

## 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 February 24, 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 March 30, 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**.

### First Publication

09-26399

ALL THAT CERTAIN unit in the property known, named and identified as Foxcroft, a flexible condominium, located in **Whitpain 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 7-13-2004 and recorded on 7-16-2004 in Deed Book 5517, Page 1198 and a First Amendment thereto dated 10-4-2004 and recorded 10-6-2004 in Miscellaneous Book 20, Page 202 and a Second Amendment thereto dated 11-1-2004 and recorded 12-9-2004 in Deed Book 5536, Page 1 and a Third Amendment thereto dated 1-12-2005 and recorded 2-8-2005 in Deed Book 5543, Page 302 and a Fourth Amendment thereto dated 4-18-2005 and recorded 4-20-2005 in Deed Book 5550, Page 2626 and a Fifth Amendment thereto dated 6-29-2005 and recorded 7-8-2005 in Miscellaneous Book 20, Page 833 and a Sixth Amendment thereto dated 9-29-2005 and recorded 10-28-2005 in Miscellaneous Book 20, Page 1325 and a Seventh Amendment thereto dated 12-16-2005 and recorded 12-20-2005 in Deed Book 5583, Page 205, being and designated as Unit No. 82, together with a proportionate undivided interest in the Common Elements as defined in such Declaration and Amendments thereto.

TITLE TO SAID PREMISES IS VESTED IN Sangoak Park, by Deed from Foxcroft Land Development, Inc., dated 02/16/2006, recorded 02/22/2006 in Book 5591, Page 615.

Parcel Number: 66-00-02049-09-9.

Location of property: 579 Fawnview Circle, Blue Bell, PA 19422.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Sangoak Park** at the suit of Ventures Trust 2013-I-H-R by MCM Capital Partners, LLC, its Trustee. Debt: \$361,864.28.

**Joseph F. Riga**, Attorney.

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

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

10-03691

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Springfield Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a surveyor plan thereof made on October 18, 1939 by Barton and Martin, Engineers, of Philadelphia, Pennsylvania, which plan is entitled 'Chesney Downs', and duly recorded at Norristown in the Office for the Recording of Deeds, in Deed Book 1087, Page 600, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Chesney Lane (50 feet wide) at the distance of 93.34 feet Northeastwardly from the radial round corner formed by the intersection of the Northwesterly side of Chesney Lane with the Northeasterly side of Bethlehem Pike (60 feet wide).

CONTAINING in front or breadth on the Northwesterly side of Chesney Lane 65 feet and extending of-that width in length or depth Northeastwardly between parallel lines at right angles to the said Chesney Lane, 130 feet.

TITLE TO SAID PREMISES IS VESTED IN Joseph A. Ferry and Kathleen M. Ferry, his wife, by Deed from Benjamin R. Tursi and Mary E. Tursi, h/w, dated 05/15/1987, recorded 05/22/1987, in Book 4838, Page 01248.

Parcel Number: 52-00-03391-00-4.

Location of property: 3 Chesney Lane, Springfield Township, PA 19038.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph A. Ferry and Kathleen M. Ferry** at the suit of Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2002-5, Asset-Backed Certificates, Series 2002-5. Debt: \$343,948.62.

**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.

10-11119

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, located in **Springfield Township**, Montgomery County, Pennsylvania, known as Lot No. 29 Block 'O' on the plan of Sunnybrook Country Club Section, made for Conrad J. Getler by Barton and Martin, Engineers on the 24th day of April 1944 and recorded at Norristown in the Office for Recording of Deeds in and for the County of Montgomery in Plan Book 1106, Page 600 and more particularly bounded and described, as follows, to wit:

SITUATE on the Northwestern side of Lorraine Avenue at the distance of 392 feet measured North 35 degrees, 53 minutes, 30 seconds East from a point of curve which said point of curve is at the arc distance of 15 feet and 71.01 feet measured along the arc of a circle curving to the left having a radius of 10 feet from a point on the Northeastly side of Ascot Road as laid out on said plan 50 feet wide.

CONTAINING in front or breadth on the said Northwestern side of Lorraine Avenue 65 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to the said Lorraine Avenue 135 feet bounded on the Northeast by Lot Number 28, on the Northwest, partly by Lot Numbers 7 and 6, on the Southwest by Lot Number 30 and on the Southeast by Lorraine Avenue aforesaid.

TITLE TO SAID PREMISES IS VESTED IN Alison Elmer, by Deed from Thomas W. Casey and Kathleen Casey, Life Tenant by her Attorney in Fact Jeffrey C. Pelletier, dated 03/09/2009, recorded 04/08/2009 in Book 5726, Page 01570. Parcel Number: 52-00-10363-00-7.

Location of property: 403 Lorraine Avenue, Oreland, PA 19075-2240.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Alison C. Elmer** at the suit of JP Morgan Chase Bank, National Association, s/b/m to Chase Home Finance, LLC. Debt: \$261,123.17.

**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.

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11-32394

ALL THAT CERTAIN lot, plot or parcel of land with the message or tenement thereon erected, situate in "Gwynedd Hunt" (formerly Trewellyn Farms), Phase III, in **Lower Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, being designated as Lot Number 160, Phase III as shown on Location Plan of "Gwynedd Hunt" (formerly Trewellyn Farms), Phase III, prepared for Trewellyn Farms Development Corporation, by Bursich Associates, Inc., Consulting Engineers, dated September 18, 1986, last revised October 27, 1986, recorded in the Office of the Recorder of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-48, Page 121.

BEING Lot Number 160, Phase III, as above set out.

TITLE TO SAID PREMISES VESTED IN Chae Yi and Son Hui Yi by Deed from Samuel M. Lybrand and Beverly Klumpp Lybrand dated November 24, 2004 and recorded on December 29, 2004 in the Office of the Recorder of Deeds in and for the County of Montgomery as Instrument No. 2004248195.

Parcel Number: 39-00-00424-60-8.

Location of property: 110 Bridle Lane, Lower Gwynedd, PA 19002.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **In Chae Yi and Son Hui Yi** at the suit of HSBC Bank USA, National Association, as Trustee for the Holders of the Deutsche ALT-A Securities, Inc. Mortgage Loan Trust, Series 2006-AB2, Mortgage Pass-Through Certificates, Series 2006-AB2. Debt: \$369,690.92.

**Robert J. 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.

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12-02728

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Worcester Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a subdivision survey plan of part of property of George A. Rogers and Elinor J. Rogers, his wife, made by Herbert H. Metz, Inc., Registered Engineers, Lansdale, Pennsylvania, dated 9/22/1964, and last revised 9/26/1964, as follows, to wit:

BEGINNING at an iron pin on the Northwest side of Kriebel Mill Road at the distance of 25.00 feet measured North 47 degrees West from the original centerline thereof, as laid out 33.00 feet in width, said point in the original centerline being 200.00 feet measured North 43 degrees, 09 minutes East along said centerline from a corner of land of Alfred A. Rockafellow and Lavina R., his wife, if extended to said centerline; thence from said point of beginning along other land of George A. Rogers and Elinor J., his wife, of which this was part the 3 following courses and distances: (1) North 47 degrees, West 300.00 feet to an iron pin; (2) North 43 degrees, 09 minutes East, 400.00 feet to an iron pin; and (3) South 47 degrees, East 300.00 feet to an iron pin on the said Northwest side of Kriebel Mill Road; thence along said side thereof, South 43 degrees, 09 minutes West, 400.00 feet to the first mentioned point and place of beginning.

CONTAINING 2.755 acres of land more or less.

TITLE TO SAID PREMISES IS VESTED IN Benjamin M. Grisafi, by Deed from Benjamin M. Grisafi and Linda S. Grisafi, dated 01/26/2001, recorded 02/13/2001 in Book 5350, Page 770.

Parcel Number: 67-00-02047-00-1.

Location of property: 1665 Kriebel Mill Road, Collegeville, PA 19426-1426.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Benjamin M. Grisafi** at the suit of Federal National Mortgage Association. Debt: \$339,479.48.

**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.

12-05500

ALL THAT CERTAIN plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a plan and survey thereof made by Metz and Weir, Civil Engineers on 12/01/1920 and known as York Road Heights, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Maplewood Avenue (formerly Maple Avenue) (50 feet wide) at the distance of 75 feet Southeasterly from the intersection of the said side of Maplewood Avenue with the Southeasterly side of Grove Avenue, (50 feet wide).

CONTAINING in front or breadth on the said Maplewood Avenue 50 feet and extending of that width Northeasterly between parallel lines at right angles to the said Maplewood Avenue 158 feet.

UNDER AND SUBJECT to restrictions of record.

BEING Lots No. 182 and 183 on said plan.

BEING the same property conveyed to Billie Jo Camacho who acquired title by virtue of a Deed from Jacqueline Guenther, as Executrix of the Last Will and Testament of William L. Thompson, late, dated May 21, 2011 and recorded June 10, 2011, in Deed Book 5803, Page 1822, Montgomery County, Pennsylvania records.

Parcel Number: 30-00-41740-00-8.

Location of property: 2143 Maplewood Avenue, Abington, PA 19001.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Billie Jo Camacho and Jacqueline Guenther, Executrix of the Estate of William L. Thompson** at the suit of Wells Fargo Bank, N.A. Debt: \$318,306.65.

**Jana Fridfinnsdottir**, 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.

12-19071

ALL THAT CERTAIN tract or piece of land, with the message thereon erected, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, as described as No. 63 on a plan of Van Buskirk's Addition to the Borough of Pottstown, now situate in the Borough of Pottstown, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING on the North side of Third Street at a corner of Lot No. 62; thence by the same Northerly one hundred forty feet to a twenty feet wide alley; thence by the same Westerly thirty feet to a corner of Lot No. 64, now or late owned by the said James F. Lessig; thence by the same Southerly one hundred forty feet to Third Street as aforesaid; thence by the same Easterly thirty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Vincent J. Bonacquisti, by Deed from Samuel Testa and Mary E. Testa, dated 09/25/2007, recorded 10/31/2007 in Book 5670, Page 1427.

Parcel Number: 16-00-29336-00-6.

Location of property: 27 East 3rd Street, Pottstown, PA 19464-5207.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Vincent J. Bonacquisti** at the suit of JP Morgan Chase Bank, National Association. Debt: \$192,107.20.

**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.

12-20377

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements erected thereon, situate in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a survey and plan thereof made by George F. Shaner, R.E. dated 1/19/48 and known as Brookside Homes, Inc. which said plan is recorded at Norristown, PA in Deed Book 1898, Page 600, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Adams Street (50 feet wide) at a distance of 429 feet, 3 1/4 inches Northeastwardly from a point of tangent in the said side of Adams Street, which said point of tangent is at the distance of 24 feet, 9 inches measured on the arc of a circle curving to the left having a radius of 20 feet from a point of curve on the Northeasterly side of Wilson Street (40 feet wide); thence from said beginning along Lot No. 89 North 28 degrees, 18 minutes West, 100 feet to a point in the centerline of a certain 10 feet wide utility easement; thence extending along the centerline of same North 61 degrees, 42 minutes East, 50 feet to a point; thence extending along Lot No. 91 South 28 degrees, 18 minutes East, 100 feet to a point on the Northwesterly side of Adams Street; thence extending along the same South 61 degrees, 42 minutes West, 50 feet to the first mentioned point and place of beginning.

Parcel Number: 16-00-00280-00-1.

Location of property: 855 North Adams Street, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Maynard Eckert and Bertha E. Eckert** at the suit of Wells Fargo Bank, N.A. Debt: \$94,835.62.

**Kimberly A. Bonner**, 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.

12-23094

ALL THAT CERTAIN piece or lot of land with the buildings thereon erected, situate on the Southeasterly side of Noble Street, in **Souderton Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey thereof as revised on August 9th, 1928, by C. Raymond Weir, as follows:

BEGINNING at a point in the Southeasterly side line of Noble Street (forty feet wide) at the distance of seventy-four and sixty-five hundredths feet Southwesterly from the intersection of the Southwesterly side line of Second Street, (thirty-eight feet wide) with the Southeasterly side line of Noble Street, continuing South fifty-four degrees, West and containing in front or breadth on the said Noble Street sixteen feet, and extending South thirty-six degrees, East of that width in length or depth between two parallel lines (passing through the party walls on these and adjoining premises) at right angles to said Noble Street one hundred thirty-two and five-tenths feet to the Northwesterly side of a fifteen feet wide alley, dedicated to public use, and extending from said Second Street to another fifteen feet wide alley, dedicated to public use.

BEING the same premises which Alvah Royer, single woman, by Deed dated 8/13/1980 and recorded 8/18/1980 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 4552, Page 219, granted and conveyed unto Robert F. Lutz, Jr. and Susan M. Lutz, his wife.

Parcel Number: 21-00-05452-00-8.

Location of property: 128 Noble Street, Souderton, PA 18964.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Susan M. Lutz, Robert F. Lutz, Jr. and the United States of America** at the suit of Citimortgage, Inc. Debt: \$187,270.55.

**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.

12-23893

ALL THAT CERTAIN lot or piece of ground, situate in **Franconia Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision of Pear Tree Village (Phase 1-B), prepared for Glenn E. Garis by Urwiler and Walter, Inc., Sumneytown Pennsylvania, dated January 21, 1988 and last revised December 28, 1992, and recorded in Plan Book A-54, Pages 91-92, as follows, to wit:

BEGINNING at a point on the Northeasterly side of the cul-de-sac of Nelis Court (variable width) said point being a corner of Open Space Area #4, as shown on said plan; thence leaving Nelis Court and extending along said Open Space Area #4 the four (4) following courses and distances: (1) North 63 degrees, 36 minutes, 05 seconds East, a distance of 58.38 feet to a point; (2) South 42 degrees, 22 minutes, 30 seconds East, crossing a 30 feet wide sanitary sewer easement, a distance of 153.70 feet to a point; (3) South 55 degrees, 46 minutes, 06 seconds West, a distance of 33.71 feet to a point; and (4) South 55 degrees, 24 minutes, 30 seconds West, a distance of 20.62 feet to a point, a corner of Lot 79 as shown on said plan; thence extending along same the two (2) following courses and distances: (1) North 42 degrees, 22 minutes, 30 seconds West, a distance of 114.29 feet to a point; and (2) North 82 degrees, 41 minutes, 42 seconds West, a distance of 30.00 feet to a point on the said side of the cul-de-sac of Nelis Court; thence extending along same on the arc of a circle curving to the left and re-crossing said 30 feet wide sanitary sewer easement having a radius of 55.00 feet the arc distance of 32.35 feet to a point, being the first mentioned point and place of beginning.

BEING Lot 78 on said plan.

BEING the same property conveyed to Donald James Young, Jr. and Kathleen Marie Young, husband and wife, as Tenants by the Entirety, who acquired title by virtue of a Deed from Cosmo J. Barbardo and Sharon J. Barbardo, husband and wife, dated February 9, 2007, recorded February 16, 2007, at Deed Book 5635, Page 02589, Montgomery County, Pennsylvania records.

Parcel Number: 34-00-04073-36-6.

Location of property: 208 Nelis Court, Telford, PA 18969.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Donald James Young, Jr. a/k/a Donald J. Young, Jr. and Kathleen Marie Young a/k/a Kathleen M. Young** at the suit of HSBC Bank USA, National Association as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2007-2 Trust, Home Equity Asset-Backed Certificates, Series 2007-2. Debt: \$380,827.52.

**Kimberly A. Bonner**, 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.

12-32543

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements erected, situate in **Perkiomen Township**, County of Montgomery and Commonwealth of Pennsylvania, being known and shown as Lot Number 336, on a Title Plan of Birchwood Home Owners Association, Inc. made for County Builders, Inc., by Hopkins & Scott, Inc., Registered Surveyors, dated 8/8/1974 and revised 8/23/1974, said plan being recorded in the Office of the Recorder of Deeds of Montgomery County, at Norristown, Pennsylvania, in Plan Book A-23, Page 32.

BEING the same premises which David Moeller by Deed dated 3/22/2006 and recorded 3/24/2006 in Montgomery County in Deed Book 5594, Page 2013 granted and conveyed unto William McMenamin and Joseph A. Anderson Joint Tenants With the Right of Survivorship.

Parcel Number: 48-00-00223-38-6.

Location of property: 336 Bridge Street, Collegeville, PA 19426.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Joseph A. Anderson and William McMenamin** at the suit of Newlands Asset Holding Trust Care of U.S. Bank National Association. Debt: \$216,421.53.

**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.

13-03694

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a survey and plan thereof, made by C. Raymond Weir, Registered Professional Engineer, Ambler, Pennsylvania, dated July 10, 1951 and revised September 10, 1952, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Cedar Road, the Southeasterly side of which is now established 25 feet from original center line thereof, at the distance of 598.65 feet, measured Northeastwardly along said side of Cedar Road from a point of tangent, said point of tangent being at the distance of 15.70 feet, measured along the arc of a circle curving to the right, having a radius of 10 feet from a point of curve on the Northeastly side of Loch Alsh Avenue (50 feet wide); thence from said point of beginning, extending North 38 degrees, 01 minute, 30 seconds East, along the Southeasterly side of Cedar Road, 100 feet to a point; thence South 51 degrees, 58 minutes, 30 seconds East, 206 feet to a point; thence South 38 degrees, 01 minute, 30 seconds West, 100 feet to a point; thence North 51 degrees, 58 minutes, 30 seconds West, 206 feet to the Southeasterly side of Cedar Road, the first mentioned point and place of beginning.

BEING Lot No. 6 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Ki C. Kim and Sa Soon Kim, h/w, by Deed from Hang Mook Cho, dated 04/30/2003, recorded 05/02/2003 in Book 5455, Page 575.

Parcel Number: 54-00-03952-00-8.

Location of property: 1223 Cedar Road, Ambler, PA 19002-4922.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sa Soon Kim and Ki C. Kim** at the suit of Green Tree Servicing, LLC. Debt: \$534,738.71.

**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.

13-05169

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery, Commonwealth of Pennsylvania described according to a survey and plan thereof made by Yerkes Engineering Company, Civil Engineers and Surveyors of Bryn Mawr, Pennsylvania on the 21st day of October A.D. 1957 and last revised the 27th day of May A.D. 1958, as follows, to wit:

BEGINNING at a point in the center line of Stanford Drive (50 feet wide) which point is measured North 44 degrees, 30 minutes East, 132 feet from the intersection of the center line of Stanford Drive made with the centerline of Lancaster Avenue (50 feet wide); thence extending fro said point of beginning North 46 degrees, 30 minutes East, 73.25 feet to a point in Lot No. 5 on said plan; thence extending along the same and crossing the Southeasterly side of Stanford Drive South 43 degrees, 10 minutes East, 122.26 feet to a point in land now or late of Raymond H. Adelheim; thence extending along the same South 44 degrees, 20 minutes West, 73.32 feet to a point in Lot No. 10 on said plan; thence extending along the same and crossing the Southeasterly side of Stanford Drive North 43 degrees, 10 minutes West, 125.46 feet to a point in the center line of Stanford Drive being the first mentioned point and place of beginning.

BEING Lot No. 9 on the above mentioned plan.

BEING the same premises which Mildred F. Carasch, Surviving Trustee Under the Carasch Family Trust dated 8/25/1994, and amended October 20, 1997 by Deed dated March 26, 1998 in Deed Book 5225, Page 0257 et seq., granted and conveyed unto Barry R. Huber, in fee.

TITLE TO SAID PREMISES IS VESTED IN Barry R. Huber and Geraldine B. Huber, h/w, by Deed from Barry R. Huber, dated 07/03/2000, recorded 01/02/2004 in Book 5488, Page 779.

Parcel Number: 40-00-57076-00-7, Map #40003C212.

Location of property: 1022 Stanford Drive, Wynnewood, PA 19096.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Barry R. Huber and Geraldine B. Huber** at the suit of Freedom Credit Union. Debt: \$52,515.75 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 \$,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.



13-07246

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Souderton Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made by Stanley F. Moyer, Registered Professional Engineer and Land Surveyor, Souderton, Pennsylvania on August 11, 1955, as follows, to wit:

BEGINNING at a point on the Northeast side of Eighth Street, formerly Moyer Lane, forty-six feet wide, at the distance of one hundred thirty-five feet and twenty-six one-hundredths of a foot measured Southeastwardly along the Northeast side of Moyer Lane from the center line of Central Avenue, forty feet wide, a corner of Lot No. 4; thence along Lot No. 4 and Lot No. 5, North forty-six degrees, forty-three minutes East, one hundred thirty-one feet and eighty-eight one-hundredths of a foot to a point in line of land now or late of Paul Ehst; thence by said land, South forty-two degrees, nine minutes East, fifty-nine feet and one one-hundredths of a foot to a point a corner of Lot No. 7; thence along Lot No. 7, South forty-six degrees, forty-three minutes West, one hundred thirty feet and seventy-one one-hundredths of a foot to a point on the Northeast side of Moyer Lane, aforesaid; thence along said side of Moyer Lane, North forty-three degrees, seventeen minutes West, fifty-nine feet to the place of beginning.

BEING Lot No. 6.

BEING the same property conveyed to Donald B. Jones who acquired title by virtue of a Deed from Donald B. Jones and Louis A. Jones, dated September 12, 2003, recorded September 18, 2003, at Deed Book 5475, Page 0554, Montgomery County, Pennsylvania records.

Parcel Number: 21-00-02344-00-2.

Location of property: 165 8th Street, Souderton, PA 18964.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Donald B. Jones** at the suit of U.S. Bank, National Association, as Successor Trustee to Bank of America, N.A. as Successor by Merger to LaSalle Bank N.A., as Trustee for the Holders of the Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-AHL1. Debt: \$269,393.01.

**Kimberly A. Bonner**, 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.

13-09633

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Subdivision Plan of "The Meadow at Providence Reserve" prepared for Nolen Companies by Bursich Associates, Inc., dated June 15, 1994 and last revised July 11, 1995 and recorded October 3, 1995 in Plan Book A-55, Page 481 and further revised October 26, 1996 and recorded November 21, 1996 in Plan Book A-56, Page 391, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Tawnyberry Lane (50 feet wide) said point being a corner of this and Lot Number 43 as shown on the above mentioned plan; thence extending along Lot 43 South 48 degrees, 45 minutes, 34 seconds East, 150.00 feet to a point; thence extending South 41 degrees, 17 minutes, 52 seconds West, 110.00 feet to a point a corner of Lot Number 45 on said plan; thence extending along Lot 45 North 48 degrees, 45 minutes, 34 seconds West, 150.00 feet to the Southeasterly side of Tawnyberry Lane aforesaid; thence along the same North 41 degrees, 17 minutes, 52 seconds East, 110.00 feet to the first mentioned point and place of beginning.

BEING Lot Number 44.

Parcel Number: 61-00-04940-92-1.

Location of property: 568 Tawnyberry Lane, Collegeville, PA 19426.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Glenn L. Dobson and Karla M. Dobson** at the suit of Wells Fargo Bank, N.A. Debt: \$267,263.68.

