

SHERIFF'S SALES

By virtue of various writs issued out of the Court of Common Pleas of Montgomery County, Pa. to me directed will be sold at public sale on May 25, 2016 at 1:00 o'clock P.M. prevailing time, in Court Room "A", Court House, Swede and Airy Streets, in the Borough of Norristown, said County, the following described Real Estate.

To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on June 29, 2016 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.**

Second Publication

09-16022

ALL THAT CERTAIN tract or piece of ground, situate in **Worcester Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan of "Stables" prepared for Bell Kumpf, L.P., by Stout, Tacconelli & Associates, Inc., Civil Engineering and Land Surveying, dated August 7, 2003, last revised August 27, 2005, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book 25, Pages 320, 321 and 322, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Reiner Road (50 feet wide) and a corner of this lot and Lot 41 and the Southwest corner of a 20 feet wide storm sewer easement, as shown, on said plan; thence extending from said point of beginning along the Southwesterly side of Reiner Road, the two following courses and distances: (1) North 42 degrees, 48 minutes, 08 seconds West crossing aforesaid easement 140.15 feet to a point of curve; (2) continuing along same on the arc of a circle curving left, having a radius of 175 feet, the arc distance of 125.64 feet to a point; thence leaving Reiner Road, South 06 degrees, 03 minutes, 41 seconds West, 274.58 feet to a point, a corner in line of open space "B"; thence extending along same South 42 degrees, 48 minutes, 08 seconds East, 74.64 feet to a point; thence extending North 47 degrees, 11 minutes, 52 seconds East, crossing aforementioned storm sewer easement 250 feet to a point on Southwesterly side of Reiner Road, the first mentioned point and place of beginning.

BEING Lot No. 42 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Jason P. Sible and Violet H. Sible, h/w, by Deed from Bell Kumpf Investment, L.P., dated 09/27/2006, recorded 11/20/2006 in Book 5624, Page 2259.

Parcel Number: 67-00-00616-44-6.

Location of property: 1415 Reiner Road, Norristown, PA 19403-3852.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jason R. Sible a/k/a Jason P. Sible and Violet H. Sible** at the suit of U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2007-BNC1 Mortgage Pass-Through Certificates, Series 2007-BNC1. Debt: \$1,284,749.56.

Paul Cressman, Attorney. I.D. #318079

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

09-41933

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Record Plan of "RiverCrest Phase II", prepared by Eastern States Engineering, dated June 25, 2003, last revised August 5, 2004, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book 23, Pages 447 (being the "Overall Master Plan" of "River Crest Phase II", dated August 5, 2004), 448, 449, 450, 451, 452, 453 and 454 (being Sheets 1, 2, 3, 4, 5, 6 and 7 of Final Record Plan), as follows, to wit:

BEGINNING at a point on the Southeasterly side of Goldfinch Circle (Private 50.00 feet wide right-of-way), at a corner of Lot Number 14, as shown on said Plan and which point is measured the three following courses and distances from a point of curve, marked by a concrete monument on the Northeasterly side of Partridge Way (Private 50.00 feet wide right-of-way), viz: (1) leaving the said Northeasterly side of Partridge Way on the arc of a curve, curving to the right, having a radius of 20.00 feet, the arc length of 28.98 feet to a point of tangent, marked by a concrete monument on the said Southeasterly side of Goldfinch Circle; (2) thence extending North 57 degrees, 53 minutes, 09 seconds East, along the said Southeasterly side of Goldfinch Circle, the distance of 81.49 feet to a point of curve, marked by a concrete monument on the said; and (3) thence extending Northeastwardly along the said Southeasterly side of Goldfinch Circle, on the arc of a curve, curving to the left, having a radius of 175.00 feet, the arc length of 122.70 feet to the point of beginning; thence extending from said point of beginning in a Northeastwardly to Northwardly to Northwestwardly direction, along the Southeasterly, Easterly and Northeasterly sides of Goldfinch Circle, aforesaid, on the arc of a curve, curving to the left, having a radius of 175.00 feet, the arc length of 100.00 feet, to a point, a corner of Lot Number 12, as shown on said plan; thence extending North 74 degrees, 58 minutes, 17 seconds East, along Lot Number 12, the distance of 256.11 feet to a point, a corner in line of Lot Number 98, as shown on said plan; thence extending South 44 degrees, 35 minutes, 18 seconds East, along Lot Number 98, the distance of 56.67 feet to a point on the Northwesterly side of Golf Club Drive (as laid out and designated on said plan);

thence extending South 36 degrees, 15 minutes, 23 seconds West, along the said Northwesterly side of Golf Club Drive, the distance of 218.14 feet to a point, a corner of Lot Number 14, aforesaid; thence extending North 72 degrees, 17 minutes, 17 seconds West, along Lot Number 14, the distance of 168.42 feet to the first mentioned point on the said Southeasterly side of Goldfinch Circle and place of beginning. The fifty feet adjacent to Lot Number 98, aforesaid, and the twenty-five feet adjacent to Golf Club Drive, aforesaid, being the bed of that certain Landscape Easement, as shown on said plan.

BEING Lot Number 13, Phase 1 of "RiverCrest Phase II", as shown on the above mentioned plan.

TOGETHER WITH AND UNDER AND SUBJECT to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in that certain Declaration of RiverCrest, a Planned Community, dated May 22, 2002, as recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 5410, Page 2428 &c., with that certain Amended and Restated Declaration of RiverCrest, a Planned Community, dated June 11, 2003, recorded as aforesaid with the Second Amendment to Declaration of RiverCrest, a Planned Community, dated June 11, 2003, in Deed Book 5460, Page 1 &c., and with at this time subsequent recordings up to and including a Twenty-First Amendment to Declaration of RiverCrest, a Planned Community, dated March 14, 2006, recorded as aforesaid, in Deed Book 5594, Page 2683 &c., and all other Amendments and/or Supplements to the aforesaid Declaration, as Amended and Restated, as the same may and/or will be duly adopted from time to time.

TITLE TO SAID PREMISES IS VESTED IN Michael F. Zielinski and Danielle Zielinski, h/w, by Deed from Toll PA VI, L.P., dated 05/04/2006, recorded 05/10/2006 in Book 5600, Page 781.

Parcel Number: 61-00-02187-12-8.

Location of property: 65 Goldfinch Circle, Phoenixville, PA 19460-1001.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael F. Zielinski and Danielle Zielinski** at the suit of U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust, Inc., Mortgage Pass-Through Certificates, Series 2006-AR6. Debt: \$759,980.65.

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

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

09-43946

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Map of Property of Ralph B. Eaton, by M.R. and J.B. Yerkes, Civil Engineers, Bryn Mawr, Pennsylvania, dated February 24, 1953 and revised as to this tract on March 18, 1953, as follows, to wit:

BEGINNING at a point marking the intersection of the Southwesterly side of Winsford Road (fifty feet wide) with the Northwesterly side of Fishers Road (fifty feet wide) with the Northwesterly side of Fishers Road (fifty feet wide); thence along the Northwesterly side of Fishers Road, South sixty-four degrees, twenty-two minutes West, one hundred sixty-eight feet and seventy one-hundredths feet to a point a corner of land of D.M. Hobart; thence along said land and partly along land now or late of J.W. Oram, North twenty-six degrees, thirty minutes West, one hundred seventy feet and seventeen one-hundredths feet to a point a corner of land now or late of Helen R. Lukens; thence along same North sixty-two degrees, forty-six minutes East, one hundred ninety feet and forty-five one-hundredths feet to a point in the Southwesterly side of Winsford Road; thence along same on the arc of a circle curving to the left having a radius of ten hundred forty feet, the arc distance of one hundred seventy-six feet and seventy-three one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jack E. Pickering and Linda A. Pickering, his wife, as Tenants by the Entirety, by Deed from Edward L. Bartlett and Marie H. Bartlett, his wife, dated 01/15/1973, recorded 01/17/1973, in Book 3820, Page 593.

Parcel Number: 40-00-66420-00-5.

Location of property: 602 Winsford Road, Bryn Mawr, PA 19010.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jack E. Pickering and Linda A. Pickering** at the suit of Deutsche Bank National Trust Company as Trustee for American Home Mortgage Assets Trust 2006-5. Debt: \$2,711,983.82.

Jonathan Lobb, Attorney. I.D. #312174

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

10-17964

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan of Subdivision "Harriton" made by Real Estate Engineering Associates, Inc., Wayne, Pennsylvania, dated 7/25/1983 last revised 12/29/1983 and recorded in Montgomery County in Plan Book 1945, Page 192, as follows, to wit:

BEGINNING at a point on the title line in the bed of Hoffman Drive (50.00 feet wide) said point being measured the three following courses and distances along the title line through the bed of Hoffman Drive from a point of intersection which the title line in the bed of Hoffman Drive meets with the title line of Great Springs Road: (1) North 04 degrees,

00 minutes West, 125.00 feet to a point of curve; (2) on the arc of a circle curving to the right having a radius of 175.00 feet the arc distance of 181.56 feet to a point of tangent; and (3) North 69 degrees, 00 minutes, 00 seconds East, 175.00 feet to the point of beginning said point also being a corner of Lot 8 as shown on the above mentioned plan; thence extending from said point of beginning along Lot 8 as shown on the above mentioned plan North 21 degrees, 00 minutes West crossing the Northwesterly side of Hoffman Drive 259.94 feet to a point in line of lands now or late of Anna A. Austin; thence extending along the same North 69 degrees, 10 minutes, 50 seconds East, 160.00 feet to a corner of Lot 10 as shown on the above mentioned plan; thence extending along the same South 21 degrees, 00 minutes West, recrossing the Northwesterly side of Hoffman Drive 259.44 feet to a point on the title line in the bed of Hoffman Drive; thence extending along the same South 69 degrees, 00 minutes, 00 seconds West, 160.00 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Hubert C. Huh and Margaret P. Huh, by Deed from Joy Kendall, dated 04/25/2007, recorded 08/21/2007 in Book 5661, Page 734.

Parcel Number: 40-00-25866-25-7.

Location of property: 530 Hoffman Drive, Bryn Mawr, PA 19010-1745.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Margaret P. Huh and Hubert C. Huh** at the suit of Deutsche Bank National Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QS9. Debt: \$1,592,195.92.

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

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

10-19461

ALL THAT CERTAIN unit designated as 9 Red Oak Drive, Lot 32.4 ("the Unit"), being a unit in Breyer Woods, a Condominium located in Elkins Park, **Cheltenham Township**, Montgomery County, Pennsylvania, as designated in the Declaration of Condominium dated as of September 30, 1985 and recorded in the Office for the Recording of Deeds in and for Montgomery County (the Recorder's Office") in Deed Book 4815, Page 356 ("the Declaration") which Declaration includes the Condominium Plat and Plans attached as Exhibit "D" thereto (the "Plats and Plans").

TOGETHER with all right, title and interest, being a .546% undivided interest, of, in and to the Common Element, as more fully set forth in the Declaration and the Plats and Plans, and together with all right, title and interest in and to all Limited Common Elements appurtenant to the unit, as more fully set forth in the Declaration and the Plats and Plans.

Parcel Number: 31-00-22767-08-9.

Location of property: 9 Red Oak Drive, Elkins Park, PA 19027.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Wayne S. Pearson** at the suit of Citimortgage, Inc. Debt: \$285,784.22.

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

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

10-19505

PREMISES "A"

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

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

PREMISES "B"

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

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

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

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

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

The improvements thereon are: A single family residential dwelling.

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

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 \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

10-20552

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements to be erected thereon, situate in **Limerick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan entitled 'Wensel I', drawn by Bursich Associates, Inc., Pottstown, Pennsylvania, dated 8/9/1988, last revised 8/2/1989 and recorded in Plan Book A-51, Page 156, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Elio Circle (called Road 'A' on said plan), said point being at a point a corner of Lot No. 71 on said plan, which said plan is being measured along the said Southwesterly side of Elio circle, South 44 degrees, 40 minutes, 11 seconds East, 230.18 feet from a point of curve, which last mentioned point is being measured along the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 39.08 feet from the point of tangent on the Southeasterly side of Limerick Road (L.R. 46017); thence extending from said point of beginning and extending along the said Southwesterly side of Elio Circle the two following courses and distances, viz: (1) South 44 degrees, 40 minutes, 11 seconds East, 59.15 feet to a point of curve; and (2) measuring in a Southeasterly direction along the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 34.88 feet to a point a corner of Lot No. 69 on said plan; thence extending along the line of said Lot No. 69, South 33 degrees, 54 minutes, 33 seconds, 123.55 feet to a point on the Northeasterly side of a 20 feet wide sanitary sewer easement as shown on said plan; thence extending along the said Northeasterly side of said easement, North 55 degrees, 30 minutes, 59 seconds West, 119.12 feet to a point a corner of Lot No. 71, aforesaid; thence extending along the line of said Lot No. 71, North 45 degrees, 19 minutes, 49 seconds East, 131.84 feet to a point on the Southwesterly side of Elio Circle, aforesaid, being the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael S. Nadwodny a single person, by Deed from Maria C. Nadwodny and Michael S. Nadwodny, a divorced couple, dated 08/07/2013, recorded 11/13/2013 in Book 5895, Page 2429.

Parcel Number: 37-00-00659-02-4.

Location of property: 104 Elio Circle, Limerick PA 19468-1779.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael S. Nadwodny and Maria C. Nadwodny** at the suit of Citimortgage, Inc. Debt: \$210,054.26.

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

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

10-30590

ALL THOSE CERTAIN lots or piece of ground, situate in **Cheltenham Township**, Montgomery County and Commonwealth of Pennsylvania, being Lot No. 8 and part of Lot No. 9 on Plan of Elkins Park by Albright and Mebus, April 1924 and described, as follows:

BEGINNING at a point on the Northwesterly side of Sterling Road (40 feet wide) at the distance of 380 feet Northwestwardly from the Northwesterly side of High School Road (50 feet wide); thence Lot No. 7 South 86°, 1', 28" West, 195.21 feet to a point; thence North 31°, 29', 55" East, 108.48 feet to a point; thence by Lot No. 9 South 78°, 19', 15" East, 144.41 feet to a point in the aforesaid side of Sterling Road; thence along the same Southwardly by a line curving to the left with a radius of 183 feet for the distance of 50 feet to the point or place of beginning.

BEING Lot No. 8.

ALSO BEGINNING at a point in the Westerly side of Sterling Road (40 feet wide) at the distance of 430 feet Northwestwardly from the Northwesterly side of High School Road (50 feet wide); thence Lot No. 8 North 78°, 19', 15" West, 70.03 feet to a point; thence North 89°, 19', 45" East, 72.36 feet to a point in the aforesaid side of Sterling Road; thence along the same Southeastwardly by a line curving to the left with a radius of 183 feet for the distance of 15.50 feet to the place of beginning.

Parcel Number: 31-00-25201-00-4.

Location of property: 414 South Sterling Road, Elkins Park, PA 19027.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael H. Marks and Suzanne Marks** at the suit of Wells Fargo Bank, N.A., a/k/a Wachovia Mortgage, a Division of Wells Fargo Bank, N.A., f/k/a Wachovia Mortgage, FSB, f/k/a World Savings Bank, FSB. Debt: \$369,045.03.

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

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

11-04250

ALL THAT CERTAIN lot of piece of ground, situate in **Horsham Township**, County of Montgomery, Commonwealth of Pennsylvania and described according to a certain plan Registered Engineer, dated April 30, 1959 and revised January 6, 1960, as follows:

BEGINNING at a point of tangent on the Southeasterly side of Williamson Road (50 feet wide) (intended to be dedicated) said point being at the distance of 30.38 feet measured on the arc of the a circle curving to the right having a radius of 20.00 feet from a point of curve on the Northeasterly side of Limekiln Pike (62.50 feet wide); thence extending from said point of beginning North 81 degrees, 23 minutes East along the Southeasterly side of Williamson Road 142.25 feet to a point; thence extending South 08 degrees, 37 minutes East, 150.00 feet to a point; thence extending South 81 degrees, 23 minutes West, 169.03 feet to a point on the Northeasterly side of Limekiln Pike aforesaid; thence extending North 05 degrees, 38 minutes, 45 seconds West, along the Northeasterly side of Limekiln Pike 131.21 feet to a point of curve on the same, thence extending on the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 30.38 feet to the first mentioned point of tangent and place of beginning.

BEING Lot Number 3, Section Number 1 as shown on the above mentioned plan.

BEING the same property conveyed to Cynthia N. Barrett and Joseph E. Barrett, husband and wife, as Tenants by the Entireties who acquired title by virtue of a Deed from Jacqueline R. Peddigree, dated September 7, 2004, recorded September 21, 2004, at Deed Book 5526, Page 232, Montgomery County, Pennsylvania records.

Parcel Number: 36-00-06562-00-8.

Location of property: 968 Limekiln Pike, Ambler, PA 19002.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Cynthia N. Barrett and Joseph E. Barrett, husband and wife, as Tenants by the Entireties** at the suit of Wells Fargo Financial Pennsylvania, Inc. Debt: \$476,097.71.

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 \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

11-04296

ALL THAT CERTAIN lot or piece of ground, with the message or tenement thereon erected in **Lower Merion Township**, County of Montgomery, State of Pennsylvania and described according to plan thereof made by Albright & Friel, Civil Engineers, dated the Fifth Day of March 1937, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Yarmouth Road (40 feet wide at the distance of 432 feet Southwest from the Southwest side of Wiltshire Road (150 feet wide).

CONTAINING in front of breadth on the said Yarmouth Road (measured along a course South 61 degrees, 12 minutes, 32 seconds West) 73 feet and extending of that width in length or depth Southeastward between parallel lines at right angles to the said Yarmouth Road 110 feet.

BEING the same premises Gail K. Ryan, Lynn K. Minder and Leslie Enroth Executrices of the Estate of Amelia D. Keebler, deceased by Indenture dated 11-14-97 and recorded 12-12-97 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5209, Page 2519, granted and conveyed unto Matthew McConnell and Susan McConnell, husband and wife, as Tenants by the Entirety.

TITLE TO SAID PREMISES IS VESTED IN Matthew McConnell and Susan McConnell, his wife, as Tenants by the Entireties by Deed from Gail K. Ryan, Lynn K. Miner and Leslie Enroth, Executrices of the Estate of Amelia D. Keebler, deceased dated 11/14/1997 recorded 12/12/1997 in Deed Book 5209, Page 2519.

Parcel Number: 40-00-69152-00-9.

Location of property: 1212 Yarmouth Road, Wynnewood, PA 19096.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Matthew McConnell and Susan McConnell** at the suit of PNC Bank, N.A. Debt: \$504,661.20.

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

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

11-06784

ALL THAT CERTAIN tract or parcel of land, with the message, situate in **Red Hill Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey dated August 14, 1963, by David Meixner, Surveyor, as follows, to wit:

BEGINNING at a point in the deed line in the bed of Main Street (50 feet wide) said point being located from the intersection of the physical center line of Main Street with the physical center line of Third Street on the two (2) following courses and distances, viz: Southwestwardly 265.50 feet along the centerline of Main Street, North 64 degrees, 24 minutes West, 4.24 feet through the bed of Main Street; thence along the deed line in the bed of Main Street, South 26 degrees, 36 minutes West, 77.88 feet to a nail; thence along lands now or late of Bessie M. Daugherty, North 67 degrees, 54 minutes West, 329.93 feet to an old stone; thence along lands now or late of Ralph Z. Richard, North 26 degrees, 00 minutes East, 98.01 feet to an old stone; thence along lands now or late of Roy Z. Richard and lands now or late of Richard N. Schirmer, South 64 degrees, 24 minutes East, 330 feet to a point in the deed line in the bed of Main Street and the place of beginning.

CONTAINING 0.66529 acres.

BEING the same premises which John Miller and Pamela S. Miller by Deed dated October 16, 1997 and recorded November 6, 1997 in Montgomery County Deed Book 5205, Page 1646 granted and conveyed unto Raymond Jaszczak, Jr., in fee.

TITLE TO SAID PREMISES IS VESTED IN Thomas Henry, as sole owner by deed from Raymond Jaszczak, Jr. dated 02/24/2005 recorded 03/11/2005 in Deed Book 5546, Page 981.

Parcel Number: 17-00-00559-00-9.

Location of property: 241 Main Street, Red Hill, PA 18076.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Thomas Henry** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Successor Trustee by JP Morgan Chase Bank, N.A., as Trustee for the Benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2005-A. Debt: \$264,663.06.

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

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

11-08473

ALL THAT CERTAIN frame message tenement and lot or piece of land, situate on the North side of South Street, being No. 865 in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the North side of South Street, a corner of this and Lot No. 217 now or late owned by Mason Yeager; thence by the same Northwardly 140 feet to a twenty feet wide alley; thence along said alley Westwardly 15 feet to land now or late of Frank Weiss; thence by the same Southwardly along said land continuing through the center of the partition or division wall of this and premises belonging the said Frank Weiss adjoining immediately on the West 140 feet to South Street aforesaid; thence along said South Street Eastwardly 15 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Robert Trofa, II by Deed from Mark D. Cappa and Lori D. Capps, husband and wife as Tenants by the Entireties, dated March 31, 2004 and recorded May 10, 2004 in Deed Book 5506, Page 1535.

Parcel Number: 16-00-26876-00-9.

Location of property: 865 South Street, Pottstown, PA 19464-6026.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert Trofa, II** at the suit of Wells Fargo Bank, N.A. as Trustee for MASTR Asset-Backed Securities Trust 2005-OPT1, Mortgage Pass-Through Certificates, Series 2005-OPT1. Debt: \$72,823.26.

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

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

11-11592

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Frederick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of "Alpine Village" made for Berman Development Corporation, by Bursich Associates, Consulting Engineers, dated 5/13/1987 and last revised 2/10/1992 and recorded 6/10/1992 in Plan Book A-53, Page 291.

BEING known as Lot No. 139 on the above mentioned plan.

BEING the same property conveyed to Sheryl A. Vigee, as sole owner, who acquired title by virtue of a Deed from Robert P. Pro, III and Elizabeth A. Pro, dated May 25, 2006, recorded June 6, 2006, at, Montgomery County, Pennsylvania records.

Parcel Number: 38-00-00901-13-2.

Location of property: 134 Village Drive, Schwenksville, PA 19473.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Sheryl A. Vigee** at the suit of HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates Series 2006-10. Debt: \$285,738.97.

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 \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

11-13917

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements erected thereon, situate in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a plan titled "Lot Line Change Plan 1410/1414 Centennial Road" prepared for Edward D. Chagan by Momenee and Associates, Inc., Consulting Engineers and Land Surveyors, dated July 9, 1999 and last revised March 27, 2000, as follows, to wit:

BEGINNING at a point in the bed of Centennial Road (50 feet wide) said point being measured from the common corner of the lands now or formerly of Kenneth Gamble and Dyana Williams and the Lot No. 2 known as 1414 Centennial Road, marked by a spike North 67 degrees, 34 minutes, 53 seconds East, 20.98 feet

to the beginning point; thence from said beginning point leaving the bed of Centennial Road crossing over the Northerly street line and along the lands of Lot No. 2 North 4 degrees, 47 minutes, 26 seconds West, 162.88 feet to a point; thence North 05 degrees, 03 minutes, 50 seconds West, 120.69 feet to a point, a corner of Lot No. 2; thence containing along Lot No. 2 South 83 degrees, 33 minutes, 42 seconds East, 200.23 feet to a point; thence South 73 degrees, 13 minutes, 13 seconds East, 107.82 feet to a point; thence North 76 degrees, 25 minutes, 43 seconds East, 29.73 feet to a point; thence North 57 degrees, 01 minutes, 26 seconds East, 65.64 feet to a point in line of Lot No. 3; thence along the line of Lot No. 3 South 05 degrees, 56 minutes, 06 seconds East, 117.80 feet crossing over the Northerly street line of Centennial Road to a point in the bed of said road; thence South 67 degrees, 33 minutes, 34 seconds West, 404.72 feet to the first mentioned point and place of beginning.

CONTAINING 70,138 square feet (1.6101) acres more or less.

BEING Lot No. 1 as shown on said plan.

BEING the same premises which Edward D. Chagan, by Deed dated 12/1/2000 and recorded in the Montgomery County Recorder of Deeds Office on 12/7/2000 in Book 5341, Page 890, granted and conveyed unto Edward D. Chagan.

Parcel Number: 40-00-09696-00-2.

Location of property: 1410 Centennial Drive, Narberth, PA 19072.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Edward D. Chagan** at the suit of Merrill Lynch Credit Corporation. Debt: \$658,409.67.

Sarah K. McCaffery, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

11-22897

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be thereon erected, situate in **Montgomery Township**, Montgomery County, Pennsylvania, bounded and described according to a plan of subdivision for Montgomery Crossing, Phase IV, prepared for Cutler Group, Inc., made by Urwiler and Walter, Inc., Sumneytown, Pennsylvania, dated 7/1/1989 and last revised 3/24/1998, said plan recorded in the Office of the Recorder of Deeds at Norristown, Montgomery County, Pennsylvania, in Plan Book A-57, Page 466, as follows, to wit:

BEGINNING at a point of curve on the Northwest side of Tudor Drive (50 feet wide) said point of beginning being a point a corner of Lot 6 as shown on above plan; thence from said point of beginning and along said lot the two following courses and distances: (1) North 25 degrees, 33 minutes, 0 seconds West, 128.06 feet to a point; and (2) South 45 degrees, 6 minutes, 0 seconds West and passing through a certain utility easement a distance of 185 feet to a point a corner of Lot 2 as shown on above plan; thence along said lot North 28 degrees, 31 minutes, 58 seconds West and crossing certain wetlands 176.82 feet to a point of lands of Philadelphia Electric Company; thence along same North 87 degrees, 17 minutes, 26 seconds East, 250 feet to a point a corner of Lot 8 as shown on above plan; thence along said lot South 25 degrees, 33 minutes, 0 seconds East, crossing aforesaid easement 147.75 feet to a point of curve on the Northwest side of Tudor Drive; thence along same on an arc of a circle curving to the left having a radius of 200 feet and the arc distance of 50.54 feet to the first mentioned point of curve and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Tuan Nuyen by Deed from Joseph G. Steinheiser and Jamie D. Steinheiser, husband and wife dated July 16, 2003 and recorded July 21, 2003 in Deed Book 5465, Page 0988.

Parcel Number: 46-00-03873-82-4.

Location of property: 236 Tudor Drive, North Wales, PA 19454-1628.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Tuan Nuyen** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Successor for JP Morgan Chase Bank, N.A., as Trustee for NovaStar Mortgage Funding Trust, Series 2006-1 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2006-1. Debt: \$469,135.13.

Jonathan Lobb, Attorney. I.D. #312174

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

11-27103

ALL THAT CERTAIN unit designated as Unit 6-B, being a unit in Northridge Estates, a Condominium, situate in **West Norriton Township**, County of Montgomery and State of Pennsylvania, as designated in Declaration of Condominium of Northridge Estates, a Condominium, including Plats and Plans, bearing date January 28, 1987 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery on February 3, 1987 in Deed Book 4828, Page 1172, and any and all supplements thereto including, but not limited to the latest supplement dated 12/1/1988 and recorded 12/15/1988 in Deed Book 4896, Page 1864.

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

BEING the same premises, which Christopher J. Kluj, by Deed dated, 3/2/2007 and recorded on 3/12/2007, in and for the Montgomery County Recorder of Deeds Office, Commonwealth of Pennsylvania in Deed Book 5638, Page 1900, granted and conveyed unto Steven Ronca, Jr., in fee.

Parcel Number: 63-00-09091-11-6.

Location of property: 111 Wendover Drive, Unit 6-B, Norristown, PA 19403.

The improvements thereon are: A dwelling.

Seized and taken in execution as the property of **Steven Ronca, Jr.** at the suit of Flat Rock Mortgage Investment Trust. Debt: \$163,604.56.

Louis P. Vitti, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

12-11612

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

BEGINNING at a point on the Southwest side of Elm Street, at the distance of seventy-seven feet Northwesterly from Haws Avenue, a corner of this and other land now or late of Ellwood Roberts; and thence extending by said Roberts other land, the line passing thru the middle of the partition wall between this and his house, Southwesterly eighty-six feet to a four foot alley used in common; thence Northwesterly along the Northeast side of said alley fourteen feet to a point, a corner; thence Northeasterly the line passing through the middle of the partition wall between this and the adjoining house (812 West Elm Street) eighty-six feet to Elm Street aforesaid; and thence Southeasterly along the Southwest side of said Elm Street, fourteen feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN **Marya Wisniewski**, by Deed from A.M.G. Investments, Inc., dated 04/23/2008, recorded 05/08/2008 in Book 5691, Page 2673.

Parcel Number: 13-00-10868-00-9.

Location of property: 810 West Elm Street, Norristown, PA 19401-3728.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Marya Wisniewski** at the suit of Wells Fargo Bank, N.A. Debt: \$135,852.08.

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

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

12-14068

ALL THAT CERTAIN lot or piece of ground, with the message thereon erected, situate in **Lansdale Borough**, County of Montgomery and Commonwealth of Pennsylvania, being Lot No. 44 in a plan or draft of 65 town lots laid out in said Borough, bounded and described, as follows, to wit:

BEGINNING at a stake a corner on the Northeast side of Fourth Street at the distance of 284.00 feet Southeastward from the Southeast side of Broad Street, having a front on said Fourth Street of 47.00 feet and extending in length or depth of that width Northeastward, 158 feet, 3 inches to an alley 20 feet wide.

BOUNDED on the Southwest by said Fourth Street, Southeast by Lot No. 46, Northeast by said alley (20 feet wide) and Northwest by Lot No. 42.

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

TITLE TO SAID PREMISES IS VESTED IN **Tammy Ferraro** and **Steven Salemno** by Deed from Stephen Becker and Gail Becker, husband and wife, Henry D. Becker and John J. Becker, dated March 23, 2006 and recorded April 7, 2006 in Deed Book 05596, Page 1479.

Parcel Number: 11-00-06116-00-2.

Location of property: 27 East Fourth Street, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Tammy Ferraro and Steven Salemno** at the suit of Deutsche Bank National Trust Company, as Trustee for Holders of The First Franklin Mortgage Loan Trust 2006-FF9, Mortgage Pass-Through Certificates, Series 2006-FF9. Debt: \$249,772.42.

Joseph F. Riga, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

12-14447

BEING ALL THAT CERTAIN lot or piece of ground, situate in **Worcester Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Record Plan of Stony Creek Farms made by Bohler Engineering, Inc. Chalfont, Pennsylvania, dated November 3, 2003 and last revised June 4, 2007, and recorded in Montgomery County in Plan Book 28, Pages 475-482, as follows, to wit:

BEING Lot No. 71 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN **Raffaele Cimina**, a married man, by Deed from NVR, Inc., a Virginia Corporation, trading as Ryan Homes, dated 06/30/2011, recorded 07/01/2011 in Book 5805, Page 2611.

Parcel Number: 67-00-02614-88-1.

Location of property: 107 Jasper Court, Eagleville, PA 19403-4310.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Raffaele Cimina** at the suit of U.S. Bank National Association, not in its Individual Capacity but Solely as Trustee on Behalf of The OWS REO Trust 2012-1. Debt: \$390,706.95.

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

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

12-25291

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

BEGINNING at an iron pipe on the Northeasterly side of Spring Garden Street forty feet in width, set for a corner of this and land late of Alan Mathias at the distance of fifty and twelve one-hundredths feet (50.12') Southeastwardly from the Southeasterly corner of Brookside Avenue; thence by said other land formerly of Alan Mathias, North forty-three (43) degrees, thirty-nine (39) minutes East, one hundred seventy-six and seventy-two one-hundredths feet (176.72') to an iron pin a corner; thence, by rear of said land formerly of Alan Mathias, North forty-six (46) degrees, fifteen (15) minutes West, forty-five feet (45') more or less to the Southeasterly side of Brookside Avenue; thence, along the said side of Brookside Avenue, North forty-three (43) degrees, forty-five (45) minutes East, fifty feet (50') to a point a corner of land now or late of George W. Strong; thence, along the same South forty-six (46) degrees, fifteen (15) minutes East, one hundred fifty feet (150') to a point a corner; thence, South forty-three (43) degrees, forty-five (45) minutes West, fifty feet (50') to a point in line of land now or late of George W. Frankenfield and wife; thence, by said Frankenfield's land, North forty-six (46) degrees, fifteen (15) minutes West, thirty and eighty-five one-hundredths feet, more or less, to a point, a corner; thence, continuing by said Frankenfield's land, South forty-three (43) degrees, forty-five (45) minutes West, one hundred eighty-five and forty-one one-hundredths (185.41') feet to the Northeasterly side of Spring Garden Street and along said side thereof, North thirty-nine (39) degrees, thirty (30) minutes West, seventy-five and eighty-five one-hundredths (75.85') feet to the point and place of beginning.

UNDER AND SUBJECT to Agreements of Record.

BEING the same premises which Bartholomew C. SCHNEIDER, Executor of the Estate of Rosalind Schneider, Deceased, by Deed dated December 28, 1989 and recorded January 30, 1990, in Book 4934, Page 1188, granted and conveyed unto Denis Francis Stewart and Patricia Stewart, husband and wife, in fee.

Parcel Number: 39-00-03901-00-2.

Location of property: 427 Spring Garden Street, Ambler, PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Denis Francis Stewart and Patricia Stewart** at the suit of HSBC Bank USA, National Association, et al. Debt: \$327,026.22.

Stephen M. Hladik, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

12-25851

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a plan made for Clinton and Francis Bishop by Will H. Hiltner, Registered Surveyor in February 1945, as follows, to wit:

BEGINNING at a point on the Northwestern side of Markley Street at the distance of 103.83 feet measured Southwestwardly along the Northwestern side of Markley Street from a point formed by its intersection with the Southwestwardly side of Poplar Street, which point is also a corner of land now or late of Henry Kent; thence extending South 43°, West along the Northwestern side of Markley Street, 20 feet to a point, a corner of land now or late of William Bock; thence extending North 47°, West along said land now or late of Bock and crossing a certain 25 feet wide alley or point of land now or late of Harry L. Smith; thence extending North 43°, East along said land now or late of Smith, 20 feet to a point, a corner of land now or late of Henry Kent; thence extending South 47°, East along said land now or late of Kent recrossing the aforesaid alley or driveway and through the center of the partition wall between these premises and the premises adjoining to the Northeast, 179.5 feet to a point on the Northwestern side of Markley Street, the first mentioned point and place of beginning.

Parcel Number: 13-00-23808-00-2.

Location of property: 1313 Markley Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Daniel E. Fox** at the suit of U.S. Bank National Association, ND. Debt: \$139,604.93.

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 \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

12-26232

ALL THAT CERTAIN lot or piece of ground, situate in **Skippack Township**, Montgomery County, Pennsylvania described according to Record Plan No. 1 of Monroe Court prepared for T.H. Properties, L.P. made by Cowan Associates, Inc. dated 8-29-2003 last revised 3-8-2004 and recorded in Plan Book 22, Pages 379 to 482, as follows, to wit:

BEING Lot 68 as shown on the above mentioned plan.

BEING part of the same premises which T.H. Properties, a PA Limited Partnership by Deed dated 10/27/2005 and recorded 11/10/2005 in Montgomery County Deed Book 5578, Page 2724, Instrument #2005184536 granted and conveyed unto Joseph A. Bompartito, in fee.

Parcel Number: 51-00-03137-05-2.

Location of property: 4001 Hoffman Court, Collegeville, PA 19426.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Joseph A. Bompartito** at the suit of U.S. Bank, National Association, as Trustee for the Holders of the First Franklin Mortgage Loan Trust Mortgage Pass-Through Certificates, Series 2006-FF2. Debt: \$264,986.54.

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 \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

12-29053

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

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

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

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

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

The improvements thereon are: Two story residential single family rowhouse.

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

Richard J. Nalbandian, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

13-02782

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lansdale Borough** (formerly Montgomery Township), County of Montgomery and Commonwealth of Pennsylvania, and described according to a certain Plan of Lots, Section No. 3 for Fox Development Company made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, dated March 6, 1962 and revised April 24, 1962 said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Plan Book A-6, Page 93, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Gettysburg Drive, (fifty feet wide) said point being the two following courses and distances from a point of curve on the Northwesterly side of Williamsburg Road (fifty feet wide): (1) leaving Williamsburg Road on the arc of a circle curving to the right having a radius of twenty-six and eighteen one-hundredths feet the arc distance of forty-one and twelve one-hundredths feet to a point of tangent on the Northeasterly side of Gettysburg Drive; and (2) North forty-five degrees, twelve minutes West along the Northeasterly side of Gettysburg Drive, one thousand ten and fifty-nine one-hundredths feet to the point of beginning.

CONTAINING in front or breadth Northwestwardly along the Northeasterly side of Gettysburg Drive, seventy-five feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to Gettysburg Drive, one hundred sixty feet.

BEING the same premises which Jay Hilliard and Sandra D. Hilliard, h/W, as Trustee of the Hilliard Revocable Living Trust by Deed dated 02/21/1998 and recorded 03/14/2008 in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Deed Book 5685, Page 2222, granted and conveyed unto Jay D. Hilliard and Sandra D. Hillard.

Parcel Number: 11-00-06824-00-5.

Location of property: 807 Gettysburg Drive, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jay D. Hilliard and Sandra D. Hilliard** at the suit of Wells Fargo Bank, N.A. Debt: \$267,789.88.

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

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

13-03901

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a Survey of Property of Morton Liebman, made by George C. Heilman, Registered Surveyor, Norristown, Pennsylvania, dated November 9, 1961, as follows, to wit:

BEGINNING at an iron pin on the Southeast side of New Hope Street (sixty-six feet wide) at the distance of one thousand two hundred four and twenty-six one-hundredths feet Northeastwardly from the Northeast side of Fornace Street (sixty-six feet wide); thence along the Southeast side of New Hope Street, North thirty-nine degrees, forty-four minutes East, one hundred eight feet to an iron pin; thence along land of Frank Gallo and land of B. Brooke Barrett, South thirty-four degrees, forty minutes East, two hundred eighty-two and seventy-two one-hundredths feet to an iron pin; thence along other land of which this was part, South forty-seven degrees, eight minutes West, one hundred thirty-five and sixty-six one-hundredths feet to an iron pin; thence by land of Harry Amorosa, the two following courses and distances: (1) North twenty-five degrees, fourteen minutes West, one hundred eighty-five and forty-three one-hundredths feet to an iron pin; and (2) North thirty-four degrees, forty-five minutes West, ninety and nine one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Leonard Floria and Sharon J. Floria, by Deed from Michael J. Farrell and Maria C. Farrell, dated 11/26/2002, recorded 12/13/2002 in Book 5438, Page 438. Sharon J. Floria was a co-record owner of the mortgaged premises as a Tenant by the Entirety. By virtue of Sharon J. Floria's death on or about 12/31/2007, her ownership interest was automatically vested in the Surviving Tenant by the Entirety.

Parcel Number: 13-00-27004-00-1.

Location of property: 1600 New Hope Street, Norristown, PA 19401-3551.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Leonard Floria** at the suit of Nationstar Mortgage, LLC. Debt: \$358,544.94.

