherry Hill, NJ 08003  
 (856) 669-5400

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## 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

#### **ATKINSON, DONALD C., dec'd.**

Late of Worcester Township.  
 Executrix: MARYALLIS ATKINSON,  
 c/o Robert A. Alston, Esquire,  
 Friedman, Schuman, PC,  
 101 Greenwood Avenue, Fifth Floor,  
 Jenkintown, PA 19046.  
 ATTORNEY: ROBERT A. ALSTON,  
 FRIEDMAN, SCHUMAN, PC,  
 101 Greenwood Avenue, Fifth Floor,  
 Jenkintown, PA 19046

#### **BAUM, ANGELA also known as ANGELA N. BAUM, dec'd.**

Late of Cheltenham Township.  
 Executor: JOHN E. BAUM,  
 c/o Nina B. Stryker, Esquire,  
 Centre Square West, Suite 3400,  
 1500 Market Street,  
 Philadelphia, PA 19102.  
 ATTORNEY: NINA B. STRYKER,  
 OBERMAYER REBMANN MAXWELL &  
 HIPPEL LLP,  
 Centre Square West, Suite 3400,  
 1500 Market Street,  
 Philadelphia, PA 19102

#### **BENSON, MERRILL G., dec'd.**

Late of Borough of Royersford.  
 Executor: ADRIAN M. BENSON,  
 c/o Thomas G. Wolpert, Esquire,  
 527 Main Street,  
 Royersford, PA 19468.  
 ATTORNEY: THOMAS G. WOLPERT,  
 WOLPERT SCHREIBER P.C.,  
 527 Main Street,  
 Royersford, PA 19468

#### **BRENNEN, RITA M., dec'd.**

Late of Upper Merion Township.  
 Executrix: KAREN A. BRENNEN,  
 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

#### **BRUNT, ELWOOD, dec'd.**

Late of Borough of Lansdale.  
 Administrator: RICHARD BRUNT,  
 2159 Weber Road,  
 Lansdale, PA 19446.  
 ATTORNEY: ROBERT E. FRAVEL,  
 123 N. Main Street, Suite 208,  
 Dublin, PA 18917

#### **CARROLL, DIANE also known as DIANE L. CARROLL, dec'd.**

Late of Lower Merion Township.  
 Executrices: MICHELLE ZIMMERMAN AND  
 MINDY SKLAROW,  
 c/o Joseph N. Fabrizio, Esquire,  
 2200 Renaissance Blvd., Ste. 270,  
 King of Prussia, PA 19406.  
 ATTORNEY: JOSEPH N. FRABIZZIO,  
 FRABIZZIO LAW,  
 2200 Renaissance Blvd., Ste. 270,  
 King of Prussia, PA 19406

#### **COLT, HELEN A., dec'd.**

Late of Montgomery Township.  
 Executrix: JOAN C. GILLAND,  
 c/o Lisa A. Shearman, Esquire,  
 2617 Huntingdon Pike,  
 Huntingdon Valley, PA 19006.  
 ATTORNEY: LISA A. SHEARMAN,  
 SEMANOFF ORMSBY GREENBERG &  
 TORCHIA, LLC,  
 2617 Huntingdon Pike,  
 Huntingdon Valley, PA 19006

#### **EGO, ELAINE MARGARET also known as ELAINE M. EGO, dec'd.**

Late of Horsham Township.  
 Administratrix: MARGARET M. MOORE,  
 c/o Highpoint Law Offices, P.C.,  
 200 Highpoint Drive, #211,  
 Chalfont, PA 18914.  
 ATTORNEY: JEFFREY BAXTER,  
 HIGHPOINT LAW OFFICES, P.C.,  
 200 Highpoint Drive, #211,  
 Chalfont, PA 18914

#### **ELLIOTT, JANE C., dec'd.**

Late of Whitmarsh Township.  
 Executrices: ADELIA E. LLEWELLYN AND  
 CANDACE E. FORESTA,  
 c/o Thomas F. Delaney, Esquire,  
 1528 McDaniel Drive,  
 West Chester, PA 19380.  
 ATTORNEY: THOMAS F. DELANEY,  
 DELANEY & SCOTT, P.C.,  
 1528 McDaniel Drive,  
 West Chester, PA 19380

**FIELD, MARTIN W., dec'd.**

Late of Lower Merion Township.  
 Executor: LAWRENCE G. McMICHAEL,  
 c/o Lisa M. Nentwig, Esquire,  
 1500 Market Street, Suite 3500E,  
 Philadelphia, PA 19102.  
 ATTORNEY: LISA M. NENTWIG,  
 DILWORTH PAXSON LLP,  
 1500 Market Street, Suite 3500E,  
 Philadelphia, PA 19102

**FLAHERTY, JOAN A., dec'd.**

Late of Lower Merion Township.  
 Administrator: HOWARD M. SOLOMAN,  
 1760 Market Street, Suite 404,  
 Philadelphia, PA 19103.  
 ATTORNEY: HOWARD M. SOLOMAN,  
 1760 Market Street, Suite 404,  
 Philadelphia, PA 19103

**FORCEY, THOMAS HOWARD, dec'd.**

Late of Harleysville, PA.  
 Executor: THOMAS FORCEY,  
 503 Cherry Street,  
 Lansdale, PA 19446.

**FORNEY, JUDITH ANN also known as  
JUDITH FORNEY, dec'd.**

Late of Borough of North Wales.  
 Administrator: CHARLES S. FORNEY,  
 c/o 2750 Trenton Road,  
 Levittown, PA 19056.  
 ATTORNEY: HARRY J. AGZIGIAN,  
 2750 Trenton Road,  
 Levittown, PA 19056

**FRIES SR., WILLIAM O., dec'd.**

Late of Montgomery Township.  
 Executor: WILLIAM O. FRIES, SR.,  
 8285 Pond Court,  
 Millersville, MD 21108.  
 ATTORNEY: JACQUELINE J. SHAFER,  
 SHAFER ELDER LAW,  
 21 E. Lincoln Avenue, Suite 120,  
 Hatfield, PA 19440

**GERHART, CARMEL NANCY also known as  
CARMEL N. GERHART, dec'd.**

Late of Upper Moreland Township.  
 Executor: MARK D. GERHART,  
 c/o High Swartz, LLP,  
 116 E. Court Street,  
 Doylestown, PA 18901.  
 ATTORNEY: MARY R. LaSOTA,  
 HIGH SWARTZ, LLP,  
 116 E. Court Street,  
 Doylestown, PA 18901

**GRAVER, CLAIR W., dec'd.**

Late of Upper Frederick Township.  
 Executor: CRAIG W. GRAVER,  
 c/o Jay C. Glickman, Esquire,  
 Rubin, Glickman, Steinger & Gifford,  
 2605 N. Broad Street, P.O. Box 1277,  
 Lansdale, PA 19446.  
 ATTORNEY: JAY C. GLICKMAN,  
 RUBIN, GLICKMAN, STEINBERG & GIFFORD,  
 2605 N. Broad Street, P.O. Box 1277,  
 Lansdale, PA 19446

**GREENBERG, LEONARD F., dec'd.**

Late of Cheltenham Township.  
 Executrix: GRACE G. GREENBERG,  
 c/o Roy S. Ross, Esquire,  
 1600 Market Street, Suite 3600,  
 Philadelphia, PA 19103.  
 ATTORNEY: ROY S. ROSS,  
 SCHNADER HARRISON SEGAL & LEWIS, LLP,  
 1600 Market Street, Suite 3600,  
 Philadelphia, PA 19103

**GROSS, DOROTHY ANNE also known as  
DOROTHY STRYCHARZ, dec'd.**

Late of Borough of Lansdale.  
 Executrix: JOAN M. STEVENS,  
 1720 Gilbertsville Road,  
 Pottstown, PA 19464.

**HOZACK, ROBERT SCOTT also known as  
ROBERT S. HOZACK, dec'd.**

Late of Borough of North Wales.  
 Executors: LINDA M. KERPER AND  
 JAMES RUTKOWSKI,  
 c/o D. Keith Brown, Esquire,  
 P.O. Box 70,  
 Newtown, PA 18940.  
 ATTORNEY: D. KEITH BROWN,  
 STUCKERT & YATES,  
 P.O. Box 70,  
 Newtown, PA 18940

**HUNSBERGER, ALICIA J., dec'd.**

Late of Borough of Royersford.  
 Executor: FAY B. PLETCHER,  
 25 Red Tail Court,  
 Limerick, PA 19468.  
 ATTORNEY: ANDREW LOGAN,  
 POWELL TRACHTMAN, P.C.,  
 475 Allendale Road, Suite 200,  
 King of Prussia, PA 19406

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

Late of Borough of Royersford.  
 Executor: FAY B. PLETCHER,  
 25 Red Tail Court,  
 Limerick, PA 19468.  
 ATTORNEY: ANDREW LOGAN,  
 POWELL TRACHTMAN, P.C.,  
 475 Allendale Road, Suite 200,  
 King of Prussia, PA 19406

**JUSTICE, CLAUDIA, dec'd.**

Late of Limerick Township.  
 Executrix: JANICE A. JOHNSON,  
 2332 Buck Street,  
 West Linn, OR 97068.  
 ATTORNEY: KATHLEEN M. MARTIN,  
 O'DONNELL, WEISS & MATTEI, P.C.,  
 41 E. High Street,  
 Pottstown, PA 19464

**KENNEY, ELLSWORTH also known as  
ELLSWORTH F. KENNEY, dec'd.**

Late of Lower Merion Township.  
 Executor: STEVEN KENNEY,  
 c/o Bess M. Collier, Esquire,  
 820 Homestead Road,  
 Jenkintown, PA 19046.  
 ATTORNEY: BESS M. COLLIER,  
 FELDMAN & FELDMAN, LLP,  
 820 Homestead Road,  
 Jenkintown, PA 19046



**KOHLMAN, ROSE A. also known as ROSE KOHLMAN, dec'd.**

Late of Hatfield Township.  
 Executrix: CLARA ANN HOFFMAN,  
 116 Roboda Blvd.,  
 Royersford, PA 19468-2969.

**MAGUIRE, ROBERT W., dec'd.**

Late of Upper Gwynedd Township.  
 Administrator: JAMES E. MAGUIRE,  
 c/o Jeffrey V. Matteo, Esquire.  
 ATTORNEY: JEFFREY V. MATTEO,  
 FOX AND FOX, ATTORNEYS AT LAW, P.C.,  
 One Montgomery Plaza, Suite 706,  
 425 Swede Street,  
 Norristown, PA 19401

**MAHER JR., WILLIAM FRANCIS also known as WILLIAM F. MAHER, dec'd.**

Late of Horsham Township.  
 Executrix: DENISE M. MAHER,  
 c/o Lisa A. Shearman, Esquire,  
 2617 Huntingdon Pike,  
 Huntingdon Valley, PA 19006.  
 ATTORNEY: LISA A. SHEARMAN,  
 SEMANOFF ORMSBY GREENBERG &  
 TORCHIA, LLC,  
 2617 Huntingdon Pike,  
 Huntingdon Valley, PA 19006

**MANNAL, LILLIAN A., dec'd.**

Late of Blue Bell, PA.  
 Executor: KENNETH F. MILLER,  
 P.O. Box 367,  
 Nokesville, VA 20182.

**McILMAIL, HELEN, dec'd.**

Late of Abington Township.  
 Co-Executors: WILLIAM McILMAIL,  
 8007 Eastdale Road,  
 Baltimore, MD 21224,  
 MICHAEL W. McILMAIL,  
 123 Dale Road,  
 Willow Grove, PA 19090.  
 ATTORNEY: MICHAEL P. McILMAIL,  
 P.O. Box 663,  
 Huntingdon Valley, PA 19006

**McKEOGH, JOHN JOSEPH also known as JOHN McKEOGH and JOHN J. McKEOGH, dec'd.**

Late of Springfield Township.  
 Executrix: MARY P. REIDY,  
 29 E. Ridge Pike, Apt. 315,  
 Conshohocken, PA 19428.