**Jolanta Pekalska**, Attorney. I.D. #307968

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.

13-15340

ALL THAT CERTAIN tract of land, situate in **Lower Salford Township**, Montgomery County, Commonwealth of Pennsylvania designated as Lot No. 1 Bob-Baa Lane, as shown on Plan of Subdivision made for Robert M. Koffel by Urwiler & Walter, Inc., dated March 10, 1975, last revised October 7, 1982, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwesterly side line of Old Sumneytown Pike sixty feet (60 feet) wide, said point being located the following two dimensions from the intersection of the centerlines of Carrie Lane, Bob-Bea Lane and Old Sumneytown Pike: (1) extending along the centerline of Old Sumneytown Pike, along the arc of a circle, curving to the right, having a radius of three hundred fifty feet (350.00) the arc distance of one hundred twenty-two and twelve hundredths feet (122.12 feet) to a point; (2) South seventy-six degrees, fifty-six minutes, twenty-five seconds West, thirty feet (South 76°, 56', 25" West, 30.00 feet) to the place of beginning; thence extending along the aforementioned sideline of Old Sumneytown Pike South thirteen degrees, three minutes, thirty-five seconds East, ten and sixty-two hundredths feet (South 13°, 03', 35" East, 10.62 feet) to a point in line of Lot 36; thence extending

along said lot South seventy degrees, thirty-four minutes, thirty seconds West, two hundred sixteen and sixty-six hundredths feet (South 70°, 34', 30" West, 216.66 feet) to a point in line of lands now or formerly of Lower Salford Township (Open Space); thence extending along said lands North thirty-nine degrees, fifty-one minutes, thirty-three seconds West, sixty feet (North 39°, 51', 33" West, 60.00 feet) to a point in line of Lot 2; thence extending along said lot, along the centerline of a twenty feet (20 feet) wide Utility Easement North fifty-eight degrees, forty-five minutes, fifty-six seconds East, two hundred forty and ninety-two hundredths feet (North 58°, 45', 56" East, 240.92 feet) to a point on the aforementioned sideline of Old Sumneytown Pike; thence extending along said sideline, along the arc of a circle curving to the right, having a radius of three hundred twenty feet (320.00 feet) the arc distance of ninety-eight and five hundredths feet (98.05) to the point and place of beginning.

BEING the same property conveyed to James A. Brinson and Shauna S. Dhoble, husband and wife, as Tenants by the Entirety, who acquired title by virtue of a Deed from Shauna S. Dhoble, dated July 9, 2008, recorded July 28, 2008, at Deed Book 5701, Page 1617, Montgomery County, Pennsylvania records.

Parcel Number: 50-00-00101-36-2.

Location of property: 716 Bob Bea Lane, Harleysville, PA 19438.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **James A. Brinson and Shauna S. Dhoble** at the suit of Wells Fargo Bank, N.A. Debt: \$400,116.18.

**Kimberly A. Bonner**, 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.

13-21735

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the Tenth Ward of **Pottstown Borough**, County of Montgomery, Pennsylvania, bounded and described according to a survey and plan thereof made by George F. Shaner, Professional Engineer, dated 10/7/1949, as follows, to wit:

BEGINNING at a corner of Lot No. 1 on the Northerly side of Wilson Street (40 feet wide) an ordained street; thence by a course by Lots No. 1, 2, and 3, North 61 degrees, 42 minutes East, 84 feet to a corner of Lot No. 18 and 19; thence along the Southerly side of Lot No. 19, South 28 degrees, 18 minutes East, 100 feet to a corner of the same on the Westerly property line of Hale Street, (50 feet wide); thence along the Westerly property line of the aforesaid Hale Street, South 61 degrees, 42 minutes West, 35 feet and 3-1/2 inches to a corner and point of curvature; thence by a curve curving to the right having a radius of 20 feet and an arc length of 24 feet, 9 inches to the point of tangency on the Northerly property line of Wilson Street; thence along the same North 47 degrees, 20 minutes West, 91 feet and 6 inches to the place of beginning.

BEING Lot No. 18 on a plan of lots as laid out by Kerstetter and Veach and known as Brookside Home, Inc., recorded in Deed Book 1896, Page 600.

UNDER AND SUBJECT to certain limitations, reservations, restrictions, covenants, agreements and provisions.

Parcel Number: 16-00-12320-00-3.

Location of property: 801 Hale Street, Pottstown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Mark Capps and Shawn Watson** at the suit of Pottstown School District. Debt: \$4,669.48.

**Jason J. Leininger**, 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.

13-22938

ALL THAT CERTAIN lot or piece of ground, situate in **Plymouth Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as Section Number 3, Country Club Estates made by Donald H. Schurr, Civil Engineer and Surveyor dated March 7, 1962 and revised August 24, 1962 said plan being recorded in the Office at the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Plan Book A-6, Page 129, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Traverse Drive (50 feet wide) said point being the two following courses and distance from a point of compound curve on the Northeasterly side of Park Drive (50 feet wide): (1) leaving Park Drive on the arc of a circle curving to the left having a radius of 20.00 feet the arc distance of 28.06 feet to a point of reverse curve on the Northeasterly side of Traverse Drive and; (2) Northeastwardly and Southeastwardly partly along the Northwestery and Northeasterly sides of Traverse Drive on the arc of a circle curving to the right having a radius of 250.00 feet the arc distance of 481.08 feet to the point of beginning; thence extending from said point of beginning North 61 degrees, 42 minutes, 58 seconds East, 152.13 feet to a point; thence extending South 22 degrees, 22 minutes East, 86.99 feet to a point; thence extending South 67 degrees, 38 minutes West, 150.00 feet to a point on the Northeasterly side of Traverse Drive aforesaid; thence extending along the Northeasterly side of Traverse Drive the two following courses and distances: (1) North 22 degrees, 22 minutes West, 45.65 feet to a point of curve on the same; and (2) Northwestwardly on the arc of a circle curving to the left having a radius of 250.00 feet the arc distance 25.75 feet to the first mentioned point and place of beginning.

BEING Lot No. 40 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN **Dino J. Volpi, III** and **Meghan G. Volpi** by Deed from **Antonino Colletti** and **Francesca Colletti** dated September 29, 2006 and recorded October 4, 2006 in Deed Book 5618, Page 01295.

Parcel Number: 49-00-12160-00-4.

Location of property: 35 Traverse Drive, Plymouth Township, PA 19462.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Dino J. Volpi, III** and **Meghan G. Volpi** at the suit of U.S. Bank National Association, not in its Individual Capacity, but Solely as Legal Title Trustee for LVS Title Trust 1. Debt: \$351,527.16.

**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.

### 13-25076

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to herein as "Stonybrook Condominiums", a Condominium located at 333 North York Road, Hatboro, Pennsylvania 19040, in **Hatboro Borough**, County of Montgomery, Commonwealth of Pennsylvania, which heretofore has been submitted to the Provisions of the Unity Property Act of Pennsylvania Act of July 3rd, 1963 P.L. 196, by the Recording in the Office for the Recording of Deeds in and for the County of Montgomery, Commonwealth of Pennsylvania, a Declaration dated April 21, 1978 and recorded on April 24, 1978 in Deed Book No. 4295, Page 360, an Amending Declaration dated May 16, 1978 and recorded May 24, 1978 in Deed Book 4301, Page 550, a Declaration Plan dated April 14, 1978 and recorded in Condominium Plan Book 6, Page 9 on April 24, 1978 and a Supplemental Declaration Plan last revised May 16, 1978 and recorded May 24, 1978 in Plan Book C-6, Page 10, and a Code of Regulations dated April 21, 1978 and recorded April 25, 1978 in Deed Book 4296, Page 1, being designated on such Declarations Unit No. 17-C as more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Amending 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 .15921 percent.

TITLE TO SAID PREMISES IS VESTED IN **Thomas E. Boileau** and **Mercedes C. Boileau**, husband and wife, by Deed from **Thomas E. Boileau** and **Mercedes C. Sandoval**, now known as **Mercedes C. Boileau**, husband and wife dated March 10, 2003 and recorded May 14, 2003 in Deed Book 5456, Page 382.

Parcel Number: 08-00-00782-16-4.

Location of property: 17 Concord Place, Unit 17, Hatboro, PA 19040.

The improvements thereon are: Condominium.

Seized and taken in execution as the property of **Thomas E. Boileau** and **Mercedes C. Boileau** at the suit of JP Morgan Chase Bank, National Association. Debt: \$186,744.84.

**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.

### 13-28591

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Hatfield Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a final plan of Hatfield Manor, made by Tri-State Engineers and Land Surveyors, Inc., Civil Engineers dated January 10, 1977 and last revised July 12, 1977 said plan recorded in Montgomery County at Norristown, Pennsylvania in Plan Book A-30, Pages 15-A, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Truman Drive (50 feet wide), said point being measured the two following courses and distances from a point of curve on the Northwesterly side of Fairgrounds Road (30 feet wide on the Northwesterly side thereof): (1) leaving Fairgrounds Road, on the arc of a circle curving to the right, having a radius of 35 feet, the arc distance of 52.9 feet to a point of tangent on the Northeasterly side of Truman Drive; and (2) North 51 degrees, 52 minutes, 00 seconds West, 81.92 feet to the point of beginning.

CONTAINING in front or breadth Northwestwardly along the Northeasterly side of Truman Drive 52.50 feet and extending of that width in length or depth Northeastwardly between parallel at right angles to Truman Drive, 100 feet.

BEING the same premises which **Timothy Olivieri** and **Lisa Ann Olivieri**, husband and wife, by Deed dated January 25, 2008 and recorded January 31, 2008 in Deed Book 5680, Page 02625 in the Recorder of Deeds Office in and for Montgomery County, Pennsylvania, granted and conveyed unto **Daniel Shelton**, in fee.

Parcel Number: 35-00-10454-84-2.

Location of property: 2811 Truman Drive, Hatfield, PA 19440.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Daniel C. Shelton a/k/a Daniel Shelton** at the suit of Green Planet Servicing LLC, et al. Debt: \$276,363.76.

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

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

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



13-31113

ALL THAT CERTAIN piece or parcel of ground, situate in **Lower Salford Township**, County of Montgomery and Commonwealth of Pennsylvania, more particularly described as Lot No. 5 in the plan of the "Yanan Tract", as the same is recorded in the Montgomery County Recorder of Deeds Office in Plan Book Volume A-58, Page 87.

BEING the same premises which John F. Yanan and Mary Ann M. Yanan, his wife, by General Warranty Deed dated April 5, 1999, and recorded February 25, 2000, in Book 5308, Page 423, granted and conveyed unto Timothy J. Keer and Clara M. Keer, his wife, in fee.

Parcel Number: 50-00-00898-00-6.

Location of property: 921 Haldeman Road, Lower Salford Township, PA 19473.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Timothy J. Keer and Clara M. Keer** at the suit of Green Tree Servicing, LLC. Debt: \$276,021.98.

**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.

13-32243

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Salford Township**, Montgomery County, Pennsylvania, and described according to a plan of subdivision prepared for William L. and Gertrude E. Wilson by Herbert H. Metz, Inc., dated June 1, 1982, and last revised September 14, 1983, and recorded in Montgomery County in Plan Book A-45, Page 131, as follows, to wit:

BEGINNING at a point on center line of Stahl Road (originally laid out 33 feet wide but to be widening to an ultimate width of 50 feet) which point of beginning is common to this lot and Lot No. 2 as shown on said plan; thence extending from said point of beginning, along Lot No. 2, the two following courses and distances, viz: (1) South 47 degrees, 30 minutes, 00 seconds crossing the Southeasterly ultimate right-of-way line of Stahl Road 313.77 feet to a point; and (2) South 42 degrees, 30 minutes, 00 seconds West, 187.27 feet to a point in line of Lot No. 3 as shown on said plan; thence extending along the same, North 47 degrees, 30 minutes, 00 seconds West re-crossing the said Southeasterly ultimate right-of-way line of Stahl Road 313.77 feet to a point on the center line of the same; thence extending North 42 degrees, 30 minutes, 00 seconds East, 187.27 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Keith R. Brooke and Rosemary Brooke and Harry J. Hart and Phyllis R. Hart, by Deed from William L. Wilson and Gertrude E. Wilson, his wife, dated 06/30/1988, recorded 07/11/1988 in Book 4879, Page 364.

By virtue of the death of Harry J. Hart on March 28, 2015, Keith R. Brooke, Rosemary Brooke, and Phyllis R. Hart became the owners of the premises as Surviving Joint Tenant With the Right of Survivorship.

Parcel Number: 50-00-04168-00-3.

Location of property: 250 Stahl Road, Harleysville, PA 19438-1931.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Keith R. Brooke, Rosemary Brooke and Phyllis R. Hart** at the suit of Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$253,197.83.

**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.

13-35718

ALL THAT CERTAIN brick message or tenement and two lots of ground marked No. 202 and 203 on the Plan of Lots known as Oak Land Terrace, situate in **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania bounded and described, as follows, to wit:

BEGINNING at a point on the Easterly side of Vaney Road, formerly known as Ivens Avenue (erroneously called on the hereinafter recited Indenture Ivens Avenue) at the distance of 807.27 feet Northwardly from the Northerly side of Oak Lane, being a corner of Lot No. 204 on said plan.

CONTAINING in front or breadth on said Ivens Avenue 50 feet and extending of that width in length or depth Eastward between parallel lines at right angles to the said Ivens Avenue 125 feet, bounded and the South by Lot No. 204, on the East by land now or late of Robert B. Haines on the North by Lot No. 201, and on the West by Ivens Avenue aforesaid. Ivens Avenue is known as Valley Road.

BEING the same premises which Necker Vilmont, by Deed dated February 10, 1998, and recorded March 16, 1998, in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Deed Book 5219, Page 567 granted and conveyed unto Sheila Pritchette-Pressley, in fee.

Parcel Number: 31-00-27133-00-7.

Location of property: 467 Valley Road, Melrose Park, Cheltenham Township, PA.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Estate of Sheila Pritchette-Pressley a/k/a Sheila P. Pressley a/k/a Sheila Pressley, Deceased, Patricia E. Pritchette, Co-Administratrix of the Estate, Louella Pritchette, Co-Administratrix of the Estate and The United States of America** at the suit of Santander Bank, N.A. Debt: \$203,737.27.

**Michael S. Bloom**, Attorney.

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

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

13-36051

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Pottsgrove Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a Plan of Terraced Hill Plan of Lots, drawn by Ralph E. Shaner & Son, Engineering Company, dated 3/10/1974 and revised 10/5/1978, said plan recorded in Montgomery County in Plan Book A-37, Page 18, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Allison Drive (formerly known as Terraced Hill Road) said point being measured the two following courses and distances from a point of reverse curve on the Southeasterly side of Terraced Hill Drive (50 feet wide): (1) leaving Terraced Hill Drive along the arc of a circle curving to the right having a radius of 20 feet the arc distance of 26.18 feet to a point of tangent on the Southwesterly side of Allison Drive; and (2) along same South 75 degrees, 56 minutes East, 56 minutes East, 149.59 feet to the point of beginning, said point also being a corner of Building 3, Unit 1 on said plan; thence extending from said point of beginning along the Southwesterly side of Allison Drive South 75 degrees, 56 minutes East, 34 feet to a point, a corner of Building 2, Unit 4 on said plan; thence extending along same South 14 degrees, 4 minutes West, 87.50 feet to a point a corner of Building 6, Unit 6 on said plan; thence extending along same North 75 degrees, 56 minutes West, and crossing the Southeasterly side of a 20 feet wide sanitary sewer easement 34 feet to a point in the bed of said easement, said point also being a corner of Building 3, Unit 1 on said plan; thence extending along same and through the bed of said easement North 14 degrees, 4 minutes East, 87.50 feet to the first mentioned point and place of beginning.

BEING the same property conveyed to Billy L. Kennon and April M. Kennon, his wife, who acquired title by virtue of a Deed from Thomas M. Huston, dated September 25, 1997, recorded October 6, 1997, at Deed Book 5202, Page 301, Montgomery County, Pennsylvania records.

Parcel Number: 42-00-04886-01-3.

Location of property: 2600 Allison Drive, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Billy L. Kennon and April M. Kennon** at the suit of Wells Fargo Bank, N.A. Debt: \$167,329.57.

**Kimberly A. Bonner**, 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.

14-00397

ALL THAT CERTAIN lot or piece of ground, together with the buildings and improvements thereon erected, situate in **Upper Providence Township**, County of Montgomery and State of Pennsylvania, as shown on final plan of Village of Mingo, dated January 1972 made by Tri State Engineers and Land Surveyors, Inc. and recorded on 8/16/1972 in Plan Book A-19, Page 88, as follows, to wit:

BEGINNING at a point on the Northeast side of Iroquois Drive (50 feet wide) which point is measured the following courses and distances from a point of curve on the Southeast side of Keokuk Road (50 feet wide): (1) leaving Keokuk Road on the arc of a circle curving to the left having a radius of 20 feet the arc distance of 31.42 feet to a point of tangent on the Northeast side of Iroquois Drive; (2) thence along same South 48 degrees, 00 minutes East, 335 feet to a point of curve; (3) thence along same on the arc of a circle curving to the left having a radius of 205 feet the arc distance of 237.33 feet to a point of tangent; (4) thence North 65 degrees, 40 minutes East, 68.00 feet to a point of curve; (5) thence along same on the arc of a circle curving to the right having a radius of 260 feet the arc distance of 141.14 feet to the place of beginning; thence extending from Iroquois Drive and along Lot No. 9 North 06 degrees, 46 minutes, 06 seconds East, 125.00 feet to a point on the Northeast side of Iroquois Drive; thence along same the following 2 courses and distances: (1) North 71 degrees, 30 minutes West, 14.78 feet to a point of curve; (2) thence along the same on the arc of a circle curving to the left having a radius of 260 feet the arc distance of 53.24 feet to the first mentioned point and place of beginning.

BEING Lot No. 10 on said plan.

Parcel Number: 61-00-02668-52-9.

Location of property: 19 Iroquois Drive, Royersford, PA 19468.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Marie G. Olinick a/k/a Maria Olinick and Keith C. Olinick** at the suit of LSF9 Master Participation Trust. Debt: \$275,713.02.

**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.

14-02803

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

BEGINNING at a point on the Northerly right-of-way line in the former alignment of Valley Forge Road (of variable width and now closed in through traffic) said point being the following four (4) courses and distances from the intersection on the ozle line in said road and the projection of a common boundary between Tax Block 25 H,

Unit 3 and Unit 7 located on the Southerly side of the aforementioned Valley Forge Road: (1) North 82 degrees, 45 minutes, 00 seconds East, 058 feet; (2) North 7 degrees, 15 minutes, 00 seconds West, 25 00 feet; (3) along the arc of a circle curving to the right of having a radius of 691.20 feet, the arc distance of 194.88 feet the chord of said arc bearing North 89 degrees, 10 minutes, 23 seconds West the chord distance of 194.23 feet; (4) North 81 degrees, 05 minutes, 46 seconds West, 52.42 feet; thence from said point of beginning, extending along said Northerly right-of-way line of Valley Forge Road, the following three (3) courses and distances to a point on the Easterly right-of-way line in Geerdes Boulevard: (1) North 81 degrees, 05 minutes, 46 seconds West, 26.62 feet; (2) along the arc of a circle curving to the left having a radius of 50.00 feet the arc distance of 33.52 feet; (3) North 81 degrees, 05 minutes, 46 seconds West, 37.49 feet, thence along said right-of-way line in Geerdes Boulevard the three (3) courses and distances to a point on the Northerly right-of-way line in the current alignment of Valley Forge Road: (1) North 24 degrees, 13 minutes, 37 seconds East, 115.05 feet to a point of tangency; (2) along the arc of a circle curving to the right having a radius of 454.32 feet the arc distance of 67.58 feet the chord of said arc bearing North 28 degrees, 31 minutes, 19 seconds East the chord distance of 67.52 feet; (3) along the arc of a circle curving to the right having a radius of 40.00 feet the arc distance of 53.49 feet, thence along a common boundary line between Lot 1 and Lot 2 of the subdivision 15 degrees, 54 minutes, 14 seconds West, 197.68 feet to the point and place of beginning.

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

BEING Lot No. 1.

BEING the same premises which Scott Alexaki and Deborah S. Alexaki, by Deed Dated November 13, 2003, and recorded December 30, 2003, in Book 5487, Page 2404, granted and conveyed unto Scott Alexaki and Efreml Hlan, in fee.

Parcel Number: 58-00-19471-60-4.

Location of property: 724 West Valley Forge Road, King of Prussia, PA 19406.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Scott Alexaki and Deborah S. Alexaki** at the suit of JP Morgan Chase Bank, National Association. Debt: \$587,927.08.

**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.

14-02951

ALL THAT CERTAIN one-half double brick messuage and lot of land, situate on the Southside of Queen Street in the Sixth Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, known or numbered as No. 944 Queen Street, bounded and described, as follows, to wit:

BEGINNING at a corner No. 942 Queen Street said point being on the Southerly property line of Queen Street and distant Easterly along the same four hundred nine feet from the Southeasterly property line intersection of the said Queen Street and another ordained street known as Montgomery Street; thence from said point of beginning along the Property Line of No. 942 Queen Street, South no degrees, forty-five minutes East, one hundred forty feet to a corner on the Northerly side of given twenty feet wide alley; thence along the same North eighty-nine degrees, fifteen minutes East, twenty and sixty-three hundredths feet to a corner of lands now or about to be conveyed to Robert M. Fizz (No. 946 Queen Street); thence along the same North no degrees, forty five minutes West, seventy-five feet to a point; thence continuing along said property by a course passing thru the middle of a joint brick partition wall of a double brick dwelling or North one-tenth of a degree, eleven minutes West, sixty-five feet to a corner on the Southerly side of aforesaid Queen Street; thence along the same South eighty-nine degrees, fifteen minutes West, twenty and eighty-six hundredths feet to the place of beginning.

Parcel Number: 16-00-23228-00-3.

Location of property: 944 Queen Street, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Robert J. Mento and Rose Mento** at the suit of Phoenixville Federal Bank & Trust. Debt: \$82,341.19.

**Kristen Wetzel Ladd**, 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.

14-02958

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

BEGINNING at a point at the Northwest intersection of High and York Streets; thence along said High Street, Westerly sixty (60) feet to land now or late of the B. P. O. Elks; thence along the same Northwardly one hundred eighteen (118) feet to a corner of other lands of Ellen S. Storb and John W. Storb; thence along the same Easterly along a line parallel with the aforesaid High Street sixty (60) feet to York Street; thence Southwardly along the same one hundred eighteen (118) feet to the point or place of beginning.

UNDER AND SUBJECT to building restrictions and agreements of record.

Parcel Number: 16-00-14648-00-6.

Location of property: 71 High Street, Pottstown, PA 19464.

The improvements thereon are: Commercial multi-use structure.

Seized and taken in execution as the property of **Robert J. Mento and Rose Mento** at the suit of Phoenixville Federal Bank & Trust. Debt: \$108,741.84.