Paul Cressman, Attorney. I.D. #318079

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

13-05381

ALL THAT PARCEL of land, in County of Montgomery, State of Pennsylvania as more fully described in Book 5297, Page 1083 and being more particularly described, as follows:

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **East Norriton Township**, County of Montgomery and State of Pennsylvania and described according to a survey and plan thereof made by Donald H. Schurr, R.L.S. on August 11, 1952 and recorded at Norristown in the Office of the Recording of Deeds in and for the County of Montgomery in Deed Book 2310, Page 600, as follows, to wit:

BEGINNING at a point on the Northwestern side of Woodlawn Road (50 feet wide) as the distance of 320 feet Southwestwardly from a point of curve formed by the intersection of the Northwestern side of Woodlawn Road with the Southwest side of Brookside Road (50 feet wide); thence extending along Woodlawn Road South 61 degrees, 55 minutes, 10 seconds West, 36.68 feet to a point of curve; thence extending Southwestwardly along Woodlawn Road on the arc of a circle curving to the right with a radius of 360 feet the arc distance of 43.32 feet to a point; thence extending North 21 degrees, 11 minutes, 09 seconds West, 166.14 feet to a point; thence extending North 63 degrees, 47 minutes, 40 seconds East, 59.96 feet to a point; and thence extending South 28 degrees, 04 minutes, 50 seconds East, 165.58 feet to the first mentioned point and place of beginning.

BEING Lot No. 252 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Shawn Sinni, by Deed from John B. Kirkpatrick and Jeanie Kirkpatrick, h/w, dated 11/01/1999, recorded 11/22/1999 in Book 5297, Page 1083.

Parcel Number: 33-00-10828-00-2.

Location of property: 209 Woodlawn Road, Norristown, PA 19401-1321.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Shawn Sinni a/k/a Shawn M. Sinni** at the suit of Central Mortgage Company. Debt: \$179,835.68.

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

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

13-05620

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

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

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

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

BEING the same premises which Scott M. Alexakl by Deed dated 2/28/2005 and recorded 3/14/2005 in Deed Book 5546, Page 1398 granted and conveyed unto Scott M. Alexakl and Scott Alexakl, son and father.

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

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

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Scott M. Alexakl and Scott Alexakl, son and father** at the suit of Deutsche Bank National Trust Company as Trustee, et al. Debt: \$802,446.65.

Jodi S. Wilenzik, Attorney. I.D. #89205

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

13-06878

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be thereon erected, situate in **Hatfield Township**, Montgomery County, bounded and described according to Final Record Plan West Port Farm ER (cluster) Residential for TH Properties, L.P. made by Duffy Engineering Company, LLC dated 10/18/2005 and last revised 8/23/2006 in Plan Book 27, Pages 422 to 432, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Garrison Lane, a corner of Lot #47; thence extending along said side of Garrison Lane along the arc of a circle curving to the left having a radius of 125.00 feet, the arc distance of 69.08 feet to a point of tangent and corner of Lot #49; thence extending along said side of Lot #49, North 88 degrees, 57 minutes, 18 seconds East, 139.12 feet to a point and corner of land of Open Space F as shown on said plan; thence extending along said side of lands of Open Space F, South 15 degrees, 3 minutes, 35 seconds West, 143.93 feet to a point and corner of Lot #47; thence extending along said side of Lot #47, North 60 degrees, 18 minutes, 7 seconds West, 138.44 feet to the first mentioned point and place of beginning.

BEING Lot #48 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Willie L. Davis, III and Shannon A. Davis, by Deed from T.H. Properties, a PA Limited Partnership, dated 10/31/2007, recorded 11/09/2007 in Book 5671, Page 2004.

Parcel Number: 35-00-02890-62-3.

Location of property: 1065 Garrison Lane, Souderton, PA 18964-2299.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Willie L. Davis, III and Shannon A. Davis** at the suit of Federal National Mortgage Association. Debt: \$498,802.29.

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

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

13-07187

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Plymouth Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of 314 Lucetta Street, made by George C. Hailman, Registered Surveyor on August 10, 1967, as follows, to wit:

BEGINNING at a point of intersection of the Southeasterly side of Lucetta Street (50 feet wide) and the Northeasterly side of Haws Alley (20 feet wide); thence extending from said point of beginning along the said side of Lucetta Street, North 29 degrees, 52 minutes East, 43.75 feet to a point, a corner; thence extending South 68 degrees, 27 minutes East, 88.74 feet to a point, a corner; thence extending South 31 degrees, 42 minutes West, 29.99 feet to a point on the Northeasterly side of Haws Alley aforesaid; thence extending along the same, North 76 degrees, 18 minutes West, 99.80 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN John James and Wilamae Scott a/k/a Wilamae James by Deed from Michael J. Wahl dated June 14, 2007 and recorded July 12, 2007 in Deed Book 5655, Page 00480.

Parcel Number: 49-00-07051-00-1.

Location of property: 314 Lucetta Street, Plymouth Meeting, PA 19462.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **John James and Wilamae Scott a/k/a Wilamae James** at the suit of Ventures Trust 2013-I-H-R by MCM Capital Partners LLC. Debt: \$208,372.89.

Joseph F. Riga, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

13-08354

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

SITUATE at a point on the Northeast side of Lafayette Street at the distance of 15 feet, 9 1/2 inches Southeast from Knox Street a corner and in the middle of the partition wall between this house and the house now or late of E. A. Leopold and by said now or late Leopold's line and through the middle of the partition wall Northeast parallel to Knox Street 81 to a 4 feet wide alley; thence along the same Southeast 15 feet, 1/2 inch to the line or late of Anne M. Thomas and by said lot through the middle of the partition wall between this now or late of Thomas's house parallel to the first line Southwest 81 feet to Lafayette Street aforesaid and along the Northeast side thereof Northwest 15 feet, 1/2 inch to the place of beginning.

Parcel Number: 13-00-19992-00-2.

Location of property: 729 West Lafayette Street, Norristown, PA 19401.

The improvements thereon are: Residential - Duplex.

Seized and taken in execution as the property of **Andrew Duren, Jr.** at the suit of TD Bank, N.A. Debt: \$118,550.18 (plus interest and costs).

Everett K. Sheintoch, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

13-10154

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Minor Subdivision Plan prepared for LeRoy and Florence E. Kratz, made by William G. Major, Associates, Inc., Consulting Engineers, dated December 3, 1969 and last revised December 31, 1969 as being recorded in Plan Book A-16, Page 57, as follows, to wit:

BEGINNING at an iron pin found on the Northwesterly side of Upper state Road (60 feet wide) said point being measured the two following courses and distances along the center line of Upper State Road with the intersection of the center line of County Line Road (33 feet wide): (1) in a Southwesterly direction along the said center line of Upper State Road the distance of 2829 feet to a point; and (2) North 53 degrees, 30 minutes, 26 seconds West crossing over the Northwesterly side of Upper State Road the distance of 40 feet to the beginning; thence extending from said point of beginning along the said side of Upper State Road South 36 degrees, 27 minutes West, 190.00 feet to a point; thence extending North 36 degrees, 29 minutes, 22 seconds East crossing over a gravel driveway that extends through these premises leading from Upper State Road to Parcel "A" on said plan, the distance of 199.94 feet to a point; thence extending South 53 degrees, 30 minutes, 26 seconds East, 189.88 feet to the point of beginning. Being Parcel "B" on said plan.

TITLE TO SAID PREMISES IS VESTED in Helen A. Walker, as Tenants by the Entirety by Deed from Joanne V. Lang dated 11/30/2001 recorded 05/16/2002 in Deed Book 5408, Page 0432.

Parcel Number: 46-00-03901-00-4.

Location of property: 1403 Upper State Road, North Wales (Montgomery Township), PA 19454.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Estate of Helen A. Walker, c/o Dana M. Rose, Personal Representative, Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations claiming right, title or interest from or under Helen A. Walker, Deceased, Dana M. Rose, Personal Representative of the Estate of Helen A. Walker** at the suit of Deutsche Bank National Trust Company, as Trustee for GSAA Home Equity Trust 2006-15, Asset-Backed Certificates, Series 2006-15. Debt: \$255,358.24.

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 \$,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

13-12919

ALL THAT CERTAIN as tract of ground, with messuage thereon, situate in **Upper Salford Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a property made by David Shaner, Surveyor, dated July 20, 1962, follows, to wit:

BEGINNING at a point in the Deed in the bed of Schwenksville Road (thirty-three feet wide) said point being located Northeastwardly from the center line of Pennypacker Road; thence along lands now or late of Raymond Beltz, North forty-four degrees, four minutes, thirty seconds West, four hundred fifty-two and ninety-eight one-hundredths feet to an iron pin; thence along Tract "A" the two following courses and distances, viz (1) North sixty-seven degrees, forty minutes East, four hundred seventy-one and thirty one-hundredths feet to an iron pin; (2) South forty-five degrees, thirty-eight minutes East, three hundred feet to a spike in the Deed line in the bed of Schwenksville Road; thence along the deed line in the bed of Schwenksville Road, South forty-eight degrees, forty-five minutes West, four hundred forty and twenty-seven one-hundredths feet to a point and place of beginning.

CONTAINING 3,80732 acres of land, more or less.

Parcel Number: 62-00-01534-00-6.

Location of property: 379 Schwenksville Road, Schwenksville, PA 19473.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **John Wojcik and Daniela Wojcik** at the suit of Souderton Area School District. Debt: \$6,784.89.

Diane M. Boehret, Attorney.

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

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

13-20991

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Frederick Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Subdivision made for Sylvio Corporation, by Urwiler & Walter, Inc., dated March 19, 1975, and last revised May 22, 1986, and described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Berger Road (formerly Morgan Road) (50 feet wide) and a corner of Lot No. 48 (formerly Morgan Road) 24 feet and extending of that width in length or depth between parallel lines Southwestwardly 140.13 feet.

BEING Lot Number 47 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Thomas A. Graham, by Deed from David L. Spedding and Carmelina C. Spedding, dated 08/31/2001, recorded 09/21/2001 in Book 5377, Page 1049.

Parcel Number: 38-00-00055-06-9.

Location of property: 113 Berger Road, Schwenksville, PA 19473-2229.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Thomas A. Graham and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of Bank of America, N.A. Debt: \$160,792.38.

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

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

13-25135

ALL THAT CERTAIN piece or tract of land, with the buildings and improvements thereon since erected, situate in **Trappe Borough**, Montgomery County, Pennsylvania and described according to a map showing Survey of Tract of land for Gunnar L. Rambo and Sara C. Rambo, by Francis W. Wack, Registered Surveyor, dated March 4, 1946, as follows, to wit:

BEGINNING at a point on the title line in the bed of Main Street (forty-seven feet wide), a corner of other land now or late of Gunnar L. Rambo and Sara C. Rambo, of which this is a part; thence extending North forty-five degrees, twenty-three minutes East crossing the Northeastly side of Main Street and along the last mentioned land five hundred seventy-one and eighty one-hundredths feet to an iron pin, thence extending South forty-eight degrees, twenty-four minutes East, one hundred seventy-one and thirty one-hundredths feet to an iron pin; thence extending South forty-five degrees, zero minutes West along land now or late of the Trappe School and recrossing the Northeastly side of Main Street five hundred sixty-two and fifty one-hundredths feet to a point on the title line in the bed of Main Street, aforesaid; thence extending North fifty degrees, forty-five minutes West along the title line in the bed of Main Street one hundred seventy-five feet to the first mentioned point and place of beginning.

CONTAINING in area two and two hundred thirty-six one thousandths acres, more or less.

Parcel Number: 23-00-00736-00-6.

Location of property: 545 West Main Street, Trappe, PA.

The improvements thereon are: Medical-Dental Center.

Seized and taken in execution as the property of **Mast Brog, L.L.C.** at the suit of Perkiomen Valley School District. Debt: \$27,631.55.

Diane M. Boehret, Attorney.

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

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

13-26949

ALL THAT CERTAIN parcel of land, situate in **Horsham Township**, County of Montgomery and State of Pennsylvania being known as Lot 2, described according to a certain plan prepared for Ronald and Rosalie DeMichael, by Showalter & Associates, Engineers and Surveyors, Chalfont, Pennsylvania, dated July 1, 1986 and last revised January 31, 1992, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, on November 20, 1992, as follows, to wit:

BEGINNING at a point on the Southwesterly side of County Line Road (LR 09033) a corner of Lot Number 1 on said plan, said point being the two following courses and distances from a point of curve the Northwesterly side of Rose Lane (private road) (50 00 feet wide): (1) leaving Rose Lane on the arc of a circle curving to the left having a radius of 20 00 feet the arc distance of 31.42 feet to a point of the tangent on the Southwesterly side of County Line Road (LR 09033); and (2) North 45°, 47', 00" West, 155.00 feet to the point of beginning; thence extending from said point of beginning along Lot Number 1, South 43°, 13', 00" West crossing a 25.00 feet wide utility easement; thence extending North 45°, 47', 00" East, West along the Southwesterly side of the aforesaid utility easement; thence extending North 45°, 47', 00" West along the Southwesterly side of the aforesaid utility easement 200.00 feet to a point a corner of Lot Number 3 on said plan; thence extending along Lot Number 3 and recrossing the aforesaid 25.00 utility easement North 43°, 13', 00" East, 555.00 feet to a point on the Southwesterly side of County Line Road South 45°, 47', 00" feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael P. Morris by Deed from Michael P. Morris and AnnaMaria Morris dated May 10, 2006 and recorded May 23, 2006 in Deed Book 05601, Page 02670.

Parcel Number: 36-00-03041-00-1.

Location of property: 1225 County Line Road, Chalfont, PA 18914.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Michael P. Morris** at the suit of The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as Trustee for Chase Mortgage Finance Corporation Multi-Class Mortgage Pass-Through Certificates Series 2006-S2. Debt: \$692,206.27.

Joseph F. Riga, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

13-30187

ALL THOSE CERTAIN lots or pieces of land, situate in **Hatboro Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made by William T. Muldrew, Civil Engineer and Surveyor, Jenkintown, Pennsylvania, May 11, 1922 and recorded in Plan Book 843, Page 600, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Crooked Billet Road (50 feet wide) at the distance of 288.51 feet Northwest of the radius corner at the intersection of Crooked Billet Road and Moreboro Road; thence along the Northeasterly side of said Crooked Billet Road, North 47 degrees, 16 minutes West, 50 feet to a corner; thence by Lot No. 163, North 42 degrees, 44 minutes East, 162.06 feet to a corner; thence by Lots Nos. 148 and 149, South 47 degrees, 16 minutes East, 50 feet to a corner; thence by Lot No. 166, South 42 degrees, 44 minutes West, 162.06 feet to the place of beginning.

BEING Lot Nos. 164 and 165 on above mentioned plan.

BEING the same premises which David Overwise and Diane Overwise, husband and wife, and Paul Wolfert and Evelyn Wolfert, husband and wife, by Deed dated August 18, 2009 and recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania in Deed Book 5742, Page 2108, granted and conveyed unto David Overwise and Diane Overwise, husband and wife, in fee.

Parcel Number: 08-00-01255-00-6.

Location of property: 324 Crooked Billet Road, Hatboro Borough, Hatboro, Montgomery County, PA 19040.

The improvements thereon are: A residential single family dwelling.

Seized and taken in execution as the property of **David Overwise and Diane Overwise, h/w** at the suit of Hatboro Federal Savings. Debt: \$142,927.11.

Douglas G. Thomas, Attorney. I.D. #19470

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

13-35138

WITH THE BUILDINGS and improvement thereon erected, situate in **Abington Township**, County of Montgomery, Pennsylvania, described according to a certain Plan of Properties made for Henry O. MacCulloch, by Charles E. Shoemaker, R.P.E., January 28, 1959, last revised August 4, 1960, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Lukens Avenue 40 feet wide said point being at the distance of 94.73 feet measured South 42 degrees, 5 minutes West along the Southeasterly side of Lukens Avenue from its point of intersection with the Southwesterly side of Galloway Avenue (40 feet wide); thence extending from said point of beginning South 47 degrees, 55 minutes East, 75 feet to a point; thence extending South 43 degrees, 5 minutes West, 5.27 feet to a point; thence extending South 47 degrees, 55 minutes East, 50 feet to a point; thence extending South 42 degrees, 5 minutes West, 44.73 feet to a point; thence extending North 47 degrees, 55 minutes West, 125 feet to a point on the Southeasterly side of Lukens Avenue aforesaid; thence extending North 42 degrees, 5 minutes East along the Southeasterly side of Lukens Avenue 50 feet to the first mentioned point and place of beginning.

BEING Parts of Lots Nos. 21, 22, 23, 24, 25 and 26, Block 30 on Plan of Evergreen Manor.

BEING the same premises that Marion H. McGowen, by Deed dated 9/15/1998 and recorded 9/24/1998, in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5241, Page 1092 granted, and conveyed unto Walter T. Jones.

Parcel Number: 30-00-39780-00-6.

Location of property: 1543 Lukens Avenue, Abington, PA 19001.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Walter T. Jones and The United States of America** at the suit of Wells Fargo Bank, N.A. Debt: \$71,985.56.

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

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

13-35894

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Plymouth Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision, "Valley Green Estates" prepared for Pat Sparango, Inc. prepared by Bernard Spector, Professional Engineer, dated 11-2-78, last revised 2-26-79, recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book A-36, Page 21, as follows, to wit:

BEGINNING at a point of tangent on the Northwesterly side of Sprango Lane (50 feet wide) which point is at the arc distance of 21.86 feet measured on the arc of a curve, curving to the right having a radius of 15.00 feet from a point of curve on the Southwesterly side of Anthony Drive (50 feet wide); thence extending from said point of beginning along the said Northwesterly side of Sprango Lane, the two following courses and distances, viz: (1) extending South 49 degrees, 04 minutes, 39 seconds West, the distance of 189.30 feet to a point of curve; and (2) thence extending on the arc of a curve, curving to the left, having a radius of 600.00 feet the arc distance of 19.94 feet to a point, a corner of Lot Number 34, as shown on said plan; thence extending North 42 degrees, 49 minutes, 36 seconds West, along Lot Number 34 the distance of 201.02 feet to a point; a corner of Lot Number 36, as shown on said plan; thence extending North 55 degrees, 35 minutes, East along Lot Number 36, the distance of 250.55 feet to a point on the said Southwesterly side of Anthony Drive; thence extending South 34 degrees, 35 minutes, 00 seconds East, along the said side of Anthony Drive, the distance of 159.92 feet to a point of curve on the same; thence leaving the said Southwesterly side of Anthony Drive, on the arc of a curve, curving to the right, having a radius of 15.00 feet the arc distance of 21.86 feet to a point of tangent on the said Northwesterly side of Sprango Lane, being the first mentioned point of tangent and place of beginning.

BEING Lot Number 35 as shown on the above mentioned plan.

BEING the same premises which George L. Milyiori and Lenora Milyiori, his wife, by Deed dated 11/11/1983 and recorded 02/13/1984 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 4554, Page 0561, granted and conveyed unto Hea Sook Park and Hea Sook Park, his wife.

AND THE SAID Hyung Kyoung Park departed this life on May 25, 2010. Title to the property passed to Hea Sook Park by operation of law.

Parcel Number: 49-00-11792-32-7.

Location of property: 302 Anthony Drive, Plymouth Meeting, PA 19462.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Hea Sook Park** at the suit of U.S. Bank National Association. Debt: \$764,402.25.

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

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

14-00544

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

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

TITLE TO SAID PREMISES IS VESTED IN Matthew Chaial and Jennifer Myers Chaial by Deed from Norman G. Greenbaum and Shirley J. Greenbaum, dated July 29, -2004 and recorded August 10, 2004 in Deed Book 05521, Page 0749.

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

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

The improvements thereon are: Residential dwelling.

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

Joseph F. Riga, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

14-04508

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Abington Township**, County of Montgomery and State of Pennsylvania.

BEGINNING at a point in the Northeasterly Side of Mount Cannel Avenue (50 feet wide) at the distance of 96 feet Northwestwardly from the Northwesterly side of Roslyn Avenue.

CONTAINING in front or breadth on said Mount Carmel Avenue 43 feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to Mount Carmel Avenue 120 feet.

TITLE TO SAID PREMISES IS VESTED IN Robert E. Cleary, Jr. and Colleen M. Cleary by Deed from Nicholas Bevilacqua and Jennifer Bevilacqua dated November 23, 2005 and recorded December 28, 2005 in Deed Book 05584, Page 1823.

Parcel Number: 30-00-45680-00-1.

Location of property: 2509 Mount Carmel Avenue, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Robert E. Cleary, Jr. and Colleen M. Cleary** at the suit of Police and Fire Federal Credit Union. Debt: \$202,752.22.

Joseph F. Riga, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

14-04783

ALL THAT CERTAIN lot or piece of ground, with the message or tenement 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 Northeasterly side of Wood Street, at the distance of one hundred sixty feet, Northwestwardly from Arch Street, a corner of this and land now or late of Samuel D. Shupe; thence by the same at right angles to said Wood Street, Northeastwardly one hundred fifteen and two-hundredths feet to an alley twenty feet wide and along the Southwesterly side thereof Northwestwardly twenty feet to a point, a corner of this and land now or late of Hannah Spang; thence by the same Southwestwardly one hundred fifteen and two-hundredths feet, more or less to Wood Street aforesaid; thence along the Northeasterly side thereof, Southeastwardly twenty feet to the place of beginning.

AND ALSO, ALL THAT lot or piece of ground, situate in **Norristown Borough**, County of Montgomery and State aforesaid, bounded and described, as follows:

BEGINNING at a point on the Northeasterly side of Wood Street at the distance of one hundred forty feet Northeastwardly from Arch Street, a corner of this and other land of the said Samuel D. Shupe, Jr.; thence by the same at right angles to said Wood Street, Northeastwardly one hundred fifteen and two-hundredths feet, more or less, to an alley twenty feet wide; thence along the Southwesterly side thereof, Northwestwardly twenty feet to a point, a corner of this and other land of the said Milton B. Godshall; thence by the same Southwestwardly one hundred fifteen and two-hundredths feet, more or less to Wood Street, aforesaid; and thence along the Northeasterly side thereof Southeastwardly twenty feet to the place of beginning.

BEING Lot No. 65.

BEING the same premises which Madeline Graffeo by deed dated June 15, 1992 and recorded June 24, 1992 in the Office for the Recorder of Deeds in and for the County of Montgomery, and Commonwealth of Pennsylvania in Deed Book Volume 5010, Page 1984, granted and conveyed unto David James Lyles and Thelma L. Lyles, in fee.

TITLE TO SAID PREMISES IS VESTED IN William A. Blow, by Deed from Thelma L. Lyles, dated 11/16/2006, recorded 11/24/2006 in Book 5625, Page 717.

Parcel Number: 13-00-39392-00-6.

Location of property: 225 East Wood Street, Norristown, PA 19401-3419.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William A. Blow** at the suit of Nationstar Mortgage, LLC. Debt: \$78,737.16.

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

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

14-05013

ALL THAT CERTAIN lot or piece of ground, situate in **Franconia Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision prepared for Strawberry Fields made by Urwiler & Walter, Inc., Registered Surveyors, dated 11/2/1987 and last revised on 6/7/1991 and recorded in Plan Book A-52, Page 486, as follows, to wit:

BEGINNING at a point of curve on the Southwesterly side of Lennon Circle (50 feet wide) said point being a corner of Lot #116 on the above mentioned plan and place of beginning; thence extending from said place of beginning and along Lot #116 South 85 degrees, 15 minutes, 25 seconds West partly crossing a 100 foot wide Pennsylvania Power and Light Company right-of-way and crossing a 20 feet wide access easement 166.31 feet to a point in line of open space; thence extending along said open space and thru the bed of said 100 feet wide Pennsylvania Power and Light Company right-of-way North 17 degrees, 42 minutes, 08 seconds East, 76.26 feet to a point a corner of Lot #118; thence extending along Lot #118 and recrossing said 20 feet wide access easement and recrossing part of said 100 feet wide Pennsylvania Power and Light Company right-of-way South 77 degrees, 37 minutes, 12 seconds East, 150.25 feet to a point in the Northwesterly side of Lennon Circle; thence extending along the Northwesterly to the Southwesterly side of Lennon Circle on the arc of a circle curving to the left having a radius of 225.00 feet the arc distance of 27.03 feet to a point a corner of Lot #116; being the first mentioned point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Valentine S. Dalavai and Theresa L. Dalavai by Deed from Strawberry Fields Associates Limited Partnership, a Pennsylvania Limited Partnership dated December 30, 1991 and recorded January 2, 1992 in Deed Book 4995, Page 1143.

Parcel Number: 34-00-03164-82-6.

Location of property: 110 Lennon Circle, Telford, PA 18969.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Valentine S. Dalavai and Theresa L. Dalavai** at the suit of DBI/ASG Coinvestor Fund III, LLC. Debt: \$48,209.61.

Terrence J. McCabe, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

14-05584

ALL THAT CERTAIN lot of land, situate on the Northwesterly side of Hale Street in the 10th Ward of **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a survey made by George F. Shaner, C. E., on January 11, 1957, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Hale Street, said point being North 44 degrees, 56 minutes East, 180 feet North from the Northwesterly property line of Hale Street (50 feet wide) at a corner of the herein described premises and Lot No. 3 on said plan; thence along Lot No. 3 on said plan North 45 degrees, 04 minutes West, 140 feet to a 20 feet wide alley; thence along said alley North 44 degrees, 56 minutes East, 50 feet to a corner of Lot No. 5 on said plan; thence along the same South 45 degrees, 04 minutes East, 140 feet to a point on the Northwesterly side of Hale Street; thence along the same South 44 degrees, 56 minutes West, 50 feet to the place of beginning.

BEING Lot No. 4 on the said plan.

BEING the same premises which Naomi E. Bowman, Executrix of the Estate of Arnold W. Egolf, also known as Arnold Egolf, deceased, by Deed dated 06-26-2009 and recorded 07-07-2009 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5735, Page 2344, granted and conveyed unto Michael V. Masucci.

TITLE TO SAID PREMISES IS VESTED IN Michael V. Masucci, by Deed from Naomi E. Bowman, Executrix of the Estate of Arnold W. Egolf, a/k/a Arnold Egolf, deceased, dated 06/26/2009, recorded 07/07/2009 in Book 5735, Page 2344.

Parcel Number: 16-00-12400-00-4.

Location of property: 921 Hale Street, Pottstown, PA 19464-4033.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael V. Masucci** at the suit of Wells Fargo Bank, N.A. Debt: \$142,076.21.

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

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

14-06976

ALL THAT CERTAIN lot of piece of land, situate in **Plymouth Township**, County of Montgomery and State of Pennsylvania bounded and described according to a survey made by Will D. Hiltner, Registered Surveyor, in the month of November 1951, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Penn Road (40 feet wide) at the distance of 265 feet measured along the said side of Penn Road on a course of North 68 degrees, 38 minutes East from an angle point in the said thereof, which last mentioned point is at the distance of 415 feet measured along the Southeasterly side of Penn Road, on a course of North 78 degrees, 36 minutes East from a point in the center line of Fairfield Road (50 feet wide); thence from the point of beginning along the said Southeasterly side of Penn Road, North 68 degrees,

38 minutes East, 45 feet to a point a corner of this and land of Casper Puche; thence extending along said Puche's land and through Lot 18, South 21 degrees, 22 minutes East, 140 feet to a point a corner of this and Charles Colletti and Margaret, his wife; thence extending along said Colletti's land, South 66 degrees, 38 minutes West, 65 feet to a point a corner of this and Lot 4 on said plan; and thence extending along said lot, North 21 degrees, 22 minutes West, 140 feet to a point on the Southeasterly side of Penn road and place of beginning.

BEING Lot 16 and 6 feet of the Southwest portion of Lot 18 on Plan of Lots laid out on the property of Casper Puche.

BEING the same property conveyed to Kimberly Kay and Susan Kay, Widow, as Joint Tenants with the Right of Survivorship who acquired title by virtue of a Deed from Susan Kay, widow, and Kimberly Kay, as Joint Tenants with Right of Survivorship, dated August 25, 2005, recorded October 4, 2005, at Deed Book 05573, Page 2255, Montgomery County, Pennsylvania records.

Parcel Number: 49-00-08788-00-1.

Location of property: 424 Penn Road, Plymouth Meeting, PA 19462.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Kimberly Kay and Susan Kay, Widow, as Joint Tenants With the Right of Survivorship** at the suit of U.S. Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2006-AB1. Debt: \$342,885.43.

Meredith H. Wooters, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

14-07637

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Salford Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made for North Wales Motor Company by David Meixner Registered Surveyor dated June 9, 1967 and described, as follows, to wit:

BEGINNING at a spike in the center line of Shelly Road (thirty-three feet wide) which spike is located North forty-three degrees, fifteen minutes East, two hundred fourteen and sixty-five one-hundredths feet measured along the said center line of Shelly Road from the intersection of said center line with the center line of Skippack Road L.R. #46023 (thirty-three feet wide); thence along the said center line of Shelly Road North forty-three degrees, fifteen minutes East, two hundred fifty feet to an iron pin; thence along lands of now or late Samuel Kulp South forty-six degrees, thirty minutes East, one thousand three hundred eighty and thirty-four one-hundredths feet to a stake; thence South forty-three degrees, thirty-five minutes West, two hundred fifty feet to a point; thence along other lands of Warren W. Long (of which this was a part) North forty-six degrees, twenty-eight minutes West, one thousand two hundred thirteen and twenty-six one-hundredths feet to a monument; thence along lands of now or late Philadelphia Electric Company North forty-six degrees, forty-five minutes West, one hundred sixty-five and sixty-three one-hundredths feet to the point and place of beginning.

CONTAINING 7.90646 acres.

Parcel Number: 62-00-01627-00-3.

Location of property: 2210 Shelly Road, Harleysville, PA 19438.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Fuling Management, L.L.C.** at the suit of Souderton Area School District. Debt: \$35,509.54.

Diane M. Boehret, Attorney.

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

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

14-09312

ALL THAT CERTAIN unit in the property known named and identified in the Declaration Plan referred to herein as Stonybrook Condominium, a Condominium located at 333 North York Road, Hatboro, Pennsylvania, 19040, in **Hatboro Borough**, County of Montgomery and State of Pennsylvania, which has heretofore been submitted to the provisions of 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, State of Pennsylvania, of a Declaration dated 04/21/1978 and recorded 04/24/1978 in Deed Book 4295, Page 360 and Amendatory Declaration dated 05/16/1978 and recorded 05/24/1978 in Deed Book 4301, Page 350 and any Amendments thereto, a Declaration Plan dated 04/14/1978 and recorded in Condominium Plan Book 6, Page 9, on 04/24/1978, and a Supplemental Declaration Plan last revised 05/16/1978 and recorded 05/24/1978 in Plan Book C-6, Page 10 and a Code of Regulations dated 04/21/1978 and recorded 04/25/1978, in Deed Book 4296, Page 1 and any Amendments thereto, being designated on such Declaration as Unit #4C 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%.

UNDER AND SUBJECT to covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in such Declaration, Declaration Plans and Code of Regulations and in the Rules referred to in such Code of Regulations.

BEING the same premises which Charles Furlong, by Deed dated October 5, 2009 and recorded in the Montgomery County Recorder of Deeds Office on October 8, 2009 in Deed Book 5746, Page 01821, granted and conveyed unto Tracey M. Williams.

Parcel Number: 08-00-00782-03-8.

Location of property: 4 Concord Place, Hatboro, PA 19040.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Tracey M. Williams** at the suit of Green Tree Servicing, LLC. Debt: \$166,549.37.

Sarah K. McCaffery, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

14-12069

ALL THAT CERTAIN message and tract or piece of land, situate in the 11th Ward of **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania being #1021 West Lafayette Street, bounded and described, as follows, to wit:

BEGINNING at a point on the Northeast side of Lafayette Street at the distance of 267.6 feet Northwesterly from the North corner of Noble and Lafayette Streets; thence along the Northeast side of said Lafayette Street, Northwesterly 15 feet to a point, a corner of this and other lands of said Elma R. Guilbert; thence by and along said other lands of said Elma R. Guilbert, parallel with Buttonwood Street, the line passing through the middle of the partition wall between this house and the house erected on said adjoining land of said Elma R. Guilbert, Northeastly 96 feet to the Southwesterly side of a certain 4 feet wide alley to be kept open forever, for the use of this and adjoining property owners and occupiers; thence along said Southwesterly side of said 4 feet wide alley, Southeasterly 15 feet to a point, a corner of this and other land now or late of John Hartenstine; thence Southwesterly parallel with Buttonwood Street, the line passing through the middle of the partition wall between this house and the house erected on said adjoining land of said John Hartenstine, 96 feet to the place of beginning.

TOGETHER with the free use of said 4 feet wide alley and the 10 feet wide alley with which it connects in common with the owners and occupiers of the other properties abutting thereon, said 4 feet wide alley extending from Buttonwood Street to a certain other alley 10 feet wide, the center of which is 105 feet Northwesterly from Noble Street and which extends from this alley to Lafayette Street.

Parcel Number: 13-00-20088-00-5.

Location of property: 1021 West Lafayette Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jesse Leroy Lee** at the suit of Bayview Loan Servicing, LLC. Debt: \$122,250.29.

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

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

14-16773

PREMISES 'A'

ALL THAT CERTAIN Unit in the property known, named and identified in the Declaration Plan referred to below as Valley Forge Tower South Condominium, 1000 Valley Forge Circle, King of Prussia, PA, in **Upper Merion Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of PA, Act of 7/3/1963, P.L. 196, by the Recording in the Office for Recording of Deeds in and for Montgomery County, PA, the Declaration of Valley Forge Tower South Condominium, dated 4/10/1974 and recorded 4/10/1974 in Deed Book 3933, Page 465, amended by First Amendment thereto, dated 8/22/1979 and recorded 10/5/1979 in Deed Book 4461, Page 28, and amended by Second Amendment thereto, dated 3/19/1980 and recorded 3/28/1980 in Deed Book 4513, Page 407, and the Declaration Plan of Valley Forge Tower South Condominium, dated 4/10/1974 and recorded 4/10/1974 in Condominium Book 2, Page 93, and the Code of Regulations of Valley Forge Tower South Condominium, dated 4/10/1974 and recorded 4/10/1974 in Deed Book 3933, Page 510, and amended by First Amendment thereto, dated 6/24/1977 and recorded 7/22/1977 in Deed Book 4221, Page 142, and amended by Second Amendment thereto, dated 3/19/1980 and recorded 3/28/1980 in Deed Book 4513, Page 407, and amended by Third Amendment thereto, dated 4/7/1981 and recorded 4/14/1981 in Deed Book 4617, Page 165, and amended by Fourth Amendment thereto, dated 5/22/1985 and recorded 6/19/1985 in Deed Book 4769, Page 1105, and amended by Fifth Amendment thereto, dated 2/5/1998 and recorded 4/16/1998 in Deed Book 5222 page 1530, and amended by Sixth Amendment thereto, dated 5/4/1998 and recorded 5/4/1998 in Deed Book 5224, Page 757, being designated on the Declaration Plan as the hereinafter listed Unit 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), as hereinafter listed. Unit No. 516 and as 0398%, proportionate undivided interest in the Common Elements Assigned and Appurtenant to the Unit.

PREMISES 'B'

ALL THAT CERTAIN Unit in the property known, named and identified in the Declaration Plan referred to below as Valley Forge Tower South Condominium, 1000 Valley Forge Circle, King of Prussia, PA, in **Upper Merion Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of PA,

Act of 7/3/1963, P.L. 196, by the Recording in the Office for Recording of Deeds in and for Montgomery County, PA, the Declaration of Valley Forge Tower South Condominium, dated 4/10/1974 and recorded 4/10/1974 in Deed Book 3933, Page 465, amended by First Amendment thereto, dated 8/22/1979 and recorded 10/5/1979 in Deed Book 4461, Page 28, and amended by Second Amendment thereto, dated 3/19/1980 and recorded 3/28/1980 in Deed Book 4513, Page 407, and the Declaration Plan of Valley Forge Tower South Condominium, dated 4/10/1974 and recorded 4/10/1974 in Condominium Book 2, Page 93, and the Code of Regulations of Valley Forge Tower South Condominium, dated 4/10/1974 and recorded 4/10/1974 in Deed Book 3933, Page 510, and amended by First Amendment thereto, dated 6/24/1977 and recorded 7/22/1977 in Deed Book 4221, Page 142, and amended by Second Amendment thereto, dated 3/19/1980 and recorded 3/28/1980 in Deed Book 4513, Page 407, and amended by Third Amendment thereto, dated 4/7/1981 and recorded 4/14/1981 in Deed Book 4617, Page 165, and amended by Fourth Amendment thereto, dated 5/22/1985 and recorded 6/19/1985 in Deed Book 4769, Page 1105, and amended by Fifth Amendment thereto, dated 2/5/1998 and recorded 4/16/1998 in Deed Book 5222, Page 1530, and amended by Sixth Amendment thereto, dated 5/4/1998 and recorded 5/4/1998 in Deed Book 5224, Page 757, being designated on the Declaration Plan as the hereinafter listed Unit 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), as hereinafter listed Unit No. G-4 and as 0013%, proportionate undivided interest in the Common Elements Assigned and Appurtenant to the Unit.

TITLE TO SAID PREMISES IS VESTED IN Carmen Arimas, by Deed from Irving J. Wenof, dated 03/18/2003, recorded 06/19/2003 in Book 5460, Page 1922.

Parcel Numbers: 58-00-19307-03-9 and 58-00-19300-92-8.

Location of property: 1000 Valley Forge Circle #516 a/k/a 10516 Valley Forge Circle Condominium 516, King of Prussia, PA 19406-4549 and 1000 Valley Forge Circle Garage 4, King of Prussia, PA 19406-4549.

The improvements thereon are: Residential dwelling and garage.

Seized and taken in execution as the property of **Carmen Arimas** at the suit of Washington Savings Fund Society, FSB, et al. Debt: \$150,718.70.

Stephen M. Hladik, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

14-16849

ALL THAT CERTAIN lot or piece of ground, situate in **Franconia Township**, County of Montgomery and Commonwealth of Pennsylvania, being bounded and described according to a Plan of Subdivision, "Banbury-Phase 1", prepared for Glenn E. Garis, made by Urwiler & Walter, Inc., Summeytown, PA dated April 4, 1988 and last revised March 11, 1994 and recorded March 29, 1994 in Plan Book A-54, Page 436-440, as follows, to wit:

BEGINNING at a point on the Northwesterly side or Banbury Drive (no width given) said point being a corner of Lot No. 2 as shown on said plan; thence extending along said Lot No. 2, North 28 degrees, 41 minutes, 09 seconds West partly crossing a 20 feet wide sanitary sewer easement a distance of 140.00 feet to a point in said easement and in line of Lot No. 15 as shown on said plan; thence extending partly through said easement and along Lot No. 15 and partly along Lot No. 14, North 61 degrees, 18 minutes, 51 seconds East a distance of 90.00 feet to a point, a corner of Lot No. 4 as shown on said plan; thence extending along same, South 28 degrees, 41 minutes, 09 seconds East a distance of 140.00 feet to a point on the said side of Banbury Drive, aforesaid; thence extending along same, South 61 degrees, 18 minutes, 51 seconds West a distance of 90.00 feet to a point, being the first mentioned point and place of beginning.

BEING Lot No. 3 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Kevin A. Russell and Jennifer K. Russell by Deed from Janet D. Auerbach dated August 25, 2000 and recorded August 29, 2000 in Deed Book 5329, Page 0452.

Parcel Number: 34-00-00440-14-7.

Location of property: 104 Banbury Drive, Souderton, PA 18964.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kevin A. Russell and Jennifer K. Russell** at the suit of Wells Fargo Bank, N.A. Debt: \$453,475.66.