**MILLER, ISABEL JEAN also known as I. JEAN MILLER, dec'd.**

Late of Upper Merion Township.  
 Executor: RICHARD P. MILLER,  
 344 Hillside Road,  
 King of Prussia, PA 19406.  
 ATTORNEY: WILLIAM R. HAGNER,  
 211 W. Lancaster Avenue, #100,  
 Paoli, PA 19301

**MOORE, RAYMOND L., dec'd.**

Late of Borough of Pottstown.  
 Executor: BRUCE C. MOORE,  
 c/o Jessica R. Grater,  
 Wolf, Baldwin & Assoc.,  
 P.O. Box 444,  
 Pottstown, PA 19464.

**MOORE, ROBERT JOSEPH, dec'd.**

Late of Borough of Jenkintown.  
 Executor: ROBERT P. MOORE,  
 1066 Wynnwood Avenue,  
 Abington, PA 19001.

**OWEN, HELEN H. also known as YUN HE OWEN, dec'd.**

Late of Lower Merion Township.  
 Executrix: HOLLY JEAN FRANK,  
 c/o Dennis C. Reardon, Esquire,  
 985 Old Eagle School Road, Suite 516,  
 Wayne, PA 19087.

ATTORNEY: DENNIS C. REARDON,  
 REARDON & ASSOCIATES, LLC,  
 985 Old Eagle School Road, Suite 516,  
 Wayne, PA 19087

**PALLS, EVELYN, dec'd.**

Late of Abington Township.  
 Executor: GARY B. FREEDMAN,  
 7909 Bustleton Avenue,  
 Philadelphia, PA 19152.  
 ATTORNEY: GARY B. FREEDMAN,  
 FREEDMAN & GRINSHPUN, PC,  
 7909 Bustleton Avenue,  
 Philadelphia, PA 19152

**PASTORE, ANTHONY JAMES, dec'd.**

Late of Lower Gwynedd Township.  
 Executrix: BARBARA PASTORE,  
 501 N. Bethlehem Pike, Unit 1-D,  
 Lower Gwynedd, PA 19002.

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

Late of Montgomery Township.  
 Executrix: GIA MIKSIEWICZ,  
 c/o Leonard L. Shober, Esquire,  
 308 N. Main Street, Suite 400,  
 Chalfont, PA 18914.  
 ATTORNEY: LEONARD L. SHOBER,  
 SHOBER & ROCK, PC,  
 308 N. Main Street, Suite 400,  
 Chalfont, PA 18914

**PRESTON, PETER, dec'd.**

Late of Borough of Pennsburg.  
 Executrix: SHERRIE PRESTON SCHOEN,  
 572 Schultz Road,  
 Perkiomenville, PA 18074,  
 610-792-5399.

**PRESTON, SHIRLEY W., dec'd.**

Late of Harleysville, PA.  
 Executrix: SHERRIE PRESTON SCHOEN.  
 ATTORNEY: CHRISTOPHER H. MEINZER,  
 MLO Associates,  
 516 Main Street,  
 Pennsburg, PA 18073,  
 215-679-4554

**RENNINGER, MARGUERITE, dec'd.**

Late of Douglass Township.  
 Executrix: JANET L. WADSWORTH,  
 252 W. Spruce Street,  
 Gilbertsville, PA 19525.  
 ATTORNEY: THOMAS D. LEIDY,  
 42 E. 3rd Street,  
 Boyertown, PA 19512

**ROBINSON JR., JAMES, dec'd.**

Late of Horsham Township.  
 Administrator: JAMIE N. ROBINSON,  
 1011 New Hope Street, Apt. 60C,  
 Norristown, PA 19401.  
 ATTORNEY: JOHN A. LORD,  
 Two Penn Center, Suite 1410,  
 15th & JFK Boulevard,  
 Philadelphia, PA 19102

**SCHUTTE JR., WILLIAM CHRISTIAN also known as****WILLIAM C. SCHUTTE, JR., dec'd.**

Late of Franconia Township.  
 Administratrix: CYNTHIA A. BRADLEY,  
 c/o Norris McLaughlin & Marcus, P.A.,  
 414 Main Street, P.O. Box 14,  
 East Greenville, PA 18041.  
 ATTORNEY: MICHELLE M. FORSELL,  
 NORRIS McLAUGHLIN & MARCUS, P.A.,  
 414 Main Street, P.O. Box 14,  
 East Greenville, PA 18041

**SHUSTERMAN, BETTY R., dec'd.**

Late of Upper Dublin Township.  
 Executrix: MARLENE J. CAMPBELL,  
 c/o Jacqueline M. Morley, Esquire,  
 16 B. Buck Village Professional Commons,  
 1200 Bustleton Pike,  
 Feasterville, PA 19053.  
 ATTORNEY: JACQUELINE M. MORLEY,  
 16 B. Buck Village Professional Commons,  
 1200 Bustleton Pike,  
 Feasterville, PA 19053

**SHUSTERMAN, LOEB E. also known as****LOEB SHUSTERMAN, dec'd.**

Late of Upper Dublin Township.  
 Executrix: MARLENE J. CAMPBELL,  
 c/o Jacqueline M. Morley, Esquire,  
 16 B. Buck Village Professional Commons,  
 1200 Bustleton Pike,  
 Feasterville, PA 19053.  
 ATTORNEY: JACQUELINE M. MORLEY,  
 16 B. Buck Village Professional Commons,  
 1200 Bustleton Pike,  
 Feasterville, PA 19053

**SICKLES, SALLY B., dec'd.**

Late of Upper Dublin Township.  
 Executor: MARC STUART,  
 c/o D. Barry Pritchard, Jr., Esquire,  
 516 DeKalb Street,  
 Norristown, PA 19401.  
 ATTORNEY: D. BARRY PRITCHARD, JR.,  
 516 DeKalb Street,  
 Norristown, PA 19401

**SIMPSON, DOROTHY L., dec'd.**

Late of Whitpain Township.  
 Executrix: JILL SHOEMAKER,  
 c/o Taylor A. Smith, Esquire,  
 Union Meeting Corporate Center,  
 910 Harvest Drive, P.O. Box 3037,  
 Blue Bell, PA 19422-0765.  
 ATTORNEY: TAYLOR A. SMITH,  
 KAPLAN STEWART MELOFF REITER &  
 STEIN, PC,  
 Union Meeting Corporate Center,  
 910 Harvest Drive, P.O. Box 3037,  
 Blue Bell, PA 19422-0765

**SINGLETARY, CONNIE F. OWENS also known as****CONNIE OWENS SINGLETARY, dec'd.**

Late of Abington Township.  
 Administrators: ROSOLIN SINGLETARY BOWIE,  
 CYRUS D. SINGLETARY AND  
 ASHLEY M. MELVIN,  
 c/o John R. Jakubowski, Esquire,  
 1330 Easton Road,  
 Abington, PA 19001-3127.  
 ATTORNEY: JOHN R. JAKUBOWSKI,  
 1330 Easton Road,  
 Abington, PA 19001-3127

**SUTCLIFFE, KEVIN A., dec'd.**

Late of Horsham Township.  
 Administrator: TIMOTHY SUTCLIFFE,  
 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

**TAUSCHER, JULIANE MARGARETE, dec'd.**

Late of Montgomery Township.  
 Executor: ANDREAS SCHERFFEL,  
 17 Thornton Court,  
 Souderton, PA 18964.

**THOMER, CATHERINE M., dec'd.**

Late of Abington Township.  
 Executor: STEPHEN W. THOMER,  
 c/o Lynn J. Benswanger, Esquire,  
 1055 Beaumont Road,  
 Berwyn, PA 19312.  
 ATTORNEY: LYNN J. BENSWANGER,  
 1055 Beaumont Road,  
 Berwyn, PA 19312

**TROPIANO, PASQUALE D., dec'd.**

Late of Towamencin Township.  
 Executrix: ANN BENNER,  
 c/o Bess M. Collier, Esquire,  
 820 Homestead Road,  
 Jenkintown, PA 19046.  
 ATTORNEY: BESS M. COLLIER,  
 FELDMAN & FELDMAN, LLP,  
 820 Homestead Road,  
 Jenkintown, PA 19046

**TUNNEY, AGATHA D., dec'd.**

Late of Abington Township.  
 Executor: HELENE TUNNEY,  
 c/o 104 N. York Road,  
 Hatboro, PA 19040.  
 ATTORNEY: LAURA M. MERCURI,  
 104 N. York Road,  
 Hatboro, PA 19040

**WESTRUM, HELMA M. also known as****THELMA HOEHL WESTRUM, dec'd.**

Late of Whitmarsh Township.  
 Executors: WENDY W. WEBER,  
 JOHN A. WESTRUM AND  
 CHRISTINE W. PORTER,  
 c/o Jill R. Fowler, Esquire,  
 100 Four Falls, Suite 300,  
 West Conshohocken, PA 19428-2983.  
 ATTORNEY: JILL R. FOWLER,  
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,  
 100 Four Falls, Suite 300,  
 West Conshohocken, PA 19428-2983

**WU, LIANMING, dec'd.**

Late of Upper Merion Township.  
 Executor: GEORGE M. NIKOLAOU,  
 166 Allendale Road,  
 King of Prussia, PA 19406.

**Second Publication****AMOROSO, GABRIELLA L., dec'd.**

Late of Borough of Royersford.  
 Executrix: CONCETTA L. LUDWIG,  
 991 E. Valley Road,  
 Pottstown, PA 19464.

ATTORNEY: JAMES C. KOVALESKI,  
 OWM LAW, P.C.,  
 347 Bridge Street, Suite 200,  
 Phoenixville, PA 19460

**BURNS, JOSEPH M., dec'd.**

Late of Upper Providence Township.

Executor: CHARLES J. KELLY,  
 c/o Richard J. Burns, Esquire,  
 5030 State Road, Suite 2-600,  
 Drexel Hill, PA 19026.

ATTORNEY: RICHARD J. BURNS,  
 5030 State Road, Suite 2-600,  
 Drexel Hill, PA 19026

**CLEMMER, ETHEL Y., dec'd.**

Late of Franconia Township.

Executors: KENNETH J. CLEMMER,  
 845 Arrowhead Lane,  
 Harleysville, PA 19438,  
 GERALD A. CLEMMER,  
 2635 County Line Road,  
 Telford, PA 18969.

ATTORNEY: CHARLOTTE A. HUNSBERGER,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,

114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**DEAN, HELEN MARIE also known as****HELEN M. DEAN, dec'd.**

Late of Blue Bell, PA.

Executrix: PAMELA M. LAWN,  
 667 Northfield Lane,  
 Harleysville, PA 19438.

**DeLOMBA SR., PAUL VICTOR also known as****PAUL V. De LOMBA, SR. and  
PAUL V. DeLOMBA, dec'd.**

Late of Lower Merion Township.

Executrix: RUTH L. DeLOMBA,  
 c/o Paul C. Heintz, Esquire,  
 Centre Square West, Suite 3400,  
 1500 Market Street,  
 Philadelphia, PA 19102.

ATTORNEY: PAUL C. HEINTZ,  
 OBERMAYER REBMANN MAXWELL &  
 HIPPEL LLP,

Centre Square West, Suite 3400,  
 1500 Market Street,  
 Philadelphia, PA 19102

**DRABICK, MICHAEL, dec'd.**

Late of West Norriton Township.

Administratrix: SALLY BLATTNER,  
 45 Penfield Avenue,  
 Jeffersonville, PA 19403.

**EICHMAN, BERNICE EVELYN, dec'd.**

Late of Borough of Hatboro.

Executrix: DIANE E. DOAK,  
 6611 Old Post Road,  
 Charlotte, NC 28212.

**EWALD, JOHN LOUIS also known as****JOHN L. EWALD, dec'd.**

Late of Borough of Lansdale.

Executor: JEFFREY L. EWALD,  
 18 Norma Avenue,  
 Lincroft, NJ 07738.

**FABER, GRACE R. also known as****GRACE FABER, dec'd.**

Late of Whitemarsh Township.