**Kristen Wetzel Ladd**, 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.

14-03003

ALL THAT CERTAIN brick message or tenement and lot of land, situate in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, on the East side of Charlotte Street, between King and High Streets, being known as 20 North Charlotte Street, bounded and described, as follows, to wit:

BEGINNING at a point for a corner on the East side of said Charlotte Street, at the distance of one hundred sixty-three feet, five inches Northwardly from the Northeast corner of High and Charlotte Streets, a corner of this and land now or late of Amelia Edelman Estate; thence Eastwardly at right angles to Charlotte Street, sixty feet to a point of this and land now or late of the Estate of Amelia Edelman; thence Southwardly along the same and parallel to Charlotte Street, thirteen feet and one-quarter inch more or less to a point, a corner in line of this and land now or late of Tyrus B. Dubbs et al.; thence Eastwardly along the same, thirty-five feet, more or less, to land now or late of the Estate of Sarah Leshner; thence Northwardly along the same, forty-three feet, three-quarter inches, more or less to land now or late of Louis Gussman; thence Westwardly along the same and land now or late of Lewis Dampman, at right angles to Charlotte Street, ninety-five feet, more or less, to the East side of Charlotte Street aforesaid; thence Southwardly along the same thirty feet, one-half inch to the place of beginning.

Parcel Number: 16-00-03172-00-7.

Location of property: 20 North Charlotte Street, Pottstown, PA 19464.

The improvements thereon are: Commercial multi-use structure.

Seized and taken in execution as the property of **Robert J. Mento and Rose Mento** at the suit of Phoenixville Federal Bank & Trust. Debt: \$102,853.44.

**Kristen Wetzel Ladd**, 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.

14-04698

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Jenkintown Borough**, County of Montgomery and State of Pennsylvania, being known as Lot 8 on a certain plan of lots made for Hugh Scott and Robert E. Forrest by Joseph W. Hunter, Civil Engineer and recorded at Norristown in Deed Book 521, Page 500, bounded and described, as follows, to wit:

BEGINNING at a point in the Southwesterly side of Cottman Street (40 feet wide) at the distance of 17.38 feet Northwestwardly from an angle in said side of said Cottman Street, which angle is 612.27 feet Northwestwardly from the Northwestly side of Nice Avenue (30 feet wide); thence extending Southwestwardly along the rear line of Lots 7, 6, 5, 4, and 3 on said plan 127.08 feet to a point in line of Lot 2 on said plan; thence extending Northwestwardly along said Lot 2 on said plan 22.74 feet to a point a corner of Lots 1 and 9 on said plan; thence extending Northeastwardly along said Lot 9 on said plan 137.91 feet to a point in said side of Cottman Street; thence extending Southeastwardly along said side of Cottman Street 20 feet to the place of beginning.

BEING the same property conveyed to Denise M. Arroliga who acquired title by virtue of a Deed from Bruce L. Dean, dated August 17, 2012, recorded August 29, 2012, at Deed Book 5846, Page 1633, Montgomery County, Pennsylvania records.

Parcel Number: 10-00-00680-00-3.

Location of property: 307 Cottman Street, Jenkintown, PA 19046.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Denise M. Arroliga** at the suit of Wells Fargo Bank, N.A. Debt: \$279,179.77.

**Jana Fridfinnsdottir**, 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.

14-05119

ALL THAT CERTAIN unit identified in the Declaration of Condominium of Foxcroft Flexible Condominium, situate in **Whitpain Township**, County of Montgomery, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act 68 PA C.S. 3101 et seq. by the recording of the Declaration of Condominium Declaration of Foxcroft, a Flexible Condominium dated 7/13/2004 and recorded 7/16/2004 in Deed Book 5517, Page 1198, First Amendment thereto set forth in Miscellaneous Deed Book 20, Page 202, Second Amendment thereto as set forth in Deed Book 5536, Page 1, Third Amendment thereto as set forth in Deed Book 5543, Page 302 and the plots and plans attached thereto and made a part thereof.

BEING known as Unit No. 54 on the above mentioned plan.

Parcel Number: 66-00-03152-06-7.

Location of property: 502 Foxcroft Court, Blue Bell, PA 19422-1340.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **David I. Beller and The United States of America** at the suit of Franklin Bank f/k/a Franklin Savings Banks, S.L.A. Debt: \$611,092.42.

**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.

14-05172

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a map made for Keilt Ingebrightsen by M.R. and J.B. Yerkes, Civil Engineers, Bryn Mawr, Pennsylvania, dated March 24, 1953, as follows, to wit:

BEGINNING at a point the intersection of the middle line of Monk Road as now laid out 50' wide, with the middle line of Monk Road as previously laid out and to be abandoned; thence along the middle line of Monk Road, as now laid out, South 75 degrees, 10 minutes, 50 seconds East, 355 feet to a point, a corner of Lot #2 on said plan; thence extending 295.99 feet to a point in the bed of Monk Road, as previously laid out; thence extending in the bed of the same, the three following courses and distances: (1) South 66 degrees, 59 minutes West, 5395 feet; (2) South 74 degrees, 17 minutes West, 70 feet; and (3) South 85 degrees, 44 minutes West, 44 feet to the first mentioned point and place of beginning.

BEING Lot #1 on said plan and containing one and seventy-nine one-thousandths acres.

BEING the same premises which Richard Bernstein and Carol Bernstein, husband and wife, by Deed dated 8/29/2008 and recorded 9/24/2008 in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book 5708, Page 1680 granted and conveyed unto Mital Amin and Hussain Saeed.

Parcel Number: 40-00-37968-00-8.

Location of property: 1614 Monk Road, Gladwyne, PA 19035.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Mital Amin and Hussain Saeed** at the suit of JP Morgan Chase Bank, National Association. Debt: \$407,177.18.

**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.

14-07551

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery and State of Pennsylvania, known as designated as Lot No. 3 on a certain plan of lots made by Albright and Mebus on October 4th, 1974, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Elkins Avenue (50 feet wide) at the distance of 120 feet Northwestwardly from the Northwestery side of Old York Road (70 feet wide) both lines produced.

CONTAINING in front or breadth Northwestwardly on the said side of Elkins Avenue, 60 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to the said Elkins Avenue, 120 feet.

TOGETHER with the use, right, liberty and privilege of a driveway or alleyway, 8 feet wide, extending along the rear Lots Nos. 1 and 2, leading from Elkins Avenue to the garage, situate on the rear portion of premises hereby conveyed, the said driveway or alleyway to be used as and for a passageway on foot or by motor vehicle together with the right of free ingress, egress and regress into and along the same at all times hereafter, forever in common with the owners of Lots Nos. 1 and 2, their heirs and assigns, owners, tenants and occupiers of said lots.

BEING the same premises which Amiram Baruch and Toby Baruch by Deed dated 4/26/2001 and recorded 5/16/2001 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5360 and Page 1063, granted and conveyed unto Allan S. Cabrera and Rachel L. Cabrera.

Parcel Number: 31-00-09196-00-7.

Location of property: 604 Elkins Avenue, Elkins Park, PA 19027.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Allan S. Cabrera and Rachel L. Cabrera** at the suit of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. Debt: \$497,636.79.

**Leslie J. Rase**, 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.

14-08551

ALL THAT CERTAIN message and tract of land, situate in the Fourth (formerly eight) Ward, **Pottstown Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a survey draft as prepared by Ralph E. Shaner & Sons, Engineering Company, as follows, to wit:



BEGINNING at the Northwesterly corner lands conveyed by Harold G. Gresh, Inc. to James R. and Patricia A. Whisler (802 Hanover Avenue), said point being on the Easterly property line of Hanover Avenue (80 feet wide) and being distance along the same from a point marking the Northeasterly property line intersection, as projected of the aforesaid Hanover Avenue and Gay Street (50 feet wide), North 38 degrees, 04 minutes East, 64.00 feet; thence from said point of beginning continuing along the Easterly side of Hanover Avenue, North 38 degrees, 04 minutes East, 28.00 feet to a corner other lands of the Grantor (806 Hanover Avenue); thence along the same on a course passing through the middle of the joint partition wall of a detached dwelling, South 51 degrees, 56 minutes East, 140.0 feet to a corner on the Westerly side of a given 20 feet wide alley; thence along the same South 38 degrees, 04 minutes West, 228.0 feet to a corner lands James R. Whisler; thence along the same North 51 degrees, 56 minutes West, 140.0 feet to a corner on the Easterly property line Hanover Avenue and place of beginning.

CONTAINING 3,920 square feet of land.

BEING the same property conveyed to Latricia Jones, as Sole Owner, who acquired title by virtue of a Deed from Cassandra Jefferson, an unmarried woman, dated May 11, 2007, recorded June 7, 2007, in Deed Book 5650, Page 341, Montgomery County, Pennsylvania records.

Parcel Number: 16-00-12901-00-7.

Location of property: 804 North Hanover Street, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Latricia Jones** at the suit of Wells Fargo Bank, N.A. Successor by Merger to Wachovia Mortgage Corporation. Debt: \$199,633.00.

**Kimberly A. Bonner**, 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.

14-08880

ALL THAT CERTAIN brick message or tenement and lot of land, situate on the West side of Franklin Street in **Pottstown Borough**, Montgomery County, Pennsylvania, being known as No. 769 North Franklin Street bounded and described, as follows, to wit:

BEGINNING at a point on the West side of Franklin Street, at a distance of 260 feet Southwardly from the Southwest intersection of Franklin and Wilson Streets (formerly Orange Street) a corner of this and land by late Irvin L. Keener, et ux.; thence Westwardly along the same distance of 140 feet to the East side of a 20 feet wide alley; thence Northwardly along the same distance of 25 feet to a point corner of this and other land now or late of Irvin L. Keener et ux.; thence Eastwardly along the same a distance of 140 feet to the West side of Franklin Street aforesaid, passing in part of said course and distance thru the center or partition wall of a double brick house erected upon this and lot directly adjoining on the North; thence Southwardly along said Franklin Street, a distance of 25 feet to the point and place of beginning.

TITLE TO SAID PREMISES VESTED IN Marjorie Howe Ervin, an unmarried woman by Deed from Grant A. Ervin and Marjorie Howe Ervin, formerly known as Marjorie H. Ervin, unmarried individuals who acquired title as husband and wife dated 01/26/05 and recorded on 09/18/05 in the Montgomery County Recorder of Deeds in/at Deed Book 5571, Page 1085.

Parcel Number: 16-00-10708-00-4.

Location of property: 769 North Franklin Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Marjorie Howe Ervin a/k/a Marjorie Ervin a/k/a Marjorie H. Ervin** at the suit of Bank of America, N.A. Debt: \$90,516.36.

**Robert W. Williams**, Attorney.

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

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

14-10355

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Springfield Township**, Montgomery County, Pennsylvania, described according to a survey and plan thereof made by Charles E. Shoemaker, Registered Professional Engineer, Abington, Pennsylvania, on April 22, 1953, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Pleasant Avenue (40 feet wide) which point is measured on the arc of a circle curving to the right, having a radius of 426.25 feet, the arc distance of 73.90 feet from a point, which point is measured South 39 degrees, 13 minutes West, 130 feet from a point of intersection of the Southeasterly side of Pleasant Avenue and the Southwesterly side of Cheltenham Avenue (60 feet wide); thence extending South 50 degrees, 47 minutes East, 115.09 feet to a point; thence extending South 44 degrees, 6 minutes, 37 seconds West, 72.26 feet to a point; thence extending North 50 degrees, 47 minutes West, 123.68 feet to a point on the Southeasterly side of Pleasant Avenue; thence extending along the Southeasterly side of Pleasant Avenue along the arc of a circle curving to the right, having a radius of 386.25 feet, the arc distance of 41.40 feet to a point of reverse curve; thence extending along the arc of a circle curving to the left, having a radius of 426.25 feet, the arc distance of 32.11 feet to the first mentioned point and place of beginning.

BEING the same premises that Lawrence J. Roskow and Bryce Roskow by Deed dated 01/08/2008 and recorded on 02/12/2008 in the Office of Recorder of Deeds in and for Montgomery County, at Book 5682 and Page 236, conveyed unto Melony Feggans, Grantee herein.

Parcel Number: 52-00-14335-00-4.

Location of property: 1508 Pleasant Avenue, Wyndmoor, PA 19038.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Melony Feggans** at the suit of Caliber Home Loans, Inc. f/k/a Vericrest Financial, Inc. Debt: \$248,429.80.

**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.

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14-11267

ALL THAT CERTAIN lot or piece of ground, situate in **New Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Plan of Subdivision for Kingston Hill II, Phase IV, made by Richard C. Mast Associates, P.C., dated September 4, 2002, last revised June 29, 2006 and recorded in Plan Book 27, Pages 493-494, bounded and described as follows, to wit:

BEGINNING at a point on the Westerly side of Centennial Avenue, a corner of Lot No. 373; thence extending along said side of Centennial Avenue, the (2) following courses and distances: (1) South 25°, 11', 45" East, 73.93 feet to a point of curve; and thence (2) along the arc of a circle curving to the right, having a radius of 20.00 feet, the arc distance of 33.92 feet to a point of tangent on the Northeastly side of Canyon Creek Road; thence, extending along said side of Canyon Creek Road along the arc of a circle curving to the right, having a radius of 420.00 feet, the arc distance of 108.10 feet to a point of tangent and corner of lands of open space as shown on said plan; thence extending along said side of land of open space, North 03°, 16', 04" West, 71.88 feet to a point and corner of Lot No. 373; thence extending along said side of Lot No. 373, North 64°, 48', 15" East, 100.00 feet to the first mentioned point and place of beginning.

Parcel Number: 47-00-06144-93-6.

Location of property: 57 Centennial Avenue, Gilbertsville, PA 19525.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jane E. Brooker** at the suit of U.S. Bank National Association. Debt: \$417,645.43.

**Jolanta Pekalska**, Attorney. I.D. #307968

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.

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14-15556

ALL THAT CERTAIN lot or piece of ground, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Final Plan of Section 1-A Sawmill Valley dated 09/14/1977 and last revised 06/06/1977 and recorded 06/29/1977 in Plan Book A-29, Page 246, described, as follows:

BEGINNING at a point in the Northwesterly line of Beaver Hill Road (40 feet wide) said point being the following 2 courses and distances from a point of curve on the Southwesterly line of Green Woods Drive (40 feet wide): (1) leaving said Green Woods Drive on a curve curving to the right having a radius of 30.00 feet the arc distance of 47.12 feet to a point of tangency in the Northwesterly line of Beaver Hill Road; thence (2) South 40 degrees, 35 minutes, 56 seconds West, 37.33 feet to the beginning point in the division line between Lots Nos. 95 and No. 97; thence (3) continuing along said line 31.33 feet to a point in the division line between Lots No. 95 and No. 97; thence (4) North 49 degrees, 24 minutes, 4 seconds West, 146.55 feet passing across a portion of a 20.00 foot wide storm easement to a point within said easement said point also being common to Lots No. 94, No. 96 and No. 97; thence (5) North 47 degrees, 4 minutes, 5 seconds East, 13.76 feet to an angle point, said point also being in the centerline of a 10.00 foot wide maintenance easement; thence (6) North 40 degrees, 35 minutes, 56 seconds East, 17.67 feet to a point in the division line between Lots No. 95 and 96 said point also being in the center line of said 10.00 foot wide maintenance easement; thence (7) South 49 degrees, 24 minutes, 4 seconds East, 145.00 feet passing across one-half of said maintenance easement and the full width of said storm easement to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Timothy D. Brass and Margaret A. Brass, husband and wife, by Deed from Patricia Burks formerly known as Patricia Ebinger, dated May 27, 1998, recorded June 3, 1998 in the Montgomery County Recorder of Deeds in Deed Book 5227, Page 2441.

Parcel Number: 36-00-00686-21-4.

Location of property: 4 Beaver Hill Road, Horsham, PA 19044.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Margaret A. Brass and Timothy D. Brass** at the suit of U.S. Bank National Association, as Trustee, on Behalf of the Holders of the Home Equity Asset Trust 2006-5 Home Equity Pass-Through Certificates, Series 2006-5. Debt: \$248,190.03.

**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.

14-19413

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

BEGINNING at a point on the Northwestern side of Astor Street at the distance of four hundred thirty-one and fifteen one-hundredths feet Northeastwardly from Marshall Street, a corner of this and land of Frances G. Stinson; thence by the same at right angles to said Astor Street, Northwestwardly one hundred feet to an alley twenty feet wide; thence along said alley on the Southeasterly side thereof, Northeastwardly twenty-two feet to a point of this and land now or late of Emanuel H. Bean; thence by the same parallel with the first line and through the middle of the partition wall between this house now or late of said Bean Southeastwardly one hundred feet to Astor Street aforesaid, and along the same on the Northwestern side thereof Southwestwardly twenty-two feet to the place of beginning.

Parcel Number: 13-00-03284-00-6.

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

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Daisha Harris Williams and Colin Williams** at the suit of Citimortgage, Inc., Successor by Merger to ABN AMRO Mortgage Group, Inc. Debt: \$149,787.23.

**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.

14-20271

ALL THAT CERTAIN lot or piece of ground, situate in the Ninth Ward of **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey dated June 22, 1958, last revised September 27, 1956, made by David Meixner, RE, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Clearview Street (50 feet wide) measured the two following courses and distances from a point of curve on the Northeastly side of Eighth Street (50 feet wide): (1) on the arc of a circle curving to the right having a radius of 10 feet, the arc distance of 15.71 feet to a point of tangent; (2) North 38 degrees, 12 minutes East along the Southwestly side of Clearview Street 315 feet to the point of beginning; thence continuing along the said side of Clearview Street North 38 degrees, 12 minutes East, 50 feet to a point in line of Lot No. 130; thence along the Southwestly side of Lot No. 130 South 51 degrees, 48 minutes East crossing a 5 feet wide utility easement 100 feet to a point; thence along the Southeasterly side of utility easement South 38 degrees, 12 minutes West, 50 feet to a point in line of Lot No. 128; thence along said Lot No. 128 and recrossing the aforesaid 5 feet wide utility easement North 51 degrees, 48 minutes West, 100 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES VESTED IN James R. Freese and Sandra Freese, husband and wife, as Tenants by the Entirety by Deed from Everett C. Freese and James R. Freese, Co-Executors of the Estate of Elizabeth M. Freese, deceased dated 07/16/98 and recorded on 07/20/98 in the Montgomery County Recorder of Deeds in/at Deed Book 5233, Page 1427.

Parcel Number: 16-00-67014-00-3.

Location of property: 474 Clearview Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Sandra Freese and James R. Freese** at the suit of U.S. Bank, National Association, as Successor Trustee to Bank of America, N.A., as Successor by Merger to Lasalle Bank, N.A., as Trustee for The Certificateholders of The MLM1 Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-MLN1. Debt: \$181,591.08.

**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.

14-20439

ALL THAT CERTAIN lot or piece of land, being Lot No. 65 of the Penllyn Plan of Lots, situate in **Gwynedd Township**, County of Montgomery, Pennsylvania, bounded and described, as follows:

BEGINNING on the Southwest side of Trewellyn Avenue at the distance of 36 feet Northwestly from Gwynedd Avenue, a corner of this and Lot No. 64 in said plan; thence by the same Southwestly at right angles to Trewellyn Avenue 150 feet to Beach Alley and along the Northeast side thereof Northwestly 50 feet to a corner of this and Lot No. 66 and by the same parallel with the first line Northeastly 150 feet to Trewellyn Avenue, aforesaid; and thence along the Southwest side thereof Southeasterly 50 feet to the place of beginning.

BEING the same premises which Louise Williams, by her agent Kim W. Ford, and Kim Williams-Ford, by Deed dated June 24, 2005 and recorded July 8, 2005 in and for Montgomery County, Pennsylvania in Deed Book 5561, Page 989, granted and conveyed unto Deborah A. Dukes.

Parcel Number: 39-00-04543-00-8.

Location of property: 1104 Trewellyn Avenue, Penllyn, PA 19422.

The improvements thereon are: Residential - single family.

Seized and taken in execution as the property of **Deborah Dukes a/k/a Deborah A. Dukes** at the suit of U.S. Bank National Association, as Trustee for the Certificateholders of Harborview Mortgage Loan Trust 2005-08, Mortgage Loan Pass-Through Certificates, Series 2005-08. Debt: \$181,816.99.

**Jana Fridfinnsdottir**, 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.

14-20506

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Providence Township**, Montgomery County, Pennsylvania, bounded and described according to a subdivision plan of R. William Maroerger, Jr., made by Meixner dated August 16, 1984, last revised March 14, 1985, said plan being recorded in Plan Book A-46, Page 229, as follows, to wit:

BEGINNING at a point on the Southeasterly ultimate right-of-way line of Troutman Road, said point being a corner of Lot No. 7 as shown on the above mentioned plan; thence extending from said point along Lot No. 71 South 20 degrees, 19 minutes, 50 seconds East, 172.59 feet to a point, a corner of Lot No. 6, as shown on the above mentioned plan; thence extending along the same South 14 degrees, 17 minutes, 66 seconds East, 167.99 feet to a point; thence extending South 75 degrees, 24 minutes, 24 seconds West, 34.34 feet to a point, a corner of Lot No. 5 as shown on the above mentioned plan: thence extending along the same North 50 degrees, 32 minutes, 44 seconds West, 321.09 feet to a point on the Southeasterly ultimate right-of-way line of Troutman Road; thence North 39 degrees, 27 minutes, 16 seconds East, 61.20 feet to a point of curve; and (2) along the arc of a circle curving to the right having a radius of 353.21 feet the arc distance of 171.13 feet to the first mentioned point and place of beginning.

CONTAINING 49,716 square feet.

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

TITLE TO SAID PREMISES VESTED IN Rhonda K. Fizz Rusinski and Althea Fizz by Deed from James E. Turner and Patricia S. Turner, h/w dated 7/31/03 and recorded on 10/27/03 in the Montgomery County Recorder of Deeds in/at Deed Book 5479, Page 84.

Parcel Number: 61-00-05076-75-8.

Location of property: 194 Troutman Road, Collegeville, PA 19426.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Rhonda K. Fizz a/k/a Rhonda K. Fizz Rusinski and Althea Fizz** at the suit of Nationstar Mortgage, LLC. Debt: \$319,390.36.

**Robert W. Williams**, Attorney.

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

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

14-22534

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

BEGINNING at a corner of land of Edward Mitchell in the middle of the Home Road (40 feet wide) at a distance of 120 feet measured Southeastwardly along the middle of the said road from the intersection of the middle of Bright Road (40 feet wide); thence continuing along the middle of the said Home Road South 48 degrees, 51 minutes East, 120 feet to a corner of remaining land of George A. and Arlene C. Smith; thence along said land from which this is taken South 41 degrees, 9 minutes West 270 feet to a corner of land of the Mary E. Schneider Estate; thence by the same North 48 degrees, 51 minutes West, 120 feet to another corner of land of Edward Mitchell aforesaid; thence by the same North 41 degrees, 9 minutes East, 270 feet to the point and place of beginning.