Joseph F. Riga, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

14-17824

ALL THOSE THREE CERTAIN lots or pieces of ground, hereditaments and appurtenances, situate in **Abington Township**, County of Montgomery and state of PA and described according to a certain plan thereof known as 'Ardley Estates' North Glenside said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, PA in Deed Book 774, Page 600, as follows, to wit:

BEGINNING at a point formed by the intersection of the Northeasterly side of Spruce Avenue (50 feet wide) with the Southeasterly side of Maple Avenue (50 feet wide); thence extending from said point of beginning Northeasterly along the Southeasterly side of Maple Avenue 74 feet to a point; thence extending Southeastwardly 110 feet to a point; thence extending Southwestwardly 75 feet to a point on the Northeasterly side of Spruce Avenue aforesaid; thence extending Northwestwardly along the Northeasterly of Spruce Avenue 110 feet to the first mentioned point of intersection and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jeanne Marie Jones, by Deed from John W. Curtis and Sheila R. Curtis, dated 03/31/2008, recorded 04/02/2008 in Book 5687, Page 1057.

Parcel Number: 30-00-41024-00-4.

Location of property: 401 Maple Avenue, Glenside, PA 19038-2224.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jeanne Marie Jones** at the suit of Wells Fargo Bank, N.A. Debt: \$235,450.97.

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

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

14-19261

ALL THOSE TWO CERTAIN lots or pieces of ground, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of the Willow Grove Heights, recorded in Deed Book 380, Page 500, as follows, to wit:

BEGINNING at a point on the Northwestern side of High (formerly Highland) Avenue, a corner of this and Lot No. 434 on said plan; thence extending from said point of beginning and along the Northwestern side of High (formerly Highland) Avenue, aforesaid, Southwestwardly 50.00 feet to a point, a corner of Lot No. 437 on said plan; thence extending along the same, Northwestwardly 110.58 feet to a point, a corner of Lot No. 474 on said plan; thence extending along the same and along Lot No. 475 on said plan, Northeastwardly 50.00 feet to a point, a corner of Lot No. 43, aforesaid; thence extending along the same, Southeastwardly 110.58 feet to the first mentioned point and place of beginning.

BEING Lots No. 434-436 on said plan.

BEING the same premises which Gwendolyn Rayetta Washington-Mitchell, Edward T. Washington and Lillian Washington by Deed dated April 25, 2005 and recorded April 12, 2006 in the County of Montgomery in Deed Book 5597, Page 174 conveyed unto Gwendolyn Rayetta Washington-Mitchell, Edward T. Washington and Lillian Washington, as Joint Tenants With Right of Survivorship, in fee.

Parcel Number: 30-00-28536-00-9.

Location of property: 1642 High Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential - single family.

Seized and taken in execution as the property of **Gwendolyn Rayetta Washington-Mitchell** at the suit of Emigrant Residential, LLC. Debt: \$67,450.64.

Kathryn L. Mason, Attorney. I.D. #306779

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

14-19669

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

BEGINNING in the middle line of Mount Pleasant Avenue, formerly called Highland Avenue, at the distance of six hundred four and twenty-seven one-hundredths feet North eleven degrees, forty-five minutes West along the middle line of Mount Pleasant Avenue from a marble stone on the line dividing Montgomery County and Chester County; thence North seventy-eight degrees, fifteen minutes East, two hundred and three-tenths feet along the line of land hereinabove conveyed to a point; thence South nine degrees, thirty-five minutes East, one hundred sixty and twelve one-hundredths feet to a point; thence South seventy-eight degrees, fifteen minutes West, one hundred ninety-four and twenty-four one-hundredths feet to a spike set in the center line of Mount Pleasant Avenue; thence along the center line of Mount Pleasant Avenue North eleven degrees, forty-five minutes West, one hundred sixty feet to the first mentioned point and place of beginning.

EXCEPTING AND RESERVING there out and therefrom:

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey made by Milton R. and John B. Yerkes, Civil Engineers of Bryn Mawr, Pennsylvania, for First Wayne Federal Savings and Loan Association on March 22, 1945, as follows, to wit:

BEGINNING at a spike in the middle of Mount Pleasant Avenue at the distance of 444.27 feet measured Northwest from a stone in the Montgomery County line; thence extending along the middle of Mount Pleasant Avenue, North 11 degrees, 45 minutes West, 40 feet; thence leaving Mount Pleasant Avenue North 78 degrees, 15 minutes East, 195.75 feet to the line of land now or late of William Kelley Estate; thence by land of said Estate South 9 degrees, 35 minutes East, 40.03 feet to an iron pipe; thence by land of First Wayne Federal Savings and Loan Association South 78 degrees, 15 minutes West, 194.24 feet to the middle of Mount Pleasant Avenue, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Ronald Williford and Tanya Morgan-Williford, h/w, by Deed from Ronald Williford, dated 03/06/1995, recorded 03/13/1995 in Book 5107, Page 1381.

Parcel Number: 58-00-13789-00-4.

Location of property: 1059 Mount Pleasant Avenue, Wayne, PA 19087-2714.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Tanya Morgan Williford and Ronald Williford** at the suit of Residential Mortgage Loan Trust 2013-T12, by U.S. Bank National Association, Not in its Individual Capacity, but Solely as Legal Title Trustee. Debt: \$640,185.19.

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

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

14-21000

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

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

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

BEING Lot No. 205 of Heist Track.

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

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

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

The improvements thereon are: A residential dwelling.

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

Sarah K. McCaffery, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

14-22008

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected hereditaments and appurtenances, situate in **Upper Moreland Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a subdivision plan of Colonial Manor X for Dominic LaRosa, made by Charles E. Shoemaker, Inc., Engineers and Surveyors, Abington Pennsylvania, dated 8/15/1980 and last revised 6/8/1981 and recorded in Montgomery County in Plan Book A-44, Page 459, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Pioneer Road (50 feet wide) a corner of Lot #35 as shown on above mentioned plan; thence extending along Lot #35, North 37 degrees, 40 minutes, 10 seconds West, 123.67 feet to a point in line of lands now or late of Joseph and Patricia Kraft; thence along same, North 43 degrees, 20 minutes, 10 seconds East, 136.27 feet to a point, a corner of Lot #33; thence along Lot #33, South 14 degrees, 51 minutes, 20 seconds East 172.13 feet to a point on the Northeasterly side of Pioneer Road on the arc of a circle curving to the right having a radius of 175 feet the arc distance of 69.96 feet to the first mentioned point and place of beginning.

BEING Lot #34, House #2720 Pioneer Road as shown on the above mentioned plan.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

TITLE TO SAID PREMISES IS VESTED IN United States of America, c/o United States Attorney for the Eastern District of Pennsylvania, Richard W. Felte a/k/a Richard Felte and Donna M. Felte a/k/a Donna Felte by Deed from Anthony B. Aquila and Janice Aquila dated June 30, 2000 and recorded July 11, 2000 in Deed Book 5322, Page 2323.

Parcel Number: 59-00-14378-32-3.

Location of property: 2720 Pioneer Road, Hatboro, PA 19040.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **United States of America, c/o United States Attorney for the Eastern District of Pennsylvania, Richard W. Felte a/k/a Richard Felte and Donna M. Felte a/k/a Donna Felte** at the suit of Bayview Loan Servicing, LLC. Debt: \$443,422.77.

Joseph F. Riga, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

14-22926

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in Wyncote, **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a plan made by Barton and Martin, Engineers, dated 11/28/1945 and revised 7/12/1948, as follows to wit:

BEGINNING at a point on the Northwesterly side of Rices Mill Road (50 feet wide) at the distance of 25.087 feet measured North 29 degrees, 34 minutes East from a point, the intersection of the said side of Rices Mill Road with the Northeast side of Church Road (46.5 feet wide) both sides produced; thence extending along the said side of Rices Mill Road North 39 degrees, 34 minutes East, 78.454 feet to a point; thence extending North 50 degrees, 26 minutes West, 142 feet to a point; thence extending South 39 degrees, 34 minutes West the distance of 103.046 feet to a point on the Northeastly side of Church Road; thence extending along the said side of Church Road South 50 degrees, 14 minutes East, 116.914 feet to a point; thence proceeding on the arc of a circle curving to the left having a radius of 25 feet the arc distance of 39.357 feet to a point on the Northwesterly side of Rices Mill Road the first mentioned point and place of beginning.

BEING known as Lot No. 49 on the said plan.

TITLE TO SAID PREMISES IS VESTED IN Patricia S. Robinson, by Deed from Joanne C. Nahill, widow, by Martin Buggy, attorney-in-fact, dated 11/16/2012, recorded 11/21/2012 in Book 5855, Page 286.

Parcel Number: 31-00-23020-00-7.

Location of property: 352 Rices Mill Road, Wyncote, PA 19095-1123.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Patricia S. Robinson** at the suit of Wells Fargo Bank, N.A. Debt: \$307,891.73.

Paul Cressman, Attorney. I.D. #318079

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

14-23795

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Lower Gwynedd Township**, County of Montgomery, Commonwealth of Pennsylvania, being party of Lot No. 6 on the original plan of Penn-Ambler as laid out by Herbert H. Metz, Civil Engineer, for Harold G. Knight, said plan being recorded in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 913, Page 600, bounded and described, as follows, to wit:

BEGINNING at a point marking the intersection of the Northwesterly side of Foulke Avenue (forty feet wide) extended with the Northeastly side of Pennlyn-Ambler Road (thirty-six and five-tenths feet wide) extended; thence extending along the Northeastly side of Pennlyn-Ambler Road, North forty-five degrees, forty-one minutes West, sixty-one and five-tenths feet to a point, a corner of Lot No. 7 on said plan; thence by said Lot No. 7 North forty-four degrees, nineteen minutes East, one hundred twenty-one and five-tenths feet to a point, a corner; thence South forty-five degrees, forty-one minutes East, sixty-one and five-tenths feet to a point on the Northwesterly side of Foulke Avenue aforesaid and along the same, South forty-four degrees, nineteen minutes West, one hundred twenty-one and five-tenths feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Sang Born Jong and In Bok Jong, by Deed from Cynthia A. Cooney and Douglas B. Cooney, dated 08/21/2007, recorded 09/27/2007 in Book 5666, Page 1505.

Parcel Number: 39-00-01309-00-2.

Location of property: 401 Foulke Road a/k/a 401 Foulke Avenue, Ambler, PA 19002-3403.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sang Bom Jong and In Bok Jong** at the suit of Federal National Mortgage Association . Debt: \$266,761.34.

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

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

14-24898

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania being bounded and described according to a Final Plan of Section No. 2 Pine Meadows Estates made by Betz Development Corporation and E.P. Schultz, by Engineering and Planning Associates, Inc., dated October 9, 1968 and last revised December 24, 1968 said plan being recorded in Plan Book A-18, Page 35, as follows, to wit:

BEGINNING at a point on the Northeastly side of Lamplighter Lane (fifty feet wide) which point is measured at the distance of North forty-nine degrees, fifteen minutes, no seconds West, one hundred twelve arid seventeen one-hundredths feet from a point of tangent which last mentioned point is measured along the arc of a circle curving to the right having a radius of thirty feet the arc distance of fifty-four and eighty-four one-hundredths feet from a point of curve on the Northwesterly ultimate right-of-way line of Pine Road (L.R. 46096); thence extending from said point of beginning along Lamplighter Lane North forty-nine degrees, fifteen minutes, no seconds West, one hundred thirty-five and fifty one-hundredths feet to a point on line of Lot No. 51; thence extending along the same North forty degrees, forty-five minutes, no seconds East, one hundred forty-two feet to a point on line of Section No. 1 Pine Meadow Estates;

thence extending along the same South forty-nine degrees, fifteen minutes, no seconds East, one hundred thirty-two and fifty one-hundredths feet to a point on Lot No. 29; thence extending along the same South forty degrees, forty-five minutes, no seconds West, one hundred forty-two feet to a point on the Northeasterly side of Lamplighter Lane being the first mentioned point and place of beginning.

BEING Lot No. 30 on the aforesaid plan.

CONTAINING 18,815.00 square feet of land.

Parcel Number: 41-00-04948-02-4.

Location of property: 245 Lamplighter Lane, Huntingdon Valley, PA 19006.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Brian Vartanian, Co-Trustee of the GST Exempt Residuary Trust and Howard Essner, Co-Trustee of the GST Exempt Residuary Trust** at the suit of Lower Moreland Township School District. Debt: \$8,297.18.

Diane M. Boehret, Attorney.

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

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

14-25490

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

BEGINNING at a point the Northwest corner of Second and Johnson Streets; thence Northwardly by said Johnson Street 115 feet to land now or late of William D. Hertzog; thence by the same Westwardly 29 feet, 3 inches to land now or late of Bessie Y. Eagle; thence by the same Southwardly 115 feet to the North side of Second Street aforesaid, passing in part of said course and distance thru the middle of the brick division or partition wall of this and house of said Bessie Y. Eagle; thence by the North side of Second Street Eastwardly 23 feet, 6 inches to the place of beginning.

BEING the same premises which Peter L. Stanish and Rochelle A. Stanish, his wife by indenture bearing date 08/26/1971 and recorded 09/15/1971 at Norristown, Pennsylvania in Deed Book 3698, Page 75, granted and conveyed unto Mahlon R. Stoudt and Patricia J. Stoudt, their heirs and assigns in fee.

Parcel Number: 16-00-25328-00-9.

Location of property: 3 West 2nd Street, Pottstown, PA 19464-5205.

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

Seized and taken in execution as the property of **Patricia J. Stoudt** at the suit of First Niagara Bank, N.A. s/b/m to Harleysville National Bank and Trust Company. Debt: \$94,689.58.

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 \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

14-27981

ALL THAT CERTAIN frame bungalow and lot of land, situate in **Lower Pottsgrove Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described, as follows:

BEGINNING at a stake in the South line of a 30 feet wide street, distant forty feet Easterly from another intersection street; thence along the first mentioned street, South 61 degrees, 10 minutes East, 37 feet; thence along other land now or late of Pottstown Passenger Railway Company, South 28 degrees, 50 minutes West, 112 feet and North 61 degrees, 10 minutes West, 27 feet and North 28 degrees, 50 minutes East, 112 feet to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Richard Derstine and Tammy Derstine by Deed dated 09/07/2006 from Susan Westman and recorded 09/28/2006 in Deed Book 05617, Page 2251 by the Recorder of Montgomery County, Pennsylvania.

Parcel Number: 42-00-04282-00-5.

Location of property: 228 South Park Road, Pottstown, PA 19464.

The improvements thereon are: One story single family dwelling - bungalow.

Seized and taken in execution as the property of **Richard Derstine and Tammy L. Derstine** at the suit of Deutsche Bank National Trust Company, et als. Debt: \$161,973.53.

Richard J. Nalbandian, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

14-29324

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Elkins Park House, located at the Northwest corner of Old York Road and Spring Avenue, **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.L. 196 by the Recording in the Office for the Recording of Deeds at Montgomery County, a Declaration dated 6/29/1973 and recorded in Deed Book 3874, Page 161 and a First Amendment thereto dated 10/23/1973 and recorded in Deed Book 3911, Page 123 and a Second Amendment thereto dated 7/25/1978 and recorded in Deed Book 4405, Page 461 and a Third Amendment dated 5/1/1980 and

recorded in Deed Book 4554, Page 341806, a Fourth Amendment dated 4/2/1982 and recorded in Deed Book 4683, Page 709 and a Fifth Amendment thereto dated 8/6/1986 and recorded in Deed Book 4809, Page 330 and a Sixth Amendment thereto dated 12/8/1987 and recorded in Deed Book 4857, Page 1838 and a Declaration Plan dated 2/22/1973 and recorded in Condominium Plan Book 2, Page 1 and revised 11/2/1973 and recorded in Condominium Plan Book 2, Page 44 and Page 45 and revised 7/25/1978 and recorded in Condominium Plan Book 6, Page 49 and a Code of Regulations dated 6/29/1973 and recorded in Deed Book 3874, Page 190 and a First Amendment thereto dated 11/19/1913 and recorded in Deed Book 3911, Page 151 and a Second Amendment thereto dated 12/19/1973 and recorded in Deed Book 3915, Page 4 and a Third Amendment thereto dated 4/2/1982 and recorded in Deed Book 4943, Page 705 and a Fourth Amendment dated 8/12/1986 and recorded in Deed Book 4809, Page 324 and a Fifth Amendment thereto dated 7/27/1987 and recorded in Deed Book 4943, Page 506 and a Sixth Amendment thereto dated 12/8/1987 and recorded in Deed Book 4857, Page 1838 and a Seventh Amendment thereto dated 10/11/1988 and recorded in Deed Book 4902, Page 292, being designated as Unit 310-B as more fully described in such Declaration Plan and Declaration together with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

BEING the same premises which Stanley Freedman, by Deed dated 02/02/2005 and recorded 03/17/2005 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5546, Page 2723, granted and conveyed unto Stanley Freedman.

Parcel Number: 31-00-30006-47-3.

Location of property: 7900 Old York Road, Unit 310B, Elkins Park, PA 19027.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Stanley Freedman** at the suit of U.S. Bank National Association. Debt: \$75,331.58.

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

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

14-29773

ALL THAT CERTAIN lot or piece of ground, situate in **New Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Record Plan for Phase II, prepared for Windlestrae Associates made by Urwiler & Walter, Inc., Summytown, PA dated December 8, 1989 and last revised January 31, 2007 and recorded in Office of the Recorder of Deeds in Plan Book 28, Pages 227 to 236, as follows, to wit: BEING Lot #310, as shown on said plan.

BEING the same premises which NVR, Inc., a Virginia Corporation t/a Ryan Homes, by Deed dated 10/19/2010 and recorded 11/24/2010 in Montgomery County in Deed Book 5786, Page 528 granted and conveyed unto Dana D'Angelo and Lillian L. Tornetta and John F. Tornetta, husband and wife, as Joint Tenants With Full Rights of Survivorship. And the said John F. Tornetta departed this life 4/21/2014 vesting title in Dana D'Angelo and Lillian L. Tornetta.

Parcel Number: 47-00-05013-07-3.

Location of property: 124 Crooked Lane, Gilbertsville, PA 19525.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Dana Dangelo and Lillian L. Tornetta** at the suit of JP Morgan Chase Bank, National Association. Debt: \$197,868.29.

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 \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

14-29925

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

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

BEING Lot No. 4 on said plan.

UNDER AND SUBJECT to any restrictions and easements of record.

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

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

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

The improvements thereon are: Residential dwelling.

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

Joseph F. Riga, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

14-30824

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, Pennsylvania described according to a Record Plan for Northstar Builders, made by Edward J. Dragun & Associates, dated 4/1/93 and recorded in Plan Book A-54, Page 117 and described, as follows:

BEGINNING at a point on the Southwest side of (Marco Road said point being a common corner of Lot No. 5 and Lot No. 4; thence from point of beginning and along Lot No. 4 crossing over a Conservation Easement and a 40 feet wide stream right-of-way and a 20 feet wide sanitary sewer easement South 89 degrees, 26 minutes, 50 seconds West, 227.77 feet to a point; thence South 36 degrees, 02 minutes, 00 seconds West, 101.50 feet to a point on the ultimate right-of-way line of Township Line Road; thence along same North 52 degrees, 30 minutes, 00 seconds West, 120.00 feet to a point; thence North 36 degrees, 02 minutes, 00 seconds East, 256.68 feet to a point and course of Lot No. 6; thence: along same passing through wetlands and over a 20 feet wide Sanitary Sewer Easement and a Conservation Easement a 40 feet wide stream right-of-way South 58 degrees, 49 minutes, 42 seconds East, 286.15 feet to a point on the Northwest side of Marco Road; thence along Marco Road on the arc of a circle curving to the left having a radius of 40.00 feet the arc distance of 51.57 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES VESTED IN Monta Theerasukprasan and Manop Theerasukprasan by Deed from Coleman K. Obasaju and Christianah B. Obasaju, husband and wife, by their Agent, John S. Kerdock, Esquire, by Power of Attorney dated 08/30/01 and recorded on 2/21/02 in the Montgomery County Recorder of Deeds in/at Deed Book 5397, Page 54.

Parcel Number: 30-00-41777-50-2.

Location of property: 611 Township Line Road, Elkins Park, PA 19027.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Monta Theerasukprasan and Manop Theerasukprasan** at the suit of LNV Corporation. Debt: \$318,152.46.

Robert W. Williams, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

14-31419

ALL THAT CERTAIN parcel or tract of land along the Northern side of Rahns Road (S. R. 0113), situate in **Perkiomen Township**, County of Montgomery and Commonwealth of Pennsylvania, and being more fully bounded and described, as follows, to wit:

BEGINNING at a point: at the intersection of the Northeastern line of property belonging to Thomas McCouch, as recorded in Deed Book Volume 5414, Page 2239, and the proposed Northern right-of-way line of Rahns Road (S. R. 0113), said point being North forty-six degrees, twenty-one minutes, zero seconds West, a distance of 39.17 feet from a point in Rahns Road at the Southeastern corner of property belonging to Thomas McCouch; thence along the proposed Eastern right-of-way line of Rahns Road (S. R. 0113) (40 feet North of the centerline), South forty-one degrees, four minutes, seventeen seconds West, a distance of 192.81 feet to a point of curvature, thence along the Northeastern proposed right-of-way line for the relocations of Betcher Road (50 feet wide), the five (5) following courses and distances, viz: (1) along a curve deflecting to the right having a radius of 20.00 feet, a delta angle of eighty-seven degrees, thirteen minutes, two seconds, an arc length of 30.44 feet, and a chord bearing and distance of South eighty-four degrees, forty minutes, forty-eight seconds West, 27.59 feet to a point of reverse curvature; (2) along a curve deflecting to the left having a radius of 325.00 feet, a delta angle of twenty-six degrees, twenty-nine minutes, forty-five seconds, an arc length of 150.29 feet, and a chord bearing and distance of North sixty-four degrees, fifty-seven minutes, thirty-four seconds West, 148.96 feet to a point of tangency; (3) North seventy-eight degrees, twelve minutes, twenty-six seconds West, a distance of 90.94 feet to a point of curvature; (4) along a curve deflecting to the right having a radius of 275.00 feet, a delta angle of thirty-one degrees, seven minutes, forty-two seconds, an arc length of 149.40 feet, and a chord bearing and distance of North sixty-two degrees, thirty-eight minutes, thirty-five seconds West, 147.57 feet to a point of tangency; and (5) North forty-seven degrees, four minutes, forty-four seconds West, a distance of 30.34 feet to a point; thence along property belonging to Clifford H. VanKeuren, the two (2) following courses and distances, viz: (1) North forty-three degrees, twenty minutes, fifty seconds East, a distance of 184.52 feet to a point; and (2) North forty-six degrees, thirty-nine minutes, ten seconds West, a distance of 249.26 feet to a point; thence along the Northwestern line of said property belonging to Thomas McCouch, North fifty-six degrees, seven minutes, twenty seconds, East, a distance of 171.60 feet to a point; thence along the Northeastern line of said property, South forty-six degrees, twenty-one minutes, zero seconds East, a distance of 613.00 feet to the place of beginning.

BEING a portion of the same property which Charles D. Ickes and Mildred M. Ickes, his wife, by Deed dated June 5, 2002 and recorded in Norristown in the Office for the Recording of Deeds in and for Montgomery County in Deed Book Volume 5414, Page 2239, granted and conveyed unto Thomas McCouch, in fee.

TITLE TO SAID PREMISES IS VESTED IN Thomas McCouch, as sole owner, his heirs and assigns by Deed from Thomas McCouch dated 07/21/2004 recorded 07/30/2004 in Deed Book 05519, Page 1437.

Parcel Number: 48-00-00-181-00-5.

Location of property: 71 Rahns Road a/k/a 71 Bridge Street, Collegeville, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Thomas McCouch** at the suit of U.S. Bank National Association, as Trustee Under the Pooling and Servicing Agreement dated as of December 1, 2004, Asset Backed Securities Corporation Home Equity Loan Trust, 2004-HE10. Debt: \$380,731.96.

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

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

14-31879

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, lying and being in **Cheltenham Township**, County of Montgomery and State of Pennsylvania, being a part of Lot 32 on Plan of Myers Farm, recorded in Deed Book #327, Page 108 &c.

BEGINNING at a point in the middle line of Central Avenue at the distance of 50 feet Southwestwardly from the point of intersection of the middle line of Central Avenue with the middle line of Beecher Street (each 50 feet wide); thence extending Southeastwardly on a line parallel with said Beecher Street 175 feet; thence Southwestwardly on a line parallel with Central Avenue 25 feet to a point; thence Northwestwardly along Lot #31 on said plan 175 feet to the middle line of Central Avenue aforesaid; thence through the said middle line of Central Avenue Northeastwardly 25 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN James Rebitz and Kelly M. Rebitz, his wife, by Deed from Donald R. Harmer and Margaret D. Harmer, h/w, dated 09/28/2006, recorded 10/26/2006 in Book 5621, Page 1759. Parcel Number: 31-00-04573-00-4.

Location of property: 203 Central Avenue, Cheltenham, PA 19012-2219.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James P. Rebitz a/k/a James Rebitz and Kelly M. Rebitz** at the suit of Santander Bank, N.A. Debt: \$232,475.89.

Paul Cressman, Attorney. I.D. #318079

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

14-32071

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

BEGINNING at a stake on the Northwestern side of the public road leading from Matson Ford Bridge to the Gulf Meeting House known as the Township Line Road, at the corner of said road and Wood Street, laid out twenty feet wide; thence Northwesternly along the Northeastly side of said Wood Street fifty-seven feet to a stone at the intersection of said Wood Street and George Street laid out twenty-five feet wide; thence Northeastly along the Southeastly side of said George Street twenty-two feet, four inches to a stake and corner of Lot No.; thence Southerly by said last mentioned lot sixty-four feet, nine inches to the public road aforesaid; and thence Southwestly along the Northwestern side thereof, eleven feet, nine inches to the place of beginning.

BEING the same premises which Bertha M. Pultorak, widow, by Deed dated 06/29/1976 and recorded 07/07/1976 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 4120, Page 511, granted and conveyed unto Joan Anne Pultorak, single woman.

Parcel Number: 24-00-00752-00-7.

Location of property: 212 Ford Street, West Conshohocken, PA 19428.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James H. Pultoraka and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Joan Anne Pultorak, Deceased** at the suit of Wells Fargo Bank, N.A. Debt: \$69,752.38.

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

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

14-32225

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

BEGINNING at a point on the South side of Walnut Street; thence Southwardly and parallel with Adams Street and along other land of Daniel R. Ritter's Estate 135 feet to an alley; thence Eastwardly along the North line of said alley 19-1/2 feet to a line of land now or late of B.F. Stratton; thence Northwardly along the line-of the same and on a line parallel with said Adams Street 135 feet to the South side of Walnut Street aforesaid; thence along the South side of said Walnut Street 19 feet and 1/2 to the place of beginning.

BEING the same premises which Charles Grisdale and Gloria D. Grisdale, by her Attorney in Fact, Charles Grisdale by Power of Attorney recorded in Montgomery County Letter of Attorney Book 209, Page 310, husband and wife and Mark D. Russell and Teresa A. Russell, by Deed dated 4/30/2002 and recorded 5/14/2002 in the Office for the Recording of Deeds, in and for the County of Montgomery, Norristown, PA, in Deed Book 5407, Page 2012 granted and conveyed unto Robert F. Sabold and Carolyn B. Sabold, husband and wife.

Parcel Number: 16-00-30300-00-5.

Location of property: 656 Walnut Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Carolyn B. Sabold and Robert F. Sabold** at the suit of Vertical Capital Income Fund. Debt: \$138,034.62.

David Fein, Attorney. I.D. #82628

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. 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.

15-00542

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Salford Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a Final Land Development Plan of "Wilshyre Village" made for W. B. Homes, Inc. prepared by Bohler Engineering, Inc., dated May 25, 2000 and last revised July 11, 2001 and recorded in the Office for the Recorder of Deeds at Norristown, Pennsylvania in Land Site Plan Book L-5, Page 446, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Yorkshyre Way (50 feet wide) said point being a corner of this and Lot # 16; thence extending from said point and place of beginning and extending along Lot #15 South 47 degrees, 10', 30" West, 146.83 feet to a point a corner in line of lands now or late of Robert and Deborah Blum; thence extending along the same North 44 degrees, 11', 30" West, 30.68 feet to a point a corner of Lot #18; thence extending along the same North 47 degrees, 10', 30" East, 147.57 feet to a point a corner on the Southwesterly side of Yorkshyre Way; thence extending along the same South 42 degrees, 49', 30" East, 30.67 feet to a point and place of beginning.

Parcel Number: 50-00-04698-14-8.

Location of property: 484 Yorkshyre Way, Harleysville, PA 19438.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Fara Cosentino** at the suit of Souderton Area School District. Debt: \$6,755.09.

Diane M. Boehret, Attorney.

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

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

15-00898

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Dublin Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Subdivision Plan prepared for "Cedar Road Homes, Inc." and "Grant Homes, Inc." by C. Raymond Weir, Associates, Inc., Civil Engineers and Surveyors, Mabler, Pennsylvania, dated September 13, 1973 and last revised May 6, 1977, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Vance Drive (50 feet wide), said point being measured the six following courses and distances along the Northwesterly side of Vance Drive from a point of curve on the Southeasterly side of Limekiln Pike (60 feet wide) (LR 373): (1) on the arc of a circle curving to the left having a radius of 15 feet the arc distance of 23 56 feet to a point of tangent; (2) North 72 degrees, 32 minutes, 30 seconds East, 92 77 feet to a point of curve; (3) on the arc of a circle curving to the left having a radius of 275 feet the arc distance of 128.55 feet to a point of tangent; (4) North 45 degrees, 45 minutes, 30 seconds East, 730 feet to a point; (5) on the arc of a circle curving to the right having a radius of 200 feet the arc distance of 69.14 feet to a point of tangent; and (6) North 65 degrees, 34 minutes, 00 seconds East, 91 feet to the point of beginning, said point also being a corner of Lot #712 as shown on the above mentioned plan; thence extending along the same from said point of beginning and along Lot #712 as shown on the above mentioned plan North 24 degrees, 26 minutes, 00 seconds West, 140.00 feet to a point in line of Parcel "A" as shown on the above mentioned plan; thence extending along the same North 45 degrees, 34 minutes, 00 seconds East, 86 feet to a point, a corner of Lot #720 as shown on the above mentioned plan; thence extending along same South 24 degrees, 26 minutes, 00 seconds East, 140.00 feet to a point on the Northwesterly side of Vance Drive; thence extending along the same South 65 degrees, 34 minutes, 00 seconds West, 86 feet to the first mentioned point and place of beginning.

BEING Lot #716 as shown on the above mentioned plan.

BEING the same premises which Daniel A. Hughes and Andrea Giordano Hughes, husband and wife, by Deed dated October 24, 2005, and recorded December 6, 2005, in the Office of the Recorder of Deeds, in and for the County of Montgomery, Pennsylvania, in Book 05581, Page 2638, granted and conveyed unto Michael Barnes and Barbara Jones, theirs and assigns, in fee.

Parcel Number: 54-00-16358-04-9.

Location of property: 716 Vance Drive, Glenside, PA 19038.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Michael Barnes and Barbara Jones** at the suit of U.S. Bank National Association as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates. Series 2006-MLN1. Debt: \$414,317.42.

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 \$3,000. 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.

15-01977

ALL THAT CERTAIN unit in the property known, named and identified as "Breyer Court Condominium", a Condominium, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania which has heretofore been submitted to the Provisions of the Uniform Condominium Act 68, Pa. C. S. ? 3101 et seq. by the recording in the Montgomery County Recorder of Deeds of a certain Declaration of Plan attached thereto dated December 16, 2004 and recorded December 23, 2004 in Deed Book 5537, Page 2108, and First Amendment thereto dated December 16, 2004 and recorded in Deed Book 5537, Page 2169, and Second Amendment thereto dated April 18, 2005 and recorded in Miscellaneous Book 20, Page 628, and Third Amendment thereto dated July 18, 2005 and recorded in Book 5564, Page 895 and Fourth Amendment thereto dated October 17, 2005 and recorded in Book 5577, Page 2166 and Fifth Amendment thereto dated December 14, 2005 and recorded in Book 5583, Page 1979 being designated as Unit No. 3 A and Plats and Plans for Condominium bearing date December 16, 2004 and recorded as part of the Declaration.

TOGETHER with all right, title and interest, being an undivided interest, or, in and to the Common Elements as more fully set forth in the Declaration and the Plats and Plans and all Amendments thereto and together with all right, title and interest in and to all Limited Common Elements to the unit, as more fully set forth in the Declaration and the Plats and Plans, and all Amendments thereto.

Parcel Number: 31-00-03127-53-2.

Location of property: 3 Breyer Court, Unit #3-A a/k/a 3 Breyer Court 3, Elkins Park, PA 19027.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Bruce J. Gruhler** at the suit of Hudson City Savings Bank. Debt: \$594,664.33.

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

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. 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.

15-02577

ALL THAT CERTAIN lot or piece of ground, situate in **Worcester Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a Subdivision Plan Section E, Final Plan Phase 1 Sunnybrook Estates made by Woodrow & Associates, Municipal Consulting Engineers, dated 5/31/1998 and last revised 12/9/1998 and recorded in Plan Book A-58, Page 174-179, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Crestline Drive (60.00 feet wide) said point being a corner of Lot No. 53 as shown on the above mentioned plan and place of beginning; thence extending from said place of beginning and along Lot No. 53 North 72 degrees, 08 minutes, 48 seconds West, 130.00 feet to a point in line of common open space; thence extending along said common open space and partly along Lot No. 49, South 17 degrees, 58 minutes 53 seconds East, 86.80 feet to a point, a corner of Lot No. 51; thence extending along Lot No. 51 and through a 20 feet wide sewer easement South 72 degrees, 09 minutes, 49 seconds West, 130.00 feet to a point on the Northeasterly side of Crestline Drive; thence extending along the Northwesterly side of Crestline drive, North 11 degrees, 50 minutes, 11 seconds West, 91.00 feet to a point, a corner of Lot No. 53, aforesaid, being the first mentioned point and place of beginning.

BEING known as Lot No. 52 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Bok Young Yeo by Deed from SIRV a relocation, LLC, a Delaware Limited Liability Company dated 11/25/2003 recorded 12/05/2003 in Deed Book 05484, Page 1957.

Parcel Number: 67-00-00689-70-2.

Location of property: 2513 Crestline Drive, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Bok Yeo also known as Bok Y. Yeo also known as Bok Young Yeo** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, National Association as Trustee for MASTR Alternative Loan Trust 2004-2 Mortgage Pass Through Certificates, Series 2004-2. Debt: \$433,661.18.

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

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. 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.

15-04831

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Providence Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan of Village Green, made by Yerkes Engineering Company, Registered Professional Engineer, Bryn Mawr, Pennsylvania on November 7, 1966 revised on July 17, 1967 which plan is recorded in the Office of the Recorder of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book No. A-12, Page 50, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Deerfield Drive fifty feet wide, which point is at the arc distance of thirty-seven and sixty-eight one-hundredths feet measured along the arc of a curve, curving to the right, having a radius of twenty-five feet from a point of curve on the Northeasterly side of Martha Lane fifty feet wide; thence extending from said beginning point and along the said Southeasterly side of Deerfield Drive North 20 degrees, 38 minutes, 30 seconds East, the distance of one hundred twelve feet to a point; thence extending along line of Lot No. 146 on said plan South sixty-nine degrees, twenty-one minutes, thirty seconds East the distance of one hundred forty-nine and forty-two one-hundredths feet to a point; thence extending along line of Lot Nos. 84 and 85 on said plan South thirty-five degrees, twenty minutes, twenty seconds West, the distance of one hundred forty-seven and forty-one one-hundredths feet to a point on the Northeasterly side of Martha Lane, aforesaid; thence extending along the said side of Martha Lane, North sixty-five degrees, forty-three minutes West, the distance of eighty-eight and seventy-nine one-hundredths feet to a point of curve; thence extending along the arc of a curve, curving to the right having a radius of twenty-five feet, the arc distance of thirty-seven and sixty-eight one-hundredths feet to the first mentioned point and place of beginning.

BEING known and designated as Lot No. 147 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Susan Woolbert and Martin Woolbert, by Deed from Robert M. Bokunewicz and Christina H. Bokunewicz, his wife, dated 05/06/2005, recorded 05/24/2005 in Book 5555, Page 559. Parcel Number: 43-00-02971-00-1.

Location of property: 520 Deerfield Drive, Norristown, PA 19403-1202.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Martin Woolbert and Susan Woolbert** at the suit of Wells Fargo Bank, N.A. Debt: \$261,117.49.

Paul Cressman, Attorney. I.D. #318079

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. 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.

15-04839

ALL THAT CERTAIN lot or piece of ground, with the message thereon erected, situate at the East corner at the intersection of 4th Walnut Street, **Lansdale Borough**, Pennsylvania, bounded and described according to a survey thereof made by Herbert H. Metz, in January 1941, as follows:

BEGINNING at a point being the intersection of the Northeast side of 4th Street (48 feet wide) with the Southeast side of Walnut Street, 44 feet wide; thence along the same North 47 degrees, 17 minutes East, 176 feet to a point in the Southwest side of Jasper Alley; thence along the same, South 43 degrees, East 26.44 feet to a point in a line of land of Gertrude Stringer; thence along the same the two following courses and distances, South 47 degrees, 56 minutes West, 115.75 feet to a point and South 47 degrees, West 60.26 feet to the Northeast side of 4th Street (the latter course being through the party wall); thence along the Northeast side of 4th Street, North 43 degrees, West 25.44 feet to the place of beginning.

BEING the same premises which Fannie Mae a/k/a Federal National Mortgage Association et al., by Deed dated 09/01/11 and recorded 10/07/11 in Montgomery County Deed Book 5815, Page 02315, granted and conveyed unto Patricia Cosby and Nicholas Cosby (Patricia Cosby a/k/a Patricia M. Cosby and Nicholas Cosby a/k/a Nicholas P. Cosby).

Parcel Number: 11-00-05936-00-2.

Location of property: 49 West 4th Street, Lansdale, PA 19446.

The improvements thereon are: A residential dwelling, identified above.

Seized and taken in execution as the property of **Patricia M. Cosby and Nicholas P. Cosby** at the suit of U.S. Bank National Association, as Trustee for The Pennsylvania Housing Finance Agency. Debt: \$121,649.42 (Total Amount of Judgment).

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

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. 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.

15-05343

ALL THAT CERTAIN lot or piece of ground, situate in **Towamencin Township**, County of Montgomery, and Commonwealth of Pennsylvania, being a Lot in Section H & G Towamencin Village, made by Czop/Specter, Inc., Consulting Engineers and Surveyors, dated 3/20/1986 last revised 4/18/1991 and recorded in Plan Book A-53, Page 37, being Lot #109 as shown on Reference Plan, Phase 4b, dated 6/24/1991 prepared for Charlestowne Village Limited Partnership and attached hereto as an Exhibit.

UNDER AND SUBJECT to the covenants, restrictions easements, charges, terms, conditions, exceptions, reservations, agreements, and exclusions as contained and set forth in that certain Declaration of Covenants, Restrictions, Easements, Charges and Liens for Charlestowne dated 11/2/1989 and recorded in Deed Book 4928, Page 1422 and Supplementary Declaration of Covenants, Conditions and Restrictions Wentworth at Charlestowne Village, dated 1/8/1990 and recorded in Deed Book 4934 and 2340, and any Amendments to the said Declaration, as the same may be made from time to time.

TITLE TO SAID PREMISES IS VESTED IN Jacqueline L. Anderson, by Deed from Audrey E. Anderson, by her Attorneys in Fact, Pearl B. Anderson and Norris W. Anderson, Sr., dated 07/16/1999, recorded 07/20/1999 in Book 5279, Page 2239.

Parcel Number: 53-00-03480-62-5.