Executor: ANTHONY J. FARRELL,  
 33 Derwen Drive,  
 Havertown, PA 19083-1325.

**FERST, JOSEPH T. also known as****JOSEPH FERST, dec'd.**

Late of Borough of Norristown.

Executrix: JEANINE L. SPEICHER,  
 c/o Michael LaRosa, Esquire,  
 959 West Chester Pike,  
 Havertown, PA 19083.

ATTORNEY: MICHAEL LaROSA,

LaROSA LAW FIRM,  
 959 West Chester Pike,  
 Havertown, PA 19083

**FISCHER, OTTO J., dec'd.**

Late of Springfield Township.

Executor: SANDRA FISCHER,  
 176 Eric Lane,  
 Lansdale, PA 19446.

**FLUCK, CHERYL DIANE also known as****CHERYL D. FLUCK and****CHERYL FLUCK, dec'd.**

Late of Borough of Red Hill.

Co-Executors: CHRISTOPHER S. FLUCK AND  
 SHANNON R. FLUCK,  
 c/o Norris McLaughlin & Marcus, PA,

414 Main Street, P.O. Box 14,  
 East Greenville, PA 18041.

ATTORNEY: MICHELLE M. FORSELL,  
 NORRIS McLAUGHLIN & MARCUS, P.A.,  
 414 Main Street, P.O. Box 14,  
 East Greenville, PA 18041

**FRANK, RICHARD E. also known as R****ICHARD ERNEST FRANK, dec'd.**

Late of Borough of Red Hill.

Executrix: JUDY GERHART,  
 c/o Norris McLaughlin & Marcus, PA,  
 414 Main Street, P.O. Box 14,  
 East Greenville, PA 18041.

ATTORNEY: MICHELLE M. FORSELL,  
 NORRIS McLAUGHLIN & MARCUS, P.A.,  
 414 Main Street, P.O. Box 14,  
 East Greenville, PA 18041

**FRICK, YOLANDA, dec'd.**

Late of Upper Dublin Township.

Executrix: SANDRA FRICK,  
 c/o Marion DiClerico, Esquire,  
 2209 Mt. Carmel Avenue,  
 Glenside, PA 19038.

ATTORNEY: MARION DiCLERICO,  
 DiCLERICO & ENNIS,  
 2209 Mt. Carmel Avenue,  
 Glenside, PA 19038

**GAASCHE, HERBERT, dec'd.**

Late of Skippack Township.

Executor: PATRICK J. GAASCHE,  
 c/o John B. Whalen, Jr., Esquire,  
 1199 Heyward Road,  
 Wayne, PA 19087.

ATTORNEY: JOHN B. WHALEN, JR.,

1199 Heyward Road,  
 Wayne, PA 19087

**GREGER, LEAH S. also known as****LEAH GREGER, dec'd.**

Late of Upper Hanover Township.  
 Co-Executors: NANCY J. GREGER AND  
 DAVID P. GREGER,  
 c/o Norris McLaughlin & Marcus, PA,  
 414 Main Street, P.O. Box 14,  
 East Greenville, PA 18041.  
 ATTORNEY: MICHELLE M. FORSELL,  
 NORRIS McLAUGHLIN & MARCUS, P.A.,  
 414 Main Street, P.O. Box 14,  
 East Greenville, PA 18041

**HAYES, DOROTHY ALICE also known as****DOROTHY A. HAYES, dec'd.**

Late of Upper Merion Township.  
 Executor: GLENN K. HAYES,  
 1066 Mount Pleasant Avenue,  
 Wayne, PA 19087.  
 ATTORNEY: SARAH R. BARNWELL,  
 P.O. Box 35,  
 Villanova, PA 19085

**HENTZ, JOHN FOX also known as****JOHN F. HENTZ, dec'd.**

Late of Lower Merion Township.  
 Executor: WILLIAM M. DOUGHERTY,  
 c/o David T. Scott, Esquire,  
 1528 McDaniel Drive,  
 West Chester, PA 19380.  
 ATTORNEY: DAVID T. SCOTT,  
 DELANEY & SCOTT, P.C.,  
 1528 McDaniel Drive,  
 West Chester, PA 19380

**HUTTLIN, AUGUSTA C. also known as****AUGUSTA CAROLINE HUTTLIN and  
AUGUSTA N. HUTTLIN, dec'd.**

Late of Abington Township.  
 Executor: GEORGE A. HUTTLIN,  
 10500 Truxton Road,  
 Adelphia, MD 20783.

**JENKINS, LYDIA SHELLY, dec'd.**

Late of Abington Township.  
 Executrix: LORI JENKINS COTTER,  
 1242 Colonial Avenue,  
 Roslyn, PA 19001.

**KLUXEN, FREDERICK, dec'd.**

Late of Borough of North Wales.  
 Executor: ROBERT KLUXEN,  
 1217 Anthem Way,  
 Chalfont, PA 18914.

**KRAMER, ESTHER O., dec'd.**

Late of Towamencin Township.  
 Executor: KAROL E. MOYER,  
 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

**LEHMANN, MARIE C., dec'd.**

Late of Upper Moreland Township.  
 Executor: MARK LEHMAN,  
 236 Ellis Road, Box 84,  
 Willow Grove, PA 19090.  
 ATTORNEY: DAVID P. GRAU,  
 911 N. Easton Road, P.O. Box 209,  
 Willow Grove, PA 19090

**MANNHEIMS, CHARLOTTE C. also known as****CHARLOTTE B. MANNHEIMS,  
CHARLOTTE CLARE MANNHEIMS,  
CHARLOTTE BERTHA MANNHEIMS and  
CHARLOTTE MANNHEIMS, dec'd.**

Late of Upper Dublin Township.  
 Executrix: IRENE A. MUELLER,  
 c/o Mary L. Buckman, Esquire,  
 585 Skippack Pike, Suite 100,  
 Blue Bell, PA 19422.  
 ATTORNEY: MARY L. BUCKMAN,  
 FORD & BUCKMAN, P.C.,  
 Office Court at Blue Bell, Suite 100,  
 585 Skippack Pike,  
 Blue Bell, PA 19422

**NUGENT, ETHEL MAE also known as****ETHEL M. NUGENT, dec'd.**

Late of Borough of Norristown.  
 Executor: SAMUEL J. NUGENT,  
 111 W. North Street,  
 Worthington, OH 43085-4115.

**PARISANO, ELIZABETH A. also known as****ELIZABETH PARISANO, dec'd.**

Late of Lower Merion Township.  
 Executrix: STEPHANIE P. McALAINE,  
 c/o Stephen T. Elinski, Esquire,  
 510 Township Line Road, Suite 150,  
 Blue Bell, PA 19422.  
 ATTORNEY: STEPHEN T. ELINSKI,  
 SALVO ROGERS ELINSKI & SCULLIN,  
 510 Township Line Road, Suite 150,  
 Blue Bell, PA 19422

**RABIN, SYLVIA, dec'd.**

Late of Lower Merion Township.  
 Executrix: SHARON WEINSTEIN,  
 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

**REGAN, ANNE M. also known as****ANNE REGAN, dec'd.**

Late of Borough of Hatboro.  
 Executrix: MARY R. MCGINTY,  
 c/o Bruce A. Nicholson, Esquire,  
 104 N. York Road,  
 Hatboro, PA 19040.  
 ATTORNEY: BRUCE A. NICHOLSON,  
 104 N. York Road,  
 Hatboro, PA 19040

**SCOTT, IRVIN HICKS, dec'd.**

Late of Whitpain Township.  
 Executor: ANDREW WATSON,  
 126 Robertsville Road,  
 Manalapan, NJ 07726.

**SIMONS, MARY ANN also known as****MARY A. SIMONS and  
MARY SIMONS, dec'd.**

Late of Borough of Norristown.  
 Executor: JOSEPH M. SIMONS,  
 c/o McLafferty & Kroberger, P.C.,  
 807 Bethlehem Pike,  
 Erdenheim, PA 19038.  
 ATTORNEY: BERNARD J. McLAFFERTY,  
 McLAFFERTY & KROBERGER, P.C.,  
 807 Bethlehem Pike,  
 Erdenheim, PA 19038

**SPEACHT, MARGARET G., dec'd.**

Late of Upper Gwynedd Township.  
 Executor: NICHOLAS J. GEERS,  
 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

**STAVOLA, JOHN DOMINIC, dec'd.**

Late of Ambler, PA.  
 Executrix: JANET SUBACUS,  
 1061 Kinghorn Circle,  
 Ambler, PA 19002.

**STICHTER, WILMA also known as  
WILMA B. STICHTER, dec'd.**

Late of Lower Pottsgrove Township.  
 Executrix: DAWN SCHEFFEY,  
 c/o Jessica R. Grater, Esquire,  
 Wolf, Baldwin & Assoc.,  
 P.O. Box 444,  
 Pottstown, PA 19464.

**TESTA, ANGELINE B., dec'd.**

Late of Stowe, PA.  
 Executrix: MARY LANCIANO,  
 772 Inverness Drive,  
 West Chester, PA 19380.

**TRACY, LETTIE J., dec'd.**

Late of Towamencin Township.  
 Executrix: PRISCILLA E. TRACY,  
 c/o Sommar, Tracy & Sommar,  
 210 S. Broad Street,  
 Lansdale, PA 19446.  
 ATTORNEY: JAMES C. SOMMAR,  
 SOMMAR, TRACY & SOMMAR,  
 210 S. Broad Street,  
 Lansdale, PA 19446

**WEAKS, WILLIAM J. also known as  
WILLIAM WEAKS, dec'd.**

Late of Abington Township.  
 Executor: STEPHEN CASSIDY,  
 c/o Alan G. Wandalowski, Esquire,  
 131 W. State Street, P.O. Box 50,  
 Doylestown, PA 18901.  
 ATTORNEY: ALAN G. WANDALOSKI,  
 ANTHEIL, MASLOW and MacMINN, LLP,  
 131 W. State Street, P.O. Box 50,  
 Doylestown, PA 18901

**Third and Final Publication****BENNETT, CARMELLA F., dec'd.**

Late of Upper Merion Township.  
 Executor: DAVID BENNETT,  
 7500 Nyack Court,  
 Manassas, VA 20112.

**CORRADO, CHARLES J., dec'd.**

Late of Borough of Lansdale.  
 Executrix: CLARA L. CORRADO,  
 c/o F. Craig La Rocca, Esquire,  
 800 N. Broad Street,  
 Lansdale, PA 19446.