CONTENTS be the same more or less.

TITLE TO SAID PREMISES IS VESTED IN Marguerite Henderson, a married person, by Deed from John Costello, a married person, dated 02/21/2013, recorded 02/22/2013 in Book 5864, Page 1987

Parcel Number: 08-00-02227-00-6.

Location of property: 21 Home Road, Hatboro, PA 19040-2025.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Marguerite Henderson Costello a/k/a Henderson Marguerite** at the suit of U.S. Bank, National Association, Successor in Interest to Wachovia Bank, N.A., as Trustee for JP Morgan 2005-ALT1. Debt: \$312,705.21.

**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.

14-23020

ALL THAT CERTAIN twin message and two lots or pieces of ground herein described as one lot, situate in **Abington Township**, in the County of Montgomery and Commonwealth of Pennsylvania, being Lots Nos. 376 and 277 on a certain plan of lots known as Willow Grove Heights, which said plan is recorded at Norristown in the Office for the Recording of Deeds in and for said County of Montgomery in Deed Book No. 280, Page 500, and bounded and described, as follows:

BEGINNING at a point on the Southeast side of High Avenue (formerly called Highland Avenue) at the distance of one hundred and twenty-five feet Southwest from the Southwesterly side of Rubicam Avenue having a front on said High Avenue fifty feet and extending of that width in a Southeasterly direction one hundred and twenty-five feet.

BOUNDED on the Northwest by said High Avenue, on the Southeast by Lots Nos. 321 and 322, on the Southwest by Lot No. 375 and on the Northeast by Lot No. 378.

Parcel Number: 30-00-28704-00-3.

Location of property: 1655 High Avenue, Willow Grove, PA 19090.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Garnetta Orlina** at the suit of SB1 Federal Credit Union. Debt: \$128,809.91.

**Robert J. Wilson**, Attorney. I.D. #42434

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.

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14-26095

ALL THAT CERTAIN tract or parcel of land with message, situate in **Upper Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania known as Lot #29 of a plan of lots as laid out by Stanley F. Moyer, R.E. and revised by George F. Shaner, R.E., as of April 26, 1960 and intended to be recorded as such in the Office of the Recording of Deeds at Norristown, Pennsylvania said plan of lots known as "Valley View Acres," bounded and more fully described, as follows, to wit:

LOT NO. 29: BEGINNING at a point said point being a corner of Lot #28 and Lot #29 and said point being South 43 degrees, 51 minutes East, 255 feet from the point of tangency of the Northeasterly property line of Lake Shore Drive (50 feet wide) and the Southeasterly property line of View Road (50 feet wide); thence from said point of beginning along Lot #28 North 46 degrees, 09 minutes East, 163.73 feet; thence South 43 degrees, 51 minutes East, 100 feet to a corner of Lot #30; thence along Lot #30 South 46 degrees, 09 minutes West, 163.73 feet to a corner on the Northeasterly property line of Lake Shore Drive (50 feet wide); thence along the Northeasterly property line of Lake Shore Drive (50 feet wide) North 43 degrees, 51 minutes West, 100 feet to the point and place of beginning.

BEING the same premises which Robert K. Thomas and Renee Thomas a/k/a Renee B. Thomas, husband and wife, by Deed dated February 28, 2007 and recorded March 8, 2007 in deed Book 5638, Page 01176 in the Recorder of Deeds Office in and for Montgomery County, Pennsylvania, granted and conveyed unto Lori Felton, in fee.

Parcel Number: 57-00-02032-00-8.

Location of property: 1706 Lake Shore Drive, Pennsburg, PA 18073.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Lori G. Felton a/k/a Lori Felton** at the suit of The Bank of New York Mellon, et al. Debt: \$212,769.52.

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

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

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

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14-28719

ALL THAT CERTAIN message and lot or land known as 643 Astor Street, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwesternly side of Astor Street at the distance of 375.53 feet Northeastly from the Northerly corner of Astor and Marshall Streets a corner of this and land late of Mary Ann Stinson of which this was a part; thence along the same the line passing through the center line of the partition wall North 51°, West 110 feet to the center of March Alley; thence along the same North 39°, East 16 feet to a point a corner of this and other land late of Mary Ann Stinson of which this was a part; thence along the same the line passing through the center of an alley South 51°, East 110 feet to a point on the Northwesternly side of Astor Street; thence along same South 39°, West 16 feet to the place of beginning.

Parcel Number: 13-00-03272-00-9.

Location of property: 643 Astor Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Julia Whitehead f/k/a Julia Wilby** at the suit of Citizens Bank of Pennsylvania. Debt: \$82,800.42.

**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.

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14-29570

ALL THOSE TWO (2) CERTAIN lots, pieces or parcels of land, situate in the Ninth Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, bounded, limited and described, as follows, to wit:

BEGINNING at a point on the North side of Seventh Street a corner of Lot No. 129 on a plan of lots laid out by Peter L. Egoft, Sr. now owned by recorded of Linwood W. Herpst and Laura M., his wife, thence along said Lot No. 129 Northwardly a distance of 140.16 feet to the South side of a 20 feet wide alley; thence along said alley Westwardly a distance of 60 feet to Lot No. 132 in the aforesaid plan; thence along said lot Southwardly 140.16 feet to the North side of Seventh Street aforesaid; thence along said Seventh Street Eastwardly a distance of 60 feet to the point or place of beginning.



BEING the same premises which Peter M. Grohoski and Jayme M. Graboski, by Deed dated January 13, 2005 and recorded March 14, 2005 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 05546, Page 1568, granted and conveyed unto Peter M. Grohoski.

Parcel Number: 16-00-25588-00-1.

Location of property: 35 West 7th Street, Pottstown, PA 19464.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Peter M. Grohoski** at the suit of Wells Fargo Bank N.A., as Trustee for the Registered Holders of Structured Asset Securities Corporation Mortgage Pass-Through Certificates Series 2007-OS1, by its Servicer Ocwen Loan Servicing, LLC. Debt: \$197,485.72.

**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.

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14-29656

ALL THAT CERTAIN lot or parcel of land known as Unit 1264, Maple Glen Circle, Maple Glen Village, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania as shown on an 'As-Built' Plan of House 1264 Maple Glen Circle, prepared by Bursich Associates, Inc., of Pottstown, Pennsylvania, drawing #061334-1264, dated December 1, 1988, said lot being more fully bounded and described, as follows:

BEGINNING at a point, the Northerly corner of Unit 1264, said point being situated the four following courses and distances from the intersection of the centerline of Oaktree Court with the centerline of Maple Glen Circle: (1) South 38 degrees, 34 minutes, 26 seconds East, 83.73 feet; (2) South 35 degrees, 11 minutes, 39 seconds West, 20.00 feet; (3) South 54 degrees, 48 minutes, 21 seconds East, 2.00 feet; (4) South 35 degrees, 11 minutes, 39 seconds West, 20.00 feet; thence from said point of beginning and extending through party wall between Units 1265 and 1264, South 54 degrees, 48 minutes, 21 seconds East, 35.33 feet; thence along lands Maple Glen Village, South 35 degrees, 11 minutes, 39 seconds West, 20.00 feet; thence along the same and also through the party wall between Units 1264 and 1263, North 54 degrees, 48 minutes, 21 seconds West, 35.33 feet; thence along lands of Maple Glen Village, North 35 degrees, 11 minutes, 39 seconds East, 20.00 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Daniel J. Miller, by Deed from Daniel J. Miller and Stephanie Miller, h/w, dated 06/16/2010, recorded 06/23/2010 in Book 5771, Page 6.

Parcel Number: 42-00-03042-39-9.

Location of property: 1264 Maple Glen Circle, Pottstown, PA 19464-3262.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Daniel J. Miller** at the suit of Wells Fargo Bank, N.A. Debt: \$131,696.83.

**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.

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14-29927

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

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

BEING Lot No. 2.

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

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

The improvements thereon are: Residential property.

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

**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.

14-31251

ALL THAT CERTAIN unit, designated as Unit Number 76, being a unit in "The Court at Jamestowne", a Condominium, situate in **East Norriton Township**, County of Montgomery, and Commonwealth of Pennsylvania, which has heretofore been submitted to the Provisions of the Uniform Condominium Act, 68 PA C.S. 3103, et seq., as designated in the Declaration of Condominium of the Court at Jamestowne bearing date 09/27/1987 and recorded in the Office of the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania on 09/28/1988 in Deed Book 4888, Page 1132, and Plats and Plans for Condominium bearing date 02/24/1988 and recorded as Exhibit "D" of the Declaration of Condominium of The Court at Jamestowne, and First Amendment thereto dated 09/27/1988 and recorded 09/28/1988 in Deed Book 4888, Page 1236, and Second Amendment thereto dated 11/23/1988 and recorded 12/28/1988 in Deed Book 4894, Page 1772, and Third Amendment thereto dated 02/17/1989 and recorded 02/23/1989 in Deed Book 4903, Page 498, and Fourth Amendment thereto dated 07/26/1989 and recorded 08/02/1989 in Deed Book 4918, Page 2340, and Fifth Amendment thereto dated 06/17/1991 and recorded 06/18/1991 in Deed Book 4978, Page 1389.

TOGETHER WITH all right, title and interest, being an undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium and as the same may be changed by any amendments thereto. BEING No. 176 Godspeed Court, "The Court at Jamestowne", a Condominium.

BEING the same premises which Christophe E. Isbrecht, by Deed dated May 21, 2007 and recorded in the Montgomery County Recorder of Deeds Office on May 24, 2007 in Deed Book 5648, Page 1759, granted and conveyed unto Dong S. Mun.

Parcel Number: 33-00-00047-18-1.

Location of property: 176 Godspeed Court, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Dong S. Mun** at the suit of PennyMac Corporation. Debt: \$217,465.54.

**Leslie J. Rase**, 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.

14-32387

ALL THAT CERTAIN lot or piece or ground, with the buildings and improvements thereon erected, situate in **Ambler Borough**, County of Montgomery and State of Pennsylvania more particularly bounded and described according to a survey thereof made by C. Raymond weir, Registered Engineer, dated September 10, 1948 and revised September 15, 1948, as follows:

BEGINNING at a point on the Southeasterly side of Orange Avenue (50 feet wide) 27.00 feet Northeasterly from the intersection of the Southeasterly side of Orange Avenue (50 feet wide) with the Northeasterly side of Trinity Avenue (40 feet wide); thence extending along the Southeasterly side of Orange Avenue North 40 degrees, 37 minutes East, 22.90 feet to a point, a corner of lot No. 88; thence South 50 degrees, 07 minutes, 30 seconds East, 114.38 feet to a point on the North side of a 15 feet wide alley; thence South 88 degrees, 12 minutes, 22 seconds East, 7.5 feet through bed of said 15 feet wide alley to a point in the center line thereof; thence along the arc of a curve bearing to the left in a generally Southeasterly direction with a radius of 35 feet the arc distance of 15.17 feet to a point, a corner in the center line of said 15 feet wide alley; thence along the Southerly side of a 5 feet wide right-of-way for use of adjoining premises, North 80 degrees, 24 minutes West, 45.42 feet to a point, a corner; thence extending along other lands of the seller herein conveyed to John L. Grulich and Kathryn J. Grulich, his wife and crossing the aforesaid 5 feet wide right-of-way North 16 degrees, 44 minutes East, 5 feet to a point, a corner; thence North 49 degrees 50 minutes West the line extending through the center of the party wall erected on this and the adjoining Lot 91 to the Southeasterly side of Orange Avenue the point and place of beginning.

TOGETHER with the use of said 15 feet wide alley in common with other property owners who are adjacent thereto and subject to the proportionate coto of maintenance or said alley.

UNDER AND SUBJECT, nevertheless to the free and uninterrupted use, liberty and privilege of and passage in and along in common of a certain strip of ground 5 feet in width extending from the rear of adjacent premises or the seller herein conveyed to John L. Grulich and Kathryn J. Grulich, his wife on a bearing South 80 degrees, 24 minutes East over the lands herein described together with free ingress, egress and regress to and for the owners, tenants and under tenants, occupiers or possessors of the said adjoining premises in common with the owners or the premises herein agreed to be conveyed their heirs and assigns, tenants and occupier forever. This grant, however, is subject to the equal half payment of all necessary charges and expenses which shall accrue from time to time in paving, amending, repairing and cleaning the said 5 feet wide right-of-way.

Parcel Number: 01-00-03493-00-7.

Location of property: 86 Orange Avenue, Ambler, PA 19002.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Katherine Anne Franklin** at the suit of U.S. Bank National Association. Debt: \$182,093.65.

**Jolanta Pekalska**, Attorney. I.D. #307968

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.

14-33332

ALL THAT CERTAIN lot or parcel of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania and described according to a certain Lot 10 Declaration Plan of Nora Scaflida and other by C. Raymond Weir, Registered Professional Engineer dated January 30, 1959 and last revised November 28, 1959, as follows, to wit:

BEGINNING at an interior point on the Southeasterly side of a certain 15.00 feet wide private right-of-way (which extends Southwestwardly into Loch Alsh Avenue) a corner of lands now or late of William E. and Mirian Shapcott said point being the two following courses and distances from a point formed by the intersection of a line in the bed of Loch Alsh Avenue with the extended line in the bed of Farm Lane: (1) leaving Farm Lane, South 51 degrees, 59 minutes, 30 seconds East through the bed of Loch Alsh Avenue 91.3 feet to a point; and (2) North 37 degrees, 41 minutes, 30 seconds East through the bed and crossing the Northeastly side of Loch Alsh Avenue along the Southeasterly side of the aforesaid 15.00 feet wide private right-of-way 725.40 feet to the point of beginning; thence extending from said point of beginning North 37 degrees, 41 minutes, 30 seconds East partly along the Southeasterly side of the aforesaid 15.00 feet wide private right-of-way 328.01 feet to a point on the Westerly side of Pennsylvania State Highway L.R. #782 (#308 by-pass) (120 feet wide); thence extending Southwardly along the Westerly side of Pennsylvania State Highway L.R. #782 (#309 by-pass) on the arc of a circle curving to the right having a radius of 3759.83 feet the arc distance of 401.31 feet to a point; thence extending North 52 degrees, 18 minutes, 30 seconds West along the aforesaid lands of William E. and Mirian Shapcott 230.90 feet to the first mentioned interior point and place of beginning.

TOGETHER with the free use, right, liberty and privilege of a certain right-of-way over 15 feet wide land extending from the Northeast side of Loch Alsh Avenue, Northeastwardly to a point on the Northwesterly side of premises hereon near the 309 by-pass known as the Pennsylvania State Highway L.R. 782, more particularly bounded and described, as follows:

BEGINNING at a point on the Northeast side of Loch Alsh Avenue, 50 feet wide, said point being North 37 degrees, 41 minutes, 30 seconds East, 25 feet from a point in the middle of said Loch Alsh Avenue said last point being South 51 degrees, 59 minutes, 30 seconds East, 91.37 feet from a point at the intersection of the middle of Loch Alsh Avenue with the middle of Farm Lane as originally laid out 40 feet wide; thence from the point of beginning along the Northeast side of Loch Alsh Avenue, North 51 degrees, 59 minutes, 30 seconds West, 15 feet to a point;

thence through land of the Borough of Ambler known as the Loch Alsh Reservoir property North 37 degrees, 41 minutes, 30 seconds East and along the Northwest side of said 15 feet private right-of-way 1008.33 feet to a point; thence still along land of the Borough of Ambler, South 52 degrees, 18 minutes, 30 seconds East, 15 feet to a point a corner of premises herein above described; thence along the same and along the Southeast side of said private right-of-way 32 degrees, 41 minutes, 30 seconds West, 308.01 feet to a point a corner of land of William E. and Mirian Shapcott; thence along the same and still along the Southeast side of said private right-of-way, South 37 degrees, 41 minutes, 30 seconds West, 700.40 feet to the point and place of beginning.

SUBJECT to the cost of maintaining said lane in good order and repair.

EXCEPTING AND RESERVING thereout and therefrom that portion of the premises designated and required right-of-way on plot plan as set forth as part of Deed Book 5618, Page 611.

TITLE TO SAID PREMISES IS VESTED IN Stephen Penhollow by Deed from J. & G. Enterprises a Partnership, dated April 25, 2006 and recorded April 25, 2006 in Deed Book 05598, Page 0867.

Parcel Number: 54-00-10783-00-8.

Location of property: 740 Loch Alsh Avenue, Ambler, PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Stephen Penhollow** at the suit of Nationstar Mortgage, LLC. Debt: \$409,166.71.

**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.

14-33878

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

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

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

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

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

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

Seized and taken in execution as the property of **Shanika Shorey** at the suit of Wells Fargo Bank, N.A. Debt: \$117,546.85.

**Jana Fridfinnsdottir**, 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.

15-00164

ALL THAT CERTAIN lot or tract of land, situate in **Abington Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof made January 8, 1992 by Charles E. Shoemaker, Inc., Engineers and Surveyors of Abington, Pennsylvania, as follows:

BEGINNING at a point on the Southeasterly side of Horace Avenue (40' wide), said point being at the distance of one hundred fifty-five and no one-hundredths feet (155.00') measured North forty-nine degrees, forty-four minutes, zero seconds West (North 49°, 44', 00" West) from a point of intersection formed by the Southeasterly side of Horace Avenue and the Northwesterly side of Bockius Avenue (40' wide); thence extending from the place of beginning and continuing along the Southeasterly side of Horace Avenue North forty-nine degrees, forty-four minutes, zero seconds West (North 49°, 44', 00" West) fifty and no one-hundredths feet (50.00') to a point; thence North forty degrees, sixteen minutes, zero seconds East (North 40°, 16', 00" East) one hundred ninety-five and seventeen one-hundredths feet (195.17') to a point; thence South forty-two degrees, twenty minutes, thirty seconds East (South 42°, 20', 30" East) fifty-one and twenty-seven one-hundredths feet (51.27') to a point; thence South forty-one degrees, thirty-one minutes, thirty seconds West (South 41°, 31', 30" West) thirty-eight and fifty-eight one-hundredths feet (38.58') to a point; thence South forty degrees, sixteen minutes, zero seconds West (40°, 16', 00" West) one hundred fifty and no one-hundredths feet (150.00') to a point on the aforementioned Southeasterly side of Horace Avenue being the first mentioned point and place of beginning.

BEING Lot No. 7 on Plan of Property made for the Estate of Mary E. Large dated January 8, 1992 by Charles E. Shoemaker, Inc., Engineers and Surveyors of Abington, PA.

ALSO BEING a portion of that property which Emma H. Lever, Executrix Under the Will of Edward D. Lever, Jr., deceased, and Emma H. Lever granted and conveyed unto Joseph C. Large and Mary E. Large as in Deed Book 1807, Page 554. The aforesaid Joseph C. Large departed this life on December 21, 1975, leaving Mary E. Large as owner in fee by operation of law.

CONTAINING 9,612.73 square feet.

ALSO ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made July 17th, 1913 by J. Walter Ruddach Estate, Civil Engineers, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Horace Avenue (forty feet wide) at the distance of one hundred and five feet Northwestwardly from the Northwesterly side of Bockius Avenue (forty feet wide); thence extending along the said side of Horace Avenue, North forty-nine degrees, forty-four minutes West, fifty feet to a point; thence extending North forty degrees, sixteen minutes East, one hundred and fifty feet to a point; thence extending South forty-nine degrees, forty-four minutes East, fifty feet to a point; thence extending South forty degrees, sixteen minutes West, one hundred and fifty feet to the place of beginning.

BEING the same premises which Edward D. Lever, Jr., and wife, by Indenture bearing date the 31st day of January A.D. 1923 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book No. 879, Page 336 c., granted and conveyed unto the said Howard Nice and Esther H. Nice, his wife, in fee.

AND BEING the same premises which Howard Nice and Esther H. Nice, his wife, by Indenture bearing date the 13th day of December, 1944 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery, in Deed Book No. 1624, Page 379 c., granted and conveyed unto Joseph C. Large and Mary E. Large, his wife, as Tenants by the Entirety. The aforesaid Joseph C. Large departed this life on December 21, 1975, leaving Mary E. Large as owner in fee by operation of Law.

BEING Lot No. 8 on Plan of Property made for the Estate of Mary E. Large, dated January 8, 1992 by Charles E. Shoemaker, Inc., Engineers and Surveyors of Abington, PA.

BEING the same property conveyed to Ronald N. Large and Susan May Large, his wife, as Tenants by Entireties, who acquired title by virtue of a deed from Ronald N. Large, Executor under the Will of Mary E. Large, deceased, dated February 20, 1992, recorded March 25, 1992, at Deed Book 5001, Page 2193, Montgomery County, Pennsylvania records.

Parcel Number: 30-00-30284-00-7.

Location of property: 1855 Horace Avenue, Abington, PA 19001.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Robyn C. Dailey, Administrator of the Estate of Ronald N. Large a/k/a Ronald Large a/k/a Ron Large a/k/a Ronald Neil Large and Susan May Large** at the suit of Wells Fargo Bank, N.A. Successor by Merger to Wachovia Bank, National Association. Debt: \$38,459.48.

**Kimberly A. Bonner**, 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.

15-00618

Premises "A"

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Gwynedd Township**, County of Montgomery, Commonwealth of Pennsylvania being Lot 317 and 18 of Block No. 38 as shown and laid out on a certain plan of Lansdale Park and recorded in the Office for the Recording of Deeds in and for Montgomery County in Deed Book 791, Page 600 & C.

Premises "B"

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Gwynedd Township**, County of Montgomery, Commonwealth of Pennsylvania being Lots 15 and 16 of Block No. 38 as shown and laid out on a certain plan of Lansdale Park and recorded in the Office for the Recording of Deeds in and for Montgomery County in Deed Book 791, Page 600 & C.

Parcel Number: 56-00-00622-00-6.

Location of property: 824 South Broad Street, Lansdale, PA 19446.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Steven Joseph Miletto** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2006-21CB, Mortgage Pass-Through Certificates, Series 2006-21CB. Debt: \$185,812.58.

**M. Troy Freedman**, Attorney.Above Property to be sold by **SEAN P. KILKENNY, SHERIFF**.

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

15-01658

ALL THAT CERTAIN tract of land with the buildings thereon, situated in **New Hanover Township**, Montgomery County, PA, shown on a plan of survey by John T. Aston, Registered Surveyor, Boyertown, PA Plan No. 1 84-0A, being more fully described, as follows:

BEGINNING at a spike in the centerline of Fagleysville Road L.R. 46007 a corner of this and the land of Silvia J. and Mary L. Cimino and being located 431.00 feet measured along the centerline of Fagleysville Road from its intersection with the centerline of Evans Road; thence from the point of beginning having the road and running along the land of Silvio J. Mary L. Cimino 57 degrees, East 246.15 feet to an iron pin a corner of this and the remaining land of Glenn W. and Anita John Lot No. 2 on the above mentioned plan, the line passing over an iron pipe 26.50 feet from the point of beginning; thence along Lot No. 2 South 33 degrees, West 373.64 feet to a spike in the centerline of Evans Road (ultimate width 64 feet); thence along the centerline of Evans Road North 60 degrees, 40 minutes, 46 seconds West, 356.71 feet to a spike a corner of this and the land of the Girl Scouts of Philadelphia; thence along the land of the Girl Scouts of Philadelphia the next 2 courses and distances, to wit: (1) North 60 degrees, 24 minutes, 08 seconds East, 120.45 feet to an iron pin a corner; (2) North 26 degrees, 15 minutes East, 113.85 feet to a point in the bed of Fagleysville Road the line passing over an iron pin 25.15 feet from the spike in the bed of Fagleysville Road; thence in and through the bed of Fagleysville Road North 54 degrees, East 189.10 feet to the point of beginning.