Location of property: 550 Greenwood Court, Harleysville, PA 19438-3095.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jacqueline L. Anderson** at the suit of Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc., f/k/a Norwest Mortgage, Inc. Debt: \$87,697.65.

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

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. 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.

15-06683

ALL THAT CERTAIN parcel of land, situate in **Bridgeport Borough**, County of Montgomery and Commonwealth of Pennsylvania, being known and designated according to a survey and plan thereof made by Will D. Hiltner, Registered Surveyor, dated June 18th, 1947, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Grove Street at the distance of 371.54 feet Northeastwardly from the Northeastly side of Holstein Street, a corner of land of Anthony Santoro and Mary, his wife; thence along said land the line passing through the middle of a 2 feet wide enclosed alley between the house on this lot and the house on the adjoining lot of Anthony Santoro and wife and also through the middle of the partition wall above said alley South 25°, 5' East, 115.04 feet to a point, in the center line of a 10 feet wide alley; thence extending along said center line of said alley South 63°, 25' West, 13.50 feet to a point in line of land of Anthony J. DeCinque and Philomena F. his wife; thence along said land the line for a part of the distance passing through the center of the partition wall dividing the house hereon erected and the house on said adjoining premises North 25°, 45' West, 115.02 feet to a point on the Southeasterly side of Grove Street, aforesaid; thence extending along said side of Grove Street, North 63°, 25' East, 14.95 feet to the place of beginning.

BEING the same property as conveyed from Samuel R. Santoro to Dana M. Piazza, as described in Book 5339, Page 1472, recorded 11/22/2000 in Montgomery County Records.

BEING the same premises which Samuel R. Santoro, by Deed dated 10/30/2000 and recorded 11/22/2000 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5339, Page 1472, granted and conveyed unto Dana M. Piazza.

Parcel Number: 02-00-03380-00-2.

Location of property: 344 Grove Street, Bridgeport, PA 19405.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dana M. Piazza** at the suit of Wells Fargo Bank, N.A. Debt: \$76,358.19.

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

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. 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.

15-07635

ALL THOSE TWO CERTAIN lots or piece of ground, with the buildings and improvements to be thereon erected, being Lots Nos. 842 and 841 on the revised plan of lots of the said Edge Hill Land Association, situate on the Northwestern side of Ruscombe Avenue at the distance of 74 feet Southwesterly from the Southwesterly side of Chestnut Avenue in **Abington Township**, formerly Upper Dublin, County of Montgomery and Commonwealth of Pennsylvania.

CONTAINING in front of breadth on the said side of Ruscombe Avenue 50 feet (each lot being 25 feet) extending in length or depth Northwestwardly between parallel lines at right angles to said Ruscombe Avenue 110 feet.

BEING the same premises which Anthony J. Poole, Sr. and Leslie S. Poole, by Deed dated March 28, 2007 and recorded in the Recorder of Deeds Office in and for Montgomery County, Pennsylvania on April 2, 2007 in Book 5641, Page 00914 and Instrument number 2007039744, granted and conveyed unto Ron Johnson and Monique Johnson, husband and wife.

Parcel Number: 30-00-60672-00-3.

Location of property: 122 Ruscombe Avenue, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Ron Johnson and Monique Johnson and The United States of America** at the suit of DLJ Mortgage Capital, Inc. Debt: \$205,736.36.

Stephen M. Hladik, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. 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.

15-07774

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot No. 7 on a Plan of Lots of Ardin Villa, Tract No. 1 surveyed by Will D. Hiltner, Registered Surveyor, in 9/1940 and bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Sterigere Street 50 feet wide, at the distance of 499.38 feet measured on a course of North 45 degrees, 21 minutes West along the Northeast side of Sterigere Street from the center line of Whitehall Road, a corner of Lot No. 6 on said plan, now or late of H. Chester Fielding and Alice T. Fielding, his wife; thence along the Northeast side of Sterigere Street North 45 degrees, 22 minutes West, 75.00 feet to a point a corner of Lot No. 8; thence along Lot No. 8, North 44 degrees, 38 minutes East, 161.83 feet to a point in line of Lot No. 23, Ardin Villa, Tract No. 2; thence partly along Lot No. 23 and partly along Lot No. 24, Tract No. 2, South 45 degrees, 22 minutes East, 75.00 feet to a point a corner of Lot No. 6, Tract No. 1, aforesaid; thence along said lot South 44 degrees, 38 minutes West, 161.83 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Edward J. Patts and Jennifer L. Patts, his daughter, by Deed from Edward J. Patts, widower of Barbara W. Patts, dated 12/12/2006, recorded 01/03/2007 in Book 5629, Page 2754.

Edward J. Patts's death on or about 07/25/2008, his ownership interest was automatically vested in the Surviving Joint Tenant, Jennifer L. Patts.

Parcel Number: 63-00-08002-00-8.

Location of property: 1813 Sterigere Street, Norristown, PA 19403-2828.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jennifer L. Patts** at the suit of Ocwen Loan Servicing, LLC. Debt: \$167,307.17.

Jonathan Lobb, Attorney. I.D. #312174

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. 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.

15-08235

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a survey and plan made of Oak Lane Manor, Section No. 6A made by Franklin and Lindsey, Registered Engineers, Philadelphia, on May 19, 1950, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Johns Avenue (50 feet wide) which point is measured on the arc of a circle curving to the left having a radius of 930.92 feet the arc distance of 129.514 feet from a point, which point is measured South 37 degrees, 40 minutes, 49 seconds East, 256.659 feet from a point, which point is measured on the arc of a circle curving to the left having a radius of 20 feet the arc distance of 31.416 feet from a point on the Southeasterly side of Edgemoor Road (50 feet wide); thence extending North 44 degrees, 20 minutes, 54 seconds East 150.465 feet to a point; thence extending South 54 degrees, 12 minutes, 40 seconds East, 57.131 feet to a point; thence extending South 40 degrees, 9 minutes, 47 seconds West, 156.903 feet to a point on the Northeasterly side of Johns Avenue along the arc of a circle curving to the right having a radius of 930.92 feet the arc distance of 68 feet to the first mentioned point and place of beginning.

BEING Lot No. 340 on said plan.

TITLE TO SAID PREMISES IS VESTED IN H. Leonard Green and Althea Green, h/w, by Deed from Baljeet Thadwal and Anureet Sohi, dated 12/14/2007, recorded 04/07/2008 in Book 5688, Page 00075.

Parcel Number: 31-00-15601-00-1.

Location of property: 29 Johns Road, Cheltenham, PA 19012-1417.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **H. Leonard Green and Althea Green** at the suit of Wells Fargo Bank, N.A. Debt: \$222,651.89.

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

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. 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.

15-08869

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

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

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

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

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

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dennis Darden a/k/a Dennis D. Darden** at the suit of PHH Mortgage Corporation f/k/a PHH Mortgage Services Corporation. Debt: \$60,452.74.

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

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. 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.

15-09133

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

BEGINNING at a stake on the northwesterly side of Franklin Avenue (now known as Haws Avenue) at the distance of one hundred seven feet Southwesterly from Lafayette Street a corner of this and land now or late of John U. Gotwals; thence by the same parallel with said Lafayette Street the line passing through the middle of the partition wall between this and said Gotwals adjoining house, Northwesterly one hundred fifty feet to a stake on the Southeasterly side of a twenty feet wide alley; thence along said side of said alley Southwesterly twenty feet to a stake a corner of lot of the Estate of Thomas P. Knox, deceased; thence by the same Southeasterly one hundred fifty feet to Franklin Avenue (now known as Haws Avenue) aforesaid; thence along the Northwesterly side of said Franklin Avenue (now known as Haws Avenue) Northeasterly twenty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Adriene Trusty, by Deed from Marie B. Cunningham and Barry R. Glucker, dated 04/02/2010, recorded 04/05/2010 in Book 5763, Page 196.

Parcel Number: 13-00-16304-00-9.

Location of property: 121 Haws Avenue, Norristown, PA 19401-4516.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Adriene Trusty** at the suit of First Guaranty Mortgage Corporation. Debt: \$87,271.60.

Paul Cressman, Attorney. I.D. #318079

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. 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.

15-10012

ALL THAT CERTAIN message and lot or piece of land, known as 649 Corson Street, situate, in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows:

BEGINNING at a point on the Northwesterly side of Corson Street, 272.60 feet Northeastwardly from Blackberry Alley, a corner of this and other land of Morgan Wright, now or Maria E. Teany; thence, Northwestwardly, the line passing through the middle of the partition wall between this and the adjoining house now of said Maria E. Teany, 100.00 feet to an alley; thence along said alley, Northeastwardly, 18.60 feet to a corner of another lot late of Morgan Wright, now of Conrad S. Sheive, trustee for Richard Boone; thence, Southeastwardly, along said lot and parallel to the first course, 100.00 feet to Corson Street, aforesaid; thence along said Corson Street, Southwestwardly, 18.60 feet to the place of beginning.

BEING the same property conveyed to Dorothy A. Kirkland and Lillian Kirkland, Joint Tenants, who acquired title by virtue of a Deed from John J. Zaro and Yolanda A. Zaro, husband and wife, dated January 5, 1998, recorded January 6, 1998, at Deed Book 5212, Page 1193, Montgomery County, Pennsylvania records.

Parcel Number: 13-00-09120-00-2.

Location of property: 649 Corson Street, Norristown, PA 19401.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Dorothy A. Kirkland and Lillian Kirkland** at the suit of VOLT Asset Holdings NPL3. Debt: \$157,878.21.

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 \$3,000. 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.

15-10524

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

BEGINNING at an iron pin, a corner in Main Street, formerly the Green Lane and Goshenhoppen Turnpike Road, a corner in the line of land formerly of John P. Kline; thence along said Main Street North fourteen degrees, ten minutes West, twenty-seven feet and seven and one-quarter inches to an iron pin, a corner in said Main Street, in line of land formerly of John E. Kline, now or late of Carl J. Daugherty; thence along the same, the line for a portion of the distance passing through the middle of the partition wall on the house hereby conveyed and the house of

said Carl J. Daugherty North seventy-six degrees, twenty-five minutes East, one hundred and ninety-eight and one-half feet to a stake, a corner in the Westerly line of Biting Alley; thence along the Westerly line of said Alley South sixteen and three-quarters degrees East, twenty-seven feet, seven inches and one quarter of an inch to a stake, a corner in line formerly of John P. Kline; thence along the same South seventy-six degrees, twenty-five minutes West, two hundred and one feet and two inches to the place of beginning.

BEING the same premises which Joann L. Folk, by Indenture bearing date 09/26/1982 and recorded 12/03/1982 in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Deed Book 4696, Page 2138 and Instrument Number 13062 granted and conveyed unto Dennis W. Porter and Janet B. Porter, her wife, in fee.

Parcel Number: 17-00-00331-00-3.

Location of property: 438 Main Street, Red Hill, PA 18076.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Janet B. Porter and Dennis W. Porter** at the suit of The Bank of New York Mellon as Indenture Trustee for Nationstar Home Equity Loan Trust 2009-A. Debt: \$121,330.77.

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 \$3,000. 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.

15-10595

ALL THAT CERTAIN lot or parcel of ground, with the buildings and Improvements thereon erected, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described in accordance with a survey dated June 19, 1952 by George F. Shaner, Registered Engineer, as follows, to wit:

BEGINNING at a point in the Northwestern side of Sunrise Drive (fifty feet wide) which point of beginning is measured the following two courses and distances from a point of curve on the Southwesterly side of Rose Court (fifty feet wide): (1) on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 31.42 feet to a point of tangent; (2) South 44 degrees West, 222.19 feet to the beginning point, being a point in line of House No. 167 on a plan of lots of Rosemont; thence extending from said point of beginning and extending along the said Northwestern side of Sunrise Drive South 44 degrees, West the distance of 18 feet to a point in line of House No. 171; thence running through the center of the party wall between 169 and 171. North 46 degrees, West 120 feet to a point; thence North 44 degrees, East 16 feet to a point in line of House No. 167; thence extending along said lot through the center of the party wall, South 48 degrees, East 120 feet to the first mentioned point and place of beginning.

BEING No. 189 Sunrise Drive on 8 plan of lots known as Rosemont laid out far Stanley Swinehart.

BEING the same premises which Jestine L. Beadle, now by marriage, Jestine L. Troutman, by Deed dated February 2, 1999 and recorded February 4, 1999 in Montgomery County in Deed Book 5258, Page 1083 granted and conveyed unto Jestine L. Troutman and Thomas C. Troutman, Jr., her husband, in fee.

TITLE TO SAID PREMISES IS VESTED IN Jason Aguiar by Deed from Thomas C. Troutman, Jr. and Jestine Troutman, husband and wife dated 10/26/2006 recorded 12/20/2006 in Deed Book 5628, Page 1456.

Parcel Number: 16-00-28636-64-3.

Location of property: 169 Sunrise Drive a/k/a 169 Sunrise Lane, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jason Aguiar** at the suit of Federal National Mortgage Association. Debt: \$138,051.42.

Nicole LaBletta, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. 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.

15-10699

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

BEGINNING at an iron pin in the center line of Main Street (also known as County Line Road) and in line of now or late William Peak's land; thence along said William Peak's land, South 44.5 degrees, West the distance of 185 feet, 6 inches to an iron pin, a corner; thence along a 15 feet alley way North 45.25 degrees, West the distance of 39 feet, 2 inches to a point for a corner; thence along a line extending through the party wall dividing the house located at 618 and 620 South Main Street, North 44.5 degrees, East the distance of 185 feet, 6 inches to a point in the center line of Main Street (County Line Road); thence along the center line of the aforesaid Main Street (County Line Road), South 45.25 degrees, East the distance of 39 feet, 2 inches to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Raymond L. Farina and Katherine A. Farina, h/w, by Deed from Mako Realty Holdings, L.P., dated 10/02/2012, recorded 10/03/2012 in Book 5850, Page 01852.

Parcel Number: 22-02-01455-00-6.

Location of property: 620 South Main Street, Telford, PA 18969-2033.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Raymond L. Farina and Katherine A. Farina** at the suit of Wells Fargo Bank, N.A. Debt: \$161,850.76.

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

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. 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.

15-10910

ALL THAT CERTAIN lot or piece of ground, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania described according to a plan made by William S. Erwin, Registered Professional Engineer, dated July 16, 1956, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Roberts Street (66 feet wide) at the distance of one hundred five feet measured along Roberts Street on a course of North 49 degrees, 14 minutes West from the Northwestern side of Calamia Drive (50 feet wide) containing in front or breadth on said Roberts Street thirty feet and extending Northeastwardly of that width in length or depth between parallel lines at right angles to said Roberts Street the Northwestern line thereof extending along line of Lot No. 187 on said plan and the Southeasterly line extending along line of Lot No. 185 on said plan and partly through the party wall between the house erected on this lot and the house erected on the lot to the Southeast one hundred fifteen feet to a point in the title line in the bed of a certain easement for utility and driveway which easement extends Northwestwardly into Glenn Valley Drive (50 feet wide) and Southeastwardly into Calamia Drive and also connects with another easement for utility and driveway which extends in a general Northeastwardly direction into Glenn Valley Drive as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Denise Rudoi and Vinicius Rocha, by Deed from Pasquale Molinaro and Mary Molinaro, dated 09/14/2007, recorded 09/25/2007 in Book 5666, Page 352.

Parcel Number: 13-00-32332-00-1.

Location of property: 545 East Roberts Street, Norristown, PA 19401-3524.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Vinicius Rocha and Denise Rudoi** at the suit of JP Morgan Chase Bank, National Association. Debt: \$167,042.58.

Paul Cressman, Attorney. I.D. #318079

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. 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.

15-10930

PREMISES "A"

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot Number 31 on a Plan of Lots known as "The John C. Richardson Tract in Penllyn, PA", said lot being bounded and described according to a recent survey made thereof by James R. Gillin, C.E., as follows, to wit:

BEGINNING at a point on the Easterly side of Wissahickon Avenue (which was, laid out on the original plan 63.00 feet wide, but which is now laid out to a width of 40.00 feet) at the distance of 87.07 feet Southwardly from the Southerly side of Gwynedd Avenue; thence by Lot Number 30 on said plan, also sold to Henry Tate, North 63 degrees, 15 minutes East, 170.00 feet to the Westerly side of a twenty feet wide alley; thence by the side of said alley South 27 degrees, 24 minutes East, 50.00 feet to a point, a corner of Lot Number 32; thence by the side of said lot South 63 degrees, 15 minutes West, 170.00 feet to the Easterly side of Wissahickon Avenue, aforesaid; thence by said side of said Wissahickon Avenue North 27 degrees, 24 minutes West, 50.00 feet to the first mentioned point and place of beginning.

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey made thereof by James R. Gillin, C.E., as follows, to wit:

BEGINNING at a point on the Easterly side of Wissahickon Avenue (as shown on "The John C. Richardson Plan" and now open for public use), at the distance of 37.07 feet Southwardly from the Southerly side of Gwynedd Avenue.

CONTAINING in front or breadth on Wissahickon Avenue 50.00 feet and extending in length or depth between parallel lines at right angles to Wissahickon Avenue 170.00 feet to the side of a twenty feet wide alley.

TITLE TO SAID PREMISES IS VESTED IN Ricci Johnson and Ada Jane Johnson, husband and wife, as Tenants by the Entirety by Deed dated 08/10/2005, given by James H. Thompson, Jr., Executor of the Estate of Virginia G. Branch, Deceased and James Howard Thompson, Jr., also known as James H. Thompson, Jr., Individually, recorded 08/18/2005 in Book 5567, Page 552.

Parcel Number: 39-00-05062-00-2.

Location of property: 1043 Wissahickon Avenue, Blue Bell, PA 19422-1030.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ricci Johnson and Ada Jane Johnson a/k/a Ada J. Johnson** at the suit of Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2006-1 Asset Backed Certificates, Series 2006-1. Debt: \$223,570.67.

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

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. 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.

15-12098

ALL THAT CERTAIN message and tract of land, situate No. 101 North Hanover Street, 2nd Ward (formerly West) **Pottstown Borough**, Montgomery County, Pennsylvania and described in accordance with a subdivision plan as prepared for Edward Alex Realty, Inc., dated July 16, 1974, revised October 17, 1979, as follows, to wit:

BEGINNING at a corner set forth in the Northwestern property line intersection of North Hanover Street (80 feet wide) and Chestnut Street (50 feet wide); thence along the Northerly side of Chestnut Street North 74 degrees, 39 minutes West, 71.62 feet to the Easterly side of a 12 feet wide joint easement; thence along the same North 15 degrees, 30 minutes East, 15.85 feet to a corner of premises known as No. 103 North Hanover Street; thence along same on a course passing through a joint partition wall South 74 degrees, 39 minutes East, 71.62 feet to a corner on the Westerly property line of North Hanover Street; thence along the same South 15 degrees, 30 minutes West, 15.85 feet to a corner and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Joshua J. Torres and Christina M. Torres by Deed from Martin A. Green dated June 19, 2007 and recorded June 26, 2007 in Deed Book 5652, Page 00861.

Parcel Number: 16-00-13079-00-9.

Location of property: 101 North Hanover Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joshua J. Torres and Christina M. Torres** at the suit of Federal National Mortgage Association. Debt: \$190,622.26.

Joseph F. Riga, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. 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.

15-13592

ALL THAT CERTAIN lot or piece of ground, situate in **Horsham Township**, County of Montgomery and State of Pennsylvania and described according to a plan thereof made by William T. Muldrew, Surveyor and Regulator, Jenkintown, Pennsylvania, April 9, 1921 and recorded at Norristown, Pennsylvania, in Deed Book No. 830, Page 600, as follows:

BEGINNING at a point being the intersection of the middle line of Garden Avenue (40 feet wide) with the middle line of Cedar Avenue (40 feet wide).

CONTAINING in front or breadth Southwestward on the said middle line of Garden Avenue forty-three and eighty-four one-hundredths feet (including thereon the Southwestern most one-half of the bed of Cedar Avenue) and extending in length or depth Northwestward on the Northeast line thereon which line extends along the said middle line of Cedar Avenue one hundred thirty-two and one one-hundredths feet and on the Southwest line thereof which line is at right angles to the said middle line of Garden Avenue one hundred thirty-two feet and having breadth on the rear line thereof of forty-four and sixty-one one-hundredths feet.

BEING Lot Numbered 130 on said plan.

ALSO ALL THOSE TWO CERTAIN contiguous lots or pieces of ground, situate in **Horsham Township**, County of Montgomery and State of Pennsylvania and described according to the above mentioned plan as follows:

BEGINNING at a point in the middle line of Garden Avenue (40 feet wide) at the distance of forty-three and eighty-four one-hundredths feet Southwestward from the middle line of Cedar Avenue (40 feet wide).

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

BEING Lots Numbered 131 and 132 on the said plan.

BEING the same premises which Geraldine Raab by Deed dated 8/3/2005 and recorded 8/26/2005 in Montgomery County in Deed Book 5565, Page 1097 conveyed unto Joseph Fedeles and Joanne Fedeles, 50% interest and Theresa McGinty and Matthew McGinty, 50% interest.

THE CONVEYANCE of the one-half interest between Theresa McGinty and Theresa McGinty and Matthew McGinty, husband and wife is transfer tax exempt.

THE CONVEYANCE of the remaining one-half interest between Geraldine Raab (aunt) and Joseph Fedeles and Joanne Fedeles, husband and wife (nephew and niece-in-law) is subject to 1% transfer tax.

Parcel Number: 36-00-01831-00-5.

Location of property: 209 Cedar Avenue, Horsham, PA 19044.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Joanne Fedeles, Joseph Fedeles, Matthew McGinty and Theresa McGinty** at the suit of Fannie Mae (Federal National Mortgage Association). Debt: \$175,829.79.

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 \$3,000. 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.

15-13693

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

BEGINNING at a point on the Southeasterly side of Hedgerow Lane (50 feet wide) at the distance of 273.57 feet measured on a bearing of South 69 degrees, 13 minutes West along the said side of Hedgerow from a point of tangent in the same, said point of tangent being at the distance of 26.71 feet measured on the arc of a circle curving to the left having a radius of 15 feet from a point of curve on the South Westerly proposed right-of-way line of Fletcher Road; thence from said point of beginning South 26 degrees, 47 minutes East, 273.92 feet to a point; thence extending South 88 degrees, 37 minutes West, 245.75 feet; thence North 02 degrees, 37 minutes East, 217.21 feet to a point

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

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

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

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

The improvements thereon are: A single family residential dwelling.

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

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 \$3,000. 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.

15-16233

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

BEGINNING at a point on the Southeast side of Arch Street at the distance of seventy-five feet Northeastly from Penn Street in the middle of the partition wall between this and the adjoining house now owned by Ida Famous; thence through the middle thereof parallel to said Penn Street Southeasterly eighty-one feet more or less to land now or late of Jacob Childs; thence by the same at right angles to said Penn Street Northeastly fourteen feet to a three feet wide alley; thence by the same parallel to the first line North eighty-one feet more or less to Arch Street aforesaid and along the Southeast side thereof Southwesterly fourteen feet to the place of beginning.

BEING the same premises which Yvonne Platts, Administrator of the Estate of Bennie Ruth Platts, by Deed dated June 23, 2001 and recorded June 28, 2011 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5805, Page 01468, granted and conveyed unto Yvonne Platts, her heirs.

Parcel Number: 13-00-01480-00-1.

Location of property: 410 Arch Street, Norristown, PA 19401.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Yvonne Platts, Individually and as the Administratrix of the Estate of Bennie Ruth Platts** at the suit of The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A. as Successor to JP Morgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2006-RP2, c/o Owen Loan Servicing, LLC. Debt: \$75,421.62.

Jessica N. Manis, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. 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.

15-20204

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

ALL THAT CERTAIN brick message or tenement and lot of land, situate in **Pottstown Borough**, Montgomery County, PA on the South side of Cherry Street, between Roland and Mount Vernon Streets, being known as No. 1220 Cherry Street and bounded and described, as follows, to wit:

BEGINNING at a point on the South side of Cherry Street distant 180 feet Eastwardly from the East line of Roland Street, at a corner of this and Lot No. 340; thence by the South line of said Cherry Street Eastwardly 22 1/2 feet to other land of Charles Angstadt about to be conveyed to Carl E. Keller and wife; thence by the same Southwardly 140 feet to a 20 feet wide alley passing in part of said course and distance through the middle of the brick division or partition wall of this and house of said Carol E. Keller and wife immediately adjoining to the East; thence by the North side of said 20 feet wide alley Westwardly 22 1/2 feet to Lot No. 340; thence by the same Northwardly 140 feet to the place of beginning.

BEING the same premises which James Teller and Rachel M. Teller, husband and wife, by Indenture dated 09/29/2004 and recorded 10/04/2004 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5527, Page 2266 granted and conveyed unto Michael Ranson, in fee.

TITLE TO SAID PREMISES VESTED IN Michael Ranson by Deed from James Teller and Rachel M. Teller, husband and wife dated 09/29/04 and recorded on 10/04/04 in the Montgomery County Recorder of Deeds in/at Deed Book 5527, Page 2266.

Parcel Number: 16-00-04984-00-4.

Location of property: 1220 Cherry Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Michael Ranson** at the suit of Citimortgage, Inc. Debt: \$102,662.89.
Robert W. Williams, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. 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.

15-20979

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

BEGINNING at a point on the Northeast side of Lafayette Street in the Borough of Norristown aforesaid at the distance of 78 feet, 9 1/2 inches Southeasterly from Knox Street, a corner of a house and lot now or late of John Jamison; thence Northeasterly the line passing through the middle of the partition wall between said houses 81 feet to a 4 foot wide alley; thence along said alley Southeasterly 15 feet, 3/4 inches to a corner of other lot of said John Jamison; thence Southwesterly along the same, the line passing through the middle of the partition wall between this and said Jamison's adjoining house 81 feet to Lafayette Street aforesaid; thence along the same Northwesterly 15 feet, 3/4 inches to the place of beginning.

BEING the same premises which Alexander Zudor and Edith Zudor, his wife, by Deed dated 9/30/1988 and recorded 10/3/1988 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 4888 and Page 2358, granted and conveyed unto Elrica M. Cupidore.

Parcel Number: 13-00-19976-00-9.

Location of property: 721 West Lafayette Street, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Elrica M. Cupidore** at the suit of Nationstar Mortgage, LLC. Debt: \$111,923.25.

Sarah K. McCaffery, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. 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.

15-21344

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate lying and being at **Cheltenham Township**, Montgomery County, State of Pennsylvania, bounded and described according to a survey thereof made by William T. Muldrew, Civil Engineer and Surveyor, Jenkintown, Pennsylvania, as follows:

BEGINNING at a point in the center line of Ryers Avenue at the distance of seventy-five feet Northeast of the center line of Jefferson Avenue; thence by land of the late Christopher Koehler of which this was apart the three following courses and distances: (1) North forty-nine degrees, fifty-five minutes West, one hundred fifty feet to a corner; (2) North forty-one degrees, East fifty feet to a corner; and (3) South forty-nine degrees, fifty-five minutes East, one hundred fifty feet to the center line of Ryers Avenue, aforesaid; thence along same South forty-one degrees, West fifty feet to the first mentioned point and place of beginning.

BEING the same premises which Raymond T. Capriotti and Richard T. Capriotti by Indenture dated 5/25/2011 and recorded 6/1/2011 in and for the County of Montgomery in Deed Book 5802, Page 1708 granted and conveyed unto Raymond T. Capriotti, in fee.

Parcel Number: 31-00-24025-00-1.

Location of property: 18 Ryers Avenue, Cheltenham, PA 19012.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Raymond T. Capriotti** at the suit of U.S. Bank National Association, Not in its Individual Capacity but Solely as Trustee of Ows Remic Trust 2015-1. Debt: \$222,185.18.

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 \$3,000. 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.

15-21672

ALL THAT CERTAIN lot or piece of ground with the dwelling thereon erected, situate in **Whitpain Township**, County of Montgomery, State of Pennsylvania bounded and described according to a survey thereof made by C. Raymond Weir, Registered Surveyor of Ambler, Pennsylvania of January 24, 1917, as follows, to wit:

BEGINNING at a point in the center line on School House Road (33 feet wide) at the distance of 213.84 feet Southwestwardly from the intersection of the center line or Schoolhouse Road with the center line of Morris Road (33 feet wide) a corner of land now or late of Wilbur B. Schmidt and Edith A. Schmidt, his wife; thence extending along the center line or School House Road, South 42 degrees, 30 minutes West, 225.61 feet to a point, a corner of land of William H. Doyle; thence along said land North 47 degrees, 29 minutes West, 376.41 feet to an iron pipe a corner of land now or late of George S. Turton and Elizabeth B. Turton, his wife; thence along said land North 42 degrees, 10 minutes East, 224.95 feet to a point; thence by other land of Harry W. Asquith and Elizabeth B. Asquith, his wife and by land of Wilbur E. Schmidt and Edith A. Schmidt, his wife South 47 degrees, 30 minutes East, 376.04 feet to a point and place of beginning.

CONTAINING 1.942 acres.

BEING the same premises that William J. Montanye and Sallie K. Montanye, his wife by Deed dated 04/16/93 and recorded on 05/03/93 in the office of Recorder of Deeds in and for Montgomery County, at Book 5040 and Page 0406, and Instrument No. 006628, conveyed unto William J. Montanye and Sallie K. Montanye, his wife, Grantees herein.

Parcel Number: 66-00-06031-00-5.

Location of property: 393 School Road, Blue Bell, PA 19422.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Sallie K. Montanye and William J. Montanye** at the suit of The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1. Debt: \$544,149.64.

Bradley 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 \$3,000. 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.

15-21783

ALL THAT CERTAIN lot or piece of ground, with buildings and improvements thereon erected, situate in **Lower Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, known and designated as part of Plot No. 1 Section H, on a certain plan of lots of North Valley Forge, recorded at Norristown, Pennsylvania, in Deed Book No. 650, Page 500, described according to a survey made by S. Cameron Corson, Civil Engineer, May 20, 1926, as follows:

BEGINNING at a spike at the intersection of the center lines of Pawlings Bridge Road, fifty feet wide, and Gertrude Avenue, fifty feet wide; thence along the center line of Gertrude Avenue, Northeasterly along a curved line having a radius of six hundred ninety-five feet, two hundred sixty feet to a stake; thence on the radial line, Southeasterly one hundred ninety-six feet to a stake on the old curved line that bounds this property and the property next adjoining this to the East; thence along this curved line, having a radius of five hundred twenty feet, Southwesterly two hundred sixteen and five-tenths feet to the aforesaid center line of Pawlings Bridge Road; thence along the same, Northwesterly one-hundred seventy-five feet to the place of beginning.

BEING the same premises which Cortland T. McKeon and Linda R McKeon by Indenture bearing date the 22nd day of August, A.D. 1990 and recorded August 23, 1990 in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, PA, in Deed Book 4955, Page 1587, granted and conveyed unto Cortland T. McKeon and Linda R. McKeon, in fee.

TITLE TO SAID PREMISES IS VESTED IN Gary L. Bosavage, by Deed from Cortland T. McKeon and Linda R. McKeon, h/w, dated 08/12/2005, recorded 08/19/2005 in Book 5567, Page 1340.

Parcel Number: 43-00-10570-00-7.

Location of property: 1511 Pawlings Road, Phoenixville, PA 19460-1437.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gary L. Bosavage** at the suit of Bank of America, N.A. Debt: \$138,112.19.

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

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. 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.

15-22301

ALL THAT CERTAIN message, tenement and tract of land, being Lot #28 in a certain plan of lots laid out by Bodey and Murz, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a recent survey made by James Crosson, C.E., as follows, to wit:

BEGINNING at a point known as the West side of Willow and Fornance Streets; thence along the Southwest side of Fornance Street Northwesterly 18 feet, 4 inches to a point in the line dividing this and adjoining house; thence passing through the middle of the partition wall of this and adjoining house Southwesterly 100 feet to a point on the Northeast side of a 10 feet wide alley laid out for the common use of this and the adjoining properties and along said side of said alley Southeasterly parallel to Fornance Street 18 feet, 4 inches to the North side of Willow Street and along the said side of Willow Street Northeasterly 100 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Stanley M. Smith by Deed from Muriel F. Santangelo, widow dated April 17, 2003 and recorded June 18, 2003 in Deed Book 5460, Page 0670.

Parcel Number: 13-00-11576-00-3.

Location of property: 28 East Fornance Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Stanley M. Smith** at the suit of Flagstar Bank, FSB. Debt: \$166,988.70.

Terrence J. McCabe, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. 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.

15-22758

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, 14 East Side Drive. Being Unit Number, 13 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 "Skipack Pike" said center line 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 Skipack 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 center line 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.

TITLE TO SAID PREMISES IS VESTED IN Alfred E. Wilson, an unmarried man by Deed from Alfred E. Wilson, Surviving Spouse of Marion B. Wilson dated 02/22/2013 recorded 03/22/2013 in Deed Book 5867, Page 01285.

Parcel Number: 66-00-06408-36-6.

Location of property: 1413 Whitpain Hills, Blue Bell, PA 19422.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Alfred E. Wilson** at the suit of Reverse Mortgage Solutions, Inc. Debt: \$108,050.19.

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 \$3,000. 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.

15-23513

ALL THAT CERTAIN lot or piece of land, with all the buildings and improvements thereon erected, known as No. 501 Cherry Street, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at the Northwest corner of Airy and Cherry Streets; thence, Northwesterly along Airy Street, 100 feet to a stake at the corner of Airy Street and Orange Alley, laid out 20 feet wide; thence, Northeasterly along said Orange Alley, 17 feet to a stake, a corner of this and Lot No. 2 on said plan belonging to Charles A. Hallman, now George Fisher; thence, Southeasterly along said Lot No. 2, 100 feet to a stake on said Cherry Street; and thence, Southwesterly along said Cherry Street, 17 feet to the place of beginning.

BEING the same premises which Joseph H. Toogood, by Deed dated 03/31/2003 and recorded 04/11/2003 at Norristown, Pennsylvania in Deed Book 10293, Page 623, granted and conveyed unto Lesia Richman, in fee.

Parcel Number: 13-00-08012-00-3.

Location of property: 501 Cherry Street, Norristown, PA 19401.

The improvements thereon are: All that certain lot or piece of land with all the buildings and improvements.

Seized and taken in execution as the property of **Lesia Richman** at the suit of Joseph H. Toogood. Debt: \$87,762.93.

James Cunilio, Attorney. I.D. #22148

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. 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.

15-23811

ALL THAT CERTAIN lot or piece of ground, situate in **Royersford Borough**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a Subdivision Plan for Ethel Harrison Mailey made by William L. Conner, Registered Land Surveyor, Spring City, Pennsylvania, dated April 2, 1979 and revised April 24, 1979, as follows, to wit:

BEGINNING at a point on the title line in the bed of Fifth Avenue (57 feet wide), said point being located North 41 degrees, 0 minutes West, 88.50 feet along the title line in the bed of Fifth Avenue from its point of intersection with the title line in the bed of Spruce Street (57 feet wide); thence extending along the aforementioned title line in the bed of Fifth Avenue, North 41 degrees, 0 minutes West, 65.00 feet to a point, a corner; thence crossing the Northeasterly side of Fifth Avenue and along lands now or late of Harry A. Neiffer North 49 degrees, 0 minutes East, 200.00 feet to a point in line of lands now or late of New Bra Development Corporation; thence extending along the same South 41 degrees, 0 minutes East, 65.00 feet to a point, a corner of Lot No. 2; thence extending along the same recrossing the Northeasterly side of Fifth Avenue South 49 degrees, 0 minutes West, 200.00 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Patricia M. Kahle, by Deed from Paula L. Dengler, nbm, Paula L. Plummer and Jonathan R. Plummer, w/h, dated 06/30/2003, recorded 07/03/2003 in Book 5463, Page 191.

Parcel Number: 19-00-01113-00-2.

Location of property: 410 North 5th Avenue, Royersford, PA 19468-2014.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Patricia M. Kahle** at the suit of Ocwen Loan Servicing, LLC. Debt: \$152,683.60.

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

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. 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.

15-24286

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 of Properties made for the Curtis-Bailey Company on November 4, 1953 by Reeder, Magarity and Bryant, Professional Engineer, Upper Darby, Pennsylvania, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Newington Drive (50 feet wide) measured along the Northeast and Northwest sides of Newington Drive, the (3) following courses and distances from a point of intersection of the Northwest side of Newington Drive with the Northeast side of Broadway (60 feet wide) (both lines produced): (1) North 41 degrees, 52 minutes East, 120.29 feet to a point of curve; (2) on the arc of a circle curving to the right having a radius of 499.39 feet, the arc distance of 610.55 feet to a point of tangent; and (3) South 68 degrees, 5 minutes East, 45.85 feet to the point and place of beginning; thence extending from the said beginning point, North 21 degrees, 55 minutes East, 126.97 feet to a point; thence extending South 69 degrees, 5 minutes East, 70 feet to a point; thence extending South 21 degrees, 55 minutes West, 126.97 feet to a point on the Northeast side of Newington Drive; thence extending North 68 degrees, 5 minutes West along the said side of Newington Drive, 70 feet to the point and place of beginning.

BEING Lot No. 31 and House No. 210 Newington Drive.

TITLE TO SAID PREMISES IS VESTED IN William J. Neill, singleman, by Deed from Robert R. Riese, Executor Under the Will of Louise A. Beilfuss, deceased, dated 10/02/1987, recorded 10/07/1987 in Book 4853, Page 1227.

BY VIRTUE of death of William J. Neill on 3/4/2015 title to said premises is vested in Heather A. Shivers a/k/a Heather Shivers, in Her Capacity as Administratrix and Heir of The Estate of William J. Neill a/k/a William Neil and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under William J. Neill a/k/a William Neill, Deceased.

Parcel Number: 59-00-13297-00-9.

Location of property: 210 Newington Drive, Hatboro, PA 19040-4457.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Heather A. Shivers a/k/a Heather Shivers, in Her Capacity as Administratrix and Heir of The Estate of William J. Neill a/k/a William Neill and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under William J. Neill a/k/a William Neill, Deceased** at the suit of Wells Fargo Bank, N.A. Debt: \$200,679.24.

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

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. 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.

15-24521

ALL THAT CERTAIN message and piece or parcel of land, situate at No. 316 Railroad Avenue, in **Souderton Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a stake in the building line on the West side of Railroad Avenue, and in line of Monroe Hager's Land; thence along the same and passing through the party wall of a dwelling house South 57 degrees, 23 minutes West, 150 feet to the East side of a 15 feet wide alley; thence along the same North 32 degrees, 27 minutes West, 16 feet to a stake in line of Irvin Yocum's Land; thence along the same and passing through the party wall of dwelling houses North 57 degrees, 23 minutes East, 150 feet to a stake in the building line on the West side of the aforesaid Railroad Avenue; thence along the same South 32 degrees, 27 minutes East, 16 feet to the place of beginning.

CONTAINING 2,400 square feet of land, more less.

BEING the same property as conveyed from Betsy J. Murphy to Robert T. Murphy and Betsy J. Murphy, husband and wife, as described in Book 5634, Page 1685, dated 02/06/2007, recorded 01/22/2007 in Montgomery County records.

TITLE TO SAID PREMISES IS VESTED IN Robert T. Murphy and Betsy J. Murphy, husband and wife by Deed from Betsy J. Murphy dated 01/22/2007 recorded 02/06/2007 in Deed Book 01685, Page 01689.

Parcel Number: 21-00-06020-00-7.

Location of property: 316 Railroad Avenue, Souderton, PA 18964.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Betsy J. Murphy and Robert T. Murphy** at the suit of PNC Bank, National Association, Successor by Merger to National City Mortgage, a Division of National City Bank. Debt: \$125,085.16.