**DAYNO, MARVIN, dec'd.**

Late of Whitemarsh Township.  
 Executors: JEFFREY M. DAYNO AND  
 SUSAN DAYNO,  
 c/o Karen Schechter Dayno, Esquire,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034-7544.  
 ATTORNEY: KAREN SCHECHTER DAYNO,  
 TIMONEY KNOX, LLP,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034-7544

**DAYWALT, JOYCE, dec'd.**

Late of West Norriton Township.  
 Executor: TIMOTHY K. DAYWALT.  
 ATTORNEY: ROBERT J. REILLEY, JR.,  
 BELLO, REILLEY, McGRORY & DiPIPPA, P.C.,  
 144 E. DeKalb Pike, Suite 300,  
 King of Prussia, PA 19406,  
 610-992-1300

**DETWEILER, JOHN CLYDE, dec'd.**

Late of Franconia Township.  
 Executor: JOHN SCOTT DETWEILER,  
 2360 Spinnerstown Road,  
 Quakertown, PA 18951.  
 ATTORNEY: FRANCIS X. DILLON,  
 BEGLEY, CARLIN & MANDIO, LLP,  
 680 Middletown Boulevard,  
 Langhorne, PA 19047

**FARRELL, ROSANNA G. also known as  
ROSEANN C. FARRELL,  
ROSEANNE FARRELL and  
ROSEANN FARRELL, dec'd.**

Late of New Hanover Township.  
 Executrices: CYNTHIA JAMES,  
 206 Horseshoe Road,  
 Schwenksville, PA 19473,  
 DIANA UHIA,  
 5203 Drawbridge Court,  
 Limerick, PA 19468.  
 ATTORNEY: GARY P. LEWIS,  
 372 N. Lewis Road, P.O. Box 575,  
 Royersford, PA 19468

**FLAMM JR., WALTER H. also known as  
WALTER H. FLAMM and  
WALLY FLAMM, dec'd.**

Late of Springfield Township.  
 Executor: ELIZABETH M. FLAMM,  
 249 Northwestern Avenue,  
 Philadelphia, PA 19128.  
 ATTORNEY: RICHARD W. STEVENS,  
 FLAMM WALTON HEIMBACH,  
 794 Penllyn Pike, Suite 100,  
 Blue Bell, PA 19422-1669

**FUNK, RAY G. also known as  
RAY FUNK, dec'd.**

Late of Douglass Township.  
 Executrix: LISA R. KAUFFMAN,  
 390 Lenape Road,  
 Bechtelsville, PA 19505.  
 ATTORNEY: THOMAS D. LEIDY,  
 42 E. 3rd Street,  
 Boyertown, PA 19512

**GABIS, LOUISE G., dec'd.**

Late of Lower Providence Township.  
 Executor: STEVEN T. GABIS,  
 3517 Fallston Road,  
 Fallston, MD 21047.  
 ATTORNEY: ROBERT C. GERHARD, III,  
 GERHARD & GERHARD, P.C.,  
 815 Greenwood Avenue, Suite 8,  
 Jenkintown, PA 19046,  
 215-885-6785

**GRAVES, ELLEN T., dec'd.**

Late of Towamencin Township.  
 Administrator: JONATHAN B. LEISER,  
 646 Brampton Lane,  
 Harleysville, PA 19438.

**KANE, DORIS M., dec'd.**

Late of Lower Pottsgrove Township.  
 Executor: GARY L. EDWARDS,  
 c/o John F. Walsh, Esquire,  
 653 Skippack Pike, Suite 317,  
 P.O. Box 445,  
 Blue Bell, PA 19422-0702.  
 ATTORNEY: JOHN F. WALSH,  
 653 Skippack Pike, Suite 317,  
 P.O. Box 445,  
 Blue Bell, PA 19422-0702

**KIMMEL, DONALD L. also known as DONALD KIMMEL, dec'd.**

Late of Norristown, PA.  
 Executrix: GLORIA A. KIMMEL,  
 2931 Eagleville Road,  
 Norristown, PA 19403.

**LAPWORTH, GEORGE R., dec'd.**

Late of Springfield Township.  
 Executor: ROBERT F. LAPWORTH.  
 ATTORNEY: KENNETH J. ROEBERG,  
 NARDUCCI, MOORE, FLEISHER, ROEBERG  
 & WOLFE, LLP,  
 589 Skippack Pike, Suite 300,  
 Blue Bell, PA 19422

**LEISTER SR., WALTER D., dec'd.**

Late of New Hanover Township.  
 Executrices: BARBARA M. BEARDE,  
 534 Green Street,  
 Royersford, PA 19468,  
 DIANE M. BRINCKMAN,  
 23380 Olean Boulevard,  
 Port Charlotte, FL 33980.  
 ATTORNEY: JEFFREY C. KARVER,  
 7 E. Philadelphia Avenue,  
 Boyertown, PA 19512

**MATYASOVSKY, ETHEL M., dec'd.**

Late of New Hanover Township.  
 Executrix: KAREN M. MATYASOVSKY,  
 7162 Glenwood Drive,  
 East Stroudsburg, PA 18301.  
 ATTORNEY: R. KURTZ HOLLOWAY,  
 WELLS, HOFFMAN, HOLLOWAY &  
 MEDVESKY, LLP,  
 635 E. High Street, P.O. Box 657,  
 Pottstown, PA 19464

**ORNER, ELEANOR R., dec'd.**

Late of Limerick Township.  
 Executrix: Jo ANN ORNER.  
 ATTORNEY: THOMAS M. KEENAN,  
 KEENAN, CICCITTO & ASSOCIATES, LLP,  
 376 E. Main Street,  
 Collegeville, PA 19426

**RALSTON, MARY SCHAFFER also known as MARY S. RALSTON, dec'd.**

Late of Lower Providence Township.  
 Executrix: SUSANNAH R. CONARD,  
 27 Scha-Ra Lane,  
 Audubon, PA 19403.

**RAPP, SALLY F. also known as****SALLY M. L. RAPP and SALLY RAPP, dec'd.**

Late of Worcester Township.  
 Executor: PHILIP PETER RAPP, III,  
 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

**ROTHWELL SR., RICHARD A., dec'd.**

Late of East Norriton Township.  
 Executor: RICHARD A. ROTHWELL, JR.,  
 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

**RUBIN, LIONEL F. also known as LIONEL FREDMAN RUBIN, dec'd.**

Late of Lower Merion Township.  
 Executor: JONATHAN S. RUBIN,  
 c/o Bradley D. Terebello, Esquire,  
 100 Four Falls, Suite 300,  
 West Conshohocken, PA 19428-2893.  
 ATTORNEY: BRADLEY D. TEREBELO,  
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,  
 100 Four Falls, Suite 300,  
 West Conshohocken, PA 19428-2893

**SCHOENIGER, JANE W. also known as JANE SCHOENIGER, dec'd.**

Late of Springfield Township.  
 Executor: ROBERT S. CROSS,  
 c/o Daniel R. Ross, Esquire,  
 7169 Germantown Avenue, 2nd Floor,  
 Philadelphia, PA 19119.  
 ATTORNEY: DANIEL R. ROSS,  
 ROSS & McCREA LLP,  
 7169 Germantown Avenue, 2nd Floor,  
 Philadelphia, PA 19119

**SILVERMAN, NATALIE GOLDSTEIN also known as****NATALIE ANNE SILVERMAN, NATALIE SILVERMAN and NATALIE G. SILVERMAN, dec'd.**

Late of Lower Merion Township.  
 Executors: LARRY SILVERMAN,  
 ALAN SILVERMAN AND  
 MARC SILVERMAN,  
 c/o Edwin M. Goldsmith, Esquire,  
 Ten Penn Center, Suite 1100,  
 1801 Market Street,  
 Philadelphia, PA 19103.  
 ATTORNEY: EDWIN M. GOLDSMITH, III,  
 EDWIN M. GOLDSMITH, III, LLC,  
 Ten Penn Center, Suite 1100,  
 1801 Market Street,  
 Philadelphia, PA 19103

**SKOLD, WALTER S. also known as****WALTER SKOLD and WALTER STAUFFER SKOLD, dec'd.**

Late of Elkins Park, PA.  
 Executrix: SALOME PRICKETT,  
 c/o Stock and Leader,  
 221 W. Philadelphia Street, Suite 600,  
 York, PA 17401.  
 ATTORNEY: THOMAS M. SHORB,  
 STOCK AND LEADER,  
 221 W. Philadelphia Street, Suite 600,  
 York, PA 17401

**SOLOMON JR., RONALD E., dec'd.**

Late of Hatfield Township.  
Administratrix: DONNA D. SOLOMON,  
1708 Koffel Road,  
Hatfield, PA 19440.

**TUCKER, WYMAN, dec'd.**

Late of Abington Township.  
Executrix: TRACY BERRY,  
c/o Hope Bosniak, Esquire,  
Dessen, Moses, & Rossitto,  
600 Easton Road,  
Willow Grove, PA 19090.  
ATTORNEY: HOPE BOSNIAK,  
DESSEN, MOSES & ROSSITTO,  
600 Easton Road,  
Willow Grove, PA 19090

**VOLANDT JR., MARTIN J., dec'd.**

Late of Whitpain Township.  
Executrix: MARY MURRAY,  
c/o Justin C. Esposito, Esquire,  
3000 Two Logan Square,  
Philadelphia, PA 19103-2799.  
ATTORNEY: JUSTIN C. ESPOSITO,  
PEPPER HAMILTON, LLP,  
3000 Two Logan Square,  
Philadelphia, PA 19103-2799

**WILLIAMS, ANNA MARIE, dec'd.**

Late of Borough of Pottstown.  
Executrix: MARY JOANNE WILKES,  
519 Willow Street,  
Pottstown, PA 19464.  
ATTORNEY: RICHARD E. WELLS,  
WELLS, HOFFMAN, HOLLOWAY &  
MEDVESKY, LLP,  
635 E. High Street, P.O. Box 657,  
Pottstown, PA 19464

**WISNIEWSKI, LORRAINE C. also known as**

**LORRRAINE WISNIEWSKI, dec'd.**  
Late of Montgomery County, PA.  
Co-Executors: JOANNE MONACO,  
527 Faith Drive,  
Norristown, PA 19403,  
DAVID A. SCHWEIZER,  
6720 Frankford Avenue,  
Philadelphia, PA 19135.  
ATTORNEY: DAVID A. SCHWEIZER,  
MANIACI, CICCOTTA & SCHWEIZER,  
6720 Frankford Avenue,  
Philadelphia, PA 19135,  
215-332-2626

**YAKSCOE, CARMELLA A., dec'd.**

Late of Borough of Norristown.  
Co-Executors: JOAN L. YAKSCOE AND  
STEPHEN G. YAKSCOE,  
c/o Robert A. Maro, Esquire,  
11 S. Trooper Road, Suite A,  
Norristown, PA 19403.  
ATTORNEY: ROBERT A. MARO,  
MARO & MARO, P.C.,  
11 S. Trooper Road, Suite A,  
Norristown, PA 19403

**YU, SUNG SOO, dec'd.**

Late of Cheltenham Township.  
Executrix: EUNHYE KIM,  
c/o William J. Weiss, Esquire,  
8033 Old York Road, Suite 210-A,  
Elkins Park, PA 19027.  
ATTORNEY: WILLIAM J. WEISS,  
8033 Old York Road, Suite 210-A,  
Elkins Park, PA 19027

**ZSEMBIK SR., WILLIAM M. also known as****WILLIAM M. ZSEMBIK, dec'd.**

Late of Lower Merion Township.  
Executor: ROBERT F. ZSEMBIK,  
c/o William P. Culp, Jr., Esquire,  
614 Darby Road,  
Havertown, PA 19083.  
ATTORNEY: WILLIAM P. CULP, JR.,  
614 Darby Road,  
Havertown, PA 19083

**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*

**PRN Nutraceuticals** with its principal place of business at 5 Sentry Parkway, East Bldg., Suite 210, Blue Bell, PA 19422.

The name and address of the entity owning or interested in said business is: PRN Physician Recommended Nutraceuticals, LLC, 5 Sentry Parkway, East Bldg., Suite 210, Blue Bell, PA 19422.

The application was submitted for filing on April 2, 2018.

**Robert A. Kargen, Esquire**

310 Colonial Drive  
Wallingford, PA 19086

**PRN Therapeutics** with its principal place of business at 5 Sentry Parkway, East Bldg., Suite 210, Blue Bell, PA 19422.

The name and address of the entity owning or interested in said business is: PRN Physician Recommend Nutraceuticals, LLC, 5 Sentry Parkway, East Bldg., Suite 210, Blue Bell, PA 19422.

The application was filed on November 7, 2017.

**Robert A. Kargen, Esquire**

310 Colonial Drive  
Wallingford, PA 19086

**Spectrum Strength Training** with its principal place of business at 468 Coates Street, Bridgeport, PA 19405.

The name and address of the entity owning or interested in said business is: Cutting Edge Sports & Weight Loss, Inc., 468 Coates Street, Bridgeport, PA 19405.

The application has been filed on March 8, 2018.

**Gerald L. Bowen, Jr., Esquire**

**Bowen & Burns**  
530 Street Road  
Southampton, PA 18966

**FOREIGN WITHDRAWAL**

Notice is hereby given that, pursuant to the Business Corporation Law of 1988, **Wavefront, Inc.**, a corporation incorporated under the laws of the State of Delaware intends to withdraw from doing business in Pennsylvania. The address, including street and number, if any, of its last registered office is 60 Prestwick Ct, Royersford, PA 19468.