BEING the same property conveyed to Robin Martin who acquired title by virtue of a Deed from Donny James and Patricia James, husband and wife, dated June 29, 2005, recorded March 21, 2006, at Deed Book 5594, Page 364, Montgomery County, Pennsylvania records.

Parcel Number: 47-00-07704-00-7.

Location of property: 3044 Fagleysville Road, Gilbertsville, PA 19525.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Robin B. Martin a/k/a Robin Martin** at the suit of Nationstar Mortgage, LLC. Debt: \$211,436.84.

**Kimberly A. Bonner**, 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.

15-01706

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan made for Indian Creek Estates by George Lewis, Registered Surveyor, Drexel Hill, PA, dated 7/15/1965 and last revised 6/28/1966, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Barwynne Lane (50 feet wide) at the distance of 207.94 feet measured South 31 degrees, 42 minutes East along the Southwesterly side of Barwynne Lane from a point of tangent therein, which point of tangent is measured Northeastwardly, Eastwardly and Southeastwardly along the Southeasterly, Easterly and Southwesterly sides of Barwynne Lane on the arc of a circle curving to the right having a radius of 100 feet the arc distance of 148.62 feet from a point of curve on the Southeasterly side of Barwynne Lane, which point of curve is at the distance of 8.49 feet measured North 63 degrees, 9 minutes East along the Southeasterly side of Barwynne Lane from a point on the Southeasterly side of Barwynne Lane, a corner in line of land now or late of Edward Goldbring, which point is at the distance of 320 feet measured South 31 degrees, 42 minutes East through the bed of Barwynne Lane and along line of land now or late of S. Greenfield from a point in the center line of Remington Road (40 feet wide), which point is at the distance of 2384.76 feet measured along the center line of Remington Road in a Southwesterly



direction from its intersection with the center line of Lancaster Avenue; thence extending from said point of beginning along the Southwesterly side of Barwynne Lane, South 31 degrees, 42 minutes East, 80 feet to a point; thence extending South 58 degrees, 18 minutes West, along line of Lot No. 5 on said plan 125 feet to a point; thence extending North 31 degrees, 42 minutes West along line of land now or late of William Cassel and Irving Rosenbloom 80 feet to a point; thence extending North 58 degrees, 18 minutes East along the line of Lot No. 3 on said plan 125 feet to the first mentioned point and place of beginning.

BEING the same premises, which Alfred Bachetti and Mary Bachetti, his wife and Rose Angelucci, widow, by Deed dated 6/24/1977 and recorded 7/1/1977 in Montgomery County in Deed Book 4213, Page 497 granted and conveyed unto Louis L. Kancher and Barbara Kancher, his wife, in fee.

Parcel Number: 40-00-04488-00-8.

Location of property: 309 Barwynne Lane, Wynnwood, PA 19096.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Barbara Kancher and Louis L. Kancher** at the suit of Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not Individually but as Trustee for Pretium Mortgage Acquisition Trust. Debt: \$614,721.39.

**Victoria W. Chen**, Attorney, I.D. #317741

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.

15-02202

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Horsham Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a record plan of Subdivision made for Sawmill Valley Section III phase 3A (Sawyers Creek) made by Urwiler and Walter, Inc. dated 1/3/1984 and last revised 3/12/1984 recorded in Plan Book A-45, Page 272, as follows, to wit:

BEGINNING at an interior point said point being measured the (6) following courses and distances from the Southernmost terminus of a round corner marking the intersection of the Northeast side of Whelstone Road (40 feet wide) and the Northwest side of Sawyers Way (60 feet wide): (1) on the arc of a circle curving to the left having a radius of 30 feet the arc distance 47.22 feet to a point on the Northwest side of Sawyers Way; (2) along the Northwest side of Sawyers Way North 10 degrees, 26 minutes, 11 seconds East, 175.21 feet to a point of curve; (3) on the arc of a circle curving to the left having a radius of 520 feet the arc distance of 197.57 feet to a point; (4) leaving Sawyers Way South 56 degrees, 45 minutes, 02 seconds West, 79.23 feet to a point; (5) South 33 degrees, 14 minutes, 58 seconds East, 15 feet; (6) South 56 degrees, 45 minutes, 02 seconds West, 92.67 feet to a point a corner of Lot #5 and place of beginning; thence from said place of beginning and partly along Lot #5 South 33 degrees, 14 minutes, 58 seconds East, 31.335 feet to a point a corner of Lot #6; thence along Lot #6 South 56 degrees, 45 minutes, 02 seconds West, 44.67 feet to a point; thence the (3) following courses and distances: (1) North 33 degrees, 14 minutes, 58 seconds West, 15 feet; (2) North 56 degrees, 45 minutes, 02 seconds East, 12 feet; (3) North 33 degrees, 14 minutes, 58 seconds West, 16.335 feet to a point; thence North 56 degrees, 45 minutes, 02 seconds East, 32.67 feet to a point a corner of Lot #5 said point being the first mentioned point and place of beginning.

BEING Lot #7 on said plan.

FEE SIMPLE TITLE VESTED IN Gerard L. Delahanty and Kathleen M. Delahanty, husband and wife and Stephen Delahanty, their son, as Joint Tenants with Full Rights of Survivorship by Deed from Gerard L. Delahanty and Kathleen M. Delahanty, husband and wife, dated 5/10/2005, recorded 5/24/2005, in the Montgomery County Clerk's Office in Deed Book 5555, Page 568.

.... AND THE SAID Gerard L. Delahanty died on 1/1/2008, whereupon title to premises in question became vested in Kathleen M. Delahanty and Stephen Delahanty by Right of Survivorship.

.... AND THE SAID Kathleen M. Delahanty died 12/6/2011, whereupon title to premises in question became vested in Stephen Delahanty by Right of Survivorship.

Parcel Number: 36-00-10407-45-6.

Location of property: 7 Woodview Court, Horsham, PA 19044.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Stephen Delahanty, by Right of Survivorship, by Deed from Gerard L. Delahanty and Kathleen M. Delahanty dated 5/10/2005 and recorded 5/24/2005, in the Montgomery County Clerk's Office in Deed Book 5555, Page 568 granted and conveying unto Gerard L. Delahanty (now deceased) and Kathleen M. Delahanty (now deceased), husband and wife and Stephen Delahanty, their son, as Joint Tenants With Full Rights of Survivorship** at the suit of LSF9 Master Participation Trust. Debt: \$205,467.12.

**M. Troy Freedman**, Attorney.

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

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

15-02442

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a Plan of Brookfield, made for Spiegel Development Corporation by George B. Mebus, Registered Professional Engineer, dated May 10, 1974 and recorded in Plan Book A-23, Page 11, and also according to a Revised Plan of Brookfield made for Ashrose Associates, revised on July 22, 1976 and recorded in Plan Book A-27, Page 16, as follows, to wit:

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

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

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

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

Parcel Number: 31-00-03517-54-7, Map #31 087M024.

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

The improvements thereon are: Residential dwelling.

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

**Heather Riloff**, Attorney.

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

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

15-02452

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania and described according to a survey and plan thereof made and dated the 5th day of August A.D. 1930, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Cheltenham Avenue (to be legally opened and dedicated 61.51 feet wide) at the distance of 288 feet Southeastwardly from the point of intersection of the produced Northeasterly line of Cheltenham Avenue and the produced Southeasterly line of Cedar Lane (40 feet wide) containing in front or breadth on the said Cheltenham Avenue 24 feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to the said Cheltenham Avenue 102 feet to the center line of Oak Drive (12 feet wide) which extends Southeastward from the said Cedar Lane to Euston Road, being known as No. 1711 West Cheltenham Avenue, erroneously referred to as 1711 Cheltenham Avenue.

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

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

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

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

The improvements thereon are: Residential dwelling.

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

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

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

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

15-02456

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, bounded and described in accordance with a plan of a part of a Huntingdon Valley Country House Tract made by Edward A. Cardwill, Registered Surveyor, Hatboro, Pennsylvania, dated 10/27/1952 and revised 11/30/1952, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Moreland Avenue (50 feet wide) at the distance of 329.08 feet measured Northwestwardly along the said Northeasterly side of Moreland Avenue (produced) from its intersection with the Northwestwardly side of Edge Hill Road (45 feet wide) (produced); thence extending along the said Northeasterly side of Moreland Avenue, North 44 degrees, 48 minutes West, 65 feet to a point; thence extending North 45 degrees, 12 minutes East, 120 feet to a point; thence extending South 44 degrees, 43 minutes East, 65 feet to a point; thence extending South 45 degrees, 12 minutes West, 120 feet to the first mentioned point and place of beginning.

BEING the same property conveyed to Benjamin J. Wax and Jessica D. Messing, husband and wife, as Tenants by the Entirety, who acquired title by virtue of a deed from Giuseppe Giampaolo and Lori Bevan Giampaolo, f/k/a Lori Bevan a/k/a Lori J. Bevan, a/k/a Lori J. Giampaolo, dated July 17, 2006, recorded July 28, 2006, at Deed Book 5609, Page 2491, Montgomery County, Pennsylvania records.

Parcel Number: 59-00-12796-00-6.

Location of property: 519 East Moreland Road, Willow Grove, PA 19090.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Benjamin J. Wax a/k/a Benjamin Wax and Jessica D. Messing** at the suit of Wells Fargo Bank, N.A. Debt: \$278,000.62.

**Jana Fridfinnsdottir**, 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.

15-02593

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Plymouth Township**, County of Montgomery and State of Pennsylvania, and described according to a survey made by Will D. Hiltner, Registered Engineer in April 1949, and recorded at Norristown in Deed Book No. 1996, Page 601, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Woodbrook Lane (forty feet wide) at the distance of three hundred ten feet Southeastwardly from a point of curve formed by the intersection of the Northeasterly side of Woodbrook Lane and the Southeasterly side of Chelsea Road (forty feet wide); thence extending along Woodbrook Lane South thirty degrees, fifteen minutes, ten seconds East, fifty-eight and seventy-one hundredths feet to a point of curve; thence continuing Southeastwardly along Woodbrook Lane on a line curving to the left with a radius of two thousand nine hundred fifty-seven and seventy-one hundredths feet the arc distance of sixteen and twenty-nine hundredths feet to a point; thence extending on a line North fifty-nine degrees, forty-four minutes, fifty seconds East through the center of a Nine feet wide driveway seventy-two feet to the end thereof; thence continuing along said line eighty-seven and ninety-four hundredths feet to a point; thence extending on a line North thirty degrees, fifteen minutes, ten seconds West, seventy-five feet to a point; and thence extending on a line South fifty-nine degrees, forty-four minutes, fifty seconds West, one hundred sixty feet to the place of beginning.

TOGETHER with the free use, right and liberty of said driveway as and for a passageway and driveway in common with the owners, tenants and occupiers of the premises adjoining to the Southeast.

BEING Lot No 155-A on said plan.

BEING the same premises which Elizabeth McDeavitt, by Deed dated February 24, 2005 and recorded March 24, 2005 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 05547, Page 2553, granted and conveyed unto Jacklyn M. Mikalonis, as Sole Owner, her heirs and assigns.

Parcel Number: 49-00-13438-00-4.

Location of property: 819 Woodbrook Lane, Plymouth Meeting, PA 19462.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Jacklyn M. Mikalonis a/k/a Jacklyn Mikalonis** at the suit of U.S. Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-EFC I, by its servicer Ocwen Loan Servicing, LLC. Debt: \$345,472.51.

**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.

15-02875

ALL THAT CERTAIN message or tenement and tract of land, situate in the Ninth Ward of **Pottstown Borough**, County of Montgomery and State of Pennsylvania bounded and described as follows, to wit:

BEGINNING at a point in the East Line of York Street; thence along said York Street Northerly 30 feet to land of Lewis Shaner; thence along the same Easterly 72 feet, 3 inches to a corner of land of Daniel H. Trumbore; thence along the same Southerly 28 feet to a stake; thence Westerly 72 feet, 2 inches to the place of beginning.

BEING the same premises which Francis X. McLaughlin, by Deed dated August 25, 2006 and recorded on September 7, 2006 in the Office of the Recorder of Deeds in and for the County of Montgomery, State of Pennsylvania in Instrument No. 2006111749, granted and conveyed unto Diana M. Sullivan.

Parcel Number: 16-00-33692-00-6.

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

The improvements thereon are: A dwelling.

Seized and taken in execution as the property of **Diana M. Pieper a/k/a Diana M. Sullivan** at the suit of Northwest Federal Credit Union. Debt: \$121,211.49.

**Lois M. 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.

15-04533

ALL THAT PARCEL of land, in **Cheltenham Township**, Montgomery County, Commonwealth of Pennsylvania, as more fully described in Deed Book 05593, Page 1097, ID #31-00-14899-00-1, being known and designated as: SEE attached deed copy for full legal description.

BEING the same premises which Robert Katz and Hope Katz, husband and wife, by Deed dated 2/15/2006 and recorded 3/14/2006 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 05593 and Page 1097, granted and conveyed unto Roque Nunez, as Sole Owner.

Parcel Number: 31-00-14899-00-1.

Location of property: 44 Hildale Road, Cheltenham, PA 19012.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Roque Nunez** at the suit of U.S. Bank, N.A. Debt: \$242,141.60.

**Leslie J. Rase**, 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.

15-07100

ALL THAT CERTAIN dwelling and messuage or lot of land with the buildings and improvements thereon erected, situate on the South side of Walnut Street, between Hanover and York Streets, designated as #106 Walnut Street, in **Pottstown Borough**, 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, a corner of this and other property of the Grantors, distance 70 feet, 6 inches Eastwardly from the Southeast corner of Walnut Street and York Street, Southwardly 40 feet to land now or late of Charles W. Lessig, and parallel with Walnut Street, Eastwardly 19 feet, 6 inches to land now or late of Oscar Hoffman; thence along the land now or late of Oscar Hoffman and parallel with York Street Northwardly 40 feet to Walnut Street; and thence along said Walnut Street Westwardly 19 feet, 6 inches to the place of beginning.

BEING the same premises which Pauline Reider, by Indenture dated August 20, 2003, and recorded January 22, 2004, at Norristown, in the Office for the Recording of Deeds, in and for the County of Montgomery, Pennsylvania, in Deed Book 5491, Page 1379, granted and conveyed unto Robert J. Mento and Rose Mento, h/w, in fee.

TITLE TO SAID PREMISES IS VESTED IN Robert J. Mento and Rose Mento, husband and wife, dated 08/20/2003, recorded 01/22/2004 in Instrument Number 2006107763.

Parcel Number: 16-00-29788-00-4.

Location of property: 106 Walnut Street, Pottstown, PA 19464-5421.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Vince Roach and Carola Samper Roach** at the suit of U.S. Bank National Association, as Trustee for Structured Adjustable Rate Mortgage Loan Trust Mortgage Pass-Through Certificates, Series 2006-5. Debt: \$54,286.57.

**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.

15-10045

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

BEGINNING at a point on the Southeasterly side of Glasgow Street 638 feet, 6 inches Eastwardly from the Southeasterly corner of Glasgow and "O" Street, a corner of this and land of Morris Endy; thence Southeasterly along same 140 feet to "P" Street; thence Eastwardly along said "P" street 60 feet to a corner of this and land of Augustus Kirlin; thence Northwestwardly along same 140 feet to Glasgow Street; thence Westwardly along said Glasgow Street 60 feet to the place of beginning.

EXCEPTING THEREOUT AND THEREFROM, ALL THAT CERTAIN small strip or piece of land adjoining land of the party of the second part, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded, limited and described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Glasgow Street, 638 feet, 6 inches Eastwardly from the Southeasterly corner of Glasgow and "O" Streets, a corner of this and other land of Morris Endy; thence Southeasterly along same 140 feet to "P" Street; thence Eastwardly along said "P" Street 6 feet to a stake, a corner of this and other land of said Gordon C. Miller; thence Northwestwardly along same 140 feet to Glasgow Street; thence Westwardly along said Glasgow Street 6 feet to the place of beginning.

ALSO EXCEPTING THEREOUT AND THEREFROM ALL THAT CERTAIN small strip or piece of land, adjoining the land of the party of the second part, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded, limited and described, as follows:

BEGINNING at a point on the Southeasterly side of Glasgow Street, 698 feet, 6 inches Eastwardly from the Southeasterly corner of Glasgow and "O" Streets, a corner of this and other land of Augustus Kirlin; thence Southeasterly along same 140 feet to "P" Street; thence Westwardly along said "P" Street 9 feet to a stake, a corner of this other land of said Gordon C. Miller; thence Northwestwardly along the same 140 feet to Glasgow Street; thence Eastwardly along said Glasgow Street 9 feet to the place of beginning.

BEING Block 53, Unit 8.

BEING the same premises which Gordon C. Miller and Alice Miller, his wife, by Deed dated 9/26/1980 and recorded 9/30/1980 in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book 4564, Page 437 granted and conveyed unto Enos R. Ahner and Ruth Anne Ahner, his wife.

Parcel Number: 16-00-11248-00-4.

Location of property: 430 Glasgow Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Ruth Anne Ahner and Enos R. Ahner** at the suit of PNC Bank, National Association, Successor by Merger to National City Mortgage, a Division of National City Bank. Debt: \$118,517.75.

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

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

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

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15-11172

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, described according to a Plan of Willow Park Homes made December 20, 1950, and recorded at Norristown in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 2151, Page 601, as follows, to wit:

BEGINNING at a point on the Northeast side of Coolidge Avenue (50 feet wide) measured the two following courses and distances along the Northeast and Northwest sides of Coolidge Avenue from the point of intersection of the Northwest side of Coolidge Avenue with the Southwest side of Moreland Avenue (70 feet wide) (as widened by 10 feet on the Southwest side thereof) (both lines produced): (1) South 42 degrees, 25 minutes West, 21.85 feet to a point of curve; and 92) on the arc of a circle curving to the right having a radius of 10 feet the arc distance of 15.41 feet to the point and place of beginning; thence extending from said beginning point along the Northeast side of Coolidge Avenue on the arc of a circle curving to the left having the radius of 165 feet the arc distance of 63.82 feet to a point; thence extending North 18 degrees, 34 minutes, 22 seconds East, 137.61 feet to a point; thence extending South 47 degrees, 35 minutes East, 122.33 feet to a point on the Northwest side of Coolidge Avenue; thence extending along the same South 42 degrees, 25 minutes West, 101.85 feet to a point of curve; thence extending on the arc of a circle curving to the right having a radius of 10 feet the arc distance of 15.41 feet to the point and place of beginning.

BEING Lot Number 32 Coolidge Avenue on said plan.

BEING the same premises which Marcelo R. Llanos and Darlen Llanos, husband and wife, by Deed dated October 10, 2000 and recorded November 8, 2000 in deed Book 5339, Page 01854 in the Recorder of Deeds Office in and for Montgomery County, Pennsylvania, granted and conveyed unto Carnell Williams, Jr., in fee.

Parcel Number: 30-00-10284-00-9.

Location of property: 1972 Coolidge Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Carnell Williams, Jr.** at the suit of FV-1, Inc. Debt: \$272,037.35.

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

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

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

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15-12427

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

BEGINNING at the North corner of Arch and Summit Streets; thence along the Northeast side of Summit Street at right angles to said Arch Street, Northwesterly one hundred eleven and five-tenths feet to Morgan Alley twenty feet wide; thence along said alley Northeasterly parallel with said Arch Street, twenty-four feet to a corner; thence parallel with Summit Street, along lands now or late of Guest, Grater and Company, the line passing through the middle of partition wall of dwelling houses erected upon this and the adjoining lot Southeasterly one hundred eleven and five-tenths feet to Arch Street, aforesaid; thence along Northwesterly side thereof Southwesterly parallel with said Morgan Alley, twenty-four feet to the place of beginning.

BEING the same premises which Augusta P. Reid, n/k/a Augusta Reid Quinn by Deed dated October 18, 2005 and recorded November 7, 2005 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 05578, Page 1272, granted and conveyed unto Augusta P. Quinn, as Sole Owner.

Parcel Number: 13-00-02512-00-4.

Location of property: 1525 Arch Street, Norristown, PA 19401-3560.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Augusta P. Quinn** at the suit of U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2005-KS12 c/o Ocwen Loan Servicing, LLC. Debt: \$213,058.01.

**M. Troy Freedman**, Attorney.

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

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



15-14453

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Horsham Township**, County of Montgomery, State of Pennsylvania described according to a Plan of Subdivision prepared for Country Spring Phase III made by Urwiler and Walter, Inc. Sumneytown, PA dated December 21, 1984 and last revised January 18, 1985 and recorded in Plan Book A-46, Page 136-137, described as follows, to wit:

BEGINNING at a point of curve on the Northeasterly side of Hunt Drive (50 feet wide), a corner of Lot No. 68 on said plan; thence extending from said point of beginning and along Hunt Drive on the arc of a circle curving to the left having a radius of 425.00 feet the arc distance of 24.04 feet to a corner of Lot No. 70 on said plan; thence extending from Hunt Drive and along Lot No. 70 on said plan North 39 degrees, 27 minutes, 25 seconds East, 125.80 feet to a corner of Lot No. 79 on said plan; thence along same, South 50 degrees, 32 minutes, 35 seconds East, 240.00 feet to a corner of Lot No. 68 on said plan; thence along same South 39 degrees, 27 minutes, 25 seconds West, 121.01 feet to a point on the Northeasterly side of Hunt Drive being the first mentioned point and place of beginning.

BEING Lot 69 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Daitielle N. Povio, by Deed from Douglas J. Riordan and Debbie H. Riordan, h/w, dated 03/27/2009" recorded 03/31/2009 in Book 5725, Page 1807.

Parcel Number: 36-00-05791-67-1.

Location of property: 109 Hunt Drive, Horsham, PA 19044-1167.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Danielle N. Povia** at the suit of Wells Fargo Bank, N.A. Debt: \$197,552.31.

**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.

15-15038

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

BEGINNING at a point on the Northwesterly side of School Lane at a distance of one hundred twenty-five feet more or less Northeastwardly from the point forced by the intersection of the Northwesterly side of School Lane and the Northwesterly side of Methacton Avenue.

CONTAINING in front or breadth on the said side of School Lane one hundred and twenty-five feet more or less and extending of that width in length or depth Northwestwardly two hundred fifty feet more or less.