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

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. 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.

15-24622

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery, Pennsylvania described according to a plan made by William S. Erwin, Registered Professional Engineer, dated July 16, 1956 and revised November 29, 1956, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Calamia Drive (fifty feet wide) at the distance or seventy-two and thirty-five one-hundredths feet measured along Calamia Drive on a course of South forty-nine degrees, fourteen minutes East from a point of curve on Calamia Drive which point of curve is measured along Calamia Drive on a line curving to the right having a radius of one hundred twenty-five feet the arc distance of one hundred ninety-six and thirty-five one-hundredths feet from a point on the Southeasterly side of Calamia Drive, which point is measured North forty degrees, forty-six minutes East along Calamia Drive, one hundred five feet from a point on the Northeasterly side of Roberts Street (sixty feet wide); thence extending from the first above mentioned

point of beginning, South forty-nine degrees, fourteen minutes East along Calamia Drive thirty feet and extending South forty degrees, forty-six minutes West of that width in length or depth between two parallel lines at right angles to Calamia Drive one hundred fifteen feet to a point in the title line in the bed of a certain easement for utility and driveway (which easement for utility and driveway extends Northwestwardly into Calamia Drive and also extends Southeastwardly and Northeastwardly into Logan Street, sixty-six feet wide; the Southeastly line thereof extending partly through the party wall or the house erected on this lot and the house erected and the lot adjoining to, the Southeast and along line of Lot No. 28 on said plan, the Northwestly line thereof extending along line or Lot No. 26 on said plan, and the rear line thereof extending along the rear line of lot No. 16 on said plan.

BEING Lot No. 27 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Rebecca C. Manning by Deed from Peter Clarke and Rebecca C. Manning, dated August 23, 2007 and recorded August 31, 2007 in Deed Book 5662, Page 2267. The said Rebecca C. Manning died on April 27, 2015 thereby vesting title in Darryl Manning, Executrix of the Estate of Rebecca C. Manning.

Parcel Number: 13-00-06104-00-3.

Location of property: 608 Calamia Drive, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Darryl Manning, Executrix of the Estate of Rebecca C. Manning** at the suit of CIT Bank, N.A. f/k/a OneWest Bank, N.A. Debt: \$144,873.46.

Joseph F. Riga, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. 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.

15-25451

ALL THAT CERTAIN lot or piece of land, situate in **New Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a plan made by F. Richard Urwiler, August 18, 1962, as follows, to wit:

BEGINNING at an iron pin in the center line of Middle Creek Road, a corner of land now or late of George Freyer; thence along the center line of said Middle Creek Road North 42 degrees, 30 minutes East, 128.50 feet to an iron pin, a corner in the center line of said road; thence leaving said road by land now or late of LeRoy and Lizzie Mutter, the two following courses and distances: South 44 degrees, 30 minutes East, 200 feet to an iron pin, a corner, and South 42 degrees, 30 minutes West, 128.50 feet to an old iron pin, a corner of land now or late of George Freyer; thence along the same North 44 degrees, 30 minutes West, 200 feet to the first mentioned point and place of beginning.

CONTAINING .59 of an acre of land.

BEING the same premises which Richard K. Petschelt and Stacey K. Weller (now by marriage Stacey K. Petschelt), by Indenture dated January 16, 2003, and recorded January 28, 2003, at Norristown in the Office for the Recording of Deeds, in and for the County of Montgomery, Pennsylvania, in Deed Book 5444, Page 474, granted and conveyed unto Scott A. Thomas and Tabitha L. Knause, in fee.

Parcel Number: 47-00-04972-00-3.

Location of property: 3152 Middle Creek Road, Gilbertsville, PA 19525.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Tabitha L. Knause and Scott A. Thomas** 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 2014-10TT. Debt: \$299,660.05.

Lisa Lee, Attorney. I.D. #78020

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. 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.

15-25570

ALL THAT CERTAIN unit in the property known, named and identified as The Tower at Oak Hill, a Condominium located in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PSA 3101, et seq., by the recording in the Montgomery County Office for the Recording of Deeds of a Declaration dated 2/24/1989 and recorded 2/28/1989 in Deed Book 4903, Page 1429, a First Amendment thereto recorded 5/10/1989 in Deed Book 4910, Page 1533, being designated in such Declaration as Unit 2-L, as more fully described in such Declaration, together with a proportionate undivided interest in the Common Elements, as defined in such Declaration.

BEING the same premises which Morris Antar and Nancy Antar by Deed dated 2/13/2004 and recorded 3/5/2004 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5498 and Page 1884, granted and conveyed unto Martin Katzin.

Parcel Number: 40-00-22136-30-6.

Location of property: 1600 Hagys Ford Road, Apt. 2L, Penn Valley a/k/a Narberth, PA 19072.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Martin Katzin** at the suit of JP Morgan Chase Bank, National Association. Debt: \$105,706.99.

Sarah K. McCaffery, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. 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.

15-26807

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Salford Township**, County of Montgomery and State of Pennsylvania, described according to a survey and thereof made by Stanley F. Moyer, Registered Engineer dated August 8, 1957, as follows, to wit:

BEGINNING at a point of intersection of the center line of Sumneytown Pike (Route #63), forty feet wide and the center line of Thompson Road (thirty-three feet wide); thence extending along the center of Thompson Road North forty-four degrees, nineteen minutes East, one hundred forty-five feet to an iron pin; thence extending South forty-one degrees, thirty-one minutes East crossing the Southeasterly side of said road and extending along land of Henry Guenst four hundred nineteen and ninety one-hundredths feet to an iron pin; thence extending South thirty-eight degrees, fifty-three minutes West along land of Elmer S. Maltman, and crossing the Northeasterly side of Sumneytown Pike (Route #63) one hundred forty-five and ninety-four one-hundredths feet to a point in the center line of the said Sumneytown Pike (Route #63) aforesaid; thence extending along the same North forty-one degrees, thirty-seven minutes West, four hundred thirty-six and eighty-seven one-hundredths feet to the first mentioned point and place of beginning.

CONTAINING 1.42 acres more or less.

BEING the same premises which Leroy Sacks and Florence Sacks, h/w, by Deed dated September 15, 2003 and recorded on September 25, 2003 in the Office for the Recording of Deeds in Book 5474 and Page 1429 conveyed unto Leroy Sacks.

Parcel Number: 62-00-02092-00-6.

Location of property: 1270 Sumneytown Pike, Harleysville, PA 19438-1245.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Leroy Sacks** at the suit of Deutsche Bank National Trust Company, as Trustee for EquiFirst Loan Securitization Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1 c/o Ocwen Loan Servicing, LLC. Debt: \$304,036.03.

Andrew J. Marley, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. 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.

15-26971

ALL THAT PARCEL of land, in **Perkiomen Township**, Montgomery County, Commonwealth of Pennsylvania, being known and designated:

BEGINNING at a point on the Southerly side of Martingale Road (26 feet wide), said point being a common corner of Lot 274 and Lot 276 as shown on said plan, and running: thence (1) along said Martingale Road Southwesterly on a curve to the right, having a radius of 160.00 feet, an arc distance of 24.04 feet to a point, a common corner of Lot 277 and Lot 276; thence (2) along said Lot 277 South 19 degrees, 21 minutes, 33 seconds East, 132.53 feet to a point on the Northerly line of land now or late of Marjorie Carson Estate, a common corner of Lot 277 and Lot 276; thence (3) along said land now or late of Marjorie Carson Estate North 64 degrees, 38 minutes, 13 seconds East, 24.13 feet to a point, a common corner of Lot 274 and Lot 276; thence (4) along said Lot 274 North 19 degrees, 21 minutes, 33 seconds West, 127.65 feet to the first mentioned point and place of beginning.

BEING Lot No. 276 as shown on said plan.

BEING the same parcel of land from Stanley A. Hoffman and Joyce W. Hoffman, husband and wife to Gerald W. Burchard and Linda G. Burchard, as set forth in Deed Book 5545, Page 1581 dated 02/19/2005 and recorded 03/04/2005, Montgomery County Records, Commonwealth of Pennsylvania.

Parcel Number: 48-00-01586-53-5.

Location of property: 765 Martingale Road, Schwenksville, PA 19473.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Linda Burchard and Gerald W. Burchard, Sr.** at the suit of PNC Mortgage, a Division of PNC Bank National Association. Debt: \$200,810.63.

Crystal T. Espanol, Attorney. I.D. #315477

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. 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.

15-27087

ALL THAT CERTAIN tractor or parcel of land, situate at 824 East Howard Street, Village of Stowe, **West Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a previous survey as revised by Ralph E. Shaner & Son Engineering Company as of August 15, 1967, as follows, to wit:

BEGINNING at a corner lands now or about to be conveyed by Elmer W. Erb to John Wentzel, said point being on the Easterly side of Howard Street (50 feet wide) and distant along the same from a point marking the Northeasterly property line of the same with the Northerly side of Lehigh Street (33 feet wide) North 37 degrees, 45 minutes East, 50.00 feet; thence from said point of beginning continuing along the Easterly side of Howard Street North 37 degrees, 45 minutes East, 50.00 feet to a corner lands previously conveyed to Dennis E. Reider and Eileen M. Reider, his wife; thence along said Reider Lands South 52 degree, 15 minutes East, 140.00 feet to a corner on the westerly side of a given 20 foot wide private alley; thence along the same South 37 degrees, 15 minutes West, 50.00 feet to a corner lands now or about to be conveyed by Elmer M. Erb to John Wentzel; thence along the same North 52 degrees, 15 minutes West, 140.00 feet to a corner and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Dennis Daye by Deed from Mary F. Daye, widow, by her Attorney-In-Fact Joyce M. Daye dated August 18, 2009 and recorded December 4, 2009 in Deed Book 5752, Page 01969.

Parcel Number: 64-00-02458-00-7.

Location of property: 824 East Howard Street, Pottstown, PA 19464 a/k/a 824 East Howard Street, Stowe, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Dennis Daye** at the suit of Bank of America, N.A. Debt: \$132,321.91.

Joseph F. Riga, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. 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.

15-27132

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, Pennsylvania bounded and described according to a Subdivision Plan for Donald A. Coccimiglio and made by Donald John Boucher dated 2/18/1990 and recorded in Montgomery County in Plan Book B-41, Page 204, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Maple Avenue (40 feet wide) said point being at the distance of 340.00 feet measured North 413 degrees, 35 minutes East along the Northwesterly side of Maple Avenue from its point intersection with the Northeasterly side of Spear Avenue (40 feet wide); thence extending from said point of beginning along the lands now or late of Jacob Kapp and Gisela Kapp, husband and wife North 43 degrees, 25 minutes West, 120.00 feet to a point; thence extending North 46 degrees, 35 minutes East, 90.00 feet to a point a corner of Lot 2 as shown on the above mentioned plan; thence extending along the same South 43 degrees, 25 minutes East, 120.00 feet to a point on the Northeasterly side of Maple Avenue; thence extending along the same South 46 degrees, 35 minutes West, 90.00 feet to the first mentioned point and place of beginning.

CONTAINING in area of 10,800 square feet.

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

TITLE TO SAID PREMISES IS VESTED IN Donald A. Coccimiglio, Jr. by Deed from Donald A. Coccimiglio, Jr., Administrator of the Estate of Donald A. Coccimiglio, Deceased dated October 20, 1997 and recorded November 21, 1997 in Deed Book 5207, Page 1623.

Parcel Number: 30-00-40772-00-4.

Location of property: 830 Maple Avenue, Glenside, PA 19038 a/k/a 830 Maple Avenue, Ardsley, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Donald A. Coccimiglio, Jr.** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, Successor Indenture Trustee to JP Morgan Chase Bank, N.A., as Indenture Trustee for CWABS Revolving Home Equity Loan Trust Series 2004-D. Debt: \$45,451.65.

Joseph F. Riga, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. 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.

15-28130

ALL THAT CERTAIN unit in the property known, named and identified as Hampshire Condominium, located in **Lower Merion Township**, Montgomery County, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA, C.S. 3101, et seq. by the recording in the Montgomery County Department of Records of a Declaration dated 2/29/1990 and recorded on 1/30/1990 in Deed Book 4937, Page 321, and a 1st Amendment thereto dated 11/8/1993 and recorded on 11/29/1993 in Deed Book 5062, Page 441, and a 2nd Amendment thereto dated 6/12/1995 and recorded on 6/15/1995 in Deed Book 5115, Page 532.

BEING and designated on such Declaration Plan as Unit No C-304 as more fully described in such Declaration Plan and Declaration.

TOGETHER with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 1.05%.

TITLE TO SAID PREMISES IS VESTED IN Don Kuzy, by Deed from Tara Dineen, dated 07/28/2004, recorded 10/05/2004 in Book 5527, Page 2434. Don Kuzy died on 01/10/2014, and upon information and belief, his surviving heirs are Michael Kuzy, Rob Kuzy, Richard Kuzy, John Kuzy, Beth Harrigan, Michael Harrigan, and Allison Harrigan. Beth Harrigan died on 11/19/2009, and upon information and belief, her heirs or devisees and personal representative are unknown. By executed waivers, Michael Harrigan, Allison Harrigan, Richard Kuzy, John Kuzy, Michael Kuzy, and Rob Kuzy waived their right to be named as a defendant in the foreclosure action.

Parcel Number: 40-00-67553-24-9.

Location of property: 104 Woodside Road, C304, Haverford, PA 19041-1839.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Don Kuzy, Deceased and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of LSF9 Master Participation Trust. Debt: \$157,051.79.

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

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. 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.

15-28388

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, known and designated as Lot No. 8, Block L, on a revised Plan of Belmont Terrace, made by Over and Lingley, as recorded in the Office of the Recorder of Deeds of Montgomery County in Deed Book 1216, Page 600, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Valley Forge Road (40.00 feet wide) at the distance of 416.60 feet Southwesterly from the Southwest side of Riverview Road (40.00 feet wide); thence extending along the Northwesterly side of Valley Forge Road, South 65 degrees, 11 minutes West, 60.00 feet to a point, a corner of Lot No. 9 on said plan, owned by Montgomery Trust Company; thence along the same, North 24 degrees, 49 minutes West, 135.20 feet to a point, a corner in the middle of a twenty feet wide alley; thence extending along the middle of said alley, North 65 degrees, 11 minutes East, 60.00 feet to a point, a corner of Lot No. 7 on said plan; thence extending along the same, South 24 degrees, 49 minutes East, 135.20 feet to a point on the Northwesterly side of Valley Forge Road, the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Rebecca Davis from Timothy Davis and Rebecca Davis Deed dated 5/11/2006 and recorded 9/21/2006 in Book and Page 05617-0626 and Instrument Number 2006118509.

Parcel Number: 58-00-19360-00-4.

Location of property: 284 East Valley Forge Road a/k/a 284 Valley Forge Road, King of Prussia, PA 19406-2037.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Rebecca Davis and Timothy Davis** at the suit of The Bank of New York Mellon as Trustee for Nationstar Home Equity Loan Trust 2006-B. Debt: \$122,301.97.

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

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. 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.

15-28578

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, Commonwealth of Pennsylvania, described according to a certain plan thereof known as "Plan of Huntingdon Park" made by George B. Mebus, Registered Professional Engineer, dated 1/22/1953 and last revised 11/29/1954, as follows, to wit:

BEGINNING at a point of tangent on the Southeasterly side of Huntingdon Pike (70 feet wide), said point of tangent being at the distance of 39.27 feet measured on the arc of a circle curving to the right having a radius of 25 feet from a point of curve on the Northeasterly side of Hoyt Road (50 feet wide); thence extending from said point of beginning, North 41 degrees, 20 minutes, 30 seconds East along the said side of Huntingdon Pike 95 feet to a point; thence extending South 48 degrees, 39 minutes, 30 seconds East, 150.30 feet to a point; thence extending South 49 degrees, 50 minutes, 8 seconds West, 126.60 feet to a point on the Northeasterly side of Hoyt Road aforesaid; thence extending Northwestwardly along the said side of Hoyt Road on the arc of a circle curving to the left having a radius of 475 feet, the arc distance of 70.42 feet to a point of tangent in the same; thence extending North 48 degrees, 39 minutes, 30 seconds West still along the said side of Hoyt Road 36.44 feet to a point of curve in the same; thence extending on the arc of a circle curving to the left having a radius of 25 feet, the arc distance of 39.27 feet to the first mentioned point and place of beginning.

BEING Lot No. 100 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Oleg Viter and Vira Viter by Deed from Rose Sylvia A. McDonald dated 06/26/2002 recorded 12/27/2002 in Deed Book 5440, Page 0183.

Parcel Number: 30-00-30576-00-3.

Location of property: 651 Hoyt Road, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **United States of America, Department of The Treasury - Internal Revenue Service, Oleg Viter and Vira Viter** at the suit of Deutsche Bank National Trust Company, as Trustee for American Home Mortgage Assets Trust 2007-5, Mortgage-Backed Pass-Through Certificates Series 2007-5. Debt: \$553,967.71.

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

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. 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.

15-28662

ALL THAT CERTAIN lot or piece of land, situate in **Upper Providence Township**, County of Montgomery and State of Pennsylvania, described in accordance with a survey and plan thereof of property of James F. McCann made by Earl R. Ewing, Inc., Phoenixville, Pennsylvania, dated 7/15/1965, as follows, to wit:

BEGINNING at a spike in Second Avenue, a corner of other lands of McCann designates as Tract 1, being 495.78 feet more or less Northwesterly from the centerline of Vaughn Road; thence along Tract 1, crossing an iron pin, 14.79 feet distance South 45 degrees, 47 minutes West, 168.71 feet to an iron pin in line of lands of Eastner Real Estate Company; thence along the same North 42 degrees, 33 minutes, 30 seconds West, 100.05 feet to an original iron pipe marker found at a corner of this and lands of Bert Chambers; thence along the same following a fence line North 45 degrees, 47 minutes East, 165.80 feet to a spike in Second Avenue having crossed an iron pipe marker found on line 14.70 feet distant from said spike; thence along the title line in the bed of Second Avenue having crossed an iron pipe marker found on line 14.70 feet distant from said spike; thence along the title line in the bed of Second Avenue South 44 degrees, 13 minutes East, 100 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Christa A. Hill and Betty J. Bashaw, by Deed from Larry E. Cappel and Judy Ann Cappel and Dorothy D. Cappel, dated 12/28/2001, recorded 02/01/2002 in Book 5394, Page 468.

Betty J. Bashaw was co-record owner of the mortgaged premises as a Joint Tenant With the Right of Survivorship. By virtue of Betty J. Bashaw's death on or about 09/01/2013, her ownership interest was automatically vested in the Surviving Joint Tenant.

Parcel Number: 61-00-04633-00-4.

Location of property: 813 2nd Avenue, Royersford, PA 19468-2605.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christa A. Hill** at the suit of Christiana Trust, a Division of Wilmington Savings Fund Society, FSB, Not in its Individual Capacity but as Trustee of ARLP Trust 5. Debt: \$389,353.30.

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 \$3,000. 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.

15-28762

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

BEGINNING at a point on the Northeasterly side of Lafayette Street, at the distance of 30 feet, 10 and 1/4 inches measured Southeastwardly from Knox Street, a corner of this and house and lot of Grisdale and Lever; thence extending from said point of beginning Northeastwardly along the same and passing through the middle of a partition wall between this and said Grisdale and Lever's house, 81 feet to a four feet wide alley; thence extending along the said alley Southeastwardly 15 feet, 3/4 inches to a corner of Dr. Louis W. Read's land; thence extending along the same Southwestwardly 81 feet, passing through the middle of the partition wall between this and said Read's house to the Northeasterly side of Lafayette Street, aforesaid; thence extending Northwestwardly along the said side of Lafayette Street, 15 feet 3/4 inches to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Craig Atkins, and Joyce E. Williams, as Joint Tenants With the Right of Survivorship and not as Tenants in Common by Deed from Craig Atkins dated 04/13/2004 recorded 04/19/2004 in Deed Book 05504, Page 1094.

Parcel Number: 13-00-19988-00-6.

Location of property: 727 West Lafayette Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Craig Atkins and Joyce E. Williams** at the suit of Bank of America, National Association as Successor by Merger to Countrywide Bank, FSB, f/k/a Countrywide Bank, National Association, f/k/a Treasury Bank, National Association. Debt: \$118,011.81.

David Neeren, Attorney. I.D. #204252

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. 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.

15-28781

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania and described according to a Plan of Section "B" of Moreland Downs made by George B. Mebus, Registered Engineer, Glenside, Pennsylvania on March 12, 1952 and revised June 20, 1952 as follows, to wit:

BEGINNING at a point on the Northeasterly side of Quigley Avenue (formerly South Lane) (45 feet wide) which point is measured the two following courses and distances along the said side of Quigley Avenue (formerly South Lane) from its intersection with the Southeasterly side of Frazier Avenue (40 feet wide) (both lines produced): (1) extending from said point of intersection South 44 degrees, 49 minutes East, 156.89 feet to a point of curve; and (2) on a line curving to the left having a radius of 492.50 feet the arc distance of 176.80 feet to the point and place of beginning; thence extending from said beginning point North 24 degrees, 37 minutes, 55 seconds East, 120.46 feet to a point; thence extending East on a line curving to the left having a radius of 385 feet the arc distance of 50.52 feet to a point; thence South 16 degrees, 50 minutes, 15 seconds West, 122.14 feet to a point on the Northeasterly side of Quigley Avenue (formerly South Lane) aforesaid; thence extending along the same on a line curving to the right having a radius of 492.50 feet the arc distance of 67 feet to the first mentioned point and place of beginning.

BEING known as Lot Number 23 as shown on the above mentioned plan.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

TITLE TO SAID PREMISES IS VESTED IN Daniel L. Chandler by dDeed from Edmund Zeibari and Nancy J. Zeibari, dated August 16, 2000 and recorded September 8, 2000 in Deed Book 5330, Page 1686.

Parcel Number: 59-00-15019-00-6.

Location of property: 511 Quigley Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Daniel J. Chandler** at the suit of U.S. Bank National Association, as Trustee for Lehman XS Trust Mortgage Pass-Through Certificates, Series 2007-12N. Debt: \$317,164.20.

Joseph F. Riga, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. 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.

15-28783

ALL THAT CERTAIN unit designated as Unit No. E-10 being a Unit in 'International Village', a Condominium located on Fitzwatertown Road and Moreland Road, in **Upper Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, as being designated in the Declaration of Condominium of 'International Village' under the Unit Property Act, dated September 1, 1978 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania in Deed Book 4351, Page 79 &c., and also as being designated on the Declaration Plan of 'International Village' dated May 10, 1978 and recorded in the aforesaid Recorder of Deeds Office in Condominium Plan Book 6, Page 21 &c.

TOGETHER with a 1/24% undivided interest in and to the Common Element as fully set forth in the aforesaid Declaration of Condominium of 'International Village.'

UNDER AND SUBJECT to all agreements, conditions and restrictions of record and to the provision, easements and covenants as contained in the above Declaration of Condominium of 'International Village' and the Declaration Plan of 'International Village' as well as the 'Code of Regulations' of 'International Village' dated September 1, 1978, and recorded in the aforesaid Recorder of Deeds Office, in Deed Book 4351, Page 108 &c.

BEING the same premises which William E. Wade, Jr., by Indenture bearing date 8/16/1997 and recorded 8/24/1997 in the Office of the Recorder of Deeds, in and for the County of Montgomery in Deed Book 5284, Page 2479 etc., granted and conveyed unto Ronald B. Krebs, Jr., in fee.

TITLE TO SAID PREMISES IS VESTED IN Jonathan Mayer and Kellie L. Johnson, by Deed from Ronald B. Krebs, Jr., dated 05/26/2005, recorded 06/07/2005 in Book 5556, Page 2221.

Parcel Number: 59-00-07492-56-7, Map #59046G056.

Location of property: 22 Fitzwatertown Road, Unit 10 E, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jonathan Mayer and Kellie L. Johnson** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$118,590.26 plus interest to sale date.

Jeniece D. Davis, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. 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.

15-28787

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

BEGINNING at a point on the Southwest side of Marshall Street at the distance of 40 feet Southeasterly from the South corner of Marshall Street and High Alley, a corner of this and ground now or late of Richard Kerns; thence Southwesterly along line of said now or late Richard Kern's adjoining property 120 feet to the Northeast side of a 20 foot wide alley which alley is dedicated by Sevilla P. Moore for the use of the properties abutting thereon; thence along the Northeast side of said alley Southeasterly 20 feet to a point a corner of this and other property of the said Richard Kerns; thence parallel to the first line, the line passing through the middle of the partition wall between this and said Kerns' other house, Northeasterly 129 feet to the Southwesterly side of Marshall Street aforesaid; thence along the Southwest side of Marshall Street Northwesterly 20 feet to the place of beginning.

BEING the same premises which Monique Webb, by Deed dated 05/05/2008 and recorded 05/08/2008 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5691, Page 02510, granted and conveyed unto Roxann Graham.

Parcel Number: 13-00-24092-00-6.

Location of property: 220 E. Marshall Street a/k/a 220 East Marshall St., Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Roxann Graham** at the suit of Penny Mac Loan Services, LLC. Debt: \$124,909.40.

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

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. 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.

15-28788

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

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

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

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

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

The improvements thereon are: Residential property.

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

Paul Cressman, Attorney. I.D. #318079

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. 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.

15-28819

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

BEGINNING at a stone set for a corner of the Ardmore Public School lot (formerly land of Owen Jones) also a corner of land now or late of William Murphy and land formerly of Owen Yetter, but now or late of Mary L. Buchey; thence extending South 29 degrees, 10 minutes East along said land now or late of Mary L. Buchey, 299.91 feet to a stake set in the bed of Cricket Avenue (formerly set on the Northwest side of a one perch wide lane); thence extending South 63 degrees, 13 minutes West along the said Cricket Avenue, 101.56 feet to a stake, a corner of land formerly of James B. Law, now or late of the Estate of George Burwell, Deceased; thence extending North 29 degrees, 10 minutes West, along said land now or late of the Estate of George Burwell, Deceased, 294.69 feet to a stone set in the line of the said Ardmore Public School lot; thence extending North 60 degrees 50 minutes East, along said Ardmore Public School lot, 101.46 feet to the first mentioned point and place of beginning.

CONTAINING 111 square perches of land, be the same more or less.

BEING known as No. 106 Cricket Avenue.

BEING the same premises which Marie E. Stuard by Deed dated April 13, 2011 and recorded May 12, 2011 in Montgomery County in Deed Book 5800, Page 2170 conveyed unto C. Wallace Stuard, III and Marie E. Stuard, in fee.

Parcel Number: 40-00-13652-00-6.

Location of property: 106 Cricket Avenue, Ardmore, Lower Merion Township, PA.

The improvements thereon are: Commercial- retail, office - multi-use.

Seized and taken in execution as the property of **Marie E. Stuard, C. Wallace Stuard, III and Stuard Funeral Directors, Inc.** at the suit of The Bryn Mawr Trust Company. Debt: \$295,217.25.

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 \$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.

15-29089

ALL THOSE CERTAIN lots or pieces of ground, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, as more accurately described in the Deed to Michael S. Tucker and Lisa A. Tucker, dated September 26, 1977, and recorded on October 8, 1997, by the Montgomery County Recorder of Deeds in Deed Book 5202, at Page 1312, and being bounded and described, as follows, to wit:

Premises A:

ALL THAT CERTAIN message and lot of land known as No. 237 West Fomance Street, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Fomance Street at the distance of sixty-seven and ninety-four one-hundredths feet from the Northwest side of Fomance Street said point being opposite the middle of the partition wall between this property and the adjoining property of Herbert S. Land No. 239 West Fomance Street; thence Northwesterly through the middle of the said partition wall, one hundred and six and fifty-four one-hundredths feet to the Southwest side of private alley fifteen feet wide; thence along said side of said alley South forty-three degrees, forty-six minutes East, eighty-five and fifty-five one-hundredths feet to a point a corner of this and land lately conveyed to Clarence G. Land; thence along the said Clarence G. Land's property South fifty-six degrees, fifty-three minutes West, one hundred and eleven and thirty one-hundredths feet to the Northeast side of Fomance Street; and thence along the said side thereof, Northeasterly twenty-five and nine one-hundredths feet to the place of beginning.

Premises B:

ALL THAT CERTAIN lot or piece of land, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made by Will D. Hiltner, in June 1946, as follows, to wit:

BEGINNING at a point a corner in line of land of Lyman A. Kratz, et ux., and a corner of land about to be conveyed to Bessie A. Rushong which point is at the distance of ninety-five and eighty-five one-hundredths feet measured on a course of South forty-three degrees, forty-six minutes East along said land of Kratz from a point on the Southeasterly side of Markley Street; thence extending along land of said Kratz and partly along land about to be dedicated to the Borough of Norristown as an alley South forty-three degrees, forty-six minutes East, twenty-three and eighty-six one-hundredths feet to a point a corner on line of land of Clarence G. Land, et ux.; thence extending along said land of land the two following courses and distances viz: South forty-six degrees, thirty minutes West, nine and twelve one-hundredths feet to a point; and thence South fifty-six degrees, fifty-three minutes West, five and nine-tenths feet to a point a corner of other land of Ralph Alker, et ux.; thence extending along said land of Alker North forty-three degrees, forty-six minutes West, twenty-five and fifty-five one-hundredths feet to a point a corner of land about to be conveyed to Bessie A. Rushong; thence extending along the same North fifty-six degrees, fifty-seven minutes East, fifteen and eighteen one-hundredths feet to the place of beginning.

BEING the same premises as Lisa A. Tucker, by Deed dated September 10, 2003, and recorded on September 18, 2003, by the Montgomery County Recorder of Deeds in Deed Book 5475, at Page 566, granted and conveyed unto Lawrence J. Ruggiano, an Individual.

Parcel Number: 13-00-12228-00-8.

Location of property: 237 West Fomance Street, Norristown, PA 19401.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Lawrence J. Ruggiano** at the suit of LPP Mortgage, LTD. Debt: \$151,363.87.

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 \$3,000. 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.

15-29485

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a survey and plan made for Oak Lane Manor, Section No. 5 made by Franklin and Lindsey, Registered Engineers, Philadelphia on August 3, 1949, as follows, to wit:

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

BEING Lot No. 154 Johns Avenue.

BEING the same premises which Lorraine Robin Schroeck, also known as Lorraine D. Noehn, by Deed dated June 20, 1980 and recorded June 30, 1980 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 4539, Page 110, granted and conveyed unto Emil T. Ricci and Barbara Ricci.

Parcel Number: 31-00-15787-00-4.

Location of property: 118 Johns Road, Cheltenham, PA 19012.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Emil T. Ricci and Barbara Ricci** at the suit of Citimortgage, Inc. Debt: \$146,305.87.

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

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. 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.

15-29591

Premises "A":

ALL THAT CERTAIN interior lot of land, laying to the East of Kratz Station Road in **Upper Salford Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a survey and plan dated May 10, 1965 by George P. Nevells, Registered Surveyor, Quakertown, Pennsylvania, as follows, to wit:

BEGINNING at a pipe, the most Easterly corner of lands of Joseph H. Funfer, said place of beginning being South 65 degrees, 35 minutes East along the line of lands of said Joseph H. Funfer, 139.90 feet from the center line of Kratz Station Road; thence along lands of the Grantor the two following courses and distances: (1) South 42 degrees, 27 minutes East the distance 91.50 feet to a pipe, a corner; thence (2) South 4 degrees, 53 minutes West the distance of 115.16 feet to a point, a corner in the center line of the Perkiomenville Railroad Right-of-Way (60 feet wide); thence along said center line North 69 degrees, 22 minutes West the distance 114.37 feet to a point, a corner in line of lands of Joseph H. Funfer; thence along said lands North 21 degrees, 12 minutes East the distance of 152.37 feet to the place of beginning.

Premises "B":

ALL THAT CERTAIN message and tract or piece of land, situate in **Upper Salford Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a survey made July 29, 1952 by Francis W. Wack, Registered Surveyor, as follows, to wit:

BEGINNING at an iron pin in the center line of public road known as Mill Road, leading to Hendricks, a corner of this land and land of Paul Conrath; thence along said Conrath's Land South 59 degrees, 54 minutes East, 140.85 feet to a post, a corner; thence still along said Conrath's Land South 26 degrees, 47 minutes West crossing the Right-of-Way of the Reading Railroad 338.25 feet to an iron pin, in Mill Road aforesaid; thence in and through said Mill Road North 25 degrees, 45 minutes West, 111.45 feet to an iron pin; thence still in and through said Mill Road North 8 degrees, 19 minutes East, 119.55 feet to a point, at the center line of the Right-of-Way of Reading Railroad; thence still in and through said Mill Road North 13 degrees, 49 minutes East, 89.27 feet to an iron pin; thence still in and through said Mill Road North 27 degrees, 36 minutes East 70.87 feet to the place of beginning.

UNDER AND SUBJECT to the Right-of-Way over ground of Norman Kern, Jr., et ux., to the creek frontage ground, as mentioned in the Deed from Elizabeth S. Wismer to Roseanna S. Harper, et al., dated the 1st day of July A.D. 1968 and recorded at Norristown in Deed Book No. 3517, Page 221.

TOGETHER with the free and uninterrupted use, right, liberty and privilege to the Grantees, their heirs and assigns, to the use of the water from the well located on the premises of the Grantors herein, which water is piped to the premises herein granted, with the right of ingress, egress and regress to make necessary repairs and connections to convey the water to the said herein granted property, provided however, that the Grantees, their heirs and assigns, shall always restore the Grantors premises to its former condition.

Premises "C":

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Salford Township**, County of Montgomery, Commonwealth of Pennsylvania, described in accordance with a survey and plan thereof made by George Reid Nevells, Registered Surveyor, Quakertown, Pennsylvania, dated May 10, 1965 and revised March 4, 1969, as follows, to wit:

BEGINNING at a spike in the center line of Kratz Road, a corner of Premises "B" herein described; thence along the center line of Kratz Road North 25 degrees, 56 minutes East, 1 00 feet to a point a corner of land conveyed to Joseph Kendall and Brooke Kendall, his wife; thence along said land the three following courses and distances: (1) South 36 degrees, 3 minutes, 37 seconds East, 156.26 feet to a point; (2) South 80 degrees, 43 minutes, 8 seconds East, 1,002.18 feet to a point; (3) North 24 degrees, 58 minutes East, 123 feet to an iron pin in line of other land of Edythe G. Kern; thence along said land the three following courses and distances: (1) South 52 degrees, 50 minutes East, 396.81 feet to an iron pin; (2) South 24 degrees, 58 minutes West, 70 feet to an iron pin; (3) South 44 degrees, 56 minutes West, 404.74 feet to a point in the center line of the Perkiomen Railroad Right-of-Way shown on the above plan as 60 feet in width; thence along the center line of said Right-of-Way the two following courses and distances: (1) on the arc of a circle curving to the left with a radius of 1146.26 feet the arc distance of 362.12 feet the chord of said arc bearing North 60 degrees, 19 minutes West and chord distance being 360.62 feet to a point; (2) North 69 degrees, 22 minutes West, 731.72 feet to a point, a corner of Premises "A" hereinbefore described; thence along Premises "A" the two following courses and distances: (1) North 4 degrees, 53 minutes East, 115.16 feet to an iron pin; (2) North 42 degrees, 27 minutes West, 91.50 feet to an iron pin at a post, a corner of Premises "A" hereinbefore described; thence along Premises "B" North 65 degrees, 35 minutes West, 139.90 feet to the first mentioned point and place of beginning.

Being the same premises which James Peirce and Marie Peirce, his wife by Deed dated 3/27/1998 and recorded in Montgomery County in Deed Book 5223, Page 484 granted and conveyed unto Shauna Garay, her heirs and assigns.

AND BY DECREE in Divorce filed in C.P. 97-05141 the said Joseph P. Garay and Shauna M. Garay were divorced by Decree entered 12/22/1997. And the said Shauna Garay has since resumed her maiden name and is now known as Shauna Donley.

BEING the same premises which Louis Kassan, by Deed dated May 25, 2006 and recorded July 14, 2006 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Instrument #51484974, granted and conveyed unto James Tyson.

Parcel Number: 62-00-00676-00-9.

Location of property: 2086 Kratz Station Road, Harleysville, PA 19438.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Shauna Donley** at the suit of Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-OPTI, Asset-Backed Certificates, Series 2006-OPTI. Debt: \$540,080.54.

Jessica N. Manis, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. 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.

15-29881

ALL THAT CERTAIN lot or piece of ground, situate in the Third Ward (formerly the Ninth Ward) in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, described according to a survey of Plan of Pottsgrove Manor, Inc., dated 12/24/1951, made by George F. Shaner, Registered Engineer, said plan being recorded in the Office for the Recording of Deeds in Deed Book 2315, Page 601, as follows, to wit:

BEGINNING at a point on the Northerly side of Chestnut Street (50 feet wide) which point is measured North 63 degrees, 39 minutes West, 433 feet from a point of curve which point of curve is measured on the arc of a circle curving to the right having a radius of 22 feet the arc distance of 34.50 feet from a point on the Northwest side of Gable Avenue (50 feet wide); thence extending along said side of Chestnut Street North 63 degrees, 39 minutes West, 55 feet to a point, a corner of Lot No. 139 on said plan; thence extending along North 26 degrees, 21 minutes East, 100 feet to a point in the bed of a 10 feet wide utility easement; thence extending along the same South 63 degrees, 39 minutes East, 55 feet to a point a corner of Lot No. 137; thence extending along the same South 26 degrees, 21 minutes West, 100 feet to the first mentioned point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Barbara Purr, single person, her heirs and assigns, by Deed from Mark L. Purr and Barbara Purr, his wife, dated 08/15/2000, recorded 08/17/2000, in Book 5328, Page 0362.

Parcel Number: 16-00-06628-00-7.

Location of property: 333 West Chestnut Street, Pottstown, PA 19464-6407.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Barbara Purr** at the suit of Deutsche Bank National Trust Company, as Trustee for Securitized Asset-Backed Receivables, LLC Trust 2007-BR5, Mortgage Pass-Through Certificates, Series 2007-BR5. Debt: \$257,368.49.

Jonathan Lobb, Attorney. I.D. #312174

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. 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.

15-29883

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances situate in **Hatboro Borough**, County of Montgomery, Commonwealth of PA, bounded and described according to a plan of property subdivided for York Garden Homes, Inc., made by George C. Gilmore, Registered Surveyor on 5/31/1943, as follows, to wit:

SITUATE on the Northeast side of Edward Road (45 feet wide) at the distance of 368 feet Southeast from the Southeast side of Township Line Road, also known as Blairmill Road (50 feet wide) (both extended); thence extending South 52 degrees, 8 minutes East, along the said side of Edward Road 25.38 feet to a point of curve; thence extending on the arc of a circle curving to the right having a radius of 145 feet the arc distance of 26.77 feet to a point; thence extending North 37 degrees, 52 minutes East, 107.46 feet to a point; thence extending North 52 degrees, 8 minutes West, 52 feet to a point; thence extending South 37 degrees, 52 minutes West, 105 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael G. Schenk, by Deed from Alexander A. Bell and Mary C. Bell, h/w, dated 04/20/2007, recorded 04/24/2007 in Book 5644, Page 1182.

Parcel Number: 08-00-01690-00-3.

Location of property: 22 Edward Road, Hatboro, PA 19040-2014.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael Schenk a/k/a Michael G. Schenk** at the suit of Wells Fargo Bank, N.A. Debt: \$188,776.15.

Paul Cressman, Attorney. I.D. #318079

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. 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.