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**TRUST NOTICES**
**First Publication**

**ANDREA L. GIBBS REVOCABLE  
LIVING TRUST  
DATED JUNE 2, 2005, AS AMENDED**  
Andrea L. Gibbs, Deceased  
Late of Lower Moreland Twp.,  
Montgomery County, PA

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to:

**Trustees:** Irwin S. Gibbs and Joshua G. Gibbs  
c/o Jonathan H. Ellis, Esq.  
261 Old York Rd., Ste. 200  
Jenkintown, PA 19046

**Or to Atty.: Jonathan H. Ellis  
Plotnick & Ellis, P.C.**  
261 Old York Rd., Ste. 200  
Jenkintown, PA 19046

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**REVOCABLE TRUST OF  
FANNIE CAMBURN RHOADS  
DATED FEBRUARY 9, 1998**  
Fannie Camburn Rhoads, Deceased  
Late of Lansdale Borough,  
Montgomery County, PA

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to:

**Trustee:** Univest Bank and Trust Co.  
c/o Michael J. Maransky, Esq.  
10 Sentry Parkway, Ste. 200  
Blue Bell, PA 19422

**Or to its Atty.: Michael J. Maransky  
Fox Rothschild LLP**  
10 Sentry Parkway, Ste. 200  
P.O. Box 3001  
Blue Bell, PA 19422

**Second Publication**

**SARAH W. BROWNELL TRUST  
DATED JUNE 6, 2007 AS AMENDED**  
Sarah W. Brownell, Deceased  
Late of Whitemarsh Twp.,  
Montgomery County, PA

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to:

**Trustees:** Lawrence D. Brownell & Leigh B. Brownell-Currens  
c/o George M. Riter, Esq.  
400 Maryland Dr.  
Ft. Washington, PA 19034

**Or to their Atty.: George M. Riter, Esq.  
Timoney Knox, LLP**  
400 Maryland Dr.  
Ft. Washington, PA 19034

**Third and Final Publication**

**THE GEORGE T. BRASWELL AND  
GRACE BRASWELL  
REVOCABLE LIVING TRUST AGREEMENT  
DTD. 8/27/2003**  
George T. Braswell, Deceased  
Late of Upper Moreland Twp.,  
Montgomery County, PA

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to:

**Trustee:** George Braswell, Jr.  
126 W. Sparks St.  
Phila., PA 19120

**Or to his Atty.: Terry Lee Farber  
Law Office Of Terry Lee Farber**  
1200 Bustleton Pike, Ste. 16-B  
Feasterville, PA 19053

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**EXECUTIONS ISSUED**
**Week Ending April 3, 2018****The Defendant's Name Appears  
First in Capital Letters**

ABSOLUTELY PERFECT SCAPES, LLC:  
KONYUES, JEFFREY: KONYVES, JEFFREY:  
WELLS FARGO BANK NA, GRNSH. -  
Adamov, Victor, et al.; 201626380; \$10,197.08.  
BAUMGARTNER, THOMAS: SHELLY -  
Us Bank National Association; 201724262.  
BRIGGS, RONALD: DIAMOND CU, GRNSH. -  
Capital One Bank Usa Na; 201025038; \$22,120.17.  
BROWN, CHARLOTTE - Village Capital &  
Investment, LLC; 201725786.  
BUCKWALTER, SAMUEL: PNC BANK, GRNSH. -  
Discover Bank; 201729126; \$8,747.86.  
BUTLER, ENOCH - Deutsche Bank National  
Trust Company Et Al; 201709842.  
CERMINARA, MARIE: CLEMENT -  
Ambler Savings Bank; 201718369; \$333,217.97.  
CONCORD COACH TAXI: MCT  
TRANSPORTATION, INC.: MONTCO  
TRANSPORTATION GROUP, INC.:  
WELLS FARGO BANK, GRNSH., ET AL. -  
Patricia, Parks; 201503267.  
DAVID BRANDOLPH ELECTRIC COMPANY, INC.:  
PNC BANK, GRNSH. - The Colonial Electric Company;  
201721242.  
DAVIS, BRYN: WELLS FARGO BANK, GRNSH. -  
Discover Bank; 201729085; \$3,179.06.  
DAVIS, CAROLYN: WAYNE: UNITED STATES OF  
AMERICA US DEPARTMENT OF JUSTICE,  
ET AL. - Deutsche Bank Trust Company Americas,  
et al.; 201708273.  
DEFAZIO, SHELLI: AMERICAN HERITAGE FCU,  
GRNSH. - Discover Bank; 201729013; \$8,559.42.



- DETWEILER, DANIEL: UNIVEST BANK AND TRUST CO, GRNSH. - Discover Bank; 201729084; \$8,598.52.
- DIDOMENICO, RENEE: ANTHONY: HARLEYSVILLE NATIONAL BANK, GRNSH. - Rosecliff Manor Community Assoc; 201805013; \$3,429.85.
- DISANTO, PHILAMENA: ESTATE OF YVONNE DISANTO - M&T Bank; 201727207; \$45,679.45.
- EDWARDS, JAMES: PNC BANK, GRNSH. - Discover Bank; 201729087; \$9,693.45.
- FITZGERALD, WILLIAM - Apex Mortgage Corp; 201802872.
- GIANDOMENICO, MARK: SANTANDER BANK, GRNSH. - Discover Bank; 201800164; \$5,909.41.
- GILMORE, JOSEPH - Us Bank National Association; 201729201; \$303,972.95.
- GRAVER, LOTHAR: DIAMOND CU, GRNSH. - Discover Bank; 201729079; \$10,304.39.
- GREENBAUM, ROBERT: BLUM, AMY - Us Bank National Association, et al.; 201304589; \$516,152.46.
- HASLUP, PATRICK: TD BANK, GRNSH. - Sablosky, Sean, et al.; 200942564; \$2,762.40.
- HOLLAND, KELLI: HERBST, RALPH - Bank Of New York, et al.; 201614915.
- JACKMON FUNERAL HOME, INC. - C&J Financial, LLC; 201806446; \$11,029.09.
- JUSTUS, RAY: DOLORES - Mr Cooper, et al.; 201728194.
- KONDRATICK, ANDREW: UNIVEST BANK AND TRUST CO, GRNSH. - Discover Bank; 201729088; \$2,156.30.
- LARocca INDIVIDUALLY, RICHARD: LARocca INDIVIDUALLY, RICHARD: LARocca AS TRUSTEE OF THE RICH, RICHARD, ET AL. - Franklin Mint Federal Credit Union; 201508398; ORDER IN REM/61,241.12.
- MCALLISTER, ROBERT: PNC BANK, GRNSH. - Discover Bank; 201729083; \$7,122.22.
- MCNAIR, OLIVER - Center Point Farm Homeowners Association; 201726806.
- MOORE, ZACHARY: PNC BANK, GRNSH. - Discover Bank; 201729080; \$2,622.31.
- NEELY, JASON: NAVY FEDERAL CREDIT UNION, GRNSH. - Midland Funding, LLC; 201501922; \$1,509.45.
- ONEILL, PATRICK: CITIZENS BANK, GRNSH. - Discover Bank; 201729082; \$10,807.97.
- OSHEA, JOSEPH: ONEIL CONSULTING CORPORATION, GRNSH. - Oshea, Francis; 201806133; \$361,773.23.
- PICON, ALEXIS: VAZQUEZ, YAHAIRA - Bank Of America Na, et al.; 201721314; \$187,106.78.
- RAPP, KAREN: AMBLER SAVINGS BANK, GRNSH. - Midland Funding, LLC; 201431551; \$2,523.55.
- RIVERA, THOMAS: DIAMOND CU, GRNSH. - Discover Bank; 201729081; \$1,680.53.
- ROSS, WILLIAM: TD BANK, GRNSH. - Brookwood Condominium Association; 201722394.
- RUIZ, JOHAN: WELLS FARGO BANK, GRNSH. - Discover Bank; 201729086; \$3,708.25.
- SHEPPARD, JOMAR: PNC BANK, GRNSH. - Discover Bank; 201729125; \$6,998.43.
- SMITH, BRYAN: MELISSA - Chase Home Finance, LLC, et al.; 200944515; \$139,747.89.
- STILLMUN, JOHN: STILLMAN, JOHN - Santander Bank Na; 201624822; \$236,901.23.
- THURLOW, KI: CHO, JOO - Everbank; 201717196.
- TULIO, ALEXIS: BRUCE: UNITED STATES OF AMERICA DEPARTMENT OF THE TREASURY INTERNA - Asset Backed Securities Corporation Home Equity Loan Trust, et al.; 201709719.
- VALAIKA, DAVID: INDIAN VALLEY SCUBA, LLC: HARLEYSVILLE BANK, GRNSH. - Key Bank Na Successor By Merger To First Niagara Bank Na; 201720995; \$73,937.60.
- WAGLER CONSTRUCTION, LLC: WAGLER, JOHN - Bilker, Lawrence; 201722235; \$132,178.44.
- WARGO, LAWRENCE - Radiance Capital Receivables Fourteen, LLC; 201806389; \$211,260.75.
- WILKINSON, NORMAN: NORMAN - Sovereign Bank Na, et al.; 201217109; IN REM ORDER/134,444.31.
- WOODARD, STEPHANIE - Bank Of New York Mellon, et al.; 201723119.
- YEAGER, JAMES: STELLA - Household Finance Consumer Discount Company, et al.; 201532506; ORDER IN REM/301,887.61.

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## JUDGMENTS AND LIENS ENTERED

**Week Ending April 3, 2018**

**The Defendant's Name Appears  
First in Capital Letters**

- ACE RESOURCES INC: YANNESSA, MARYBETH - Francy, Christopher; 201729020; Complaint In Confession of Judgment; \$49929.60.
- BALL, PAMELA - Midland Funding Llc; 201806253; Judgment fr. District Justice; \$1,398.75.
- BANKS, KHAYYAM - Midland Funding Llc; 201806257; Judgment fr. District Justice; \$1,347.76.
- BROWN, BARRINGTON - Lvnv Funding Llc; 201805988; Judgment fr. District Justice; \$1,222.56.
- CAMPBELL, KEINO - Midland Funding Llc; 201806252; Judgment fr. District Justice; \$2,001.58.
- DENTAL ARTS OF LOGAN SQUARE LLC: BARD, LYNDA: MAIZEL, ROBERT - Bank Of America Na; 201806232; Complaint In Confession of Judgment; \$538,977.00.
- DEVINE, DEREK - Midland Funding Llc; 201806165; Judgment fr. District Justice; \$2388.71.
- ELLISON, ELAINE: ELAINE - Wickerton Heights Condominium Association; 201806249; Judgment fr. District Justice; \$12,190.35.
- FRANK, GARY - Zion, Michael; 201806481; Complaint In Confession of Judgment; \$275,000.00.
- GARRETT, HAKIM: SHAKEMIA - Shirley Court 2015 Lp; 201806256; Judgment fr. District Justice; \$1,239.70.
- GIOLI LLC - Selective Insurance Co Of America; 201806315; Judgment fr. District Justice; \$10,204.97.
- GROSSMAN, IVAN - Sp Investment Fund I Llc; 201806372; Foreign Judgment; \$294,620.90.
- HICKS, VICTORIA: ROTH, ANTHONY - Gross, Marilyn; 201806129; Judgment fr. District Justice; \$2243.60.
- IASTSHEMBSKI, JULIANA - Midland Funding Llc; 201806358; Judgment fr. District Justice; \$1106.89.
- JB OFFICE SOLUTIONS LLC: BERKOWITZ, JAY - Sms Financial 30 Llc; 201806440; Complaint In Confession of Judgment; \$22,975.04.

KADA, THOMAS - Midland Funding Llc; 201806359;  
Judgment fr. District Justice; \$904.63.

KATURAN, CHRISTY - Midland Funding Llc;  
201805866; Judgment fr. District Justice; \$1590.93.