BEING Lots Nos. 3 and 4 and part of Lot No. 2 Section E, on a certain Plan of Lots of Plumlyn Park No. 1.

BEING the same premises which Florence C. Raimondi by Deed dated 7/6/2009 and recorded 7/20/2009 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5737, Page 1303, granted and conveyed unto Rebecca Verdecchio

Parcel Number: 67-00-02902-00-1.

Location of property: 1027 Quarry Hall Road, Norristown, PA 19403.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Rebecca Verdecchio** at the suit of Nationstar Mortgage, LLC. Debt: \$222,977.23.

**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.

15-15637

ALL THAT CERTAIN lot or parcel of land, situate in **Lower Salford Township**, County of Montgomery, Commonwealth of Pennsylvania, being Lot 10 as shown on a Plan of Subdivision made for M & S Company by Urwiler & Walter, Inc., recorded in Plan Book A-24, page 46, Montgomery County Records more fully bounded and described, as follows, to wit:

BEGINNING at a point on the Southerly side of Whittaker Way (50 feet wide) a corner of Lot 9 on said Plan; thence along the said Whittaker Way South 85 degrees, 38 minutes, 26 seconds East, 200.00 feet to a point a corner of Lot 11 on said Plan; thence along same South 4 degrees, 21 minutes, 34 seconds West, 400.00 feet to a point in line of Lot 8 on said Plan; thence along same North 85 degrees, 38 minutes, 26 seconds West, 200.00 feet to a point a corner of Lot 9 on said Plan; thence along the same North 4 degrees, 21 minutes, 34 seconds East, 400.00 feet to the point and place of beginning.

BEING the same premises which Jenn-Steph Realty Corporation, by Deed dated June 7, 1978, and recorded with the Montgomery County Recorder of Deeds Office on June 12, 1978, in Deed Book 4308, Page 150, granted and conveyed unto Barry J. Williams and Jean E. Williams [now deceased].

Parcel Number: 50-00-04583-26-3.

Location of property: 660 Whittaker Way, Harleysville, PA 19438.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Barry J. Williams and The United States of America** at the suit of Citizens Bank of Pennsylvania. Debt: \$141,482.64, plus interest at \$20.70/per day and costs from October 29, 2015.

**Lauren Berschler Karl**, 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.

15-15651

ALL THAT CERTAIN lot or piece of ground, with the building and improvements thereon erected, situate in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof, made by Donald H. Schurr, Registered Surveyor, on September 18, 1958, as follows, to wit:

BEGINNING at a point an iron pin on the Southeastwardly side of Mill Road (33 feet wide) in line of land now or late of Emerson E. James and Clarence Strouse; thence extending North 83 degrees, 51 minutes East (along the Southeasterly side of Mill Road) 30.11 feet to a point, an iron pin; thence extending South 11 degrees, 6 minutes East, 75.54 feet to a point, an iron pin; thence extending South 26 degrees, 7 minutes East, 110 feet to a point, an iron pin in the bed of a creek; thence extending North 76 degrees, 45 minutes East (along the bed of said creek) 25.85 feet to a point, an iron pin; thence extending South 23 degrees, 35 minutes East, 101.46 feet to a point, an iron pin on the Northwesterly side of a certain 50 feet wide right-of-way of the Philadelphia Electric Company; thence extending South 64 degrees, 8 minutes West (along the Northwesterly side of said right-of-way) 25 feet to a point, an iron pin; thence extending North 35 degrees, 5 minutes West (recrossing said creek) 154.16 feet to a point, an iron pin; thence extending North 26 degrees, 7 minutes West, 75 feet to a point, an iron pin; thence extending North 11 degrees, 6 minutes West (partly through the part wall erected between these premises and the premises erected to the Southwest) 75.54 feet to a point, an iron pin on the Southeastwardly side of Mill Road, the first mentioned point and place of beginning.

CONTAINING 0.209 acres be the same, more or less.

BEING the same premises which John D'Ambrosio and Barbara Ann D'Ambrosio (his wife) and Anthony Lanett and Elizabeth Lanett (his wife), by Deed dated 6/30/1971 and recorded 7/6/1971 in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book 3677, Page 188 granted and conveyed unto Henry Sario, Jr. and Stephany Sario (his wife), as Tenants by the Entireties. And the said Stephany Sario departed this life on 10/02/2014, vesting title solely in Henry Sario, Jr. as Surviving Tenant by the Entireties as of the date of her death.

Parcel Number: 33-00-05734-00-2.

Location of property: 110 Mill Road, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Henry Sario, Jr. a/k/a Henry Sario and Stephany Sario** at the suit of Nationstar Mortgage, LLC d/b/a Champion Mortgage Company. Debt: \$114,072.43.

**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.

15-16253

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, described in accordance with a record plan, made by Momenec King Associates, Consulting Engineers, dated May 21, 1985 and revised last August 31, 1987, as follows, to wit:

BEGINNING at a point on the Westerly side of Denbigh Lane (twenty-six feet wide) at a common corner of Lots 37 and 38 on said plan; thence extending along the aforementioned Lot #38 North seventy-two degrees, thirty minutes, thirty seconds East, one hundred ninety-three and twenty-two one-hundredths feet to a point in line of an open space area as shown on said plan; thence extending along the aforementioned open space area North three degrees, forty-seven minutes, zero seconds West, forty-four and five one-hundredths feet to a point a corner of Lot #36 on said plan; thence extending along the aforementioned Lot #36 North eighty degrees, nineteen minutes, zero seconds West, one hundred ninety-three and thirty-two one-hundredths feet to a point on the Westerly side of Denbigh Lane; thence extending along Denbigh Lane on the arc of a circle curving to the left having a radius of two hundred eighty-seven feet, the arc distance of one hundred thirty-six and sixteen one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Phyllis A. Schirmer, by Deed from Thomas A. Schirmer and Phyllis A. Schirmer, h/w, dated 05/11/2007, recorded 06/06/2007 in Book 5649, Page 2771.

Parcel Number: 58-00-06440-70-2.

Location of property: 1219 Denbigh Lane, Radnor, PA 19087-4646.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Thomas A. Schirmer and Phyllis A. Schirmer** at the suit of Santander Bank, N.A. Debt: \$906,416.25.

**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.

15-20058

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

BEGINNING at an iron pin in the middle of a public road leading to Telford and in line of other land of Preston A. Souder said pin being set at a distance of one hundred and seventy-two feet and six inches from the intersection of the aforesaid road and a continuation of Fourth Street in the Borough of Telford; thence along lands of Preston A. Souder the following three courses and distances, viz: North thirty-seven degrees and forty-five minutes West,

two hundred feet to an iron pin; thence South fifty-two degrees and fifteen minutes West, one hundred feet to an iron pin a corner; thence South thirty-seven degrees and forty-five minutes East, two hundred feet to an iron pin a corner in the middle of the aforementioned road leading to Telford; thence along the middle of same North fifty-two degrees and fifteen minutes East, one hundred feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Susan E. Cloer, by Deed from Estate of Irvin K. Kulp, by Irvin H. Kulp, Executor, dated 10/29/2004, recorded 11/08/2004 in Book 5531, Page 2543.

Parcel Number: 34-00-00808-00-4.

Location of property: 107 Church Road, Telford, PA 18969-2140.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Susan E. Cloer** at the suit of Ocwen Loan Servicing, LLC. Debt: \$215,505.61.

**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.

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15-20140

ALL THAT CERTAIN piece or parcel of land, situate in **Royersford Borough**, County of Montgomery and Commonwealth of Pennsylvania, together with the brick dwelling house thereon erected and more particularly bounded and described, as follows, to wit:

BEGINNING at a point on the Northwestern side of Summer Street laid out 24 feet wide, a distance of 196.8 feet Northwestwardly from the building line of Third Avenue, a corner of this and land now or late of Horace E. Campbell; thence by the same North 40 degrees, 40 minutes West, 81.15 feet to a point, a corner of this and land now or late of D.T. Buckwalter; thence by the same North 48 degrees, 48 minutes East, 14 feet to a point; thence South 40 degrees, 40 minutes East, 81.2 feet to Rummer Street aforesaid; thence along said Summer Street South 49 degrees, West 14 feet to the place of beginning.

TOGETHER with the free and uninterrupted use, liberty and privilege of, and passage in and along a certain joint alley, or passageway now existing between the within described premises - 323 Summer Street and the adjoining property 325 Summer Street - and together with the free ingress, egress and regress into, along, upon and out of said joint alley or passageway at all times forever, hereafter in common with the owners and or occupiers of said adjoining property.

BEING the same property as conveyed from John Edward Pennypacker and Carolyn R. Pennypacker to Jerry L. Rogers, as described in Book 5736, Page 1801, dated 07/10/2009, recorded 07/13/2009 in Montgomery County Records.

TITLE TO SAID PREMISES IS VESTED by Deed from dated 07/10/2009 recorded 07/13/2009 in Deed Book 5736, Page 1801.

Parcel Number: 19-00-03884-00-3.

Location of property: 323 Summer Street, Royersford, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jerry L. Rogers** at the suit of PNC Bank, National Association. Debt: \$118,478.36.

**Nicole LaBietta**, 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.

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15-20194

ALL THAT C'ERTAIN lot or piece of land, with the buildings and improvements to be erected thereon, situate in **Lower Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan entitled "Winding Brooke Estates, Phase II", drawn by Bursich Associates, Inc., Consulting Engineers, dated 2/25/1988 and recorded in Plan Book A-49, Page 369, as follows, to wit:

BEGNNING at a point on the Southeasterly side or Donna .Lane (50 feet wide), said point being measured along the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 33.40 feet from a point on the Easterly side of Pleasant View Road; thence extending from said point of beginning and extending along the said side of Donna Lane measuring along the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 45.66 feet to a point another curve; thence extending along the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 32.96 feet to a point of tangent on the Southwesterly side of Diane Court (50 feet wide); thence extending along the said side of Diane Court the two following courses and distances, viz: (1) South 42 degrees, 20 minutes, 00 seconds East 36.07 feet to a point of curve; and (2) thence measuring along the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 21.94 feet to a point a corner of Lot No. 35 on said plan; thence extending along the line of said Lot No. 35 South 40 degrees, 28 minutes, 58 seconds West, 155.89 feet to a point in line of Lot No. 64 on said plan; thence extending along the line of said Lot No. 64 North 78 degrees, 42 minutes, 55 seconds West, 50.00 feet to a point on the Easterly side of Pleasant View Road aforesaid; thence extending along the said side of Pleasant View the two following courses and distances, viz: (1) North 10 degrees, 17 minutes, 05 seconds East, 85.00 feet to a point of curve; and (2) measuring along the arc of a circle curving to the left having a radius of 190.00 feet the arc distance of 33.28 feet to a point, another curve; thence measuring along the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 33.40 feet to a point on the Southeasterly side of Donna Lane aforesaid, being the first mentioned point and place of beginning.

BEING Lot No. 34 on said plan.

CONTAINING 14,916 square feet.

TITLE TO SAID PREMISES IS VESTED IN Carol Loiacono and Anthony Loiacono by Deed from Angelo Marchozzi and Judith C. Marchozzi dated November 24, 2008 and recorded December 2, 2008 in Deed Book 01942, Page 01942.

Parcel Number: 42-00-01254-00-9.

Location of property: 2497 Donna Lane, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Carol Loiacono and Anthony Loiacono** at the suit of EverBank. Debt: \$230,932.24.

**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.

15-20519

ALL THAT CERTAIN lot or piece of ground, situate in **East Norriton Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a Subdivision Plan of Property of Roscoe C. Ford, Jr., made by Donald H. Schurr, Professional Engineer, Norristown, PA, dated May 14, 1956, and revised May 18, 1956, as follows, to wit:

BEGINNING at a point in the title line of Potshop Road, at the distance of five hundred ninety-seven feet and fifty-seven one-hundredths feet measured North forty-four degrees, thirty minutes, thirty seconds East along said title line from the intersection thereof with the title lines in Woodland Road, a corner of land of Joseph H. Beyer; thence along said land, North forty-five degrees, eleven minutes, thirty seconds West, two hundred feet to a point; thence by lot known as "Home Plot" and by Lots Nos. 3, 2 and 1 on said plan, North forty-five degrees, eighteen minutes, thirty seconds West, five hundred ninety-six feet and five one-hundredths feet to a point in line of land of William O. However; thence along said land, North forty-three degrees, forty-seven minutes East, one hundred forty-nine feet and sixty-two one-hundredths feet to a point, a corner of Lot No. 5; thence along Lot No. 5, South forty-five degrees, eighteen minutes, thirty seconds East, seven hundred ninety-seven feet and ninety-five one-hundredths feet to a point in the title line of Potshop Road aforesaid; thence along the title line in Potshop Road, South forty-four degrees, thirty minutes, thirty seconds West, one hundred fifty feet to the first mentioned point and place of beginning.

BEING Lot No. 4 on said plan.

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

BEING the same premises which Alvin R. Cipperly, Yvonne C. Cipperly and Stephen C. Ayling by Deed dated April 27, 2015 and recorded on April 29, 2015 with the Montgomery County Recorder of Deeds Office in Deed Book 5951, Page 02390, et seq., granted and conveyed unto Alvin R. Cipperly and Yvonne C. Cipperly.

Parcel Number: 33-00-07135-00-5.

Location of property: 3107 Potshop Road, Norristown, PA 19403 a/k/a 3107 Potshop Road, East Norriton, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Alvin R. Cipperly and Yvonne C. Cipperly** at the suit of Citizens Bank of Pennsylvania. Debt: \$197,364.40, plus interest at \$29.73/per day and costs from October 16, 2015.

**Lauren Berschler Karl**, 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.

15-20559

LAND SITUATED in **Abington Township**, in the County of Montgomery in the State of PA.

BEGINNING at a point in the Northeastly side of Susquehanna Street Road (forty-six feet and five-tenths of a foot wide, as widened thirteen feet and five-tenths of a foot on the Northeastly side from the original width of thirty-three feet), said point being a common front corner of Lots Nos. 3 and 4 as shown on the plan of property of Frederick D. Ogilby as reapproved by the board of Township Commissioners of the Township of Abington, November 8, 1956, and re-recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania in Plan Book A-3, Page 43, on November 19, J1956, at the distance of three hundred sixty-four feet and twelve one-hundredths of a foot measured Northwestly along the said Northeastly side of Susquehanna Street Road from a point in the Southerly property line of the Frederick D. Ogilby tract; this last mentioned point being at the distance of fifty feet and sixty-eight one-hundredths of a foot measured South fifty-four degrees, forty-two minutes, thirty seconds East from a point in the original center line of Susquehanna Street Road, this last mentioned point being at the distance of five hundred twelve feet and eighty-nine one-hundredths of a foot measured Northwestwardly from the intersection which the said original center line of Susquehanna Street Road (thirty-three feet in this area) makes with the center line of Swell Lane (formerly Cloverly Lane, thirty-five feet wide); thence extending Westwardly from the first mentioned point and place of beginning along the said Northeastly side of Susquehanna Street Road by a line curving to the left with a radius of three hundred thirty feet the arc distance of fifty feet and nine one-hundredths of a foot to a point; thence along the Easterly side of Lot No. 1 and partly along the center line of a right-of-way (twenty feet wide) for drainage as shown on the above mentioned plan, North eight degrees, twenty-one minutes East, one hundred ninety-four feet and twenty-two one-hundredths of a foot to a point; thence along the rear line of Lot No. 1 North eighty-one degrees, thirty-nine minutes West, one hundred feet to a point; thence along land adjoining to the West, North eight degrees, twenty-one minutes East, two hundred forty feet to a point; thence along land adjoining to the North (passing over a stone set five feet the last mentioned point) South seventy-eight degrees, fifty-two minutes East, one hundred twenty-five feet to a point in the bed of the aforementioned right-of-way (twenty feet wide) for drainage; thence along the Westerly side of Lot No. 4 as shown on the above mentioned plan and passing partly through the said right-of-way for drainage South eight degrees, twenty-one minutes West, two hundred three feet and ninety-three one-hundredths of a foot to a point; thence still along Lot No. 4 the two following courses and distances: (1) South eighty-one degrees, thirty-nine minutes East, twenty-five feet and fifteen one-hundredths of a foot to a point in the bed of a driveway; thence (2) South eight degrees, twenty-one minutes West partly extending through the bed of the aforesaid driveway two hundred twenty-two feet, six one-hundredths of a foot to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Harris Sukenick and Fior Veras Sukenick, by Deed from Daniel Morrisette and Patricia Morrisette, dated 08/30/2004, recorded 10/20/2004 in Book 5530, Page 1197.

Parcel Number: 30-00-64488-00-3.

Location of property: 1665 Susquehanna Road, Rydal, PA 19046-1430.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Harris Sukenick and Fior Veras Sukenick** at the suit of JP Morgan Chase Bank, National Association. Debt: \$328,904.12.

**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.

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15-20907

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

BEGINNING at a point in the Northeast side of Oak Street (50 feet wide) at the distance of 76 feet measured Northwest from the Northwest side of Tremont Avenue, (50 feet wide); thence in a line parallel to the Northwest side of Tremont Avenue, for a distance of 120 feet to a point a corner; thence in a Northwest direction parallel to Oak Street, for a distance of 25 feet to a point, a corner; thence Southwest, parallel to Tremont Avenue, along land now or late of Joseph Vento, for a distance of 120 feet to a point in the Northeast side of Oak Street; thence Southeast along said aide of Oak Street, for a distance of 25 feet to the point of beginning.

TITLE TO SAID PREMISES IS VESTED IN Terry I. Miley by Deed from Mary P. Hunsicker, Executrix of the Estate of Vivian T. Hunsicker, Deceased and Mary T. Wenger and Barney Tuturice, Life Tenant, by his Attorney in Fact Mary T. Wenger duly constituted and appointed by Power of Attorney dated December 14, 1993 dated September 22, 2000 and recorded October 6, 2000 in Deed Book 5334, Page 1144.

Parcel Number: 13-00-29128-00-1.

Location of property: 647 East Oak Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Terry J. Miley and Kathleen Miley** at the suit of LSF9 Master Participation Trust. Debt: \$244,509.72.

**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.

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15-21720

ALL THAT CERTAIN message and tract or piece of land, situate in **Schwenksville Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan of property of A.H. Keely Estate, made by F. W. Wack, Registered Surveyor, January 2, 1929, as follows, to wit:

BEGINNING at a marble stone in the Perkiomen - Summeytown Turnpike Road, now Main Street (said beginning point being at the intersection of the Southeast side of Maple Street); thence in and through said Main Street, South 9°, 30' East, 110 feet to a stone, a corner of land now or late of Bertha Bromer; thence along said Bromer's land, South 81°, 30' West, 228.33 feet to an iron pin, a corner of land now or late of Herman and Elizabeth L. Wagner; thence along said Wagner's land North 8° West, 113.5 feet to an iron pin of the Southeast side of said Maple Street; thence along said side of said Maple Street, North 86° East, 219.7 feet to the place of beginning.

Parcel Number: 20-00-00283-00-3.

Location of property: 187 Main Street, Schwenksville, PA 19473.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Matthew D. Hoffman and Teri J. Hoffman** at the suit of Green Tree Servicing, LLC. Debt: \$146,412.18.

**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.

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15-21856

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Worcester Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision of "Meadowood", made by Herbert H. Metz, Civil Engineers and Surveyors, dated October 26, 1981, last revised March 3, 1982 as recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-44, Page 137 and 137A, as follows, to wit:

BEING Lot No. 12 as shown on said plan.

BEING the same premises which Lohin Enterprises, Inc., by Deed dated August 8, 2000 and recorded August 10, 2000 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5327, Page 667, granted and conveyed unto Kevin P. McManus and Andrea B. McManus, as Tenants by the Entireties.

Parcel Number: 67-00-00733-10-9.

Location of property: 3160 Deer Creek Road, Collegeville, PA 19426.



The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Andrea B. McManus and Kevin P. McManus** at the suit of Deutsche Bank National Trust Company as Trustee for Residential Asset Securitization Trust Series 2007-A2 Mortgage Pass-Through Certificates Series 2007-B c/o Ocwen Loan Servicing, LLC . Debt: \$1,618,232.83.

**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.

15-22449

ALL THAT CERTAIN property, situated in **Abington Township**, in the County of Montgomery and Commonwealth of Pennsylvania, being more fully described in a Deed dated 11/26/1996 and recorded 12/03/1996, among the land records of the County and State set forth above, in Deed Volume 5169 and Page 911.

TITLE TO SAID PREMISES IS VESTED IN by Deed from dated 11/26/1996 recorded 12/03/1996 in Deed Book 5169, Page 911.

Parcel Number: 30-00-50844-00-3.

Location of property: 1917 Osbourne Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **James T. Graham** at the suit of West Coast Servicing, Inc. Debt: \$25,877.78.

**Morris A. Scott**, Attorney. I.D. #83587

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.

15-22479

ALL THAT CERTAIN brick dwelling house being the Southwesterly house of a block of three and known as No. 405 Walnut Street and lot or piece of land thereunto belonging.

SITUATE upon the Northwesterly side of Walnut Street between Fourth Avenue and Fifth Avenue in the Fourth Ward of **Royersford Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point in the curb line on the Northwesterly side of Walnut Street at the distance of seventy-two feet Northeasterly from the center line of Fourth Avenue; thence on the curb line of Walnut Street, North forty-nine degrees, East fourteen, feet ten inches to a point directly opposite the center line of the middle or party wall dividing Houses No. 405 and 407 Walnut Street; thence North forty-one degrees, West along lands now or late of E. Summer Brownback by a line passing along on the center line of said middle or party wall aforesaid the distance of one hundred twenty-four and one-half feet to a stake; thence by lands now or late of C. Summer Brownback the two following courses and distances South forty-nine degrees, West fourteen feet, ten inches to a stake; thence South forty-one degrees, East one hundred twenty-four and one-half feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Dennis F. Dempsey, III, by Deed from Warren E. Shantz and Joan Y. Shantz, his wife, dated 06/07/1985, recorded 06/12/1985 in Book 4768, Page 2479. Mortgagor Dennis F. Dempsey, III a/k/a Dennis F. Dempsey died on 11/05/2014, leaving a Last Will and Testament dated 09/29/2000. Letters Testamentary were granted to Lorraine M. Dempsey on 01/13/2015 in Montgomery County, No. 46-14-X3953. The Decedent's surviving heirs at law and next-of-kin are Dennis F. Dempsey, IV and Aaron D. Detwiler.

Parcel Number: 19-00-04632-00-2.

Location of property: 405 Walnut Street, Royersford, PA 19468-2317.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lorraine M. Dempsey, in Her Capacity as Executrix of The Estate of Dennis F. Dempsey, III a/k/a Dennis F. Dempsey** at the suit of Wells Fargo Bank, N.A. Debt: \$58,916.15.