15-29919

ALL THAT CERTAIN unit in the property known, numbered and identified in the Declaration Plan referred to below of Park Side Condominium, situate in **Lansdale Borough**, Montgomery County, Pennsylvania, which said unit has heretofore been submitted to the provisions of the Uniform Condominium Act of Pennsylvania, Act of 1980, July 2, No. 82 (68 PA C.S.A. 3101) et seq.) by the recording in the Office of the Recorder of Deeds of Montgomery County of a Declaration of Condominium dated 10/22/1985 and recorded in Deed Book 4784, Page 1998 and a Declaration Plan dated 10/22/1985 and recorded in Condominium Plan Book 9, Page 79 being designated on the Declaration Plan as Unit 4 as more fully described in such Declaration of Condominium and Declaration Plan.

TOGETHER with a proportionate undivided interest in the Common Elements as defined in such Declaration of 2.777 %.

TITLE TO SAID PREMISES IS VESTED IN Curt J. Nichols, by Deed from Paul V. Yannessa, dated 03/17/2006, recorded 04/17/2006, in Book 05597, Page 1044.

Mortgagor Curt J. Nichols died on 01/17/2015, leaving a Last Will and Testament dated 08/01/2006. Letters Testamentary were granted to Carleen M. O 'Loughlin on 02/06/2015 in Monroe County, Florida, No. 2015CP17M. The Decedent's surviving heir at law and next-of-kin is Theresa B. Nichols.

Parcel Number: 11-00-19072-30-3.

Location of property: 718 Willow Street Unit B a/k/a 718 Willow Street Condominium B, Lansdale, PA 19446-3953.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Carleen M. O'Loughlin, in Her Capacity as Personal Representative of The Estate of Curt J. Nichols** at the suit of Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QS6. Debt: \$113,127.92.

Jonathan Lobb, Attorney. I.D. #312174

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. 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.

15-30149

ALL THAT CERTAIN Condominium Unit, situate in the County of Montgomery, Commonwealth of Pennsylvania, being known and designated as follows:

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as "Ford's Edge Townhouses", a Condominium located at Sixth Avenue in **Upper Providence Township**,

Montgomery County, Pennsylvania, which heretofore has been submitted to the provisions of the Unit Property Act of Pennsylvania Act of July 3rd, 1963 P. L. 196 by the recording in the Office for the Recording of Deeds, &c, in and for Montgomery County, Pennsylvania of Declaration of Condominium dated December 12, 1972, and recorded on December 18, 1972 in Deed Book 3814, Page 48 a Declaration Plan dated October 10th, 1972 and last revised November 13th, 1972 and recorded December 18, 1972 in Condominium Plan Book 1, Page 24 and amended in Condominium Plan Book 1, Page 74 and Code of Regulations dated December 18, 1972 and recorded December 18th, 1972 in Deed Book 3814, Page 84, being designated on such Declaration Plan as Building Number E, Unit 31 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 64%.

BEING 31 Ford's Edge, a/k/a Unit 31, Building E, Ford's Edge Townhouses, Royersford, PA 19468.

BEING the same property as conveyed from Constantine, II, L.P. to Christopher Andreoni, as described in Book 5580, Page 39, dated 11/17/2005, recorded 11/21/2005 in Montgomery County Records.

Parcel Number: 61-00-04739-22-2.

Location of property: 31 Ford's Edge, Royersford, PA 19468.

The improvements thereon are: Residential - Condominium Townhouse.

Seized and taken in execution as the property of **Christopher Andreoni** at the suit of PNC Bank, National Association. Debt: \$122,081.07.

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

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. 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.

15-30248

ALL THAT CERTAIN message and tract or piece of land, situate in **Lower Frederick Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made March 5, 1958, by David Meixner, Registered Surveyor of Collegeville. RFD, #2, PA, as follows, to wit:

BEGINNING at a point on the East side of a fifty foot wide road from a corner of this and Lot #19; thence North eleven degrees, two minutes West, one hundred feet along the side of aforesaid road to a point; thence along Lot #16, now or late of John A. Caputi and Rita B., his wife, North seventy-eight degrees, fifty-eight minutes East, two hundred ninety-six and thirty-four hundredths feet to a point in the bed of Perkiomen Creek; thence in the bed of Perkiomen Creek, the two following courses and distances, South three degrees, thirty minutes East, one hundred twenty and eighty-eight hundredths feet to a point; thence South fourteen degrees, West forty feet to a point; thence along Lot #19, North eighty-nine degrees, one minute, thirty seconds West, two hundred sixty-nine and forty-six hundredths feet to the first mentioned point and place of beginning.

CONTAINING 0.85006 acres of land, more or less together with the use of a proposed right-of-way extending from the public road Easterly to the Perkiomen Creek and the right to use said creek frontage for recreation purposes and the above mentioned "fifty foot wide road" is now more commonly known as "Bavington Road."

TITLE TO SAID PREMISES IS VESTED IN by Deed from dated 10/27/2004 recorded 11/10/2004 in Deed Book 05632, Page 1202.

Parcel Number: 38-00-00013-00-3.

Location of property: 119 Bavington Road, Perkiomenville, PA 18074.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **United States of America and Theodore Shearba a/k/a Theodore T. Shearba** at the suit of Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Home Equity Loan Trust 2005-1 Mortgage Pass-Through Certificates, Series 2005-1. Debt: \$373,726.76.

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

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. 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.

15-30425

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Schenksville Borough**, County of Montgomery and State of PA, bounded and described according to a Final Plan of Subdivision prepared for Daniel Pellechio by Urwiler & Walter, Inc., dated 4/26/1986 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, PA in Plan Book A47, Page 325, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Court E (26 feet wide) at a corner of Lot No. 29 as shown on said plan and which point is measured the two following courses and distances from a point of curve on the Northeasterly side of Berger Lane (as laid out on said plan): (1) leaving the said Northeasterly side of Berger Lane on the arc of a curve curving to the right having a radius of 20 feet the arc distance of 36.43 feet to a point of compound curveon the said Southeasterly side of Court E; (2) thence extending Northeasterly along the said side of Court E on the arc of a curve curving to the right having a radius of 49.00 feet the arc distance of 34 34 feet to a point of tangent in the same; and (3) thence extending North 88 degrees, 39 minutes, 49 seconds East along the said side of Court E the distance of 70.87 feet to the point of beginning; thence extending from said point of beginning North 88 degrees, 39 minutes, 49 seconds East along the said Southeasterly side of Court E the distance of 20.00 feet to a point a corner of Lot No. 31 as shown on said plan; thence extending South 81 degrees, 20 minutes, 11 seconds East

along Lot No. 31, and also for a portion of the distance extending through a certain party wall as shown on said plan the distance of 133.54 feet to a point on the Northeasterly side of Berger Lane, aforesaid; thence extending North 59 degrees, 10 minutes, 00 seconds West along the said side of Berger Lane the distance of 24.24 feet to a point a corner of Lot No. 29, aforesaid; thence extending North 01 degrees, 20 minutes, 11 seconds West along Lot No. 29 and also for a portion of the distance extending through another certain party wall as shown on said plan the distance of 118.13 feet to the first mentioned point on the said Southeasterly side of Court E and place of beginning.

BEING Lot No. 30 as shown on the above mentioned. Jan. Being the same premises which Daniel Pellechio and Joanne Pellechio, his wife by Deed dated 12/5/2003 and recorded 1/9/2004 in Montgomery County in Deed Book 5489, Page 1722 conveyed unto Richard D. Sheppard, in fee.

TITLE TO SAID PREMISES IS VESTED IN Walter E. Akerberg, Jr. and Christina L. Akerberg, as Tenants by the Entirety by Deed from Richard D. Sheppard dated 04/08/2005 recorded 04/18/2005 in Deed Book 5550, Page 1574.

Parcel Number: 20-00-00091-08-7.

Location of property: 30 Berger Lane a/k/a 30 Court E, Schwenksville, PA 19473.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Christina L. Akerberg and Walter E. Akerberg, Jr.** at the suit of Ofcwen Loan Servicing, LLC. Debt: \$152,797.07.

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

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. 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.

15-30905

ALL THAT CERTAIN unit designated as Unit No. 701C-11 AKA G1, being a Unit in 'International Village', a Condominium located on Fitzwatertown Road and Moreland Road, in **Upper Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, as being designated in the Declaration of Condominium of 'International Village' under the Unit Property Act, dated September 1, 1978 and recorded in the Office for the Recording of Deeds, in and of the County of Montgomery at Norristown, Pennsylvania, in Deed Book 4351, Page 79, and also as being designated on the Declaration Plan of 'International Village', dated May 10, 1978 and recorded in the aforesaid Recorder of Deeds Office, in Condominium Plan Book 6, Page 21 &c.

TOGETHER with a 1.38% undivided interest in and to the Common Elements as fully set forth in the aforesaid Declaration of Condominium of 'International Village'.

TITLE TO SAID PREMISES IS VESTED IN William E. Henry given by William E. Henry dated 08/06/2002 and Recorded date 09/30/2002 in Book/Page 542, 0049.

Parcel Number: 59-00-07492-67-5.

Location of property: 22 Fitzwatertown Road Unit 701C-11, a/k/a 22 Fitzwatertown Road, Condominium Unit G-1, Willow Grove, PA 19090.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William E. Henry** at the suit of U.S. Bank National Association as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-3. Debt: \$233,127.48.

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

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. 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.

15-31499

ALL THAT CERTAIN lot or piece of ground, situate in **Perkiomen Township**, County of Montgomery and State of Pennsylvania, described according to a plan of subdivision of Eagle View Manor, made for Sparango Perkiomen Associates, L.P. by Bursich Associates, Inc., Pottstown, PA dated 2/10/00 and last revised 10/14/00 and recorded in Plan Book A-59, Page 496 bounded and described, as follows, to wit:

BEGINNING at a point on the Southerly side of Eagle View Lane (50 feet wide) a corner of this and Lot No. 10 on the above plan; thence extending along Lot No. 10 South 11 degrees, 11 minutes, 36 seconds East crossing a sanitary sewer easement 297.23 feet to a point in line of lands now or late of Russell H., Jr. and Florence A. Boyer; thence extending along said lands South 77 degrees, 19 minutes, 00 seconds West crossing a access easement 125.83 feet to a point in line of Lot No. 13 on the above plan; thence extending along Lot No. 13 and also along Lot No. 12 on the above plan in a Northwesterly direction 232.79 feet to a point in line of the well house; thence extending along the same North 11 degrees, 24 minutes, 00 seconds West, 59.31 feet to a point of curve on the aforesaid side of Eagle View Lane; thence extending along said lane the 2 following courses and distances: (1) along the arc of a circle curving to the right having a radius of 975.00 feet the arc distance of 64.19 feet to a point of tangent; (2) North 75 degrees, 40 minutes, 29 seconds East, 53.76 feet to a point a corner of Lot No. 10 aforesaid the first mentioned point and place of beginning.

BEING the same premises as Sparango Perkiomen Associates, L.P., by Deed dated December 14, 2004, and recorded on December 23, 2004, by the Montgomery County Recorder of Deeds in Deed Book 5537, at Page 2023, Instrument No. 2004243771, granted and conveyed unto Darryl E. Simmons and Carmella Y. Simmons, as Tenants by the Entireties.

Parcel Number: 48-00-01276-20-6.

Location of property: 12 Eagle View Lane, Schwenksville, PA 19473.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Darryl E. Simmons and Carmella Y. Simmons** at the suit of Astoria Bank. Debt: \$424,952.76.

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 \$3,000. 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.

15-31712

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate in **Souderton Borough**, Montgomery, Commonwealth of Pennsylvania, being Lot No. 86 on a Plan of Lots of Hillside Improvement Company; bounded and described, as follows:

BEGINNING at an iron pin a corner in the building line on the Southeast side of Hillside Avenue and in line of Lot No. 84; thence by and along Lot No. 84 and passing through the party wall of dwelling houses, South 29 degrees, 30 minutes East, 125.11 feet to an iron pin, a corner in line of land of Souderton School District; thence along the same South 62 degrees, 55 minutes West, 16 feet to a stake line of Lot No. 88; thence along the same and passing through the party wall of dwelling house North 29 degrees, 30 minutes West, 124.44 feet to an iron pin a corner in the building line of the aforesaid Hillside Avenue; thence along said building line North 60 degrees, 30 minutes East, 16 feet to the place of beginning.

BEING the same premises that Jeffrey F. Kratz by Deed dated July 27, 2007 and recorded on August 7, 2007 in the Office of Recorder of Deeds in and for Montgomery County, at Book 5659 and Page 530, and Instrument No. 2007095335, conveyed unto Marguerite F. Kratz, Grantee herein.

Parcel Number: 21-00-04296-00-3.

Location of property: 82 Hillside Avenue, Souderton, PA 18964.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Marguerite F. Kratz** at the suit of Caliber Home Loans, Inc. Debt: \$153,436.58.

Bradley 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 \$3,000. 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.

15-32505

ALL THAT CERTAIN tract or parcel of land, situate in **Lower Pottsgrove Township**, County of Montgomery and State of Pennsylvania, bounded and described according a survey made January 11th, 1946, by Francis W. Wack, Registered Surveyor, as follows, to wit:

BEGINNING at an iron pin, a corner of this, other land of the said Nicholas and Sophia H. Hiss, of which this was a part and land of Melvin Haas; said beginning point being at the distance of one hundred sixty-five feet on a course, South thirty-one degrees, thirty-five minutes East, one hundred sixty-five feet from a point in the middle of the public road leading from Saratoga; thence along said Hiss' land, crossing a right-of-way, the following three courses and distances, South seventy-one degrees, forty-five minutes East, fifty feet to an iron pin, a corner; thence South thirty-five degrees, forty-five minutes West, two hundred eleven and fifteen-hundredths feet to an iron pin; thence South forty-four degrees, thirty minutes East, two hundred eighty-four and forty-nine hundredths feet to an iron pin, a corner of land of Stewart Meloy; thence by the same, marked by wire cuts, South seventy-nine degrees, fifteen minutes West, one hundred sixteen and two-tenths feet to a point, a corner of land of Hartenstine; thence by the same, North forty-four degrees, thirty minutes West, two hundred twenty-two feet to a post, a corner; thence by land of Gheris property of Melvin Haas, North twenty-eight degrees, forty-five minutes East, two hundred ninety-six and fifteen hundredths feet to the place of beginning.

CONTAINING seventy-eight hundredths acre of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN Dana Frances Harp by Deed from Arlene Connell, Executrix of the Estate of Annabelle Mensch, deceased dated 08/31/1995 recorded 09/09/1995 in Deed Book 5124, Page 0315.

Parcel Number: 42-00-02557-00-2.

Location of property: 1118 Kepler Road, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Dana Frances Harp** at the suit of U.S. Bank National Association, as Trustee for BNC Mortgage Loan Trust 2007-1 Mortgage Pass-Through Certificates, Series 2007-1. Debt: \$312,700.02.

David Neeren, Attorney. I.D. #204252

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,000. 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.

15-32692

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate in the 12th Ward of **Norristown Borough**, Montgomery County, Pennsylvania, and described according to a certain plan thereof known as 'Forest Gardens', made by Damon and Foster, Civil Engineers, dated October 17, 1958, said plan being recorded in the office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Plan Book A-4, Page 91, as follows to wit:

BEGINNING at a point on the Southeasterly side of Forrest Avenue (50 feet wide) said point being the two following courses and distances from a point of curve on the Southwesterly side of Redwood Lane (50 feet wide): (1) leaving Redwood Lane on the arc of a circle curving to the left having a radius of 20 feet the arc distance of 31.34 feet to a point of tangent on the Southeasterly side of Forrest Avenue; and (2) South 40°, 34', 30" West along the Southeasterly side of Forest Avenue 33.67 feet to the place of beginning.

CONTAINING in front or breadth Southwestwardly along the Southeasterly side of Forrest Avenue 18 feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to Forrest Avenue 91 feet to a point on the Northwesterly side of a certain 15 feet wide driveway. The Northeasterly and Southwesterly lines passing through party walls between these premises and premises adjoining to the Northeast and Southwest.

BEING Lot No. 44 as shown on the above mentioned plan.

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

Parcel Number: 13-00-11448-00-5.

Location of property: 810 Forrest Avenue a/k/a 810 Forest Avenue, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Charles A.J. Halpin, III, Esquire as Personal Representative of the Estate of Harry J. Amplo, Deceased** at the suit of Citizens Bank of Pennsylvania. Debt: \$97,383.32.

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 \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

16-00373

ALL THAT CERTAIN lot or piece of ground, situate in **Whitpain Township**, Montgomery County, Pennsylvania, and described according to a Certain Plan thereof known as "Plan of Section No. 2, Portion of Mermaid Estates" made by Charles E. Shoemaker, Registered Professional Engineer, dated 7/12/1956 said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Plan Book A-3, Page 21, as follows, to wit:

BEGINNING at a point of tangent on the Southeasterly side of Sherwood Drive (60 feet wide) said point of tangent being at the distance of 31.42 feet measured on the arc of a circle curving to the right, having a radius of 20 feet from a point of curve on the Northeasterly side of Township Line Road (41.50 feet wide); thence extending from said point of beginning, North 43 degrees, 44 minutes, 30 seconds East, along the Southeasterly side of Sherwood Drive, 170 feet to a point; thence extending South 46 degrees, 15 minutes, 30 seconds East, 197.81 feet to a point; thence extending South 43 degrees, 31 minutes, 30 seconds West, 190 feet to a point on the Northeasterly side of Township Line Road aforesaid; thence extending North 46 degrees, 15 minutes, 30 seconds West, along the Northeasterly side of Township Line Road 178.53 feet to a point of curve in the same; thence extending on the arc of a circle curving to the right, having a radius of 20 feet, the arc distance of 31.42 feet to the first mentioned point of tangent and place of beginning.

BEING Lot No. 19 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN by Deed from dated 06/25/2007 recorded 07/11/2007 in Deed Book 5654 Page 02725.

Parcel Number: 66-00-06142-00-2.

Location of property: 1798 Sherwood Drive, Blue Bell, PA 19422.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Ezekiel Smalls and Wilhemina Smalls** at the suit of Wells Fargo Bank, National Association as Trustee for Soundview Home Loan Trust 2007-OPT5, Asset-Backed Certificates, Series 2007-OPT5. Debt: \$302,646.91.

Nicole B. 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 \$3,000. 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.

To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on June 29, 2016 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

ARTICLES OF 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 for **Littman Management Group, Inc.**, a corporation organized under the Pennsylvania Business Corporation Law of 1988.

Cozen O'Connor, Solicitors

200 Four Falls Corporate Center, Suite 400
West Conshohocken, PA 19428

ARTICLES OF INCORPORATION NONPROFIT

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on April 7, 2016, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Athletes for Armenia**

The purpose for which it was organized is: to act as a charitable organization dedicated to improving the quality of life of underprivileged children in America.

NOTICE IS HEREBY GIVEN that Articles of Incorporation-Nonprofit were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on March 22, 2016, for the purpose of incorporating a nonprofit corporation pursuant to the Nonprofit Corporation Law of 1988, 15 Pa. C.S. Sec. 5301 et seq. The name of the corporation is:

TEAM EMMA - 4EVER FIGHTING CHILDHOOD CANCER

The Corporation has been organized for the purpose of raising money for, and to provide programs and resources in furtherance of, the promotion of childhood cancer awareness, research, treatment, cures and assistance to families affected by childhood cancer, and has the power to engage in all lawful business for which corporations may be incorporated under the Pennsylvania Nonprofit Corporation Law.

Thomas E. Reilly, Jr., Esquire

Gross McGinley, LLP

33 South 7th Street, P.O. Box 4060
Allentown, PA 18105-4060
610-820-5450

The Townhomes of Twin Brooks Condominium Association has been incorporated under the provisions of the PA Nonprofit Corporation Law of 1988.

Hal A. Barrow, Esquire

Barrow Hoffman

65 West Street Road, Suite B-102
Warminster, PA 18974

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

BACKE, JOHN D. also known as

JOHN BACKE, dec'd.

Late of Lower Merion Township.

Executor: JOHN E. BACKE,

22 Walnut Road,

Stafford, PA 19807.

ATTORNEY: KEVIN T. HORNER,

43 British American Blvd.,

Latham, NY 12110

BARRACLOUGH, MERCEDES R., dec'd.

Late of Cheltenham Township.

Administratrix CTA: REBECCA ROSENBERGER

SMOLEN,

One Bala Plaza, Suite 623,

Bala Cynwyd, PA 19004.

ATTORNEY: REBECCA ROSENBERGER

SMOLEN,

BALA LAW GROUP, LLC,

One Bala Plaza, Suite 623,

Bala Cynwyd, PA 19004

BIANCO, HELEN T., dec'd.

Late of East Norriton Township.

Co-Executors: PETER B. BIANCO AND

MICHAEL J. SROKA,

c/o Janet E. Amacher, Esquire,

311 N. Sumneytown Pike, Suite 1A,

North Wales, PA 19454.

ATTORNEY: JANET E. AMACHER,

311 N. Sumneytown Pike, Suite 1A,

North Wales, PA 19454

BRUNO, JENNIE P., dec'd.

Late of Upper Dublin Township.

Executor: FRANK J. BRUNO,

3025 Pawlings Ford Road,

Lansdale, PA 19446.

ATTORNEY: DOUGLAS A. GIFFORD,

CLEMENS, NULTY & GIFFORD,

510 E. Broad Street, P.O. Box 64439,

Souderton, PA 18964-0439

BURDICK, BARBARA, dec'd.

Late of Upper Dublin Township.

Executrix: MARY ANN MESSMER,

c/o Michael J. Maransky, Esquire,

10 Sentry Parkway, Suite 200,

P.O. Box 3001,

Blue Bell, PA 19422.

ATTORNEY: MICHAEL J. MARANSKY,

FOX ROTHSCHILD LLP,

10 Sentry Parkway, Suite 200,

P.O. Box 3001,

Blue Bell, PA 19422

FEITH, ROSE, dec'd.

Late of Cheltenham Township.
Executors: DEBORAH FEITH TYE,
1125 Mill Road,
Rydal, PA 19046,
DONALD S. FEITH,
204 Marvin Road,
Elkins Park, PA 19027,
DOUGLAS J. FEITH,
6216 Clearwood Road,
Bethesda, MD 20817.
ATTORNEY: CHRISTOPHER H. GADSDEN,
GADSDEN SCHNEIDER & WOODWARD LLP,
201 King of Prussia Road, Suite 100,
Radnor, PA 19087

FOX, TERESA EILEEN, dec'd.

Late of Upper Merion Township.
Executor: JAMES G. FOX,
c/o Stephen J. Olsen,
Gawthrop Greenwood, PC,
17 E. Gay Street, Suite 100,
West Chester, PA 19381.
ATTORNEY: STEPHEN J. OLSEN,
GAWTHROP GREENWOOD, PC,
17 E. Gay Street, Suite 100,
West Chester, PA 19381,
610-696-8225

GIAMBRONE, MICHAEL J., dec'd.

Late of East Norriton Township.
Executrix: SHARON M. GIAMBRONE,
106 James Circle,
Norristown, PA 19403.
ATTORNEY: ADAM L. FERNANDEZ,
WISLER PEARLSTINE LLP,
460 Norristown Road, Suite 110,
Blue Bell, PA 19422

HILDEBRAND, JOYCE R., dec'd.

Late of East Norriton Township.
Executrix: JoANN H. SPAUSE,
c/o Smith Aker Grossman & Hollinger,
60 E. Penn Street, P.O. Box 150,
Norristown, PA 19404-0150.
ATTORNEY: JAMES L. HOLLINGER,
60 E. Penn Street, P.O. Box 150,
Norristown, PA 19404-0150

**HOFFMAN, WAYNE C. also known as
WAYNE CHARLES HOFFMAN, dec'd.**

Late of Limerick Township.
Executrix: KIMBERLY E. GARY,
168 Laver Road,
Schwenksville, PA 19473.
ATTORNEY: JEFFREY R. BOYD,
7 East Philadelphia Avenue,
Boyertown, PA 19512

JACQUES, ROBERT P., dec'd.

Late of Hatfield Township.
Executrix: SUSAN M. KRAUSSE,
c/o Beeghley and Beeghley,
314 S. Henderson Road, Suite G 39,
King of Prussia, PA 19406.

KIRBY, THOMAS M., SR., dec'd.

Late of Borough of Rockledge.
Executrix: BONNIE J. HEINZ,
c/o George P. O'Connell, Esquire,
2444 Huntingdon Pike,
Huntingdon Valley, PA 19006.
ATTORNEY: GEORGE P. O'CONNELL,
HOWLAND, HESS, GUINAN, TORPEY,
CASSIDY & O'CONNELL, LLP,
2444 Huntingdon Pike,
Huntingdon Valley, PA 19006

KLEIMAN, MORRIS, dec'd.

Late of East Norriton Township.
Executor: EDWARD KLEIMAN,
c/o Howard N. Greenberg, Esquire,
2617 Huntingdon Pike,
Huntingdon Valley, PA 19006.
ATTORNEY: HOWARD N. GREENBERG,
SEMANOFF, ORMSBY, GREENBERG &
TORCHIA, LLC,
2617 Huntingdon Pike,
Huntingdon Valley, PA 19006

**KRIEBEL, JESSIE P. also known as
JESSIE KRIEBEL, dec'd.**

Late of Borough of Lansdale.
Executor: JOHN KRIEBEL,
376 Oak Drive,
Souderton, PA 18964.

KUSER, HAROLD R., dec'd.

Late of Borough of Trappe.
Executor: ROBERT L. BRANT, ESQUIRE,
c/o Robert L. Brant & Assoc., LLC.
ATTORNEY: ROBERT L. BRANT,
ROBERT L. BRANT & ASSOC., LLC,
P.O. Box 26865,
Trappe, PA 19426

**LAUGHLIN, ROBERT also known as
ROBERT G. LAUGHLIN, dec'd.**

Late of Lower Merion Township.
Administrator: ALBERT P. WACHLIN,
c/o Paul H. Masciantonio, Esquire,
1806 Callowhill Street,
Philadelphia, PA 19130.
ATTORNEY: PAUL H. MASCANTONIO,
1806 Callowhill Street,
Philadelphia, PA 19130

LECHMAN, ANNA, dec'd.

Late of Lower Gwynedd Township.
Executrices: PHYLLIS TAYLOR AND
DONNA E. HANEY,
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

LUSTIG, ELAINE, dec'd.

Late of Borough of Jenkintown.
Executrix: AMY LUSTIG,
220 W. Evergreen Avenue,
Philadelphia, PA 19118.

MALL, RITA S., dec'd.

Late of Abington Township.
Executor: RANDAL J. McDOWELL,
221 Noble Plaza,
801 Old York Road,
Jenkintown, PA 19046.
ATTORNEY: RANDAL J. McDOWELL,
221 Noble Plaza,
801 Old York Road,
Jenkintown, PA 19046

MASSELL, DOROTHY JEAN, dec'd.

Late of West Norriton Township.
 Executor: GUY R. MASSELL,
 c/o Rowan Keenan, Esquire,
 Keenan, Ciccitto & Assoc., LLP,
 376 E. Main Street,
 Collegeville, PA 19426.
 ATTORNEY: ROWAN KEENAN,
 KEENAN, CICCITTO & ASSOCIATES, LLP,
 376 E. Main Street,
 Collegeville, PA 19426,
 610-489-6170

MATOZZO, THERESA D. also known as**THERESA MATOZZO, dec'd.**

Late of Lower Providence Township.
 Executrix: CAROLYN ARENA,
 417 N. Trooper Road,
 Norristown, PA 19403.
 ATTORNEY: JOSEPH J. PIZONKA,
 PIZONKA, REILLEY, BELLO & McGRORY, P.C.,
 144 E. DeKalb Pike, Suite 300,
 King of Prussia, PA 19406

MATTERO, JOSEPH PHILIP, JR. also known as
**JOSEPH PHILIP MATTERO,
 JOSEPH P. MATTERO, JR. and
 JOSEPH P. MATTERO, dec'd.**

Late of Borough of Lansdale.
 Executrix: MARY ANNE MATTERO,
 c/o Michael W. Mills, Esquire,
 131 W. State Street, P.O. Box 50,
 Doylestown, PA 18901.
 ATTORNEY: MICHAEL W. MILLS,
 ANTHEIL, MASLOW & MacMINN, LLP,
 131 W. State Street, P.O. Box 50,
 Doylestown, PA 18901

McMANUS, WILLIAM G., dec'd.

Late of Borough of Hatboro.
 Co-Executors: WILLIAM COER,
 3 Virginia Lane,
 Horsham, PA 19044,
 MONICA TRITSCH,
 219 Loller Road,
 Hatboro, PA 19040.

McMILLEN, OLIVER BENTON also known as
**BEN McMILLEN and
 OLIVER B. McMILLEN, JR., dec'd.**

Late of Upper Moreland Township.
 Executrix: LORRAINE M. FOLTZ,
 5810 Hickory Hollow Lane,
 Doylestown, PA 18902.

MOLLER, FOTINA P., dec'd.

Late of Upper Dublin Township.
 Executor: STEVEN PETROU,
 c/o Jill R. Fowler, Esquire,
 100 Four Falls, Suite 300,
 West Conshohocken, PA 19428.
 ATTORNEY: JILL R. FOWLER,
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
 100 Four Falls, Suite 300,
 West Conshohocken, PA 19428

MOORE, MARY T. also known as**MARY T. ZANECOSKY, dec'd.**

Late of Whitemarsh Township.
 Executor: GARY M. ZANECOSKY,
 108 St. Gian Court,
 Sinking Springs, PA 19608.
 ATTORNEY: MICHAEL S. CONNOR,
 THE LAW OFFICE OF MICHAEL S. CONNOR,
 644 Germantown Pike, Suite 2-C,
 Lafayette Hill, PA 19444

MORANO, MARGARET also known as**MARGARET M. MORANO, dec'd.**

Late of Whitpain Township.
 Executrix: KATHY CARLINO,
 c/o Michael O'Hara Peale, Jr., Esquire,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544.
 ATTORNEY: MICHAEL O'HARA PEALE, JR.,
 TIMONEY KNOX, LLP,
 400 Maryland Drive, P.O. Box 7544,
 Fort Washington, PA 19034-7544

MORRIONE, ANTHONY L., dec'd.

Late of Plymouth Township.
 Executrix: MARY AGNES MORRIONE,
 c/o Leslie K. Heffernen, Esquire,
 Heffernen Law PC,
 600 W. Germantown Pike, Suite 400,
 Plymouth Meeting, PA 19462.
 ATTORNEY: LESLIE K. HEFFERNEN,
 HEFFERNEN LAW P.C.,
 600 W. Germantown Pike, Suite 400,
 Plymouth Meeting, PA 19462

OVERHOLTZER, NORMA MARY, dec'd.

Late of Lower Pottsgrove Township.
 Administratrix: ROSALIE L. DILKS.
 ATTORNEY: DAVID G. GARNER,
 221 E. High Street, Suite 1,
 Pottstown, PA 19464

RAMSAY, RUTH F., dec'd.

Late of Hatfield Township.
 Executrix: B.J. FULMER-DAVIS,
 1115 Lakeview Lane,
 The Villages, FL 32162.
 ATTORNEY: GERALD F. GLACKIN,
 2031 N. Broad Street, Suite 137,
 P.O. Box 58,
 Lansdale, PA 19446

REITNAUER, ANNABELLE J., dec'd.

Late of Douglass Township.
 Administrator CTA: ROBERT A. ZERN,
 c/o Richard T. Curley, Esquire,
 50 East Philadelphia Avenue, P.O. Box 357,
 Boyertown, PA 19512.

ROTHAUS, MYRON, dec'd.

Late of Abington Township.
 Executrix: RINA ROTH AUS,
 c/o Charles K. Plotnick, Esquire,
 261 Old York Road, Suite 200,
 Jenkintown, PA 19046.
 ATTORNEY: CHARLES K. PLOTNICK,
 PLOTNICK & ELLIS, P.C.,
 261 Old York Road, Suite 200,
 Jenkintown, PA 19046

SHEAFFER, ELIZABETH L., dec'd.

Late of West Norriton Township.
 Executor: SUSAN E. SHEAFFER.
 ATTORNEY: NEIL W. HEAD,
 KLEIN, HEAD & HEAD, LLP,
 218 W. Miner Street,
 West Chester, PA 19382

SHUBIN, NANCY, dec'd.

Late of Lower Merion Township.
 Executor: EDWARD SHUBIN,
 129 E. Laughead Drive,
 Linwood, PA 19061.
 ATTORNEY: DAVID M. SMILK,
 LAW OFFICES OF SAND GIBBS, LLP,
 3475 West Chester Pike, Suite 200,
 Newtown Square, PA 19073

STECKHOUSE, EDNA I., dec'd.

Late of Uppre Frederick Township.
 Executor: GEORGE A. STECKHOUSE, JR.,
 c/o Mullany Law Offices,
 598 Main Street, P.O. Box 24,
 Red Hill, PA 18076-0024.
 ATTORNEY: CHRISTOPHER P. MULLANEY,
 MULLANEY LAW OFFICES,
 598 Main Street, P.O. Box 24,
 Red Hill, PA 18076-0024

SUMMERS, ROSE C. also known as ROSE SUMMERS, dec'd.

Late of Borough of Jenkintown.
 Executors: NORMAN AXLER AND
 STEVEN AXLER,
 c/o Robert W. Maher, Esquire,
 400 Greenwood Avenue, 1st Floor,
 Wyncote, PA 19095.
 ATTORNEY: ROBERT W. MAHER,
 DYER & MAHER,
 400 Greenwood Avenue, 1st Floor,
 Wyncote, PA 19095

VAN METRE, RUTH ANN, dec'd.

Late of Upper Merion Township.
 Executrix: DONNA L. CUMMINS,
 c/o Susan E. Piette, Esquire,
 375 Morris Road, P.O. Box 1479,
 Lansdale, PA 19446-0773.
 ATTORNEY: SUSAN E. PIETTE,
 HAMBURG, RUBIN, MULLIN, MAXWELL &
 LUPIN, P.C.,
 375 Morris Road, P.O. Box 1479,
 Lansdale, PA 19446-0773

WHEELER, JANE B., dec'd.

Late of Abington Township.
 Executor: RANDAL J. McDOWELL,
 221 Noble Plaza,
 801 Old York Road,
 Jenkintown, PA 19046.
 ATTORNEY: RANDAL J. McDOWELL,
 221 Noble Plaza,
 801 Old York Road,
 Jenkintown, PA 19046

WILSON, LENA E., dec'd.

Late of Borough of East Greenville.
 Executrix: CHARLENE G. WILSON,
 c/o Tomlinson & Gerhart,
 414 Main Street, P.O. Box 14,
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 ATTORNEY: ALLEN K. TOMLINSON,
 TOMLINSON & GERHART,
 414 Main Street, P.O. Box 14,
 East Greenville, PA 18041

WILSON, RUTH R., dec'd.

Late of Borough of Trappe.
 Administratrix: ROBIN R. FETTER,
 c/o King Laird, P.C.,
 360 W. Main Street,
 Trappe, PA 19426.
 ATTORNEY: ANDREW C. LAIRD,
 KING LAIRD, P.C.,
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 Trappe, PA 19426

WINTERSTEEN, RUTH E., dec'd.

Late of Plymouth Township.
 Administrator: NICHOLAS LENNERT,
 P.O. Box 334,
 Blue Bell, PA 19422-9998.

YOUNG, WILLIAM C. also known as WILLIAM YOUNG, dec'd.

Late of Springfield Township.
 Executors: LINDA JEAN YOUNG AND
 JAMES M. JACQUETTE,
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 ATTORNEY: JAMES M. JACQUETTE,
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Second Publication**ADAMS, ETHEL M., dec'd.**

Late of Lower Merion Township.
 Executor: WILLIAM R. ADAMS,
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 Philadelphia, PA 19147.
 ATTORNEY: JACK G. MANCUSO,
 BRUMBACH, MANCUSO & FEGLEY, P.C.,
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BARTMAN, EARL B. also known as EARL B. BARTMAN, JR., dec'd.

Late of Borough of Pottstown.
 Co-Executors: THURMAN R. BARTMAN,
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 Lewes, DE 19958,
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 Douglassville, PA 19518.
 ATTORNEY: LEE F. MAUGER,
 MAUGER & METER,
 240 King Street, P.O. Box 698,
 Pottstown, PA 19464

BEGLEY, HENRY M., dec'd.

Late of Abington Township.
 Executor: MICHAEL R. BEGLEY,
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 GERHARD & GERHARD, P.C.,
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 215-885-6785

BLEIMAN, MARGERY, dec'd.

Late of Abington Township.
 Executor: HOWARD W. BLEIMAN,
 c/o Jonathan H. Ellis, Esquire,
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 Jenkintown, PA 19046.
 ATTORNEY: JONATHAN H. ELLIS,
 PLOTNICK & ELLIS, P.C.,
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 Jenkintown, PA 19046

BORDERS, W.R., SR., dec'd.

Late of New Hanover Township.
 Executor: W.R. BORDERS, JR.,
 c/o John A. Rule, Esquire,
 3770 Ridge Pike,
 Collegeville, PA 19426.
 ATTORNEY: JOHN A. RULE,
 MILLER, TURETSKY, RULE & McLENNAN, P.C.,
 3770 Ridge Pike,
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CAMPMAN, ELSIE also known as**ELSIE E. CAMPMAN and****ELSIE H. CAMPMAN, dec'd.**

Late of Lower Salford Township.

Executor: WAYNE E. CAMPMAN,

c/o Lisa A. Shearman, Esquire,

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ATTORNEY: LISA SHEARMAN,

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COLBRIDGE, ANN L., dec'd.

Late of Springfield Township.

Administratrix: SHEILA A. DONFRY,

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CUSTER, MICHAEL J., dec'd.

Late of Upper Moreland Township.

Executrix: BARBARA CUSTER,

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Willow Grove, PA 19090-0459.

ATTORNEY: WILLIAM B. EAGAN,

EAGAN & EAGAN LAW OFFICE,

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DAINOFF, GEORGE B. also known as**GEORGE BERNARD DAINOFF,****GEORGE DAINOFF and****DR. GEORGE B. DAINOFF, dec'd.**

Late of Whitemarsh Township.

Executrix: SHERRY DAINOFF,

c/o Matthew A. Levitsky, Esquire,

2000 Market Street, 20th Floor,

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ATTORNEY: MATTHEW A. LEVITSKY,

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DAVIDHEISER, C. EUGENE also known as**C. EUGENE DAVIDHEISER, JR., dec'd.**

Late of Salford Township.

Executrix: LORI J. SMITH,

85 Wambold Road,

Green Lane, PA 18054.

ATTORNEY: DOROTHY K. WEIK,

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ERTNER, EMILY S., dec'd.

Late of Springfield Township.

Co-Executors: RICHARD ERTNER,

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EVANS, ELIAS E., III, dec'd.

Late of Horsham Township.

Executor: DAVID HAGENBUCH,

207 Colettes Ct.,

North Wales, PA 19454.

FAHRNER, GAIL HOWE, dec'd.

Late of Lower Gwynedd Township.

Executor: RICHARD SCHMIDT.

ATTORNEY: CARLY B. FLEISHER,

NARDUCCI, MOORE, FLEISHER, ROEBERG

& WOLFE, LLP,

589 Skippack Pike, Suite 300,

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GALLAGHER, EDWARD R., dec'd.

Late of Borough of Souderton.

Executrix: ELIZABETH S. GALLAGHER,

160 Wellington Square,

Souderton, PA 18964.

ATTORNEY: MICHAEL S. CONNOR,

THE LAW OFFICE OF MICHAEL S. CONNOR,

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GARNER, IRENE J., dec'd.

Late of Borough of Lansdale.