LEBOFSKY, LESLIE - Pheasant Run Homeowners  
Association; 201806064; Judgment fr. District  
Justice; \$5025.93.

MASON, BARBARA - Midland Funding Llc;  
201806405; Judgment fr. District Justice; \$1,685.79.

MCANINCH, SALLY - Providian National Bank;  
201805324; Certification of Judgment; \$8731.19.

MOYNIHAN, MIMI - Midland Funding Llc;  
201806416; Judgment fr. District Justice; \$1142.59.

NICHOLSON, SHERRY - Midland Funding Llc;  
201806407; Judgment fr. District Justice; \$2353.22.

PELLEGRINO, JOANNE - Midland Funding Llc;  
201806118; Judgment fr. District Justice; \$931.90.

RAPP, ZOE - Midland Funding Llc; 201806157;  
Judgment fr. District Justice; \$859.21.

RELIANT AUDUBON HOLDINGS LLC:  
AUDUBON VILLA: AUDUBON VILLA HEALTH  
AND REHABILITATION CENTER, ET.AL. -  
Select Ambulance Inc; 201806388; Certification of  
Judgment; \$WRIT / EXEC.

RELIANT COVENTRY HOLDINGS LLC:  
COVENTRY MANOR HEALTH AND  
REHABILITATION CENTER: COVENTRY  
MANOR NURSING HOME, ET.AL. -  
Select Ambulance Inc; 201806387; Certification of  
Judgment; \$WRIT / EXEC.

SMITH, FRANCIS - Midland Funding Llc;  
201806246; Judgment fr. District Justice; \$1,146.75.

TAYLOR, SHEILA - Delaware Valley Roofing;  
201806109; Mechanics Lien Claim; \$4,075.00.

**CHELTENHAM TWP. -  
entered municipal claims against:**

Kim, Man: Tok; 201806466; \$7931.18.

**CHELTENHAM TWP. SCHOOL DIST. -  
entered municipal claims against:**

Benson, George: Diane; 201805736; \$6,070.00.

Kim, Man: Tok; 201806468; \$4140.12.

Preston, John; 201806013; \$5158.26.

Rubin, Tyra; 201806423; \$3,593.42.

**LOWER MORELAND TWP. SCHOOL DIST. -  
entered municipal claims against:**

380 Red Lion Road Associates Lp; 201806381;  
\$36847.00.

**MUNICIPALITY OF NORRISTOWN -  
entered municipal claims against:**

Butler, Mansfield: Leah; 201806015; \$718.86.

New Hope Baptist Church; 201806021; \$718.86.

**PENNA. DEPT. OF REV. -  
entered claims against:**

Adalove Llc; 201861214; \$67252.53.

Coolspeak Llc; 201861215; \$446.71.

Jet Trucking Inc; 201861212; \$9830.10.

King Of Prussia Collision Inc; 201861213; \$790.32.

Rittenhouse Hotel Management Llc; 201861211;  
\$51719.40.

**PENNA. UNEMP. COMP. FUND -  
entered claims against:**

Hard Hat Services Llc: Hard Hat Services; 201861218;  
\$28529.40.

Vgmg International Inc: Vast Advertising; 201861216;  
\$1400.74.

**PERKIOMEN VALLEY SCHOOL DIST. -  
entered municipal claims against:**

Chowns, Frederick: Barbara; 201806419; \$31,095.14.  
Global Youth Foundation; 201806465; \$33037.70.

**PHOENIXVILLE BORO. -  
entered municipal claims against:**

Selfinger, Dennis: Marsha; 201806383; \$1323.18.

**POTTSTOWN BORO. AUTH. -  
entered municipal claims against:**

Seltman, Lois: Pomponio, Donald; 201806056; \$790.74.  
Smiley, Mario: Jessica; 201806046; \$230.86.

Wilmington Savings Fund Society; 201806071; \$695.56.

**POTTSTOWN BORO. -  
entered municipal claims against:**

Young, Clarence; 201806078; \$873.34.

**ROCKLEDGE BORO. -  
entered municipal claims against:**

Decristofaro, John: Nancy; 201806384; \$915.12.

**SOUDERTON AREA SCHOOL DIST. -  
entered municipal claims against:**

Esposito, Nicola: Joan; 201806420; \$7031.96.

**UNITED STATES INTERNAL REV. -  
entered claims against:**

Ardelean, David: Karie; 201870244; \$10663.21.

Boyle, James: Patricia; 201870256; \$61557.35.

Demkovitz, Peter: Laura; 201870250; \$13080.87.

Dershowitz & Company Llc; 201870247; \$27955.88.

Hansell, Norman: Norms Save Station; 201870245;  
\$13066.85.

Hopper, Scott; 201870246; \$86746.96.

Manfredi, Peter: Joni; 201870255; \$72446.11.

Rubens, Brad; 201870243; \$35890.08.

Schindler, William: Theresa; 201870254; \$48076.33.

Warren, Michael: Janet; 201870260; \$9509.42.

**UPPER DUBLIN SCHOOL DIST. -  
entered municipal claims against:**

Carrozza, Michael: Mary; 201806001; \$9,310.30.

**UPPER MORELAND TWP. SCHOOL DIST. -  
entered municipal claims against:**

Foley, Christopher: Kristina; 201806009; \$1112.99.

Unknown Heirs Successors Assigns Under  
Ronald F Mallon; 201805857; \$4110.12.

**UPPER MORELAND TWP/HATBORO BORO.  
JOINT SEWER AUTH. -  
entered municipal claims against:**

Berzin, Vitality; 201806092; \$497.61.

Birchfield, Ruth: Nelson, Maureen; 201806093; \$464.25.

Crooked Billet Trust; 201806094; \$785.87.

Dalozzo, Nicholas: Carmelina; 201806095; \$514.90.

Devincent, Alfonso: Suzanne; 201806096; \$348.18.  
 Elliot, Shawn: Andrea; 201806097; \$411.97.  
 Feldman, Robert; 201806098; \$327.44.  
 Fields, Denise: Rex; 201806099; \$495.23.  
 Kerr, James: Maryann; 201806100; \$477.77.  
 Mcblane, Steven; 201806079; \$430.74.  
 Murphy, Russell: Helen; 201806080; \$325.22.  
 Patrick, Joyce; 201806081; \$529.74.  
 Pierson, Dennis: Robin; 201806082; \$389.03.  
 Polin, Todd: Heather; 201806083; \$412.33.  
 Precise Real Estate I Llc; 201806085; \$1,326.96.  
 Precise Real Estate I Llc; 201806084; \$438.19.  
 Ruth, Leonard: Adrienne; 201806086; \$377.33.  
 Schlotter, Andrew: Michael; 201806087; \$349.02.  
 Spanniger, Matthew; 201806088; \$357.45.

**UPPER POTTS GROVE TWP. -  
 entered municipal claims against:**

Durham, Octavia; 201806004; \$862.76.  
 Hamlin, Jacqueline; 201806003; \$884.26.  
 Hendrick, Patrick: Giuliana; 201806002; \$267.50.  
 Hendrick, Patrick: Giuliana; 201806049; \$267.50.

MANCINI, JOHN G. - Upper Merion Township;  
 Zaleski, Patricia A., 4027 Lantern Lane  
 Skippack, PA 19474.  
 MCGEE, FREIDA - Lower Merion Township;  
 Mcgee, Austen, 23 N Britton Road  
 Springfield, PA 19064.  
 PAYLOR, RONNIE - Pottstown Borough;  
 Paylor, Jeannetta B., 338 Lincoln Avenue  
 Pottstown, PA 19464.  
 RUDMAN, GERALDINE L. - Abington Township;  
 Rudman, Eydie, 1010 Pheasant Road  
 Rydal, PA 19046.  
 SCHUTTE, WILLIAM C., JR. - Franconia Township;  
 Bradley, Cynthia A., 44 Highview Lane  
 Mertztown, PA 19539.  
 STRAIN, LEANDRA J. - Upper Dublin Township;  
 Strain, William R., 3345 Jeffrey Drive  
 Dresher, PA 19025.  
 WIXTED, VINCENT R. - Hatboro Borough;  
 Wixted, Mary F., 2844 Galloway Ave  
 Roslyn, PA 19001.

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**LETTERS OF ADMINISTRATION**

**Granted Week Ending April 3, 2018**

**Decedent's Name Appears First,  
 Then Residence at Death, and  
 Name and Address of Administrators**

BLACKMON, JAMES T. - Lower Frederick Township;  
 Blackmon, Courtney M., 1975 West Main Street  
 Norristown, PA 19403; Blackmon, Shauna M.,  
 122 Fayerweather Street Cambridge, MA 02138.  
 BOWES, ROBERT K., JR. - Montgomery Township;  
 Bowes, Nancy H., 15010 Dahlia Drive  
 Philadelphia, PA 19116.  
 COLAIZZI, ERIC J. - Lower Pottsgrove Township;  
 Colaizzi, Donna J., 1015 Walnut Street  
 Tarentum, PA 15084.  
 CRAMER, HESTER - Cheltenham Township;  
 Looby, Katrina H., 435 Laverock Road  
 Glenside, PA 19038.  
 ECKENRODE, EDWARD J. - Upper Pottsgrove  
 Township; Eckenrode, Donna,  
 889 North Hanover Street Pottstown, PA 19464.  
 FALCO, THERESA C. - Lower Providence Township;  
 Falco, Michael J., Jr., 138 Oaklyn Ave  
 Norristown, PA 19403.  
 FENNELLY, ELAINE - Upper Merion Township;  
 Fennelly, Raymond S., 47 Fern Drive  
 Boyertown, PA 19512.  
 FONDOTS, LYNN J. - Pottstown Borough;  
 Ritsko, Matthew W., 2465 Medford Court  
 Crofton, MD 21114.  
 HUTCHINSON, VINCENTE - Pottstown Borough;  
 Hutchinson, Sonia, 584 Jefferson Avenue  
 Pottstown, PA 19464.  
 JORDAN, JOEL M. - Springfield Township;  
 Jordan, Rebecca C., 201 Preston Road  
 Flourtown, PA 19031; Jordan, Robert E., Jr.,  
 201 Preston Road Flourtown, PA 19031.  
 KIM, YOUNG SUN - Hatfield Township;  
 Kim, Su Chong, 2129 Hidden Meadow Drive  
 Colmar, PA 18915.

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**SUITS BROUGHT**

**Week Ending April 3, 2018**

**The Defendant's Name Appears  
 First in Capital Letters**

ALBONE, KRISTEN - Albone, Earl; 201806304;  
 Complaint Divorce.  
 ALL ABOARD CAFE LLC - Hipkiss, Carrie;  
 201806143; Civil Action; Servin, Jeffrey D.  
 ALPER, CHARLES: SHEILA: SHEILA, ET.AL. -  
 Wells Fargo Bank Na; 201805959; Complaint In  
 Mortgage Foreclosure; Brunner, Abigail.  
 AMOROSO, JOSEPH: PHILLIPS, MARIA:  
 VINCENT - Garg, Patricia; 201806008;  
 Defendants Appeal from District Justice.  
 BAN, CONG - Kuzu, Ali; 201805140; Complaint for  
 Custody/Visitation; Jordan, Lisa J.  
 BASTIDA, JORGE - Jimenez, Berenice; 201806203;  
 Complaint for Custody/Visitation.  
 BERRY-JOHNSON, SHEENA - Sweeney-White, Khalil;  
 201805973; Complaint for Custody/Visitation.  
 BOLGER, JAMES - Anderson, Martha; 201806357;  
 Civil Action.  
 BOOKER, LISA - Hunter, Keith; 201806377;  
 Complaint for Custody/Visitation; Walters, Linda G.  
 BRADER, MICHAEL: PEABODY LLC -  
 Geico; 201806312; Civil Action; Jones, Robert.  
 BRADLEY, BERNARD - Signature Information  
 Solutions; 201806091; Defendants Appeal from  
 District Justice.  
 BRITTON, EILEEN - Wells Fargo Bank Na;  
 201806266; Complaint In Mortgage Foreclosure;  
 Wapner, Peter.  
 BROUGHTON, HAROLD - Discover Bank;  
 201805910; Civil Action; Cawley, Jonathan Paul.  
 BROWN, TAMIKA - Jarue, Alfred; 201806175;  
 Complaint for Custody/Visitation; Gross, James N.  
 CAMPBELL, DALTON - Campbell, Cleopatra;  
 201805976; Complaint Divorce.  
 CHISHOLM, CHAD - Swinton, Leia; 201806402;  
 Complaint for Custody/Visitation.  
 CINDRICH, TRAVIS - Milito, Diane; 201806374;  
 Complaint for Custody/Visitation.