**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.

15-22499

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a survey made by Will D. Hiltner, R.E. in April 1946, as follows, to wit:

BEGINNING at a point on the Southeast side of Astor Street at the distance of 328.7 feet more or less Northeasterly from the Northeast side of Marshall Street; thence extending Southeasterly along the Southwesterly side wall of the house erected hereon 100.0 feet to a point on the Northwest side of a twenty feet wide alley; thence extending along the said side of said alley Northeasterly 13.84 feet to a point a corner of other land of Josephine Pisarski; thence extending Northwesterly along the same the line passing through a garage erected on the rear of this lot and said adjoining lot and through the centerline of an alley between the house erected on this lot and the one on the adjoining lot 100.0 feet to a point on the Southeasterly side of Astor Street aforesaid; thence extending along the said side of Astor Street Southwesterly 13.84 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Mark Klein, by Deed from Darice E. Bloom, Darice E. Bloom, a/k/a Darice E. Pellegrin, dated 12/20/2007, recorded 12/24/2007 in Book 5676, Page 971.

Parcel Number: 13-00-02744-00-6.

Location of property: 638 1/2 Astor Street, Norristown, PA 19401-3745.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mark Klein** at the suit of Wells Fargo Bank, N.A. Debt: \$60,439.58.

**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.

15-22572

ALL THAT CERTAIN lot or piece of land, situate upon the Northerly corner of Arch Street and Sixth Avenue, both streets unopened, in the Fourth Ward of **Royersford Borough**, County of Montgomery, and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at the point of intersection of the center line of unopened Arch Street with the center line of unopened Sixth Avenue; thence on the center line of unopened Sixth Avenue, North forty-one degrees, West two hundred feet to a point; thence North forty-nine degrees, East two hundred twenty-four and four-tenths feet to a point in line of lands now or late of Grover C. Sheeder, et ux.; thence by said lands, South forty-five degrees, forty-seven minutes East, two hundred and seven-tenths feet to a point in the centerline of Arch Street aforesaid; thence on the center line of unopened Arch Street, South forty-nine degrees, West two hundred forty and one-tenth feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Judi Himes, by Deed from Wayne R. Himes and Judi Himes, dated 08/10/2010, recorded 08/12/2010 in Book 5776, Page 01519.

Parcel Number: 19-00-00208-00-7.

Location of property: 601 Arch Street n/k/a 350 South 6th Avenue, Royersford, PA 19468.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Judi Himes** at the suit of Ocwen Loan Servicing, LLC. Debt: \$180,379.19.

**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.

15-22773

ALL THAT CERTAIN lot or piece of ground, situate **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Property made for Angelo L. Fanelli, et al., by Charles E. Shoemaker, Inc. Engineers and Surveyors, dated August 16, 1983 and recorded in Plan Book A-45, Page 84, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Sylvania Avenue (36.5 feet wide), a corner of Lot No. 4 on said plan, which point is measured along the said side of Sylvania Avenue North 44 degrees, 44 minutes, 00 seconds East, 335.49 feet from a point of tangent in the same which point is measured along the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 29.23 feet from a point of curve on the Northeasterly side of Jenkintown Road 46.5 feet at this point; thence from said point of beginning extending along said Lot No. 4, South 45 degrees, 32 minutes, 30 seconds East, 105.57 feet to a point on the Northwesterly side of Kelly Lane (45 feet wide at this point; thence extending along the same South 44 degrees, 27 minutes, 30 seconds West, 106.53 feet, to a point a corner of Lot No. 2 on said plan; thence extending along the same North 45 degrees, 32 minutes, 30 seconds West, 106.53 feet to a point on the Southeasterly side of Sylvania Avenue aforesaid; thence extending along the same North 44 degrees, 44 minutes, 00 seconds East, 200.00 feet to the first mentioned point and place of beginning.

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

CONTAINING in area 21,209 square feet of land.

TITLE TO SAID PREMISES IS VESTED IN Mark L. Miller and Mary Catherine Miller by Deed from Mary A. Fanelli (now Mary A. McDonald) Administratrix of the Estate of Michael A. Fanelli, Deceased, Mary A. McDonald, (now known as Mary A. Fanelli) and Louis J. Fanelli, Angelo A. Fanelli and Caroline Fanelli, Velma P. Fanelli and Anthony C. Fanelli, Executor of the Estate of Nicolina Ciocca Fanelli, Deceased dated November 12, 1985 and recorded December 8, 1985 in Deed Book 4786, Page 348.

Parcel Number: 30-00-35188-00-8.

Location of property: 522 Kelly Lane, Glenside a/k/a Township of Abington, PA 19002.

The improvements thereon are: C - Residential conversion 5 or more apartments.

Seized and taken in execution as the property of **Mark L. Miller and Mary Catherine Miller** at the suit of Green Tree Servicing, LLC. Debt: \$128,773.76.

**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.

15-22847

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a survey thereof made November 22, 1947 by Will D. Hiltner, R.E., as follows, to wit:

BEGINNING at a point on the Northwest side of Montgomery Avenue, fifty feet in width, at the distance of six hundred sixty-two and five one-hundredths feet Southwesterly from the centerline of Marshall Street, fifty feet in width; thence extending along other land of Anna L. Ronacace, North 50 degrees, 24 minutes West, one hundred sixty-three feet to a point a corner of land of Samuel Bailey and Margaret Long Bailey, his wife; thence extending along said land South 39 degrees, 45 minutes West, seventy-two feet to a point a corner of land of Edward F. Worrel and Geraldine Worrel, his wife; thence extending along said land South 50 degrees, 242 minutes East, one hundred sixty-three feet to a point on the said Northwest side of Montgomery Avenue; thence extending along the said Northwest side of Montgomery Avenue, North 39 degrees, 45 minutes East, seventy-two feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Carissa Fidik, by Deed from John L. Walsh and Marguerite A. Walsh, his wife, dated 04/11/2012, recorded 05/04/2012 in Book 5834, Page 1531.

Parcel Number: 63-00-05383-00-8.

Location of property: 53 North Montgomery Avenue, Jeffersonville, PA 19403-3237.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Carissa Fidik** at the suit of Wells Fargo Bank, N.A. Debt: \$177,478.89.

**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.

15-22850

ALL THAT CERTAIN building lot or tract of land, situate on the West side of a public road leading from the Borough of Souderton to the Borough of Hatfield, in **Franconia Township**, County of Montgomery, and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at an iron pin a corner in the middle of a public road leading from Rosenberger's School House to the Township Line and in line of other lands of the said first party; thence along lands of the said first party South fifty-one and one-half degrees West, two hundred feet to another iron pin a corner, thence still along lands of the said first party North forty-four degrees, West seventy-five feet to an iron pin a corner of the South side of a private road on the premises of Andrew N. Leidy; thence along the South side of said private road North fifty-one and one-half degrees East, two hundred feet to an iron pin a corner in the middle of the aforesaid public road; thence along the middle thereof South forty-four degrees, East seventy-five feet to the place of beginning.

CONTAINING fourteen thousand, nine hundred and ninety-eight square feet of land, more or less.

ALL THAT CERTAIN strip of land, ten feet wide, formerly a driveway extending West from the Souderton-Hatfield Road, **Franconia Township**, Montgomery County, Pennsylvania, and lying between lands of Wilber N. Jones and Miriam, his wife, and James R. Leidy, according to a plan of lots dated September 5, 1929, as prepared by P.W. Wack, bounded and described, as follows, to wit:

BEGINNING at a point in the center line of the Souderton-Hatfield Road, said point being a corner of land of James R. Leidy; thence along the center line of the Souderton-Hatfield Road South forty-four degrees, East the distance of ten feet to a corner in land conveyed by John J. Jones and Sallie, his wife, to Wilmer N. Jones, and Miriam, his wife, being Lot No. 1 on said plan; thence along the latter South fifty-one degrees, thirty minutes West the distance of two hundred feet to a corner, thence along land now of Sallie Jones, widow of John J. Jones, North forty-four degrees, West the distance of ten feet to an iron pin a corner of lands of James R. Leidy; thence along the same North fifty-one degrees, thirty minutes East the distance of two hundred feet to the place of beginning.

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

BEING the same premises which Gertrude Hoffman, by Deed dated October 14, 2005 and recorded November 7, 2005 in Deed Book 5578, Page 01417 in the Recorder of Deeds Office in and for Montgomery County, Pennsylvania, granted and conveyed unto Vincent J. Marino and Katria A. Marino, in fee.

Parcel Number: 34-00-02590-00-4 .

Location of property: 54 Hatfield Pike, Souderton, PA 18964.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Vincent J. Marino and Katrina A. Marino** at the suit of The Bank of New York Mellon, et al. Debt: \$203,833.34.

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

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

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

15-22957

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

BEGINNING at the point of intersection which the Northwesterly side of Edgewood Avenue (fifty feet wide) makes with the Northeasterly side of Patane Avenue (fifty feet wide); thence along the said side of Patane Avenue North forty-six degrees, no minutes West, one hundred feet to a point; thence North forty-four degrees, no minutes East, thirty-seven and fifty one-hundredths feet to a point; thence on a line passing through the party wail of a semi-detached dwelling South forty-six degrees, no minutes East, one hundred feet to a point on the aforementioned Northwesterly side of Edgewood Avenue; thence along the same South forty-four degrees, no minutes West, thirty-seven and fifty one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot #38-A on the aforementioned plan and also being Lot #35 and part of Lot #36, Block "Q" on Plan of Roslyn Heights.

BEING the same premises which Charles A. Ziccardi and Denise A. Ziccardi, his wife by Deed dated 9/30/1997 and recorded 10/10/1997 in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book 5202, Page 2101 granted and conveyed unto Lorraine B. Stevens and Lynn A. Stevens. And the said Lorraine B. Stevens departed this life on 10/28/2014, vesting title solely in Lynn A. Stevens as Surviving Tenant by the Entireties as of the date of her death.

Parcel Number: 30-00-16936-00-8.

Location of property: 1500 Edgewood Avenue, Abington, PA 19001.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Lynn A. Stevens** at the suit of Midfirst Bank. Debt: \$75,816.21.

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

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

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

#### 15-23085

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision entitled "Piantone Subdivision" drawn by John L. Dzedzy, Inc., Civil Engineer and Land Surveyor, Norristown, PA, dated 9/1/1987 and recorded in Plan Book B-41, Page 104, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Swede Street (66 feet wide), said point being at a point a corner of Lot No. 2 on said plan, which said point is being measured along the said side of Swede Street, North 29 degrees, 20 minutes East, 104.15 feet from the point of intersection of the said Northwesterly side of Swede Street with the Northeasterly side of Marshall Street (50 feet wide); thence extending from said point of beginning and extending along the line of said Lot No. 2 and also extending through the bed of an alley as shown on said plan, North 63 degrees, 37 minutes West, 116.00 feet to a point on the Southeasterly side of Maple Alley (20 feet wide); thence extending along the said side of Maple Alley, North 29 degrees, 20 minutes East, 38.29 feet to a point a corner of lands now or late of Peter L. and Rhonda Lee Daniele as shown on said plan; thence extending along the line of said lands of Daniele, South 60 degrees, 37 minutes East, 116.00 feet to a point on the Northwesterly side of Swede Street, aforesaid; thence extending along the said side of Swede Street, South 29 degrees, 20 minutes West, 38.39 feet to a point a corner of Lot No. 2, aforesaid, being the first mentioned point and place of beginning.

Parcel Number: 13-00-36340-00-7.

Location of property: 611 Swede Street, Norristown, PA 19401.

The improvements thereon are: Residential apartment building.

Seized and taken in execution as the property of **Paul C. Piantone and Pasquetta Piantone McGrady, et al.** at the suit of 611 Swede Street, LLC. Debt: \$1,029,460.90.

**Kenneth C. Russell**, 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.

#### 15-23512

ALL THAT CERTAIN property, situated in **Lower Pottsgrove Township**, in the County of Montgomery and Commonwealth of Pennsylvania, being more fully described in a Deed dated April 29, 1991 and recorded May 7, 1991, among the land records of the County and Commonwealth set forth above, in Deed Volume 4975 and Page 865.

BEING the same premises which D. Rotelle Builders, Inc. a Pennsylvania Corporation, by Deed dated April 29, 1991, and recorded May 7, 1991, in the Office of the Recorder of Deeds in and for the County of Montgomery, Deed Book 4975, Page 865, granted and conveyed unto David J. Sowa Jr. and Dena M. Wilson, in fee.

Parcel Number: 42-00-03229-38-3.

Location of property: 2387 Noel Circle, Pottstown, PA 19464.

The improvements thereon are: A dwelling.

Seized and taken in execution as the property of **David J. Sowa, Jr. and Dena M. Wilson** at the suit of LSF8 Master Participation Trust. Debt: \$279,675.33.

**Keri P. Ebeck**, 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.

15-23583

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon to be erected, situate in **Lower Pottsgrove Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a subdivision plan known as Pleasantview Estates made by Bursich Associates, Inc., Consulting Engineers dated 2/2/1989 and last revised 9/8/1989 and recorded in Plan Book A-51, Page 210, as follows, to wit:

BEGINNING at a point of compound curve on the Northwesterly side of Pleasantview Road (30 feet wide from the existing centerline thereof) said point being measured on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 43.52 feet from a point of curve on the Southwesterly side of Foxtail Drive (50 feet wide); thence extending from said point of beginning and along the Northwesterly side of Pleasantview Road the 2 following courses and distances as follows, to wit; thence on the arc of a circle curving to the right having a radius of 320 feet the arc distance of 143.40 feet to a point of tangent; thence (2) South 46 degrees, 43 minutes, 21 seconds West, 24.06 feet to a point a corner in line of Lot No. 48; thence extending along the same North 12 degrees, 35 minutes, 17 seconds West, 96.12 feet to a point of angle in line of Lot No. 47; thence extending along the same North 11 degrees, 18 minutes, 36 seconds East, 92.98 feet to a point a corner on the Southwesterly side of Foxtail Drive; thence extending along the same South 78 degrees, 41 minutes, 24 seconds East, 82.84 feet to a point of curve; thence extending along the same on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 43.52 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN John E. Rossi and Denise P. Rossi, by Deed from Kimberly W. Merendino, dated 01/09/2004, recorded 01/26/2004 in Book 5492, Page 401.

Parcel Number: 42-00-01325-36-1.

Location of property: 2196 Foxtail Drive, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John E. Rossi a/k/a John Rossi and Denise P. Rossi a/k/a Denise Rossi** at the suit of Citimortgage, Inc., s/b/m to ABN AMRO Mortgage Group, Inc. Debt: \$334,918.94.

**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.

15-23595

ALL THAT CERTAIN lot or tract of land, situate in **Douglass Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a plan of lots as laid out for James R. Delp by Ralph F. Shaner & Son Engineering Company as of April 14, 1969, and more fully described, as follows, to wit:

BEGINNING at a corner of Lot No. 4, said point being on the Southeasterly property line of a given road or street known as Martin Avenue (50 feet wide) and distant along the same from a point marking the corner of Lot No. 5 on line of lands of Kenneth W. Moyer the following two (2) courses and distances, to wit: (1) North 40 degrees, 33 minutes East, 79.35 feet; and (2) North 40 degrees, 10 minutes East, 140.82 feet; thence from said point elf beginning along the Southeasterly side of the aforesaid Martin Avenue and distant 25.00 feet from the center line thereof North 40 degrees, 10 minutes East, 11 feet to the corner of Lot No. 2; thence along the Southwesterly side of Lot No. 2, South 49 degrees, 50 minutes East, 327.83 feet to a point in line of lands now or late of Allen Mensch; thence by said lands South 57 degrees, 13 minutes West, 115.06 feet to a corner of Lot No. 4; thence along the Northeasterly side of Lot No. 4, North 49 degrees, 50 minutes West, 264.10 feet to the place of beginning.

CONTAINING 0.785 acres of land, more or less.

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

TITLE TO SAID PREMISES IS VESTED IN Richard Flowers, as Sole Owner, by Deed from Bobbi Lynn Embody, Successor Co-Trustee and John Paul Kielar, Successor Co-Trustee, dated 07/26/2007, recorded 08/06/2007 in Book 5658, Page 2759.

Parcel Number: 32-00-03796-00-6.

Location of property: 42 Martin Avenue, Gilbertsville, PA 19525-9552.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Richard Flowers** at the suit of LSF9 Master Participation Trust. Debt: \$169,025.82.

**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.

15-23819

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

BEGINNING at a stake a point on the North side of Chestnut Street at a distance of 150 feet West from the Northwest corner of York and Chestnut Streets, marking the division line of this and a brick message owned by the aforesaid grantors, adjoining on the East; thence Northwardly said line passing in part of said course and distance through the middle of the division or partition wall of the hereby granted brick message and the brick message of the said Grantors adjoining on the East 140 feet to a 20 feet wide alley; thence along said alley Westwardly 20 feet to a stake, a point in line of this and other land of the said Grantors; thence Southwardly along the same 140 feet to Chestnut Street aforesaid; thence Eastwardly along said Chestnut Street 20 feet to the point or place of beginning.



TITLE TO SAID PREMISES IS VESTED IN Regina L. Guay, by Deed from Ruth E. Miller and Lee F. Mauger, Esquire, Co-Executors of the Estate of Geraldine Neiman, a/k/a, Geraldine E. Neiman, dated 08/28/2009, recorded 09/03/2009 in Book 5742, Page 2587.

Parcel Number: 16-00-05932-00-1.

Location of property: 53 Chestnut Street, Pottstown, PA 19464-5405.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Regina L. Guay** at the suit of Wells Fargo Bank, N.A. Debt: \$100,293.06. **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.

15-24009

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County Of Montgomery and State of Pennsylvania and described according to a Survey and Plan of Cedarbrook Park made by Albright and Friel, Incorporated, Civil Engineers of Philadelphia on August 24, 1939, as follows, to wit:

BEGINNING at a point on the Northeast side of Evergreen Avenue (45 feet wide) at its radial intersection with the Northeast side of Summit Road (40 feet wide); thence extending North 81 degrees, 55 minutes, 30 seconds East and along the Northwest side of said Evergreen Avenue 47.32 feet to a point said point being the center of a certain 8 feet wide driveway laid out on these premises and on the premises adjoining to the Northeast and which extending Northwestward for a depth of 60 feet from the Northwest side of said Evergreen Avenue; thence extending North 8 degrees, 4 minutes, 30 seconds West partly along the center of the said 8 feet wide driveway 80.47 feet to a point; thence extending South 72 degrees, 20 minutes, 14 seconds West, 74.23 feet to a point on the Northeast side of said Summit Road; thence extending South 23 degrees, 2 minutes East along the Northeast side of said Summit Road 62.82 feet to a point of curve; thence extending Southeastward on a line curving to the left on the arc of a circle curving having a radius of 10 feet the arc distance of 13.10 feet to the point and place of beginning.

BEING Lot Number 23 on the above plan.

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

BEING the same premises which Ralph A. Cerino and Marilyn T. Cerino, by Deed dated January 31, 2001 and recorded February 13, 2001 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5350, Page 0706, granted and conveyed unto Linda F. Smith.

Parcel Number: 31-00-09673-00-7.

Location of property: 21 Evergreen Avenue, Wyncote, PA 19095.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Linda F. Smith a/k/a Linda Smith and The United States of America** at the suit of Ocwen Loan Servicing, LLC. Debt: \$135,375.78.

**M. Troy Freedman**, Attorney.

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

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

15-24200

ALL THAT CERTAIN lot or tract of land, situate on the Westerly side of Grant Street in the Seventh Ward, **Pottstown Borough**, Montgomery County, State of Pennsylvania, bounded and described in accordance with a subdivision known as K.D. Properties Plan of Lots dated January 29, 2004 and survey made by Ralph E. Shaner & Son Engineering Company, Pottstown, PA and more fully described, as follows, to wit:

BEGINNING at the Northeasterly corner of Lot No. 3 said point being distant along the Easterly side of Lots No. 1, 2 and 3 and the Westerly side of Grant Street from a drilled hole in concrete sidewalk marking the Northwesterly property line intersection of Lincoln Avenue and Grant Street, both streets having a legal width of 60 feet and a cartway width of 36 feet between concrete curbs, North 15 degrees, 13 minutes East, 83.71 feet; thence from said point of beginning leaving Grant Street and along the Northerly side of Lot No. 3 and crossing an 18 feet wide driveway easement, North 74 degrees, 50 minutes West, 120.00 feet to a corner on line of lands of Ruth L. Howard; thence along the Easterly side of said lands and along the Westerly side of an 18 feet wide driveway easement, North 15 degrees, 13 minutes East, 22.50 feet to a corner of Lot No. 5; thence along the Southerly side of Lot No. 5 and crossing the 18 feet wide driveway easement, South 74 degrees, 50 minutes East, 120.00 feet to a corner on the Westerly side of Grant Street; thence along said street, South 15 degrees, 13 minutes West, 22.50 feet to the place of beginning.

CONTAINING 2,670 square feet of land.

BEING all of Lot No. 4 of KD Properties Plan of Lots recorded in the Office for the Recording of Deeds, etc. at Norristown, Montgomery County, on August 13, 2004, in Plan Book 23, Page 420.

EXCEPTING AND RESERVING the Westerly 18 feet of the above described premises for the free and uninterrupted use as a means of ingress and egress from and to the rear of Lots 1, 2, 3, 4, and 5 and Lincoln Avenue along an 18 feet wide driveway easement extending in a Northerly direction from Lincoln Avenue 135.00 feet to an unopened private alley. There shall be no vehicles parked nor buildings or other structures erected within the driveway easement. The maintenance and repairs to the driveway easement shall be equally shared by all the owners of Lots 1, 2, 3, 4 and 5.

BEING the same premises which Robert S. Kratz and Robert DeCampi, Jr., by Indenture dated October 6, 2004 and recorded in the Recorder of Deeds, in and for the County of Montgomery, aforesaid, in Deed Book 5529 and Page 732&c, granted and conveyed unto Robert S. Kratz and Robert DeCampi, Jr., in fee.

BEING the same premises which Robert S. Kratz and Robert DeCampi, Jr. by Deed dated 5/10/2005 and recorded 5/18/2005, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5554 and Page 1610 and Instrument #2005069494, granted and conveyed unto Avram Hammer and V. Lynn Hammer, husband and wife.

Parcel Number: 16-00-11708-03-9.

Location of property: 309 Grant Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Avram Hammer and V. Lynn Hammer** at the suit of JP Morgan Chase Bank, National Association. Debt: \$157,908.35.

**Leslie J. Rase**, 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.

15-24482

ALL THAT CERTAIN frame message or tenement and lot or piece of land, situate in **Pottstown Borough**, Montgomery County, Commonwealth of Pennsylvania, on the West side of Plum Alley, bounded and described, as follows:

BEGINNING on the West side of Plum Alley, at a point in line with said alley, and a corner of now or late Rebecca Levensgood's line fence; thence along said line fence Westwardly 90 feet to a 14 feet alley; thence Southward along said alley 17 feet, 6 inches more or less to a lot now or late of Samuel Sabold; thence Eastwardly in a direct line through the middle of the dividing line between the said Samuel Sabold's house and house now or late of Dr. William J. Davis' house to said Plum Alley aforesaid; thence by said alley Northward 15 feet, 7 1/2 inches more or less to the place of beginning.