Executor: GAIL A. GARNER,

c/o Janet E. Amacher, Esquire,

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GOETHE, MARY, dec'd.

Late of Borough of Jenkintown.

Executrix: LINDA GOETHE,

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GRAMIAK, ELSIE, dec'd.

Late of Upper Moreland Township.

Executrices: BARBARA M. PERIN AND

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HANLON, JOHN A., dec'd.

Late of Upper Moreland Township.

Executrix: JOAN H. STEVENS,

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HEIDEN, DOROTHY also known as**DOROTHY B. HEIDEN, dec'd.**

Late of Springfield Township.

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JETT, REGINALD TERRY, dec'd.

Late of Glenside, PA.
 Administrator: REGINALD T. JETT, JR.,
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JOFFE, ALLAN S., dec'd.

Late of Upper Dublin Township.
 Executrix: LORI K. JOFFE,
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JOHNSON, MARY T. also known as

MARIE THERESA JOHNSON, dec'd.
 Late of Borough of North Wales.
 Executor: ANTHONY ISABELLA.
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KOFFEL, PATRICIA L., dec'd.

Late of Borough of Telford.
 Executrix: PATRICIA A. STROUSE,
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LEVETT, EDWARD ARTHUR also known as

EDWARD A. LEVETT, dec'd.
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 ATTORNEY: MATTHEW L. CONLEY,
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LEWIN CLARE M., dec'd.

Late of Borough of Jenkintown.
 Executrix: ELISSA LEWIN-ROTMAN,
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LOFTUS, JOHN A., dec'd.

Late of Upper Dublin Township.
 Executor: JOHN A. LOFTUS, JR.,
 c/o Leslie K. Heffernan, Esquire,
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**MARRON, PHYLLIS L. also known as
PHYLLIS LOARY MARRON, dec'd.**

Late of Borough of Hatboro.
 Executrix: LOARY E. THOME,
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 ATTORNEY: JOHN G. YOUNGLOVE,
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MERCER, MARIAN T., dec'd.

Late of Lower Pottsgrove Township.
 Executrix: JANIS M. DAGGER,
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 1296 East High Street,
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**MILLER, ELIZABETH CLAIRE also known as
BETTY MILLER, dec'd.**

Late of Upper Dublin Township.
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MOLLAN, DOROTHY J., dec'd.

Late of Upper Gwynedd Township.
 Executrix: DOROTHY S. SHOCKLEY,
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 Avenue of the Arts,
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 RHOADS LLP,
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**MORROW, JUDITH B. also known as
JUDITH MORROW, dec'd.**

Late of Upper Dublin Township.
 Executor: ROBERT D. MORROW, JR.,
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MULLIN, ELSIE B., dec'd.

Late of Lower Providence Township.
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PIRNIK, HARRISON A., dec'd.

Late of Upper Hanover Township.
 Executrix: JEAN R. PIRNIK,
 c/o Tomlinson & Gerhart,
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 East Greenville, PA 18041.
 ATTORNEY: ALLEN K. TOMLINSON,
 TOMLINSON & GERHART,
 414 Main Street, P.O. Box 14,
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ROWAN, CATHERINE P., dec'd.

Late of Horsham Township.
 Executor: WILLIAM R. BEISEL, JR.,
 275 Running Water Ct.,
 Ambler, PA 19002.
 ATTORNEY: JEFFREY K. LANDIS,
 BRICKER, LANDIS, HUNSBERGER &
 GINGRICH, LLP,
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 Souderton, PA 18964

SCHANKWEILER, ALISIA F., dec'd.

Late of Borough of Pottstown.
 Co-Executors: LISA BENEDICT,
 HOWARD SCHANKWEILER, AND
 JOHN SCHANKWEILER, JR.,
 c/o Jessica R. Grater, Esquire,
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SHARMA, SIRAJ, dec'd.

Late of Whitemarsh Township.
 Executor: SATYA SHARMA,
 c/o Frank C. DePasquale, Jr., Esquire,
 2332-34 S. Broad Street,
 Philadelphia, PA 19145.
 ATTORNEY: FRANK C. DePASQUALE, JR.,
 DePASQUALE LAW OFFICES,
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SHIRK, RAYMOND A. also known as

RAY SHIRK, dec'd.
 Late of Horsham Township.
 Executrix: BARBARA A. MILLAR,
 432 Avenue B,
 Horsham, PA 19044.

SHORLEY, MARY S., dec'd.

Late of Plymouth Township.
 Executor: CARL J. SHORLEY,
 c/o Lyn Eisner, Esquire,
 261 Old York Road, Suite 200,
 Jenkintown, PA 19046.
 ATTORNEY: LYN EISNER,
 PLOTNICK & ELLIS, P.C.,
 261 Old York Road, Suite 200,
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SMYRL, DAVID LANGSTON, dec'd.

Late of Belmont Hills, PA.
 Administratrix: CHERYL PAJIL,
 152 Springfield Avenue,
 Belmont Hills, PA 19004.

SPEARS, ANNE MARIE, dec'd.

Late of Borough of Ambler.
 Executrix: JULIA SPEARS,
 13 Horseshoe Drive,
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STEWART, JAMES G., dec'd.

Late of Lower Merion Township.
 Executrix: ANDREA A. STEWART,
 c/o Jill R. Fowler, Esquire,
 100 Four Falls, Suite 300,
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 ATTORNEY: JILL R. FOWLER,
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STONE, ENID W. also known as

ENID WEISZ STONE, dec'd.
 Late of Cheltenham Township.
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 JEFFREY A. STONE, II,
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TAIT, EDWIN C. also known as

EDWIN COPP TAIT, dec'd.
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WURZ, RUDOLPH ALBERT also known as

ALBERT R. WURZ, dec'd.
 Late of Borough of Souderton.
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 240 Chatham Ct.,
 Souderton, PA 18964

Third and Final Publication**ACCARDI, ELIZABETH WEIZER also known as**

**ELIZABETH GORDON and
 ELIZABETH WEIZER, dec'd.**
 Late of Lower Moreland Township.
 Executor: MARVIN L. WEIZER,
 c/o Larry Scott Auerbach, Esquire,
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 Abington, PA 19001.
 ATTORNEY: LARRY SCOTT AUERBACH,
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ALLMER, HUGO, dec'd.

Late of Abington Township.
 Executor: EDWIN ALLMER,
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ANDERSEN, SHIRLEE LADIO also known as

SHIRLEE MARCHAND LADIO, dec'd.
 Late of Horsham Township.
 Executrix: NANCY HOLLENBECK,
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BALLIET, JOHN W., dec'd.

Late of East Norriton Township.
 Executrix: CARRIE BALLIET,
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 Norristown, PA 19403.
 ATTORNEY: RACHEL DeANGELO,
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BARRY, EILEEN also known as

EILEEN M. BARRY, dec'd.
 Late of Springfield Township.
 Executor: MICHAEL BARRY,
 c/o William J. Benz, Esquire,
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 Southampton, PA 18966.
 ATTORNEY: WILLIAM J. BENZ,
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BEERLEY, GEORGE J., JR. also known as

**GEORGE BEERLEY and
 GEORGE J. BEERLEY, dec'd.**
 Late of Upper Moreland Township.
 Administratrix: ANNE P. BEERLEY,
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 ATTORNEY: MICHAEL J. MARANSKY,
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BENNINGHOVE, FRIEDA K., dec'd.

Late of West Norriton Township.
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Bethlehem, PA 18020

**BURKE, SEAN C. also known as
SEAN BURKE, dec'd.**

Late of Springfield Township.
Executor: LUCA SENA,
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TIMONEY KNOX, LLP,
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**DeGROOT, ROBERT LEE also known as
LEE DeGROOT, dec'd.**

Late of Borough of Ambler.
Executrix: MARIANNE MYLAND,
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DONIKOWSKI, WALTER A., dec'd.

Late of Borough of Conshohocken.
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**HIPPLE, WILLIAM S. also known as
BILL HIPPLE, dec'd.**

Late of Lower Pottsgrove Township.
Executor: THOMAS HIPPLE,
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Lansdale, PA 19446

KANOFF, SHIRLEY, dec'd.

Late of Blue Bell, PA.
Executor: STEVEN J. KANOFF,
2104 Greenleaf Street,
Allentown, PA 18104.
ATTORNEY: MARLA J. MELMAN,
SCOBIONKO, SCOBIONKO, MUIR &
MELMAN,
40 South 5th Street,
Allentown, PA 18101,
610-351-0855

**KRAUSE, CHARLES W., JR. also known as
CHARLES KRAUSE,
CHARLES W. KRAUSE and
CHARLES WALLACE KRAUSE, JR., dec'd.**

Late of Borough of Schwenksville.

Executrix: LISA R. KLINE,
c/o Jessica R. Grater, Esquire,
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LEEDOM, JOYCE A., dec'd.

Late of Hatfield Township.
Co-Executors: CHARYL LANDOLT AND
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North Wales, PA 19454.
ATTORNEY: JANET E. AMACHER,
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LEMPERT, RHODA, dec'd.

Late of Lower Merion Township.
Executrix: AMY B. LEMPERT,
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Narberth, PA 19072.
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30 W. Airy Street,
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**LIPSON, ANITA B. also known as
ANITA BINIK LIPSON, dec'd.**

Late of Abington Township.
Executrix: ESTHER SOBEL,
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**MABRY, SARAH L. also known as
SARAH MABRY, dec'd.**

Late of West Norriton Township.
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**MOYER, BRIAN D. also known as
BRIAN DONALD MOYER, dec'd.**

Late of Douglass Township.
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MAUGER & METER,
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**NAGEL, JOHN also known as
JOHN STEVENSON NAGEL, SR., dec'd.**

Late of Abington Township.
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**RADEN, MARGARET A. also known as
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Late of Lower Pottsgrove Township.
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**RAFFAELE, ANNA MARY (McADAMS) also known as
ANNA M. RAFFAELE and
ANNA RAFFAELE, dec'd.**

Late of Towamencin Township.
Administratrix: CARYLANN M. GRAHAM,
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SHARIK, DORIS T., dec'd.

Late of East Norriton Township.
Executrices: KAREN CROCKETT,
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TATE, BRENDA, dec'd.

Late of Borough of Ambler.
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**VARGO, HELEN M. also known as
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Late of Lower Providence Township.
Executor: FRANK W. VARGO,
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WALKER, J. HOWARD, dec'd.

Late of Borough of Lansdale.
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DAVID H. WALKER,
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WALP, RICHARD J., dec'd.

Late of Upper Salford Township.
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**WOBENSMITH, THOMAS F. also known as
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Late of Borough of Hatboro.
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100 West Avenue,
Jenkintown, PA 19046,
MICHELLE PERETZ,
17 Mallard Lake Road,
Pound Ridge, NY 10576.

FOREIGN REGISTRATION STATEMENT

Notice is hereby given that **The Modern Gentleman, Inc.**, a foreign business corporation, has applied for a Statement of Registration to do business in the Commonwealth of Pennsylvania under the provisions of Chapter 4 of the Pennsylvania Association Transactions Act (15 Pa. C.S. Sec. 6124). The corporation is incorporated under the laws of the State of Texas. The address of its principal office under the laws of said jurisdiction is 4100 Spring Valley Road, Suite 260, Dallas, TX 75244, and the address, including street and number, if any, of its proposed registered office and name of its commercial registered officer provider in Pennsylvania is Registered Agents Inc., 1150 First Avenue, Suite 511, King of Prussia, PA 19406.

TRUST NOTICES**First Publication****ROBERT H. WILSON, 3RD AND
RUTH R. WILSON****FAMILY TRUST DATED SEPTEMBER 4, 1996**

Notice is hereby given of the death of Robert H. Wilson, 3rd and Ruth R. Wilson, late of Trappe Borough, Montgomery County, Pennsylvania. All persons having claims or demands against said decedents or the Robert H. Wilson, 3rd and Ruth R. Wilson Family Trust, are requested to make known the same to the Trustee or the Trust's attorney and all persons indebted to said decedent or their Trust are requested to make payment without delay to the Trustee named below:

Trustee: Robin R. Fetter
c/o King Laird, P.C.
360 West Main Street
Trappe, PA 19426

Trustee's Attorney: Andrew C. Laird, Esquire
King Laird, P.C.
360 West Main Street
Trappe, PA 19426

Second Publication

**CHESTER L. MERCER AND
MARIAN T. MERCER TRUST
DATED MAY 4, 2001**

MARIAN T. MERCER, DECEASED

Late of Lower Pottsgrove Township,
Montgomery County, PA

This Trust is in existence and all persons having claims or demands against the said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to:

Successor Trustee: Janis M. Dagger
13121 Old Annapolis Road
Mount Airy, MD 21771

Trustee's Attorney: Mary C. Crocker
Crocker & Crocker, P.C.
1296 High Street
Pottstown, PA 19464

Third and Final Publication

**JOHN E. LAVIN REVOCABLE TRUST
JOHN E. LAVIN, SR., DECEASED
LATE OF WHITPAIN TWP.,
MONTGOMERY COUNTY, PA**

All persons having claims or demands against said decedent or the **JOHN E. LAVIN, SR. REVOCABLE TRUST**, are requested to make known the same to the Trustees or the Trust's attorney and all persons indebted to said decedent or his Trust are requested to make payment without delay to the Trustee named below:

Trustee: John E. Lavin, Jr.
3873 Manor Street
Philadelphia, PA 19128

Trustee's Attorney: Alexander J. Ginsburg
441 N. 5th Street, Suite 201
Philadelphia, PA 19123

EXECUTIONS ISSUED

Week Ending April 26, 2016

**The Defendant's Name Appears
First in Capital Letters**

432-440 HIGH STREET PARTNERSHIP - Pottstown School District; 201509333; WRIT/EXEC.
432-440 HIGH STREET PARTNERSHIP - Pottstown School District; 201509338; WRIT/EXEC.
ALL PHASE REMODELING, INC. - Hunt, Gary, et al.; 201532620; \$90,984.00.
BARDLIVING, CLIFFORD: TANYA - Household Finance Consumer Discount Company, et al.; 201402839.
BOETTGER, JONATHAN - Branch Banking And Trust, et al.; 201529065; \$91,244.42.
BRENNAN, JON: DEROSE, DANA - Wells Fargo Bank Na; 201522786; \$198,867.68.
BRUDER, DAVID - Us Bank National Association; 201328193; AMEND IN REM/180,419.14.

BURCHFIELD, JOHN: JOHN: WELLS FARGO BANK, GRNSH. - American Express Centurion Bank; 201604424; WRIT/EXEC.
CHANT, PATRICIA: BANK OF AMERICA, GRNSH. - Capital One Bank Usa Na; 200826315; \$2,197.42.
CHRISTMAN, ANDREA: RONALD - Ocwen Loan Servicing, LLC; 201528971; \$264,833.91.
COLEMAN, CHARLES: CHARLES: ANNA - Wells Fargo Bank Na; 201407957.
COOKE, KEVIN: MELBA - Cheltenham Township School District; 201520575; WRIT/EXEC.
CUGNO, DAVID: CITIZENS BANK, GRNSH. - Gulph Mills Associates, LLC; 201604224; \$4,041.07.
CURRY, ROSALYN - Deutsche Bank National Trust Company, et al.; 201522348.
DISE, LARRY: DIAMOND FCU, GRNSH. - Capital One Bank Usa Na; 201530251; \$6,524.69.
DIXON, KAREN: ESTATE OF GEORGE W BERTHOLD - Souderton Area School District; 201513404; WRIT/EXEC.
FAZIO, DAVID: WELLS FARGO, GRNSH. - Capital One Bank Usa Na; 201508373; WRIT/EXEC.
FULLER, CATHY: CHARLES - Christiana Trust, et al.; 201602992.
GORDON, WILLIAM: DECICCO, MIA - Chase Home Finance, LLC, et al.; 200917003; AMEND IN REM/344,977.48.
GRITZ, ROBYN: ROBYN: TD BANK, GRNSH. - American Express Centurion Bank; 201604559; WRIT/EXEC.
HAMADAY, MICHAEL: TARA - Us Bank National Association; 201601723.
HARTMAN, RICHARD - Pennsylvania Eye & Ear Surgery Center; 201607437; \$1,034.00.
HILL, ANITA - Loandepotcom, LLC; 201601729.
KEELEY, JANET: ROBERT: QNB BANK, GRNSH. - Clemens, Jeffrey, et al.; 201427812.
KIM, IN: BANK OF AMERICA N A, GRNSH. - Marina District Development Co, LLC, et al.; 201111688; \$6,657.19.
KISSINGER, KATHLEEN: KATHY - Us Bank National Association; 201601541; \$121,970.90.
KOREA WEEK, INC.: WELLS FARGO BANK NA, GRNSH. - Bartash Printing Company, Inc.; 201524404; WRIT/EXEC.
KOZLOWSKI, THADDEUS: REGINA: SHERBERT, CHRISTINE, ET AL. - Ditech Financial, LLC, et al.; 201532734.
KOZUCH, EUGENE - Good Will Steam Fire Engine Company No 1, et al.; 201608290; WRIT/EXEC.
LEHMAN, BRIAN: DIAMOND CU, GRNSH. - Lvnv Funding, LLC; 201605778; WRIT/EXEC.
LUTZ, CATHERINE: CATHY - Lstf Master Participation Trust; 201506717; \$179,329.54.
MARCHESE, DAVID: EMBASSY FINANCE, INC., GRNSH. - Estate Of Joseph D Marchese, et al.; 201430100; \$1,766,318.34.
MAURAS, MIGUEL: APEX FEDERAL CREDIT UNION, GRNSH. - First Commonwealth Federal Credit Union; 201603362.
MCCARTNEY, DANIEL: FIRST NIAGARA BANK, GRNSH. - Paul, Guaglione; 201607968; WRIT/EXEC.
MCMONAGLE, GARY: MID ATLANTIC COMPUTERS, INC.: MCMONAGLE, NANCY: CITIZENS FINANCIAL GROUP, GRNSH. - Pinnacle Group; 201219801; ORDER/200,000.00.

MIKELES, LLC - Pottstown School District; 201509330; WRIT/EXEC.

MOREY, GERALD: SUSAN - Green Tree Servicing, LLC; 201512989; \$175,066.82.

MOYER, EDWARD: VICKI - Pottstown School District; 201509324; WRIT/EXEC.

MULL, KIMBERLY: BANK OF AMERICA, GRNSH. - Jumpstart Capital Management; 201605248; WRIT/EXEC.

NICHOLS, TERRELL: SCOTT: WELLS FARGO, GRNSH. - National Collegiate Student Loan Trust; 201510623; WRIT/EXEC.

OH, HAN - Green Tree Servicing, LLC; 201329676.

OOSTERHART, CREG - David M Krmpotich, Inc.; 201530312.

ORPEN, CYNTHIA: WELLS FARGO, GRNSH. - Capital One Bank Usa Na; 201605886; WRIT/EXEC.

PATERAK ENTERPRISES, INC.: PATERAK, MICHAEL: PNC BANK, GRNSH. - Element Financial Corp, et al.; 201434092.

PUBLEINER, JOSHUA: BROVINA AND PUDLEINER, LLC: SANDRAS GRILLE - Sysco Central Pennsylvania, LLC; 201608275; WRIT/EXEC.

PURVIS, PATRICIA: SB1 FEDERAL CREDIT UNION, GRNSH. - Lvnv Funding, LLC, et al.; 200712099; \$3,275.79.

RANDAZZO, SYLVIA - Us Bank National Association, et al.; 201530641.

RODGERS, CARLTON: CITIZENS BANK OF PENNSYLVANIA, GRNSH. - Unifund Corporation; 201223461; \$8,008.51.

ROWDEN, BETTY: BETTY: DORAN, EFFA - Pennymac Corporation, et al.; 201333261; \$188,115.85.

SAUNDERS, PATRICK: JOANNE - Wells Fargo Bank Na; 201507561; \$72,315.41.

SMITH, KYLE: CITIZENS BANK, GRNSH. - Lvnv Funding, LLC; 200721772; WRIT/EXEC.

SWENSON, ERIC: BANK OF AMERICA NA, GRNSH. - Discover Bank; 201419089; WRIT/EXEC.

TABAS, MICHAEL: MICHAEL - Valley National Bank; 201427520; \$302,150.28.

TEITELMAN, CARL: CITIZENS BANK, GRNSH. - Mazer, Mindy, et al.; 200931085; \$18,000.00.

TORRES, JUDITH: WELLS FARGO BANK, GRNSH. - Fidelity National Title Insurance Company; 201528653; \$19,986.65.

TOWEY, EVAN: UNIVEST BANK, GRNSH. - Toyota Motor Credit Corporation; 201304704; \$8,996.86.

CRELL DIRECT MAIL ADVERTISING - Id Systems Inc; 201607659; Judgment fr. District Justice; \$1,581.78.

DOMEI, MICHAEL - Capital One Bank Usa Na; 201607508; Certification of Judgment; \$1972.63.

ESTATE OF JOHN BALLIET: BALLIET, CARRIE: JOHN - Balliet, Carlye; 201607354; Foreign Judgment; \$170,000.00.

FEASTER, CYNDI - Susquehanna Bank; 201607652; Complaint In Confession of Judgment; \$89657.42.

FINACCHIO, THOMAS - Jayson L Layfield Dvm Llc; 201607545; Judgment fr. District Justice; \$6319.15.

GALLAGHER, CHARLES - Discover Bank; 201607746; Judgment fr. District Justice; \$2112.40.

GILLERN, DANA - Midland Funding Llc; 201607514; Certification of Judgment; \$8295.19.

GUARNACCIA, JENNIFER - Branch Banking And Trust Company; 201607643; Complaint In Confession of Judgment; \$183,800.96.

HORSHAM VALLEY GOLF CLUB: CHESAPEAKE BAY GOLF CLUB LIMITED PARTNERSHIP: CHESAPEAKE BAY GOLF CLUB WEST LP - Royal Bank America; 201607311; Complaint In Confession of Judgment; \$1567005.86.

HORVATH, JEEY - Discover Bank; 201607494; Certification of Judgment; \$9320.30.

JAYNE, NICHOLE - Discover Bank; 201607495; Certification of Judgment; \$4138.59.

JOHN F BRENNAN INC - First Priority Bank; 201607584; Complaint In Confession of Judgment; \$572197.17.

KALMAN, STUART: CHRISTINE - Maple Hill Community Association; 201607501; Judgment fr. District Justice; \$1,415.75.

KITTA, ROBERT - Capital One Bank Usa Na; 201607519; Certification of Judgment; \$4,109.70.

LAWSON, REGINA - Mermelstein, Jeffrey; 201607713; Certification of Judgment; \$6561.02.

LINDIES FURNITURE SHOP LLC - Suburban Management Co Inc; 201607547; Complaint In Confession of Judgment; \$33229.58.

LONGO, DAVID: DONNA - Branch Banking And Trust Company; 201607302; Complaint In Confession of Judgment; \$156,144.50.

LUCAS, SHAWNA - Chang-Mateu, I-Hwa; 201607716; Judgment fr. District Justice; \$10513.25.

MCCARRON, MARYANNE - First Priority Bank; 201607645; Complaint In Confession of Judgment; \$572197.17.

MCCARRON, STEPHEN - First Priority Bank; 201607623; Complaint In Confession of Judgment; \$572197.17.

OTTERSON, PATRICK: RADON REMEDIES - Johnson, Latashia; 201607301; Judgment fr. District Justice; \$503.50.

PLATINUM DEVELOPERS GROUP LLC: CHUA, EDGAR: EDGAR, ET.AL. - Columbia Bank; 201607260; Foreign Judgment; \$784,826.44.

PREMIER IMMEDIATE MEDICAL CARE OF LANSDALE LLC: PREMIER URGENT CARE - Bre Retail Residual North Penn Marketplace Owner Llc; 201607324; Complaint In Confession of Judgment; \$POSESSION.

PRICE, TIMOTHY - Discover Bank; 201607765; Judgment fr. District Justice; \$4073.28.

JUDGMENTS AND LIENS ENTERED

Week Ending April 26, 2016

**The Defendant's Name Appears
First in Capital Letters**

BERSHAD, ALAN - Capital One Bank; 201607548; Judgment fr. District Justice; \$6331.36.

BURNS, CHARLES - Royal Pool Service; 201607280; Judgment fr. District Justice; \$1,091.79.

CASTORINA, KAREN - Midland Funding Llc; 201606683; Judgment fr. District Justice; \$1,750.18.

CONSILIU LLC - Wilmington Savings Fund Society Fsb; 201607524; Complaint In Confession of Judgment; \$12544527.64.

PRO TOOL INDUSTRIES INC - Helwig, Daniel;
201607292; Complaint In Confession of Judgment;
\$100935.74.

RECKART, DAVID - Capital One Bank Usa Na;
201607522; Certification of Judgment; \$2,068.84.

RICHARDS, MICHAEL; MISKA, SARAH -
National Collegiate Student Loan Trust 2007-3;
201607512; Certification of Judgment; \$9066.63.

RUSSELL, DICKIE - Capital One Bank Usa Na;
201607520; Certification of Judgment; \$5,835.51.

SUITE K VALUE ADDED SERVICES LLC -
Id Systems Inc; 201607658; Judgment fr.
District Justice; \$232.18.

WEISS, ABBY - Midland Funding Llc; 201606687;
Judgment fr. District Justice; \$991.12.

WOLFINGTON, JOHN - Td Bank Na; 201607664;
Complaint In Confession of Judgment; \$101,418.43.

ABINGTON TWP. -

entered municipal claims against:

Sukenick, Harris: Fior; 201607364; \$4338.09.

CHELTENHAM TWP. -

entered municipal claims against:

Molas, Sandra; 201607703; \$859.63.

EAST NORRITON TWP. -

entered municipal claims against:

Boscaino, Nicholas; 201607343; \$96.56.

Ellis, Lonna; 201607333; \$52.79.

Hbg Properties Llc; 201607339; \$92.11.

Hbg Properties Llc; 201607340; \$46.20.

Iglesias, Jose: Lopez, Marisol; 201607342; \$115.50.

Johnson, Brian: Beverley; 201607335; \$100.20.

Mcginnis, James: Stephanie; 201607331; \$73.36.

Mcmonagle, Robert: Lisa; 201607344; \$90.69.

Pigeon, John: Anna; 201607337; \$105.31.

Robinson, Thomas; 201607338; \$97.16.

Sundquist, Paul; 201607336; \$120.12.

Weightman, Robert: Mary; 201607334; \$78.75.

PENNA. DEPT. OF REV. -

entered claims against:

Amey, Staley: Anna; 201660941; \$5339.35.

Amey, Staley: Anna; 201660943; \$5339.35.

Barnes, Rev; 201660918; \$3362.86.

Booth, Christopher; 201660935; \$706.71.

Brochet, Drew; 201660948; \$13046.54.

Bunul, Budo: Firinji Corporation; 201660914; \$24338.59.

Burnham, Jordan; 201660922; \$2171.35.

Cianciulli, John; 201660966; \$8660.95.

Cochrane, Robert; 201660974; \$2155.44.

Conway, Christopher; 201660960; \$3144.16.

Damiani, Louis: Beverly; 201660952; \$1434.96.

Dilshheimer, Robert; 201660977; \$187639.17.

Dodson, James; 201660921; \$7767.10.

Estate Of Conrad Gordon; 201660962; \$44260.39.

Folk, Terrance: T S F Enterprises; 201660953; \$849.44.

Folk, Terrance: T S F Enterprises; 201660954; \$849.44.

Fox, Marlene; 201660929; \$907.23.

Gambone, Marc; 201660924; \$1876.85.

Gonzalez, Carlos; 201660905; \$6093.87.

Greenberg, Theresa; 201660911; \$3075.01.

Hagelgans, Scott: Lauren; 201660969; \$437.29.

Hendrickson, John; 201660976; \$5663.05.

Howe-Washington, Kay; 201660957; \$7785.61.

Huang, C.; 201660968; \$6741.19.

Hudak, Michael; 201660906; \$10078.41.

Huston, John; 201660937; \$3093.47.

Huston, John; 201660939; \$3093.47.

Hwang, Sam: Fay; 201660916; \$3770.09.

Iyer, Venkat; 201660907; \$9890.49.

Jackson, William; 201660927; \$3847.86.

Jines, Sean; 201660945; \$8349.31.

Kaplan, Elon: Beth; 201660910; \$1294.67.

Kim, David; 201660938; \$2714.81.

Kim, David; 201660972; \$1351.05.

Kyle, Gary: Donna; 201660942; \$22136.26.

Lawlor, John; 201660930; \$11923.06.

Leonidas, Koletas; 201660920; \$6731.62.

Lorch, Ellen; 201660919; \$1573.19.

Maltese, Tony; 201660913; \$2505.64.

Mascia, Donald; 201660944; \$2350.42.

Mascia, Donald; 201660946; \$2350.42.

McIlvaine, William; 201660973; \$10426.84.

McMichael, Bruce; 201660959; \$3776.51.

Mermelstein, Jeffrey: Woratha, Lalita; 201660932;
\$4317.57.

Mermelstein, Jeffrey: Woratha, Lalita; 201660934;
\$4317.57.

Miller, Peter: Deborah; 201660955; \$1073.93.

Muller, Edward; 201660980; \$13151.52.

Murphy, Edward; 201660917; \$20849.73.

Ojedaflores, Oscar; 201660961; \$3481.14.

Oliver, Cynthia: Kenneth; 201660949; \$4967.03.

Oliver, Cynthia: Kenneth; 201660951; \$4967.03.

Paley, Daniel; 201660923; \$1270.80.

Pastor, Pamela; 201660975; \$4380.68.

Pearson, Daniel: Margaret; 201660931; \$10803.93.

Pisko, Robert: Linda; 201660964; \$1275.54.

Quezada, Jose: Vasquez, Maria; 201660947; \$575.41.

Ricci, Margaret; 201660958; \$1767.09.

Roberts, Roy; 201660979; \$2047.98.

Salamone, Nicholas: Jeanette; 201660981; \$9725.78.

Segan, Saul; 201660982; \$2889.43.

Seiders, Timothy; 201660936; \$5216.65.

Seiders, Timothy: Mary; 201660915; \$6683.35.

Sellers, Alan: Teri; 201660926; \$1702.28.

Serroni, Marc; 201660956; \$3262.62.

Serroni, Marc; 201660963; \$1653.24.

Smith, Rebecca: Timothy; 201660933; \$2742.13.

Starr, Jay; 201660925; \$8215.15.

Steinberg, Philip: Danielle; 201660950; \$1779.24.

Sullivan, Daniel; 201660965; \$9264.62.

Summerill, Frank; 201660912; \$10035.76.

Torrence, Kelly; 201660940; \$6848.25.

Walters, Mark; 201660971; \$1737.20.

Webb, Clifford; 201660967; \$3513.21.

Welsh, David; 201660978; \$3741.79.

Welsh, John; 201660970; \$6731.02.

White, Christopher; 201660908; \$1927.05.

Whiteside, Robert; 201660928; \$2704.90.

Williamson, Paul; 201660909; \$1198.04.

PENNA. UNEMP. COMP. FUND -

entered claims against:

Baldwin School; 201660903; \$254074.39.

Carelink Community Support Services Of Pa Inc;
201660898; \$4680.53.

Freedom Valley Young Mens Christian Association;
201660897; \$5973.79.

Harcum College; 201660901; \$12010.77.

Lansdale Borough; 201660902; \$1830.12.

Main Line Services Inc; 201660899; \$15284.92.
 Montgomery County Head Start; 201660904;
 \$283802.29.
 North Wales Water Authority; 201660983; \$8945.90.
 Pottstown School District; 201660984; \$4485.43.
 Wyncote Church Home; 201660900; \$24707.86.

**PERKIOMEN VALLEY SCHOOL DIST. -
 entered municipal claims against:**

Davis, Laurele; 201607440; \$1703.46.
 McLennan, Keith: The Bringhurst Estate Trust;
 201607466; \$17985.51.
 Mitchell, Patricia; 201607441; \$6468.59.

**POTTSGROVE SCHOOL DIST. -
 entered municipal claims against:**

Granger, Robert; 201607702; \$1766.66.
 Stover, Richard; 201607583; \$3190.17.

**POTTSTOWN BORO. AUTH. -
 entered municipal claims against:**

Turner, Elizabeth; 201607581; \$704.90.
 Unknown Heirs Successor Or Assigns Of Michael E
 Steinger: Mcevoy, Wendy: Steinger, Michael,
 Et.Al.; 201607356; \$615.61.

**POTTSTOWN BORO. -
 entered municipal claims against:**

Fasy, Joseph; 201607709; \$1094.80.
 Fasy, Joseph; 201607711; \$302.32.
 Knox, Kevin; 201607368; \$666.05.
 Zettlemoyer, E.; 201607700; \$431.79.

**POTTSTOWN SCHOOL DIST. -
 entered municipal claims against:**

432-440 High Street Partnership; 201607464; \$4727.56.
 432-440 High Street Partnership; 201607467; \$4702.95.
 Alaoui, Sidi; 201607569; \$1620.71.
 Arc Np Llc; 201607578; \$3047.10.
 Babadzhano, Ben; 201607568; \$1502.23.
 Bui, Tyler; 201607480; \$2801.43.
 Bui, Tyler; 201607482; \$2490.99.
 C & K Partners; 201607572; \$5377.37.
 Clifford, Charles: Marguerite; 201607599; \$2231.91.
 Cullum, Harold: Elizabeth; 201607442; \$1528.13.
 Cullum, Harold: Elizabeth; 201607447; \$3581.38.
 Fichthorn, Kenneth: Jennifer; 201607598; \$3845.19.
 Fisher, Georjean; 201607449; \$3559.61.
 Four Wins Development Group; 201607468; \$3998.29.
 Glenn, Gregory: Margaret; 201607597; \$3692.35.
 Hoopes, Ralston; 201607594; \$3153.93.
 Kaja Holdings 2 Llc; 201607470; \$3262.56.
 Keys, Toni: Banks, Berneil; 201607456; \$2503.07.
 Kratzer, Lonnie; 201607455; \$1856.27.
 Kulish, Maya; 201607458; \$3728.62.
 Labelle, Marla; 201607591; \$5145.26.
 Lauffer, Michael: Sampson-Lauffer, Jessica; 201607461;
 \$2136.93.
 Lehmann, Donald: Brodi, Elaine; 201607459; \$3684.40.
 Lloyd, Jemal; 201607460; \$2453.17.
 Manatawny Association; 201607472; \$6618.72.
 Mauger, Thomas; 201607462; \$1278.77.
 McMahon, Patrick: Mary; 201607586; \$2981.65.
 Medunic, Theresa; 201607567; \$3248.92.
 Mitchell, Edward; 201607443; \$5591.10.
 Mitchell, Edward; 201607448; \$6022.88.

Montgomery Lodge Of Elks No 1271; 201607474;
 \$1884.35.
 Moyer-Funk Pabc 9&12 Llc; 201607477; \$2534.16.
 Nevells, Vera; 201607566; \$1678.13.
 Patel, Ragesh: Amita; 201607562; \$3777.67.
 Patel, Ragesh: Amita; 201607565; \$1453.00.
 Resolution Fund Llc; 201607582; \$2871.98.
 Scheeler, Troy; 201607363; \$3668.43.
 Stauffer, Robert; 201607561; \$3307.89.
 Travis, Kathleen; 201607451; \$1813.10.
 Travis, Kathleen; 201607453; \$4523.76.
 Travis, Kathleen; 201607557; \$3592.87.
 Travis, Kathleen; 201607559; \$2266.46.
 Trustees Of The Bringhurst Estate; 201607575;
 \$3216.36.
 Unknown Heirs Successors Or Assigns Of Doris P
 Grebe: Grebe, Doris; 201607452; \$3527.23.
 Unknown Heirs Successors Or Assigns Of Marie
 S Linsinbigler: Linsinbigler, Marie; 201607588;
 \$2455.58.
 Whitemarsh House Inc; 201607478; \$3000.47.
 Ywca Tricounty Area; 201607580; \$4339.83.
 Zeleznick, Shawn: Estate Of Wilma L Zeleznick;
 201607554; \$2978.63.

**UNITED STATES INTERNAL REV. -
 entered claims against:**

Allen, Thomas; 201670365; \$516.53.
 Allen, Thomas: Lynne; 201670354; \$24574.29.
 Bailey, Ronald: Lori; 201670349; \$14256.54.
 Capreri, Daniel; 201670357; \$57707.64.
 Chowns Fabrication And Rigging Inc; 201670343;
 \$20264.88.
 Co-Wqang, Dulia; 201670363; \$109122.56.
 Conlin, James: Harrar, Erica; 201670350; \$28613.17.
 Correa, Johanna; 201670330; \$12587.14.
 Delia, Frank: Sheila; 201670336; \$26510.14.
 Divergigelis, Christina; 201670335; \$25617.05.
 Edwards, Warren: Tracie; 201670327; \$38713.40.
 Epstein, Aaron: Samberg, Beth; 201670342; \$33348.80.
 Evan, John; 201670334; \$14743.57.
 Griffith, Andrew; 201670355; \$21010.74.
 Howard, Marcus; 201670345; \$11778.98.
 John F Brennan Inc; 201670372; \$145271.75.
 Kerper, Bruce; 201670340; \$42275.23.
 Lacroix, Martine; 201670373; \$35269.05.
 Lieberman, Benjamin: Presnell, K.; 201670346;
 \$25139.44.
 Lock, Jane; 201670369; \$4135.09.
 Macfarland, Deborah; 201670332; \$11339.36.
 Marchese, David; 201670361; \$156478.56.
 Mcgonagle, Kevin: Beth; 201670351; \$62610.24.
 McLaurin, Gregory; 201670353; \$8609.96.
 Ober, Helen: Gary; 201670370; \$11380.58.
 Olivieri, Charlene; 201670359; \$11198.46.
 Padalewski, Daniel: Susan; 201670367; \$24778.03.
 Powel, Richard; 201670348; \$19713.77.
 Powel, Richard: Clare; 201670373; \$8720.69.
 Powell, Terry; 201670338; \$35570.53.
 Quinn, Thomas; 201670344; \$3333.39.
 Randolph, James; 201670371; \$5731.68.
 Roberts, Lawrence: Eileen; 201670331; \$35109.52.
 Robinson, Michelle; 201670358; \$40302.78.
 Rucci, Paul; 201670364; \$156316.88.
 Smolcynski, Andrew; 201670328; \$34352.13.
 Smolcynski, Patricia; 201670329; \$34352.13.
 Snyder, Leonard; 201670366; \$19956.25.

Summerill, Frank; 2016070341; \$26556.44.
 Taggart, Robert; 2016070333; \$17537.30.
 Thorpe, Joseph; 2016070360; \$27020.35.
 Thyberg, Brian; 2016070339; \$34699.51.
 Trade Show Associates Lp; 2016070356; \$40926.59.
 Wales, Christopher: Tasha; 2016070362; \$35678.90.
 Wayns, Kevin; 2016070337; \$32272.43.
 Williams, John: Liza; 2016070352; \$51249.57.
 Williams, Michelle; 2016070368; \$13836.85.

**UPPER DUBLIN SCHOOL DIST. -
 entered municipal claims against:**

Bowdren, Eileen; 201607579; \$3744.71.
 Flood, Robert: Elizabeth; 201607577; \$9606.52.
 Herold, Robert: Victoria; 201607574; \$16404.54.
 Novak, Andrew: Maria; 201607570; \$3822.10.
 Novak, Andrew: Maria; 201607589; \$3450.61.
 Novak, Andrew: Maria; 201607593; \$1277.53.
 Novak, Andrew: Maria; 201607596; \$1277.53.
 Prasol, Christian; 201607587; \$8339.67.
 Sussman, Todd: Hillary; 201607585; \$11266.98.