- COSTA, PETER: CATHERINE: CATHERINE - Wells Fargo Bank Na; 201805923; Complaint In Mortgage Foreclosure; Bates, Kenya.
- CRANGLE, JENNIFER: WHEELER, JOHN - Brockenbrough, Willy; 201805978; Complaint for Custody/Visitation.
- DAVIS, AMALA - Davis, Robert; 201806224; Complaint for Custody/Visitation.
- DEFELICE, MARY - Roberts, Roger; 201805863; Complaint Divorce.
- ESTATE OF PETER B PIETRANGELO SR - Estate Of Peter B Pietrangelo Sr; 201806395; Foreign Subpoena; Fitzgerald, Jill B.
- FLAHERTY, THOMAS SHANE - Distel, Michele; 201805272; Complaint for Custody/Visitation; Taylor, Andrew.
- FRANCIS, ALEXIS: ALEXIS - American Express Centurian Bank; 201806108; Civil Action; Cawley, Jonathan Paul.
- FRANKLIN, MARISSA - Casalino, Claudio; 201805794; Complaint for Custody/Visitation.
- FRY, KATHLEEN: KATHLEEN - Wells Fargo Bank Na; 201806264; Complaint In Mortgage Foreclosure; Wapner, Peter.
- GESSNER, MICHAEL - Lower Bucks Restoration Services Inc; 201806121; Defendants Appeal from District Justice.
- GILLESPIE, ALICIA: HOWARD, JOSHUA - Miner, Kaye; 201806371; Complaint for Custody/Visitation.
- GORDON, RICHARD - Cavalry Spv I Llc; 201806196; Civil Action; Tsarouhis, Demetrios H.
- GORDON, WILLIAM - Decicco, Mia; 201806397; Complaint Divorce.
- GRINNAGE, NORMA: ESTATE OF ADELLE E SCOTT: SCOTT, ADELE - Bayview Loan Servicing Llc; 201806110; Complaint In Mortgage Foreclosure; Lutz, Daniel T.
- HAMMERTON, ALISON - Gousis, William; 201806386; Complaint for Custody/Visitation.
- HOEFLICH, ANTOINETTE: ANTOINETTE - American Express Bank Fsb; 201805871; Civil Action; Cawley, Jonathan Paul.
- HUSTI-LUCA, PAUL: STEFANIE - Smith, Beverly; 201806417; Defendants Appeal from District Justice.
- JOHNSON, JACK - Johnson, Lisa; 201806378; Complaint Divorce; Walters, Linda G.
- JONES, SHANAK - Newkirk, James; 201806338; Complaint for Custody/Visitation.
- KERN, ZACHARY: CARR, AMANDA - Green, Helen; 201806414; Complaint for Custody/Visitation.
- LAKEN, LENORA - Deutsche Bank National Trust Company; 201805912; Complaint In Mortgage Foreclosure; Brunner, Abigail.
- LAW FIRST FINANCE LLC - M, S.; 201805611; Petition.
- LESTICIAN, KATHY - Portfolio Recovery Associates Llc; 201806399; Civil Action; Gerding, Carrie A.
- LIMA, BIANCA: BIANCA - American Express Bank Fsb; 201805886; Civil Action; Cawley, Jonathan Paul.
- MADISON, DAYONNA - Crawford, Jamaris; 201806410; Complaint for Custody/Visitation.
- MAYO, JULIUS - Dewalt Keaton, Kayla; 201806314; Complaint for Custody/Visitation.
- MOFFETT, WAYNE: WAYNE - Union Home Mortgage Corp; 201806271; Complaint In Mortgage Foreclosure; Wapner, Peter.
- OLINIK, EDWARD - Mariner Finance Llc; 201805795; Civil Action; Tsarouhis, Demetrios H.
- PANCOAST, DANIEL - Seifert, Jennifer; 201806262; Complaint for Custody/Visitation; Grisillo, Timothy.
- PARK, DANIEL - Malcolm, Donella; 201805911; Civil Action; Shindell, William I.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Harris, Joanne; 201805864; Appeal from Suspension/Registration/Insp; Newman, Brian T.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Joseph, Tyamba; 201805820; Appeal from Suspension/Registration/Insp; Harbison, Keith A.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Knauff, Christian; 201806353; Appeal from Suspension/Registration/Insp; Mullaney, Martin P.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Epshteyn, Julia; 201806473; Appeal from Suspension/Registration/Insp; Hilles, Henry S. Iii.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Kogan, Neil; 201806491; Appeal from Suspension/Registration/Insp; Feinman, Mark.
- PERLSTEIN, GARY: JEANNIE - Jpmorgan Chase Bank National Association; 201805997; Complaint In Mortgage Foreclosure; Denardo, Christopher A.
- PINNOCK, LAUREL - Pinnock, Wesley; 201806400; Complaint Divorce.
- POSEY, GABRIEL - Posey, Cameo; 201805966; Complaint for Custody/Visitation.
- REED, ALISSA - Reed, Adam; 201806411; Complaint Divorce.
- RIOS-SANCHEZ, FERNANDO - Flores-Rodriguez, Maria; 201806380; Complaint for Custody/Visitation.
- RODRIGUEZ, OLSENIO - Rodriguez, Teresa; 201806425; Complaint Divorce; Picardi, Kenneth E.
- SANTOS, ALEXANDER - Mariner Finance Llc; 201805263; Civil Action; Tsarouhis, Demetrios H.
- SCHADE, LAWRENCE - Schade, Patricia; 201806211; Complaint for Custody/Visitation.
- SHERARD, WILLIAM - Brophy, Joseph; 201806076; Petition to Appeal Nunc Pro Tunc.
- SINGH, SUKHWINDER: KAUR, DAVINDER - Singh, Gurminder; 201805567; Complaint for Custody/Visitation; Casazza, Christopher M.
- SMITH, ASHLEY - Portfolio Recovery Associates Llc; 201806421; Civil Action; Titus, Christopher.
- SOTO, NICOLE - Sanders, Kevin; 201806413; Complaint for Custody/Visitation.
- STAHLNECKER, RICHARD - Stahlnecker, Karen; 201806052; Complaint Divorce.
- SWEENEY AUTOMOTIVE CENTER - Oswald, John; 201806418; Defendants Appeal from District Justice.
- UHS OF PENNSYLVANIA INC: HORSHAM CLINIC - Beck, Edward; 201806227; Civil Action; Allen, W. Austin Ii.
- VASSALLA, ALEESE - Mullin, Michael; 201806273; Complaint for Custody/Visitation.

WEAVER, ROBERT - Moody, Kristy; 201805569;  
Complaint for Custody/Visitation; Oshinsky, Thomas.  
WILFONG, MICHAEL - Portfolio Recovery Associates;  
201806391; Civil Action; Titus, Christopher.  
WILSON, CINDY: CINDY - Hsbc Bank Usa  
National Association; 201805972; Complaint In  
Mortgage Foreclosure; Brunner, Abigail.  
WINTERS, SHAYNA - Winters, Christian;  
201805951; Complaint Divorce.  
YEAGER, EMMA - Cit Bank Na; 201805932;  
Complaint In Mortgage Foreclosure; Lutz, Daniel T.

HAMBERG, MARY A. - Horsham Township;  
Hamberg, William M., 499 Herald Drive  
Ambler, PA 19002.  
HARPER, DOROTHY - Whitmarsh Township;  
Harper, John A., 4034 Macniff Drive  
Lafayette Hill, PA 19444.  
HILLIER, JEROME T. - Abington Township;  
Hillier, Erna E., 131 Holme Avenue  
Elkins Park, PA 19027.  
HOZACK, ROBERT S. - Montgomery Township;  
Kerper, Linda M., 21 Renee Circle  
Richboro, PA 18954; Rutkowski, James,  
14 Birchwood Road Denville, PA 07834.  
HURWITZ, GERTRUDE - Lower Merion Township;  
Hurwitz, Laurie, 1206 Cobbs Street  
Drexel Hill, PA 19026.  
JANIS, HERBERT - Cheltenham Township;  
Janis, Richard G., 25 Washington Lane  
Wyncote, PA 19095.  
KERR, LELA H. - Upper Dublin Township;  
Taylor, Susan K., 21 Jones Avenue  
Flourtown, PA 19031.  
KRACHT, H. D - Franconia Township; Kracht, Steven,  
314 Cowpath Road Lansdale, PA 19446.  
KUSCHKE, CHARLOTTE M. - Upper Dublin Township;  
Semisch, Mark R., 408 N. Easton Road  
Willow Grove, PA 19090.  
LOTTIER, ROSE E. - Whitpain Township;  
Dever, Roseanne, 311 Lodge Road  
Philadelphia, PA 19128; Lottier, Herbert J.,  
422 Primrose Drive Lansdale, PA 19446.  
MACDONALD, PATRICIA A. - Upper Moreland  
Township; James, Maryanne, 602 Aintree Road  
Hatboro, PA 19090; Macdonald, William J.,  
665 Pembroke Road Rydal, PA 19046.  
MADIANOS, MICHAEL - Jenkintown Borough;  
Philadanos, Jeanette E., 1081 Fox Chase Road  
Jenkintown, PA 19046.  
MCILMAIL, HELEN - Abington Township;  
Mcilmil, Michael W., 123 Dale Road  
Willow Grove, PA 19090; Mcilmil, William,  
8007 Eastdale Road Baltimore, MD 21224-2020.  
MCNABB, CORRINE R. - Lansdale Borough;  
Siegel, Linda S., 125 Oakland Avenue  
Lansdale, PA 19446.  
NUGENT, ETHEL M. - Norristown Borough;  
Nugent, Samuel J., 111 W. North Street  
Worthington, OH 43085-4115.  
ODELL, ANNE N. - Pottstown Borough;  
Odell, Douglas V., Jr., 90 Conklin Ridge Road  
Laporte, PA 18626.  
PASKUS, JOSEPH L. - Horsham Township;  
Clark, Judith A., 206 Westbury Drive  
Warminster, PA 18974.  
PICCIONE, EZIO A. - Ambler Borough;  
Boyer, Christina, 129 Jonathan Drive  
North Wales, PA 19454.  
PIER, JOHN J. - Montgomery Township;  
Miksiewicz, Gia, 27 Rosemore Drive  
Chalfont, PA 18914.  
PIERSON, ELLERY M. - Lower Providence Township;  
Mickelberg, David, 156 Spares Lane  
Mont Clare, PA 19453.  
SCHULTZ, MARGARET - Whitpain Township;  
Schultz, James, 3127 Plymouth Rock Road  
Plymouth Meeting, PA 19462.