**UPPER MORELAND TWP. -
 entered municipal claims against:**

Carroll, Michael: Christina; 201607164; \$227.50.
 Hess, Francis: Michael; 201607175; \$425.50.
 Keeley, Mark: Joanna; 201607184; \$227.50.
 Kriwasch, Joseph: Arleen; 201607163; \$227.50.
 Sicilia, Robert: Patricia; 201607161; \$227.50.
 Stout, Erik; 201607172; \$227.50.

**UPPER MORELAND TWP./HATBORO BORO.
 JOINT SEWER AUTH. -
 entered municipal claims against:**

Dell, Robert: Sara; 201607431; \$809.63.
 Diguseppe, Steven: Patricia; 201607432; \$874.81.
 Freiling, Kathleen: Jones, Kathleen: Steven; 201607708;
 \$945.63.
 Gemzik, Michael: Caryn; 201607707; \$396.51.
 Gorney, Nancy; 201607434; \$489.79.
 Holz, Joseph: Lisa; 201607706; \$582.01.
 Johnson, Chad: Patricia; 201607435; \$650.17.
 Mallon, Ronald; 201607705; \$1976.42.
 Murphy, Matthew; 201607436; \$358.78.
 Thomas, George: Savitri; 201607704; \$406.59.

**UPPER PERKIOMEN SCHOOL DIST. -
 entered municipal claims against:**

Allentown Refrigerated Terminals Inc; 201607365;
 \$6791.19.
 Allentown Refrigerated Terminals Inc; 201607367;
 \$55642.59.
 Thomas, Scott; 201607362; \$4128.41.

LETTERS OF ADMINISTRATION

Granted Week Ending April 26, 2016

**Decedent's Name Appears First,
 Then Residence at Death, and
 Name and Address of Administrators**

BIDDLE, JACKOLYN M. - Hatfield Township;
 Biddle, Jay W., 2058 Maple Ave Hatfield, PA 19440.
 CARFAGNO, CHARLES D., JR. - West Norriton Township;
 Arena, Joseph, 150 William Penn Drive
 Norristown, PA 19403.

CHERKAS, LEONARD A. - Horsham Township;
 Mercier, Kyleigh, 43 Hilltop Place
 New London, NH 03257.
 DORAN, RICHARD P., SR. - West Norriton Township;
 Doran, Janet W., 103 Burnside Ave
 Norristown, PA 19403.
 FORBES, DOUGLAS G. - North Wales Borough;
 Forbes, Sheryl L., 1501 Taylor Road
 Lansdale, PA 19446.
 GRUBER, EDWARD H. - Abington Township;
 Gruber, Mary, 633 Montgomery Avenue
 Jenkintown, PA 19046.
 HOZYASH, MARY C. - Upper Providence Township;
 Hozyash, John, 728 South 4Th Avenue
 Royersford, PA 19468.
 JACKSON, FLORENCE E. - Upper Providence Township;
 Collins, Steven S., 1525 Roosevelt Drive
 Sharon Hill, PA 19079.
 MAGUIRE, ROBERT W. - Upper Gwynedd Township;
 Maguire, James E., 305 Forrest Avenue
 Norristown, PA 19401.
 OVERHOLTZER, NORMAN M. - Lower Pottsgrove Township;
 Dilks, Rosalie L., 208 Ashford Drive
 Douglassville, PA 19518.
 PINKOWITZ, CHARLOTTE - Jenkintown Borough;
 Pinkowitz, Andrea, 309 Florence Avenue
 Jenkintown, PA 19046.
 SANDOVAL, ERIK T. - ; Slutsky, Robert,
 600 West Germantown Pike
 Plymouth Meeting, PA 19462.

SUITS BROUGHT

Week Ending April 26, 2016

**The Defendant's Name Appears
 First in Capital Letters**

ALBERTSON, TWAHANNA: KELLIE -
 Barnes, Joanne; 201607747; Civil Action;
 Thomas, Peter H.
 AVERY, CHRISTOPHER - Woon, Melanie;
 201606996; Complaint for Custody/Visitation;
 Walfish, John L.
 BECKER, CHRISTOPHER: LYNDSEY -
 Pingora Loan Servicing Llc; 201607318; Complaint
 In Mortgage Foreclosure; Wapner, Peter.
 BERRY, TAMI: TAMI: OCCUPANTS, ET.AL. -
 Jpmorgan Chase Bank National Association;
 201607306; Complaint in Ejectment;
 Wapner, Peter.
 BETHEL DELIVERANCE INTERNATIONAL
 CHURCH: BETHEL DELIVERANCE
 INTERNATIONAL CHURCH INC -
 Askew, Patricia; 201607653; Civil Action;
 Hunigman, Richard J.
 BITTO, SARAH - Paglia, Lido; 201607518;
 Complaint Divorce.
 BROUGHTON, COURTNEY - Broughton, Kimlloy;
 201607534; Complaint Divorce; Fox, Leon H., Jr.
 CASTENOVA, LEWIS - Signore, Lisa; 201607473;
 Defendants Appeal from District Justice.
 CHARLES, ANDREW - Bank Of America Na;
 201607546; Complaint In Mortgage Foreclosure;
 Holloway, Regina.
 CLUNK, ELEANOR: ELEANOR - Federal National
 Mortgage Association; 201607637; Complaint In
 Mortgage Foreclosure; Wapner, Peter.

- COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF TRANSPORTATION -
Obaydullah, Abu Saleh; 201607526; Petition to
Appeal Nunc Pro Tunc; Barber, Aman M. Iii.
- COMMUNICATIONS WORKERS OF AMERICA
AFL-CIO: COMMUNICATIONS WORKERS
OF AMERICA AFL-CIO LOCAL NO 13000:
COMMUNICATIONS WORKERS OF AMERICA
AFL-CIO LOCAL NO 13500, ET.AL. - Verizon
Pennsylvania Llc; 201607500; Petition.
- COONEY, JONATHAN - Cooney, Karissa; 201607428;
Complaint Divorce; Walters, Linda G.
- COX, RUTH - Cox, Eric; 201607350; Petition for
Protection From Intimidatio.
- DELGREGO, KAREN - Delgrego, Frank; 201607595;
Complaint Divorce.
- DISANDRO, ENRICO: HAGERTY-DISANDRO,
TRICIA - Ditech Financial Llc; 201607321;
Complaint In Mortgage Foreclosure; Wapner, Peter.
- DROST, FRANCIS: PATRICIA - State Farm Bank Fsb;
201607355; Civil Action; Ratchford, Michael F.
- EQUIFAX INFORMATION SERVICES LLC -
Lewis, Carlos; 201607398; Civil Action;
Piontek, Vicki.
- ERIE INSURANCE EXCHANGE - Slomine, Gail;
201607389; Civil Action; Spirt, H. David.
- ERNST, MAX - Ernst, Katherine; 201607492;
Complaint Divorce.
- EXPERIAN INFORMATION SOLUTIONS INC -
Lewis, Carlos; 201607395; Civil Action;
Piontek, Vicki.
- GIBSON, BARBARA - Tulish, Libby; 201607353;
Petition for Protection From Intimidatio.
- GILMARTIN, JOY: VENEZIALE, ANTHONY -
Jpmorgan Chase Bank National Association;
201607328; Complaint In Mortgage Foreclosure;
Denardo, Christopher A.
- GORDON, BRUCE - Capital One Bank Usa Na;
201607373; Civil Action; Ratchford, Michael F.
- HANNAN, CHRISTINE: CHRISTINE - Jpmorgan
Chase Bank National Association; 201607651;
Complaint In Mortgage Foreclosure; Denardo,
Christopher A.
- HARDY, DAVID - Hardy, Lisa; 201607319;
Complaint Divorce.
- HARRISON, RICHARD: HATBORO BOROUGH -
Jones, Jonathan; 201607243; Civil Action; Bennett,
Scott A.
- HASSE, PETE - Hasse, Renee; 201607650;
Complaint Divorce.
- HATTON, KEVIN - Mcfadden, Kelly; 201606471;
Complaint for Custody/Visitation.
- HAWKINS, VICKIE - Wesbanco Bank Inc;
201607563; Civil Action; Thalman, Andrew R.
- HOLMES, GREGORY - Lopez, Ahsaki; 201607481;
Complaint for Custody/Visitation.
- HOWARD, JOHN - Bank Of America Na; 201607316;
Complaint In Mortgage Foreclosure;
Holloway, Regina.
- HYDOCK, TRACY - Applebaum, Jacob; 201607590;
Complaint for Custody/Visitation.
- JOHNSON, SHANICE - Hall, Lennie; 201607346;
Complaint for Custody/Visitation.
- JURINA, ANTHONY - Gill, Kaitlyn; 201607016;
Complaint for Custody/Visitation.
- KELLY, MEGAN - Kelly, William; 201606821;
Complaint for Custody/Visitation; Sager, Daniel.
- KEMM, BRIAN - Kemm, Lynne; 201607300;
Support/Exceptions.
- KENNY, EILEEN - Bates, Alec; 201607679;
Complaint for Custody/Visitation;
Nocchi, Marguerite M.
- LAWLOR, CAROL: DEPARTMENT OF
THE TREASURY: LAWLOR, JOHN, ET.AL. -
Bank Of New York Mellon; 201607326; Complaint
In Mortgage Foreclosure; Wapner, Peter.
- LEPORE, BRIAN - Lepore, Nicole; 201607293;
Complaint for Custody/Visitation; Onorato, David C.
- LOHIN, CHRISTIAN - Lohin, Jennifer; 201607691;
Complaint Divorce; Seth, Anita M.
- LOSEY, HOLLY - Losey, Jason; 201607499;
Complaint Divorce; Tornetta, David A.
- MAILEY, BRIAN - Adams, Kenton; 201607315;
Civil Action; Feeley, Dennis F.
- MALONEY, KEVIN - Maloney, Tracey; 201607515;
Complaint Divorce.
- MANZARBETITIA, AARON - Thomas, James;
201607439; Petition for Protection from
Sexual Viol.
- MCFETRIDGE, KATHRYN - Cifelli, Francesco;
201607259; Complaint for Custody/Visitation;
Anderer, Stephen J.
- MCKENNA, JAMES: MC KENNA, JAMES -
Wells Fargo Bank Na; 201607688; Complaint In
Mortgage Foreclosure; Wapner, Peter.
- MCKITTRICK, ADAM - Miller, Aimee; 201607670;
Complaint for Custody/Visitation; Tosta, Diane S.
- MCKOWN, MELLISSA - Mutual Benefit Group;
201606564; Petition; Giurintano, Jason C.
- MILLER, JOSEPH - Miller, Tracey; 201607618;
Complaint for Custody/Visitation; Modesti, Maryann Q.
- MIZERNY, JASON - Nationstar Mortgage Llc;
201607693; Complaint In Mortgage Foreclosure;
Denardo, Christopher A.
- MOTGOMERY CHEMICALS LLC -
Curtis, Micahel; 201607555; Civil Action;
Amrhein, Ronald D., Jr.
- NICHOLSON, MICHAEL - Nicholson, Mirella;
201607543; Complaint Divorce.
- OKULA, KRISTEN - Discover Bank; 201607722;
Civil Action; Cawley, Jonathan Paul.
- ONYEANUSI, ERICA - Onyeausi, Chilee;
201607291; Complaint for Custody/Visitation.
- OPLINGER, BRIAN - Gallo, Melissa; 201607516;
Complaint for Custody/Visitation.
- OSULLIVAN, MARGARET - Roche, Ciaran;
201607314; Complaint Divorce; Young, Cheryl L.
- PASSACANTANDO, PETER: BOLUSI, BRUNO:
OCCUPANTS - Us Bank National Association;
201607317; Complaint in Ejectment;
McCaffery, Sarah.
- PEARL, ROSE - Layes, Kevin; 201607268;
Foreign Subpoena.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Lee, Adriane; 201607332;
Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Herbert, Peter; 201607366;
Appeal from Suspension/Registration/Insp; Makos,
Francis S.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Snyder, Edward; 201607360;
Appeal from Suspension/Registration/Insp;
Rothstein, Wendy G.

PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Hanna, Joseph; 201607469;
Appeal from Suspension/Registration/Insp.
PRO-SPORTS MOTORS - Gillis, Ronald; 201607402;
Defendants Appeal from District Justice.
PURNELL, DONALD - Gallo, Shelby; 201607523;
Complaint for Custody/Visitation.
RALPHIES FUN CENTER - Kendall, Mary; 201607504;
Foreign Subpoena.
RAUSCH, TIFFANY - Rausch, Kevin; 201607528;
Complaint Divorce.
REAL PRO ENTERPRISES LP - Evans, Lisa;
201607382; Civil Action; Cappuccio, Mark S.
RESTO, IVAN - Resto, Nicole; 201607527;
Complaint Divorce; Guerin, Annemarie.
RIAH, GHOLAMLI - Riahi, Azita; 201607517;
Complaint Divorce.
RICH ROMANO REMODELING:
REDD BARR HOMES: ROMANO, RICHARD -
Mcclerdry Drywall Inc; 201607714; Civil Action;
Miller, Larry L.
RIVERA, IVETTE: OCCUPANTS - Bank Of
New York Mellon; 201607660; Complaint in
Ejectment; Bones, Faith C.
SCHONELY, CHRISTOPHER - Lamont, Krisi;
201606930; Support/Exceptions.
SCHULER, ANTHONY - Cordon, Nicole;
201607283; Complaint for Custody/Visitation.
SEAMAN, JASON - Gough, Heather; 201607560;
Complaint for Custody/Visitation.
SEDDEN, RICHARD: CHAQUITA -
Bank Of America Na; 201607320; Complaint In
Mortgage Foreclosure; Holloway, Regina.
SEEMUNGAL, RODNEY: BENNETT, KIMBERLY -
Deutsche Bank National Trust Company;
201606198; Complaint In Mortgage Foreclosure;
Wapner, Peter.
SEVILLA, MANUEL - Sevilla, Erin; 201607323;
Complaint Divorce.
SHAFFER, ZACHARY - Malenchek, Kathleen;
201607564; Complaint for Custody/Visitation.
SHAPIRO, JOSHUA: ARKOOSH, VALERIE:
CASTOR, BRUCE - Recchuiti, Francis;
201607657; Civil Action; Recchuiti, Francis.
SHAWLER, JAN - Discover Bank; 201607438;
Civil Action; Cawley, Jonathan Paul.
SHICKORA, RICHARD - Discover Bank;
201606661; Civil Action; Cawley, Jonathan Paul.
SHOR, CHRISTOPHER - Modica, Sally; 201607521;
Civil Action; Yatsko, John P., Jr.
SHORT, JAMES - Riccardi, Morgan; 201607351;
Complaint Divorce.
SLAUGHTER, DEBORAH - Slaughter, Darren;
201607450; Complaint Divorce.
STEEL, MILLIE - American Express Centurion Bank;
201607380; Civil Action; Cawley, Jonathan Paul.
STV GROUP INC - Yanchek, Keith; 201607290;
Civil Action; Heeney, Thomas P., Jr.
TRANSUNION LLC - Lewis, Carlos; 201607385;
Civil Action; Pontek, Vicki.
TULISH, HEIDI - Tulish, Alan; 201607752;
Complaint Divorce; Fabick, Edward J.
UNITED PARCEL SERVICE INC -
Lingenfelter, Stephanie; 201607738;
Foreign Subpoena.
VILLANUEVA, MARAIN: VILLANEUVA, LEOPOLDO -
Progressive Advanced Insurance Company;
201607427; Civil Action; Lawrence, Benjamin W.

VOLKSWAGEN GROUP OF AMERICAN
INC - Kimmel And Silverman Pc; 201607505;
Defendants Appeal from District Justice.
WAGNER, DONALD: LINDA - Bank Of America Na;
201607552; Complaint In Mortgage Foreclosure;
Holloway, Regina.
WALLO, MELISSA - Carroll, Patrick; 201607654;
Civil Action; Schuster, Kenneth R.
WESTRUM HARLEYSVILLE II LP:
FERNES, THEODORE - Oxenreiter, Mark;
201607692; Civil Action; Margiotti, Vincent D.
WHANG, SIMON - State Farm Bank; 201607376;
Civil Action; Ratchford, Michael F.
YOST, BETTY: LOWER GWYNEDD TOWNSHIP -
Wilson, Ruby; 201607489; Civil Action;
Shields, Michael C.
ZAGORSKY, KRISTIN: KRISTIN - Scoma, Jenna;
201607497; Civil Action; Murphy, Frank P.

WILLS PROBATED

Granted Week Ending April 26, 2016

Decedent's Name Appears First, Then Residence at Death, and Name and Address of Executors

ADAMS, ETHEL M. - Lower Merion Township;
Adams, William R., 926 E. Passyunk Avenue
Phila, PA 19147.
AMMONS, GERALDINE - Upper Moreland Township;
Ammons, Mark, 1165 Mountain View Drive
Quakertown, PA 18951; Guarino, Dawn,
1408 Bentley Drive Warrington, PA 18976.
BANKS, SYLVIA M. - Abington Township;
Sudler, Franklin D., Sr., 1648 Washington Avenue
Willow Grove, PA 19090.
BARAINYAK, FRANK - Upper Merion Township;
Barainyak, Mary Ann, 651 Summit Street
King Of Prussia, PA 19406.
BLEIMAN, MARGERIE - Abington Township;
Bleiman, Howard W., 1785 Caverly Road
Meadowbrook, PA 19046-1001.
BROWN, MARIAN L. - Upper Dublin Township;
Coren, Heather, 427 N. Sterling Road
Elkins Park, PA 19027.
CAHILL, HELEN J. - Norristown Borough;
Cahill, Robert J., Jr., 212 W. Moreland Avenue
Hatboro, PA 19040.
CAHILL, ROBERT J., SR. - Norristown Borough;
Cahill, Robert J., Jr., 212 W. Moreland Avenue
Hatboro, PA 19040.
CARBONI, VINCENT J. - Lower Merion Township;
Maguire, Valeri J., 515 Kenilworth Rd
Merion, PA 19006.
CUSACK, THOMAS M., JR. - Lower Merion Township;
Cusack, Laurence R., 110 Pennswood Road
Bryn Mawr, PA 19010.
DAINOFF, GEORGE B. - Whitemarsh Township;
Dainoff, Sherry, 7 Azalea Circle
Lafayette Hill, PA 19444-2102.
DAVIDHEISER, C. E - Salford Township;
Smith, Lori J., 85 Wambold Lane
Green Lane, PA 18054.
FAHRNER, GAIL H. - Lower Frederick Township;
Schmidt, Richard S., 1260 Midland Rd
Southern Pines, NC 28387.

- FANSHAW, RENEE M. - Upper Dublin Township;
Denny, Victoria S., 2500 Jefferson Court
Ambler, PA 19002.
- FOX, TERESA E. - Upper Merion Township;
Fox, James G., 218 Hardwicke Lane
Villanova, PA 19085-1405.
- FRY, EDNA - Hatfield Township; Fry, David E.,
1107 W Orville Road Hatfield, PA 19440.
- GAMBONE, JOSEPH J., SR. - East Norriton Township;
Gambone, Carmelita M., 817 Noble Street
Norristown, PA 19401.
- GILMAN, JOAN R. - Lower Gwynedd Township;
Jugler, Joann, 242 Cadwalader Ave
Elkins Park, PA 19027.
- HARRIS, MARTHA - Abington Township;
Benjamin, Thelma D., 417 S Lansdowne Ave
Yeadon, PA 19050.
- IZAKS, MIRDZA A. - Norristown Borough;
Jansons, Mudite, 6 Farmhouse Lane
Malvern, PA 19355.
- JOHNSON, MARY T. - North Wales Borough;
Isabella, Anthony, 664 Wimbledon Lane
Hatfield, PA 19440.
- JOHNSON, NORMA E. - Rockledge Borough;
Johnson, Charles, 105 Robbins Avenue
Rockledge, PA 19046.
- KUSER, HAROLD R. - Trappe Borough;
Brant, Robert L., 572 W Main Street
Trappe, PA 19426.
- LANDIS, JAMES H., JR. - Upper Pottsgrove Township;
Landis-Palmer, Meghan E., 331 N. 50Th Street
Harrisburg, PA 17111; Little, Brenda S.,
101 S. Walnut Street Boyertown, PA 19512.
- LITCHERT, MARJORIE - Upper Providence Township;
Whitehaus, Lori J., 210 N Hoernerstown Road
Hummelstown, PA 17036.
- LOFTUS, JOHN A. - Upper Dublin Township;
Loftus, John A., Jr., 825 Stone House Road
Lower Gwynedd, PA 19002.
- LOMBARDI, FARA - Norristown Borough;
Basile, John, 517 Falcon Road Audubon, PA 19407.
- MCCANDLESS, JOHN - Franconia Township;
Simmons, Marie, 103 Aileen Dr
Lansdale, PA 19446.
- MILLER, DWAYNE - East Norriton Township;
Miller, Erin, 1036 Singer Lane
Norristown, PA 19403.
- MOORE, MARY T. - Whitmarsh Township;
Zanecosky, Gary M., 108 St. Gian Court
Sinking Spring, PA 19608.
- MUEHLBRONNER, IRENE M. - Whitpain Township;
Muehlbronner, James M., 115 Glen Drive
Chalfont, PA 18914; Muehlbronner, Peter T.,
615 Mckean Road Ambler, PA 19002;
Muehlbronner, Walter E., Jr., 115 Andrew Lane
Lansdale, PA 19446.
- PIRNIK, HARRISON A. - Upper Hanover Township;
Pirnik, Jean R., 2020 Adams Road
East Greenville, PA 18041.
- PLAKIS, MARY L. - Springfield Township;
Plakis, Joseph V., Jr., 148 Crockett Road
Warminster, PA 18974.
- RAMSAY, RUTH F. - Hatfield Township;
Fulmer-Davis, B. J., 1115 Lakeview Lane
The Villages, FL 32162.
- REED, ANNELIES T. - ; Barolat-Romana, Roberta,
1256 Denbigh Ln Wayne, PA 19087.
- RICHMAN, BERNICE B. - Lower Providence Township;
Richman, Glenn R., 10343 Bermuda Drive
Cooper City, FL 33026-4631; Richman, Joyce P.,
118 S. 21St Street Philadelphia, PA 19103.
- RICHMAN, JAY L. - Lower Providence Township;
Richman, Glenn R., 10343 Bermuda Drive
Cooper City, FL 33026-4631; Richman, Joyce P.,
118 S. 21St Street Philadelphia, PA 19103.
- RUBIN, MARION - Horsham Township;
Aidenbaum, Rochelle, 945 Roberts Road
Warminster, PA 18974; Roscioli, Jill,
21 Pebble Drive Horsham, PA 19044.
- SANTORO, CHARLOTTE E. - Upper Dublin Township;
Brinsfield, Bettina S., 7707 Wisconsin Avenue
Bethesda, MD 20814.
- STEWART, CHARLOTTE C. - Franconia Township;
Steward, William, 90 Main Street
Reedville, VA 22539.
- STONE, ENID W. - Cheltenham Township;
Stone, B. C. Jr., 192 Ridgewood Ave
Hamden, CT 06517; Stone, Jeffrey A. II,
414 Newbold Road Jenkintown, PA 19046.
- TALLON, THEODORA M. - New Hanover Township;
Dowlato, Gregory, Jr., 2451 Hoffmannville Road
Frederick, PA 19435.
- TOMASELLI, JANE L. - Lower Merion Township;
Nally, Dolores M., 113 Birch Avenue
Bala Cynwyd, PA 19004.
- WALSH, PATRICIA S. - Whitmarsh Township;
Thomas, Regina O., Ballard Spahr Llp
Philadelphia, PA 19103; Walsh, Valentine,
3 Whitehorse News London, SE1 7QD.
- WOOD, GERALDINE L. - Lower Providence Township;
Wood, Tanya R., 324 Egypt Rd
Mont Clare, PA 19453.
- ZWART, CORNELIUS - Lower Gwynedd Township;
Schwebel, Lucinda A., 111 North Lane
Chalfont, PA 18914.

RETURN DAY LIST

**May 16, 2016
COURT ADMINISTRATOR**

All motions “respecting discovery” in civil cases are subject to the provisions of Local Rule 4019* - Discovery Master. If such a motion is answered in opposition on or before the rule return date, the matter is automatically listed for argument before the Discovery Master at 9:00 a.m. on the Friday of the week in which the rule was made returnable. Check the MCCCH electronic directory for assigned courtroom.

1. Baird v. Michaels Family Restaurant - Motion to Compel Discovery (Seq. 7 D) - **F. DiMeo - P. Burns.**
2. Bank of New York Mellon v. United States of America - Motion to Reinstate Case and to Amend Complaint (Seq. 20) - **E. Wassall.**
3. Blustein v. HCR Manor Care Properties, LLC - Motion to Compel Answers to Discovery (Seq. 24D) - **H. Weinrich - A. Langella.**
4. Booz v. Booz - Petition to Withdraw as Counsel (Seq. 11) - **J. Martin.**
5. Borbely v. Foot and Ankle Specialty Center - Motion to Compel Depositions of Plaintiffs (24) D - **A. Pitock - F. Roller.**

6. *Brown v. Latches Lane Condominium Association - Motion for Consolidation (Seq. 61) Both Docket Numbers - S. Reidenbach - W. Catto.*
7. *Browne v. Arnica & Ivy Spa, LLC - Motion for Leave to Join Additional Defendant (Seq. 65) - D. Jacquette - C. Lagay.*
8. *Burtoft v. The Pension Company - Motion to Compel Plaintiff to Provide Full and Complete Discovery Responses (Seq. 18 D) - J. Bagby - M. Galey.*
9. *Calatizzo v. Delfish - Motion to Compel Plaintiff's Discovery (8) D - J. Branca.*
10. *Carney v. 5 Points Automotive Center - Motion to Compel Defendants' Discovery Responses (28) D - C. O'Donnell - F. Miller.*
11. *Chung v. Maple Ridge Homeowners Association - Motion for Protective Order (Seq. 47 D) - M. Simon - V. Verbeke.*
12. *Church v. Highley - Motion to Compel Answers to Interrogatories and Production of Documents (Seq. 6 D) - G. Mullaney - A. Zabicki.*
13. *Colonial Electric Supply Company v. Dynamic Solar, LLC - Plaintiff's Motion for Leave to File Amended Complaint (12) - T. Clark - J. O'Brien.*
14. *Commonwealth Financial Systems, Inc. v. Graser - Motion to Compel Answers to Interrogatories (Seq. 41 D) - E. Matzkin.*
15. *Cumbo v. Greenberg - Motion to Remand to Arbitration Program (Seq. 15) - M. Simon - J. Sereda.*
16. *Federal National Mortgage Association v. Somogyi - Motion to Equitably Assign Mortgage (Seq. 22) - L. Tabas.*
17. *Finance of America Mortgage, LLC v. Pronsat - Motion to Reassess Damages (Seq. 12) - A. Davis.*
18. *Fitzgerald v. Patriot GMC - Motion to Compel Discovery (Seq. 5 D) - W. Bensley - J. Goldberg.*
19. *Freedman v. Poos - Motion to Remand to Arbitration (Seq. 25) - R. Pollack - J. Gilman.*
20. *Friedman v. Main Line Hospitals, Inc. - Petition for Nunc Pro Tunc (Seq. 187) - S. Friedman - M. Courtney.*
21. *GMAC Mortgage, LLC v. Friel - Motion to Reassess Damages (Seq. 101) - M. Cantwell - J. Kobeski.*
22. *Gochin v. Feldman - Motion to Reopen/Strike Judgments (295) - P. Troy - K. Castagna.*
23. *Gochin v. Feldman - Petition to Strike Judgments (Seq. 294) - P. Troy - K. Castagna.*
24. *Gomez v. Carmel - Motion to Compel Answers to Interrogatories and Response to Request for Production of Documents (Seq. 12 D) - S. Gitman - J. Mulligan.*
25. *Grande at Riverview Condominium v. D R Horton, Inc. New Jersey - Motion to Strike Rule to File Complaint (Seq. 1024) - M. Collins - S. Reidenbach.*
26. *H&H Construction Services, LLC v. BGN Associates, LLC - Motion for Leave to Join Additional Defendants (Seq. 132) Only Docket #201322666 - A. Bottenfield - F. Clark.*
27. *Ham v. Vernitsky - Motion to Compel Records (Seq. 19 D) - M. Simon.*
28. *Hansberry v. Obert - Petition to Withdraw as Counsel (Seq. 40) - J. Carney - C. Consolo.*
29. *Harley v. Universal Health Services, Inc. - Motion to Strike Defendants' Motion for Summary Judgment (Seq. 246) - C. Weiss - J. Sargent.*
30. *HSBC Bank USA National Association v. Reinke - Motion to Amend Complaint (32) - J. Kolesnik - S. Hladik.*
31. *HSBC Bank USA Trust v. Sherzer - Petition to Withdraw as Counsel (Seq. 59) - G. Javardian - J. McGarrity.*
32. *Husler v. Pennsylvania American Water Company - Motion for Leave to File Joinder Complaint (Seq. 37) - L. Bendesky - A. Scaricamazza.*
33. *Jacobson v. Montanez - Petition to Withdraw as Counsel for Michael Jacobson (15) - M. Lieberman - A. Tuttle.*
34. *JC Pool and Spa, Inc. v. Oren - Motion to Dismiss the Defendant's/Respondent's Petition to Open Default Judgment (30) - W. Perrone.*
35. *Julicher v. Shreiner Tree Care - Defendant's Motion for Change of Venue (Seq. 7) - R. Burns.*
36. *Julicher v. Shreiner Tree Care - Plaintiff's Motion to Quash Appeal of Defendant Shreiner Tree Care (Seq. 3) - R. Burns.*
37. *Kaller v. Springfield Township Zoning Hearing Board - Motion to Strike/Quash Appeal (Seq. 15) - M. Yanoff.*
38. *Kennard v. Fuiman - Defendant's Motion to Compel Plaintiff's Discovery (Seq. 10 D) - G. DeMarco - K. Carmen.*
39. *Krysiak v. Singh - Motion to Compel Discovery (Seq. 13 D) - H. Semanoff - J. Juliana.*
40. *Lajaunie v. Janicki - Defendant's Petition to Disqualify William J. Luttrell, III as Counsel for Plaintiffs (Seq. 32) - W. Luttrell - J. Baldassari.*
41. *Law Offices of Alan R. Mege v. Leech - Motion to Compel Answers to Interrogatories and Request for Production of Documents (Seq. 6-D) - A. Mege.*
42. *Lewis v. Pedi - Plaintiff's Motion to Compel (20) D - C. Baffa - E. DeVine.*
43. *Lewis Road Associates, LLC v. Services Partners One, Inc. - Motion to Compel Deposition of Defendant Robert Acuff to Compel Responses to Plaintiff's Supplemental Request for Production of Documents (Seq. 73d) - M. Clemm - M. Himsworth.*
44. *Lower Salford Township Authority v. Alderfer - Motion to Break and Enter (Seq. 18) - J. Shaw.*
45. *Lyons v. Commodari - Petition to Withdraw as Counsel (Seq. 17) - N. Perlberger - J. Levin.*
46. *M&T Bank v. Burton - Amended Petition to Set Aside Sheriff's Sale Based on Newly Discovered Evidence (Seq. 65) Only Filed Under 201428186 - M. Gairo - S. Axelrod.*
47. *Maddox v. Franceschina - Motion for Sanctions (Seq. 20) - K. Meindl.*
48. *Martin v. Coprapi - Defendants' Motion to Compel Plaintiff's Answers to Interrogatories (Seq. 14-D) - A. Galerian - A. DeLuca.*
49. *Mazer v. Combluth - Motion to Strike Certificate of Merit (Seq. 54) - J. Currie - P. Kulp - J. Orsini-Ford.*
50. *Melle v. Tawadros - Motion to Compel Plaintiff, Toni Melle's Discovery Responses (Seq. 20 D) - B. Lafferty - J. Shaffer.*
51. *Menken v. Montgomery County Board of Assessment Appeals - Petition to Reinstate Real Estate Appeal (Second Refiling) (19) - E. Pincus - J. Price.*
52. *Millinghausen v. Geisenberger - Petition to Confirm Arbitration (Seq. 33) - S. Millinghausen - S. Wolpert.*

53. *Murray v. Foley* - Motion to Compel Answers to Special Interrogatories (45) D - **R. Kaplan - T. Simmons.**
54. *Mutual Benefit Group v. McKown* - Petition to Compel IME (Seq. 0 D) - **J. Giurintano.**
55. *Nationstar Mortgage, LLC v. Granese* - Motion to Strike Jury Trial Demand (Seq. 10) - **J. Krohn.**
56. *Nickens v. Cheltenham Township* - Motion to Compel Plaintiff's Answers to Interrogatories and Request for Documents (Seq. 6 D) - **R. Vance - G. Knoell, III.**
57. *Noonan v. Serrano* - Motion to Compel Discovery (Seq. 7 D) - **D. Aaron - R. Ruthrauff.**
58. *O'Donnell v. Giamo* - Motion to Compel Discovery Responses (Seq. 15 D) - **D. Feinberg - K. Blake.**
59. *Oommen v. Paek* - Motion to Compel Deposition (Seq. 109 D) - **J. Kunnell - R. Pugh.**
60. *Papola v. Lankenau Hospital* - Motion for Judgment of Non Pros (Seq. 137) - **L. Taglianetti - A. O'Dea.**
61. *Papola v. Lankenau Hospital* - Motion to Join Motion for Judgment of Non Pros (Seq. 139) - **L. Taglianetti - A. O'Dea.**
62. *Parktown Partnership, L.P. v. Royersford Recovery* - Plaintiff's Motion to Compel Discovery in Aid of Execution (Seq. 32 D) - **D. Plon.**
63. *Patel v. Johnson* - Motion to Compel Discovery (Seq. 17 D) - **R. Kaplan - D. Sereda.**
64. *Paul v. Gillespie* - Motion to Compel Plaintiff to Answer Discovery (Seq. 11 D) - **A. Smialowicz - K. Tucci.**
65. *Polekoff v. Morris* - Motion to Compel Answers and Production of Documents (Seq. 15 D) Only Docket #201525447 - **M. Rosenberg - J. Rubin.**
66. *Pulte Homes of PA Limited Partnership v. Cutler Group, Inc.* - Motion to Compel Discovery (Seq. 12 D) - **J. Oravetz - R. McBride.**
67. *Ruvio v. U.S. Restaurants, Inc.* - Motion to Compel Discovery Answers (Seq. 6 D) - **T. Ruf - G. Smith.**
68. *Sankey v. Wright* - Defendants' Motion to Compel Plaintiff's Answers to Interrogatories (Seq. 10 D) - **D. Keightly - D. Santilli.**
69. *Santander Bank, N.A. v. Harbach* - Motion to Reassess Damages (Seq. 16) - **P. Wapner.**
70. *Shah v. Sedall* - Motion to Compel Plaintiffs' Discovery (Seq. 7 D) - **S. Carpey - L. Sabato.**
71. *Sharp v. Castro* - Plaintiff Joseph Sharps's Motion to Compel the Depositions of James and Rachel Castro (Seq. 59 D) - **M. Gold.**
72. *Sheriff Conte v. Vantage Point Retirement Living* - Motion to Compel Depositions (Seq. 29 D) - **J. Lessin - A. Sorce.**
73. *Slack v. Freiwald* - Motion to Compel Discovery (Seq. 9 D) - **A. Miller.**
74. *Stagliano v. Commonwealth of Pennsylvania Department of Transportation* - Defendants' Motion to Compel Plaintiffs (151) D - **R. Wiener - J. Fisher - B. DiSipio.**
75. *Strulson v. Abington Health* - Motion to Compel Plaintiff's Interrogatories and Request for Production of Documents (Seq. 29 D) - **L. Solomon - D. Martz.**
76. *Sunnybrook Foundation v. Sephakis* - Motion to Compel Discovery Responses (Seq. 7 D) - **J. Ottaviano.**
77. *TD Bank USA, N.A. as Successor in Interest to Target National Bank v. Creciun* - Petition for Extension of Time (Seq. 2) - **G. Morris.**
78. *TGAS Advisors, LLC v. Zensighters, LLC* - Motion for Admission of Matthew M. Oliver, Esquire Pro Hac Vice (Seq. 1) - **M. Lipuma.**
79. *TGAS Advisors, LLC v. Zensighters, LLC* - Motion for Admission of Wan Cha, Esquire Pro Hac Vice (Seq. 2) - **M. Lipuma.**
80. *Thompson v. Werther* - Motion for Leave to File Second Amended Complaint (Seq. 27) - **S. Yusem - R. Abell.**
81. *Top Notch Roofing, Inc. v. Peddi* - Motion to Compel Answers to Interrogatories and Responses to Request for Production of Documents (Seq. 9 D) - **J. Nastasi - L. Berman.**
82. *Torres v. Gorski* - Motion to Compel Plaintiffs' Answers to Discovery (Seq. 16 D) - **T. Klosinski.**
83. *Turetsky Rule & McLennan v. Pugh* - Motion to Strike Lis Pendens (Seq. 36) - **S. Colletti.**
84. *Upper Merion Area School District v. Realen Valley Forge Green Association* - Petition to Add Successors in Interest as Appellees (Seq. 32) - **L. Szczesny - A. Thompson.**
85. *Waverly Custom Homes, LLC v. Smith* - Motion to Amend First Amended Answer, New Matter and Counterclaim to Amended Complaint - **M. Tanner - J. McShea.**
86. *Weidman v. Young* - Plaintiffs' Motion to Compel Discovery Responses from Defendant (Seq. 44 D) - **J. Matteo - C. Fiore.**
87. *Weinstein v. Bonds* - Motion to Compel Plaintiff's Discovery Responses (8) D - **D. Sternberg - J. Guthrie.**
88. *Wells Fargo Bank, N.A. v. Stewart* - Motion to Vacate Judgment (Seq. 42) - **J. Ackerman.**
89. *Wenhold v. Sport Builders, Inc.* - Plaintiffs' Petition for Leave to File an Amended Complaint (Seq. 11) - **M. Clemm - J. Miravich.**
90. *West v. Ranieri* - Motion to Compel Deposition of Plaintiff (Seq. 11 D) - **M. Kats.**
91. *Wiggs v. Montgomeryville Real Estate Associates, L.P.* - Defendant's Motion to Compel Co-Defendant's Response to Request - **R. Kaplan - L. Santiago.**
92. *Willcox v. Pension Company* - Motion to Compel Plaintiff to Provide Full and Complete Discovery Responses (Seq. 21 D) - **J. Bagby - M. Galey.**
93. *Wireless Xcessories Group, Inc. v. Gohres* - Defendant Sandra Gohres' Petition for Leave to Amend Her Counterclaim (Seq. 37) - **S. Cheiken - M. Phiambolis.**
94. *Worch v. Hirshman* - Motion to Dismiss Defendant Robert Haggerty, M.D. (Seq. 33) - **T. Sacchetta - D. Camhi - R. Pugh.**
95. *Yannessa v. Armstrong Landscaping Company* - Motion to Compel Answers to Discovery Requests (Seq. 11 D) - **L. Haberman - W. Thrall.**
96. *Yu v. Sim* - Motion to Compel Plaintiff's Answers to Defendant's Discovery Requests (Seq. 12 D) - **V. Wilson - K. Meindl.**
97. *Zeigler v. Limes Associates, L.P. Individually and d/b/a Paoli Place Townhomes and Apartments* - Motion to Compel Discovery Responses (Seq. 17 D) - **M. Misher - J. Devlin.**
98. *Zuckerman v. Haworth* - Petition to Withdraw as Counsel (Seq. 46) - **B. Cooper - B. Wind.**