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### WILLS PROBATED

#### Granted Week Ending April 3, 2018

##### Decedent's Name Appears First, Then Residence at Death, and Name and Address of Executors

BORNEMAN, GLEN - ; Borneman, Gregory A.,  
605 West Ridge Pike Limerick, PA 19468;  
Hernandez, Vicki L., 67 Lightcap Road  
Pottstown, PA 19464.  
BRAIT, MARSHA L. - Lower Merion Township;  
Brait, Andrew E., 5225 Highway 16  
Guinda, CA 95637; Brait, Elizabeth E.,  
413 Country Lane Narberth, PA 19072.  
BROSIOUS, WILLIAM C. - Lower Merion Township;  
Brosious, William C., Jr., 1023 Cobbs Street  
Drexel Hill, PA 19026.  
BUINEVIC, RONALD T. - Limerick Township;  
Buinevic, Dorothy, 114 Pebble Beach Drive  
Linfield, PA 19468.  
CARBONARO, JOHN J. - Lower Merion Township;  
Carbonaro, Antionette F., 2326 S. Broad Street  
Philadelphia, PA 19145.  
CHOBOT, JEAN L. - Upper Hanover Township;  
Stefanowicz, Carolyn J., 1161 Station Road  
Palm, PA 18070.  
CURCIO, ANN R. - Lower Merion Township;  
Castellucci, Judith A., 429 Levering Mill Road  
Bala Cynwyd, PA 19004; Coacher, Suzanne,  
13 Waverly Road Havertown, PA 19083;  
Curcio, Ann, 429 Levering Mill Road  
Bala Cynwyd, PA 19004; Molloy, Lisa A.,  
314 Clearbrook Ave Lansdowne, PA 19050.  
DEVER, JOANNE M. - Abington Township;  
Rapp, Cheryl, 487 School Road Blue Bell, PA 19422.  
DURCHSPRING, DORIS J. - Springfield Township;  
Norman, Debra L., 612 Route 194 N  
Abbotstown, PA 17301.  
ELLIOTT, JANE C. - Whitmarsh Township;  
Foresta, Candace E., 98 Alpine Street  
Arlington, MA 02474; Llewellyn, Adelia E.,  
14033 Gorky Street Potomac, MD 20854.  
FLEMING, PHYLLYS B. - Whitmarsh Township;  
Fleming, Peter E., 6112 Creekside Drive  
Flourtown, PA 19031; Gadsden, Christopher H.,  
140 W. Chestnut Hill Avenue  
Philadelphia, PA 19118.  
FRIES, WILLIAM O., SR. - Lansdale Borough;  
Fries, William O., Jr., 8285 Pond Court  
Millersville, MD 21108.  
GINGRICH, KENNETH R., JR. - Upper Gwynedd  
Township; Gingrich, Barbara S., 920 Powderhorn Drive  
Lansdale, PA 19446-5531.

SICKLES, SALLY B. - ; Stuart, Marc, 510 Savona Way  
Oak Park, CA 19025.

SILVERBOOK, DOROTHY - Horsham Township;  
Seidman, Andrea, 1471 Makefield Road  
Yardley, PA 19067; Silverbook, Fred,  
436 Primrose Drive Upper Gwynedd, PA 19446.

STEAD, ROSEAN - Plymouth Township;  
Stead, Barney, 1300 Fayette Street  
Conshohocken, PA 19428.

STOVER, RUTH E. - Upper Dublin Township;  
Stover, Bret E., 328 Valley Road Oreland, PA 19075;  
Stover, Bruce L., 624 Argyle Ave Ambler, PA 19002.

SUTTON, CAROLINE - Pottstown Borough;  
Sutton, David R., 8 Park Court Pottstown, PA 19464.

THOMER, CATHERINE M. - Abington Township;  
Thomer, Stephen W., 1055 Beaumont Road  
Berwyn, PA 19312.

WHITE, FELICE - Cheltenham Township;  
White, Robert M., 117 Sarazen Drive  
Moorestown, NJ 08057.

ZANZINGER, ANTON M., SR. - Lower Moreland  
Township; Farrington, Donna M., 3765 Blake Road  
Huntingdon Valley, PA 19006.

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## RETURN DAY LIST

**April 23, 2018  
COURT ADMINISTRATOR**

**All motions “respecting discovery” in civil cases are subject to the provisions of Local Rule 4019\* - Discovery Master. If such a motion is answered in opposition on or before the rule return date, the matter is automatically listed for argument before the Discovery Master at 9:00 a.m. on the Friday of the week in which the rule was made returnable. Check the MCCH electronic directory for assigned courtroom.**

1. Armenteros v. Halsted - Plaintiff's Petition for Leave to Withdraw as Counsel (Seq. 2-4) - **G. Brooman - D. Maher.**
2. Barr v. Hartman - Defendant's Motion to Compel Discovery Responses (Seq. 9 D) - **N. Renzi - J. Shaffer.**
3. **Bashore v. Weisberg** - Defendant's Motion to Compel Plaintiff's Discovery Responses (Seq. 8-3 D) - **T. Weber - D. Sanchez.**
4. **Bayview Loan Servicing LLC v. Freeman** - Plaintiff's Motion to Strike Assignment of Mortgage (Seq. 5 D) - **E. McKee.**
5. Belair Health Re 1, L.P. v. Oak HRC 1, LLC - Plaintiff's Motion for Entry of Order Authorizing Receiver to Effectuate of Nonhud Pacwest Mortgage Loans (Seq. 83) - **B. Feeney.**
6. Bendowski v. Lau - Motion of Defendants to Compel Full and Complete Discovery Responses from Plaintiff (Seq. 18 D) - **J. Larkin - M. Needleman.**
7. Bressi v. Valley Forge Promotions, LTD - Defendant's Motion to Compel Written Discovery Responses Directed to Plaintiff (Seq. 11 D) - **J. Izes - R. Balch.**
8. Butler v. Gourley - Defendant's Motion to Compel Plaintiff's Answers to Discovery (Seq. 10 D) - **T. Hough - K. May.**
9. Citimortgage, Inc. v. Harvey - Petition of Gregg A. Harvey to Enter Mortgage Foreclosure Diversionary Program (Seq. 29) - **M. McKeever - D. Sager.**
10. Collins v. Main Line Business Enterprises - Defendant's Motion to Compel Discovery (Seq. 28 D) - **N. Schadler - D. Bonebrake.**
11. CW Kitchen, LLC v. Ostroff - Petition to Strike or Open Judgment of Non Pros (Seq. 14) - **J. First.**
12. Deriscavage v. Prussian Woods Homeowners Association - Plaintiff's Motion for Leave to File Amended Complaint (Seq. 31) - **E. Smith - K. Heisner.**
13. Earnest v. Earnest - Plaintiff's Petition to Withdraw as Counsel (Seq. 55) - **M. Modesti - C. DeMatteo.**
14. Eddinger v. Onukege - Defendant, Ifeoma Onukege's Motion to Compel Deposition of Plaintiff (Seq. 22 D) - **W. O'Kane - K. Blake.**
15. Elliott Greenleaf, P.C. v. Green - Plaintiff's Motion to Compel Defendant to Appear for Previously Noticed Deposition and to Provide All Documents (Seq. 12 D) - **R. Harrington - A. Anderson.**
16. Estate of Frank P. McGinty v. Creative Health Services, Inc. - Defendant's Motion to Dismiss Moving Defendant, Robert B. Chambliss, Jr., M.D. Pursuant to an Agreed Upon Stipulation (Seq. 70) - **J. Bigatel - A. Benedict - S. Utke.**
17. Fee v. Melaque - Plaintiff's Petition to Withdraw as Counsel (Seq. 15) - **I. Feldman - C. Risoldi.**
18. Fifth Third Mortgage Company v. Epstein - Plaintiff's Motion to Reassess Damages (Seq. 22) - **J. Tsai - R. Vanderslice.**
19. Gallagher Bassett Services, Inc. v. Workers First Pharmacy - Plaintiff's Petition to Enforce Subpoena (Seq. 0) - **R. Goren.**
20. Gerber v. Sinnott - Plaintiff's Motion to Compel Answers to Interrogatories and Response to Request for Production of Documents (Seq. 8 D) - **D. Aaron - B. Hatfield.**
21. Gibble v. Mutual Benefit Insurance Company - Defendant's Motion to Compel Plaintiff's Answers to First and Second Set of Interrogatories (Seq. 20 D) - **F. Murphy - P. Speaker.**
22. Gibbons v. Isabella - Defendant's Motion to Compel Discovery (Seq. 11 D) - **M. Simon - G. Mondjack.**
23. Greenbaum v. Simms - Petition of Michael B. Goodman, Esquire to Withdraw as Counsel for Defendant (Seq. 14) - **S. Sinowitz - M. Goodman.**
24. Guckavan v. McNeill - Defendant, McNeill and Towamencin Beverage, Inc.'s Motion to Overrule Plaintiff's Objections to Subpoena (Seq. 56 D) - **B. Tabakin - A. Benedict.**
25. Handy v. Manheim New Jersey - Defendant's Motion to Dismiss Defendant, Manheim New Jersey t/a Manheim-Auto Auction (Seq. 31 D) - **P. Gazan - M. Boomsma.**
26. Harris v. Davis - Defendant's Motion to Compel Plaintiff's Responses to Discovery Requests (Seq. 9 D) - **F. Augonnet - L. Borelli.**
27. Hartley v. Einstein Medical Center Montgomery - Plaintiff's Motion to Compel Depositions of Bertolino, D.O. Czincila, D.O., Bitting, R.N. Rank, R.N. and Sturkey, R.N. (Seq. 27 D) - **D. Jacquette - G. Samms.**
28. Hayward v. BJH Tec Holdings, Inc. - Defendant, BJH/Tec Holdings, Inc., Elkton Properties, LTD, and Halfpenny Management Company's Motion to Consolidate (Seq. 21) - **B. McVan - J. Devlin.**
29. Heffelfinger v. Community Health Systems Professional Services Corporation - Additional Defendant, Atlantic Roofing Corporation's Motion to Compel Inspection (Seq. 77 D) - **H. Roth - H. Stevens - D. Kent.**

30. Heffelfinger v. Community Health Systems Professional Services Corporation - Plaintiff's Motion to Compel Discovery (Seq. 78 D) - **H. Roth - H. Stevens - D. Kent.**
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64. Schuenemann v. Abington Memorial Hospital - Plaintiff's Motion to Compel Defendants to Produce Parties and Witnesses for Depositions (Seq. 71 D) - **M. Casey - B. Post - A. Romanowicz.**
65. Schuenemann v. Abington Memorial Hospital - Plaintiff's Motion to Compel Defendant's to Answer Excess Insurance Interrogatories (Seq. 72 D) - **M. Casey - B. Post - A. Romanowicz.**
66. Schweitzer v. Alonso-Valenteen - Defendant's Motion to Compel Answers to Interrogatories and Response to Request for Production of Documents (Seq. 3 D) - **J. Law.**
67. Sheppard v. 474 Lafayette St. John Corporation - Plaintiff's Motion to Compel Discovery Responses (Seq. 45 D) - **J. Schmidt.**
68. Sinclair v. Scotton - Defendant's Motion to Withdraw as Counsel (Seq. 12) - **N. Taylor-Smith.**
69. Sinclair v. Scotton - Defendant's Motion to Withdraw as Counsel (Seq. 12) - **R. Jablonski - N. Taylor-Smith.**
70. Smith v. Macon - Defendant's Petition for Leave to Withdraw as Counsel (Seq. 9) - **A. DeLuca - R. Pugh.**

71. Spain v. Lemanowicz - Defendant's Motion to Compel Responses to Discovery Requests (Seq. 14 D) - **F. Weinstein - L. Borelli.**
72. Staten v. Roath - Defendant's Motion to Compel Deposition of Plaintiff (Seq. 21 D) - **J. Dashevsky - K. Blake.**
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75. Suriel De Nunez v. SH Partners, LTD by and Through its General Partner SH General, LLC d/b/a Society Hill Apartment - Plaintiff's Motion to Compel Defendant, Plantique, Inc. and Plantique Real Estate, LLC - **R. Kupersmith - J. Ross.**
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79. Weidman v. Young - Defendant, Rebecca A. Young's Motion to Compel Answers to Interrogatories (Seq. 71 D) - **J. Matteo - C. Fiore.**
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81. Wells Fargo Bank, N.A. v. Weglarz - Plaintiff's Motion to Reassess Damages (Seq. 88) - **P. Wapner.**
82. Williams v. Barnett - Plaintiff's Motion to Compel the Deposition of Michael Barnett (Seq. 22 D) - **E. Pearce - P. Gibbons.**
83. Wilson v. Khripkov - Plaintiff's Petition to Reinstate Case (Seq. 16) - **J. Oprysko.**