BEING the same premises which Christal L. Nowlin, by Indenture dated 2/15/2007, and recorded 3/6/2007, at Norristown in the Office for the Recording of Deeds, in and for Montgomery County, Pennsylvania, in Deed Book 5637, Page 2258, granted and conveyed unto Darlene O. Weber.

Parcel Number: 16-00-22300-00-4.

Location of property: 11 Plum Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Darlene O. Weber** at the suit of Green Tree Servicing, LLC. Debt: \$64,988.14.

**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.

15-24585

ALL THAT CERTAIN lot or piece of land, with the dwelling house thereon erected, situate at Wyndmoor in **Springfield Township**, being bounded and described according to a recent survey thereof made by William T. Muldrew, C. E., as follows, to wit:

BEGINNING at a point in the Southeast side of Pleasant Avenue, at the distance of forty feet Southwestwardly from the Southwest side of New Street (forty feet wide), being a corner of land about to be conveyed to Samuel Fulginiti, et ux.; thence by and along the same South fifty degrees, five minutes, thirty seconds East the line passing through the middle of a partition wall between the house erected on this and the adjoining lot, one hundred (100) feet to the Northwest side of a certain right of way (twelve feet in width), laid out for the use of this and adjoining lots in common; thence by and along the same South thirty-nine degrees, fifty-four minutes, thirty seconds West, forty (40) feet to land of grantor; thence by and along the same, North fifty degrees, five minutes, thirty seconds West, one hundred (100) feet to the said side of Pleasant Avenue; thence by and along the same, North thirty-nine degrees, fifty-four minutes, thirty seconds East, forty (40) feet to the place of beginning.

BEING the same premises which Antoinette Falasco, by Deed dated 2/17/2012 and recorded 2/21/2012 in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book 5827, Page 2772 granted and conveyed unto Antoinette Falasco and John D. Falasco, Jr., as Joint Tenants With Right of Survivorship. And the said Antoinette Falasco departed this life on 1/26/2015, vesting title solely in John D. Falasco, Jr., as Surviving Tenant by the Entireties as of the date of her death.

Parcel Number: 52-00-14278-00-7.

Location of property: 938 East Pleasant Avenue, Wyndmoor, PA 19038.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **John D. Falasco Jr.** at the suit of Nationstar Mortgage, LLC d/b/a Champion Mortgage Company. Debt: \$175,833.43.

**Victoria W. Chen**, Attorney. I.D. #317741

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.

15-24843

ALL THAT CERTAIN lot or piece of land, with buildings thereon erected, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded, limited and described, as follows, to wit:

BEGINNING on the North side of Walnut Street at the distance of 30 feet West of Grant Street at a corner of Lot No. 95; thence by the same North 135 feet to a 20 feet wide alley; thence by the same West 80 feet to the corner of Lot #93; thence by the same South 135 feet to Walnut Street aforesaid; thence by the same East 30 feet to the place of beginning.

BEING Lot No. 94 on a plan of lots laid out by the Executors of William Mintzer.

BEING the same premises which Cotton Properties, L.P. by Deed dated 3/4/2005 and recorded 3/22/2005 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5547, Page 1400 and Instrument #2006040140, granted and conveyed unto Cobrysh, Inc.

Parcel Number: 16-00-30960-00-2.

Location of property: 673 Walnut Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Brian T. O'Reilly, Individually and as President of Cobrysh, Inc.** at the suit of JP Morgan Chase Bank, National Association. Debt: \$64,613.52.

**Leslie J. Rase**, 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.

15-25378

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

SITUATE on the Northerly side of Chestnut Street, between Adams and Warren Streets and having a front on said Chestnut Street of 20.00 feet and extending of that width between parallel lines back from said Chestnut Street 140 00 feet to a twenty feet wide alley.

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

BEING the same premises which John Anastasia and Jane Anastasia, husband and wife, by Indenture dated 3/28/2008, and recorded 4/7/2008 in the Office for the Recording of Deeds, in and for the County of Montgomery, aforesaid, in Deed Book and Page 5687-2980, granted and conveyed unto Scott Davis.

Parcel Number: 16-00-06380-00-3.

Location of property: 621 Chestnut Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Scott Davis** at the suit of Nationstar Mortgage, LLC. Debt: \$103,874.19.

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

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

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

15-25490

ALL THAT CERTAIN frame message and tracts or pieces of land, situate in **Douglass Township**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a corner in a line of land of Charles Eston, late Harry Undercuffler and running; thence by the same along a public road South thirty-six degrees, West two perches and seven-tenths to a corner to land of Frank Shirey; thence by the same North fifty-six and one-quarter degrees, West nineteen perches and five-tenths to a stone in a line of land of Clint Yerger Brown, formerly Eli Yerger; thence by the same North thirty-six and three-quarter degrees East, four perches to a corner in line of H. K. Bartman's land; thence by the Same South forty-nine and three-quarter degrees East, nineteen and seven-tenths perches to the place of beginning.

CONTAINING sixty-eight perches of land, more or less.

ALSO, another tract of land, situate in Douglass Township, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

EXCEPTING THEREOUT AND THEREFROM, ALL THAT CERTAIN tract or piece of ground, situate in **Douglass Township**, Montgomery County, Pennsylvania, bounded and described according to a survey made in October 1965, by Albert G. Newbold, Registered Engineer, as follows:

BEGINNING at a nail in the center line of Wilson Avenue, said nail marking a corner to other land of George S. Renninger; thence by George S. Renninger North forty-five degrees, forty-eight minutes, fifty seconds West, three hundred twenty-four and thirty-two hundredths feet to an iron pipe in a line of lands now or late of Lloyd W. Johnson; thence North forty-two degrees, forty minutes East, one hundred feet to a maple tree; thence by Lloyd W. Johnson and partly by lands now or late of Lee E. Buchert South forty-five degrees, forty-eight minutes, forty seconds East, three hundred twenty-three and fifty-four hundredths feet to a nail in the center line of Wilson Avenue; thence by the same and by lands now or late of Elmer C. Reinhart South forty-two degrees, thirteen minutes West, one hundred feet to the place of beginning.

CONTAINING seven hundred forty-four thousandths acres more or less.

BEING the same premises which Ernest N. Fosnocht and Peggy S. Fosnocht, his wife, by Deed dated September 18, 2007 and recorded October 20, 1007 in the Montgomery County Recorder's Office, in Deed Book 5203, Page 1861, granted and conveyed unto Peggy S. Fosnocht.

TITLE TO SAID PREMISES IS VESTED IN Peggy S. Fosnocht by Deed from Ernest B. Fosnocht and Peggy S. Fosnocht, his wife dated 09/18/1997 recorded 10/20/1997 in Deed Book 5203, Page 1861.

Parcel Number: 32-00-07852-00-9.

Location of property: 69 Wilson Avenue, Gilbertsville, PA 19525.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Peggy S. Pugliese a/k/a Peggy S. Fosnocht** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Successor Trustee for JP Morgan Chase Bank, N.A., as Trustee for the Benefit of the Certificateholders of Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 2002-2. Debt: \$166,324.26.

**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.

15-26361

ALL THAT CERTAIN lot or piece of ground, situate in **Perkiomen Township**, County of Montgomery and Commonwealth of Pennsylvania, being known as Lot #311 on the Title Plan of Birchwood Home Owners Association, Inc., made for County Builders, Inc. by Hopkins and Scot, Inc., Registered Surveyors dated August 8, 1974 and revised August 23, 1974, said plan being recorded in the Office of the Recording of Deeds of Montgomery County at Norristown, Pennsylvania in Deed Book A-23, Page 32.

TOGETHER with and subject to the use, rights and easement of enjoyment in and to the common properties and the limited common area abutting lot lines as set forth in Declaration by County Builders, Inc., dated 09/05/1974 and recorded in Norristown in Deed Book 3874, Page 97.

BEING Plan #1.

BEING the same premises which Janine R. Crooks and Richard A. Crooks by Deed dated 8/31/2007 and recorded 9/14/2007 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5664, Page 2801 granted and conveyed unto Jason W. Clossin, a married man.

Parcel Number: 48-00-00223-13-4.

Location of property: 311 Bridge Street, Collegeville, PA 19426.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Jason W. Clossin** at the suit of CU Members Mortgage, a Division of Colonial Savings F.A. Debt: \$179,363.43.

**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.

15-26813

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements to be erected thereon, situate in **Skippack Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Record Plan & Phase Plan prepared for "Meadows of Skippack" drawn by Metz Engineers, Civil Engineer & Land Surveyors, Lansdale, PA, Reference Number #M6481 dated 1/28/2000, last revised 1/27/2005 and recorded in Plan Book 24, Page 258 and also Plan Book 24, Pages 309-316, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Meadowridge Lane, said point of beginning is being at a point a corner of Lot No. 44 as shown on said plan; thence extending from said point of beginning and extending along the line of said Lot No. 44 the two following courses and distances, viz: (1) North 71 degrees, 11 minutes, 49 seconds East, 80.11 feet to a point; and (2) North 38 degrees, 54 minutes, 35 seconds East, 126.34 feet to a point in line of a Landscape Buffer and Open Space Area "F" as shown on said plan; thence extending along the line of said Landscape Buffer and Open Space Area "F" the two following courses and distances, viz: (1) South 51 degrees, 05 minutes, 25 seconds East, 72.50 feet to a point; and (2) South 38 degrees, 54 minutes, 35 seconds West, 235.51 feet to a point; thence continuing along the line of said Open Space Area "F" South 62 degrees, 22 minutes, 44 seconds West, 24.15 feet to a point on the Northeasterly side of Meadowridge Lane, aforesaid; thence extending along the said Northeasterly side of Meadowridge Lane the two following courses and distances, viz: (1) measuring in a distance of 34.99 feet to a point of tangent; and (2) North 18 degrees, 48 minutes, 11 seconds West, 88.46 feet to a point a corner of Lot No. 44, aforesaid, being the first mentioned point and place of beginning.

BEING Block 43 A, Unit 45.

TITLE TO SAID PREMISES IS VESTED IN Charles L. Horswill and Lynn A. Horswill, as Tenants by the Entirety by Deed from Skippack Meadows, Inc., dated 02/08/2006 recorded 03/06/2006 in Deed Book 5592, Page 1271.

Parcel Number: 51-00-02516-73-6/51043A045.

Location of property: 4309 Meadowridge Lane, Collegeville (Township of Skippack), PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Charles L. Horswill and Lynn A. Horswill** at the suit of The Bank of New York Mellon Trust Company, National Association formerly known as 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-RS3. Debt: \$396,620.09.

**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.

15-26816

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot 28 on a plan of lots of Whitehall Park, surveyed by Will D. Hiltner, Registered Surveyor, Norristown, Pennsylvania on 8/3 and 10/5/1950 and bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Southwest side of Oxford Circle (fifty feet wide at the distance of seventy-nine and eighty one-hundredths feet Northwestwardly from the point of tangent of the radius round corner of Oxford Circle and Prospect Avenue a corner of Lot 27 on said plan; thence along the Southwesterly side of Oxford Circle South forty-eight degrees, twenty-six minutes East, seventy-nine and eighty one-hundredths feet to a point of curve; thence Southwestwardly on a line curving to the right with a radius of ten feet the arc distance of fifteen and ninety-one one-hundredths feet to a point on the Northwest side of Prospect Avenue (fifty feet wide); thence along the Northwest side of Prospect Avenue South forty-two degrees, forty-three minutes West, ninety-nine and eighty-two one-hundredths feet to a point, a corner of Lot #29; thence along Lot #29 North forty-eight degrees, twenty-six minutes West, eighty-seven and seventy-nine one-hundredths feet to a point a corner of Lot 21; thence along Lot 27 North forty-one degrees, thirty-four minutes East, one hundred ten feet to the place of beginning.

KNOWN as #28 on said plan and also known as #2 Oxford Circle.

UNDER AND SUBJECT to certain building restrictions and agreements of record.

BENG the same premises which Francis J. Hickey and Iva D. Hickey, his wife, by Indenture bearing date the 4th day of June 1962 and as recorded at Norristown in the Office for the Recorder of Deeds in and for the County of Montgomery on the 5th day of June 1962 in Deed Book 3245, Page 245 granted and conveyed unto Terrance B. Bobst, Jr. and Beatrice D. Bobst, his wife, in fee.

TITLE TO SAID PREMISES IS VESTED IN Christine Hunsberger and Angie Weber by Deed from Beatrice D. Bobst dated 07/07/2009 recorded 07/29/2009 in Deed Book 5738, Page 01780.

Parcel Number: 63-00-05647-00-5.

Location of property: 2 Oxford Circle, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Christine Hunsberger and Angie Weber** at the suit of PNC Bank, National Association. Debt: \$166,961.33.

**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.

15-27724

PREMISES "A"

ALL THAT CERTAIN parcel or tract of land, together with the building and improvements thereon erected, situate in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a Plan of Lots known as "Pottsgrove Gardens" now referred to as "Greengate" as previously laid out for Elmer M. Erb by George E. Shaner, Registered Engineer, as of October 2, 1956 and revised for Pottsgrove, Inc. by Ralph E. Shaner & Son Registered Engineer, as of October 2, 1956 and revised for Pottsgrove, Inc. by Ralph E. Shaner & Son Engineering Company as of March 22, 1968, latest revision August 21, 1972 and more fully described, as follows, to wit:

BEGINNING at the Northwesterly corner of Lot No. 74, said point being on the Easterly property line of Heather Place (50 feet wide) and distant along the same from a point of deflection of said Heather Place and being a joint corner of Lots No. 78 and 79, North 5 degrees, 14 minutes, 19 seconds West, 539.75 feet; thence from said point of beginning continuing along the Easterly side of Heather Place, North 5 degrees, 14 minutes, 19 seconds West, 100 feet to a corner on line of other lands of the grantor, Pottsgrove, Inc., a Pennsylvania Corporation; thence along the same South 5 degrees, 14 minutes, 19 seconds East, 100.00 feet to a corner of Lot No. 74; thence along the same South 84 degrees, 45 minutes, 41 seconds West, 200.00 feet to a corner and place of beginning.

CONTAINING 20,000 square feet of land and being Lot #73 on the aforesaid plan of lots.

BEING County Parcel No. 60-00-01477-00-2.

PREMISES "B"

ALL THAT CERTAIN interior triangular parcel of ground, situate in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a survey made by Ralph E. Shaner & Son Engineering Company dated October 2, 1956, last revised April 5, 1968, as follows, to wit:



BEGINNING at an interior point, said point measuring the following three courses and distances from lands of Upper Pottsgrove Township: (1) being measured along the Easterly side of Heather Place and beginning at the Northerly line of lands of Upper Pottsgrove Township, North 36 degrees, 50 minutes, 08 seconds East, 661.43 feet to a point, an angle; (2) North 5 degrees, 14 minutes, 19 seconds West 936.82 feet to a point; (3) North 78 degrees, 00 minutes, 07 seconds East, 201.4 feet to the point of beginning; thence extending from said point of beginning and measured along the land of John W. Mackewicz South 14 degrees, 42 minutes, 11 seconds East, 453.51 feet to a point; thence South 48 degrees, 39 minutes, 10 seconds West, 105.99 feet to a point on the rear line of Lot #74; thence extending partly along the rear of Lot #74 and along the rear of Lots 73, 72, 71 and 70 North 5 degrees, 14 minutes, 19 seconds West, 502.883 feet to the first mentioned point and place of beginning.

BEING County Parcel No. 60-00-01471-00-8.

TITLE TO SAID PREMISES IS VESTED IN by Deed from 05/15/2002 recorded 05/24/2002 in Deed Book 5409, Page 1660.

Parcel Numbers: 60-00-01477-00-2 and 60-00-01471-00-8.

Location of property: 1516 Heather Place, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Rebecca Redding a/k/a Rebecca C. Redding a/k/a Rebecca Christine Redding and Scott L. Redding a/k/a Scott Lee Redding** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Successor Trustee for JP Morgan Chase Bank, N.A., as Trustee for the Benefit of the Certificateholders of Popular ADS, Inc. Mortgage Pass-Through Certificates Series 2005-2. Debt: \$192,444.66.

**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.

#### To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on March 30, 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 DISSOLUTION

NOTICE IS HEREBY GIVEN that the Shareholders and Directors of **Baker Creative, Inc.**, a Pennsylvania corporation with a registered address at 131 Washington Lane, Wyncote, Montgomery County, Pennsylvania have approved a proposal that the corporation voluntarily dissolve and that the Board of Directors is now engaged in winding up and settling the affairs of the Corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

**FOX ROTHSCHILD LLP, Solicitors**  
747 Constitution Dr., Ste. 100  
P.O. Box 673  
Exton, PA 19341-0673

Pursuant to the requirements of Section 1975 of the Pennsylvania Business Corporation Law of 1988, notice is hereby given that **BUD YUSEM ASSOCIATES, INC.**, is currently in the process of voluntarily dissolving.

**James F. Crotty, Esquire**  
390 Colwin Court  
Blue Bell, PA 19422

Notice is hereby given to all persons interested or who may be affected, that **Jeffrey Jay Weinberg Memorial Foundation**, a non-profit corporation, with its registered office located at c/o Lonnie A. Coombs, CPA, 490 Norristown Road, Suite 250, Blue Bell, PA 19422, intends to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania and that the Board of Directors is now engaged in winding up and settling the affairs of said corporation so that its corporate existence can be terminated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

## 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.*

**AK Long Corporation** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

**Barley Snyder LLP**  
966 Anders Road  
Lansdale, PA 19446

**Benefit Allocation Systems Holdings, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

**Blank Rome LLP**  
One Logan Square  
130 North 18th Street  
Philadelphia, PA 19103

Notice is hereby given that Articles of Incorporation were filed with the Department of State for **ES Mgmt. Inc.**, a corporation organized under the Pennsylvania Business Corporation Law of 1988.

**Merle R. Ochrach, Solicitor**  
**Hamburg, Rubin, Mullin, Maxwell & Lupin, P.C.**  
375 Morris Rd., P.O. Box 1479  
Lansdale, PA 19446-0773

**Family Resource Media, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**JR Contracting Services, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**T. James Associates, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

## ARTICLES OF INCORPORATION NONPROFIT

Montgomery View Community Association has been incorporated under the provisions of the Nonprofit Corporation Law of 1988, as amended, for the purposes as follows: to manage, maintain, care for, preserve and administer a planned community to be known as the Montgomery View Community Association Planned Community located in New Hanover Township, Montgomery County, Pennsylvania.

**Carl N. Weiner, Solicitor**  
**Hamburg, Rubin, Mullin, Maxwell & Lupin, P.C.**  
375 Morris Rd., P.O. Box 1479  
Lansdale, PA 19446-0773

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 December 29, 2015, 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: **Shane's Kindness**

The purposes for which it was organized are: Charitable services.

**Lauren J. Reynolds, Esquire**  
**Morella & Associates, A Professional Corporation**  
706 Rochester Road  
Pittsburgh, PA 15237

## AUDIT LIST

NOTICE  
ORPHANS' COURT DIVISION  
COURT OF COMMON PLEAS  
OF MONTGOMERY COUNTY, PA.  
ONE MONTGOMERY PLAZA

### Notice of Filing and Audit of Accounts

Notice is hereby given to heirs, legatees, creditors and all parties in interest that accounts in the following estates have been filed in the office of the Register of Wills or Clerk of the Orphans' Court, as the case may be on the date below stated and that the same will be presented to the Orphans' Court Division of said County on Monday, February 1, 2016, 10 o'clock a.m. in Court Room "14" for confirmation at which time the Honorable Lois E. Murphy and Cheryl L. Austin, Judges will sit to audit accounts, hear exceptions to the same, and make distribution of the balances ascertained to be in the hands of accountants.

## Second and Final Publication

**NO FILINGS RELATED TO ANY MATTER ON THIS LIST WILL BE ACCEPTED IN THE OFFICE OF THE CLERK OF THE ORPHANS' COURT ON THE MORNING OF THE AUDIT AFTER 9:30 a.m.**

1. BREISH, JOSEPH J. - Hatfield - December 21 - William H. Breish, Extr.
2. DESATLEE, EMILIE - Lower Merion - December 30 - **Piggy-backed Account** of Elizabeth A. Carapico, Co-Extr./Attorney-In-Fact.
3. NAYLOR, WANDA L. - December 28 - Stated by Kendall Jon Naylor, Co-Trustee. **FBO Jonathan P. Naylor, T/W**
4. SELLERS, EVAG. - Limerick - December 28 - Stated by Elizabeth Sellers Fischer, Attorney-In-Fact.

**D. Bruce Hanes, Esquire**  
Register of Wills &  
Clerk of the Orphans' Court

## CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2015-31807

NOTICE IS HEREBY GIVEN that the Petition of ELEANOR GETTLIFFE was filed in the above named Court, praying for a Decree to change name to NORA GETTLIFFE.

The Court has fixed March 2, 2016, at 9:30 AM in Courtroom "TBD" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

**Melissa V. Bond, Atty. for Petitioner**  
**Bond & McCullough**  
16 N. Franklin St., Ste. 300  
Doylestown, PA 18901  
215-348-8133

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2016-00523

NOTICE IS HEREBY GIVEN that on January 8, 2016, the Petition of Robert Mitchell Baer was filed in the above named Court, praying for a Decree to change his name to ROBERT THOMAS DeROGATIS.

The Court has fixed March 9, 2016, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

**Joseph B. Wassel, Esquire**  
**Fox and Fox, Attorneys at Law, P.C.**  
One Montgomery Plaza, Suite 706  
425 Swede Street  
Norristown, PA 19401

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2016-00573

NOTICE IS HEREBY GIVEN that on January 11, 2016, the Petition of Sara Thompson Bell was filed in the above named Court, praying for a Decree to change her name to SARA THOMPSON-BELL.

The Court has fixed April 6, 2016, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2016-00462

NOTICE IS HEREBY GIVEN that on January 5, 2016, the Petition of Sarah Louise Friedel was filed in the above named Court, praying for a Decree to change her name to SARAH LOUISE.

The Court has fixed March 2, 2016, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

**David G. Garner, Esquire**  
221 East High Street, Suite 1  
Pottstown, PA 19464

## ESTATE NOTICES

*Notice is Hereby Given that, in the estate of the decedents set forth below, the Register of Wills has granted letters, testamentary or administration, to the persons named. All persons having claims against said estate are requested to make known the same to them or their attorneys and all persons indebted to said decedents are requested to make payment without delay, to the executors or administrators named below.*

### First Publication

**ADAMS, ARLIN M. also known as  
ARLIN ADAMS, dec'd.**

Late of Cheltenham Township.  
Executrix: NEYSA C. ADAMS,  
c/o David B. Pudlin, Esquire,  
One Logan Square, 27th Floor,  
Philadelphia, PA 19103-6933.  
ATTORNEY: DAVID B. PUDLIN,  
HANGLEY ARONCHICK SEGAL PUDLIN &  
SCHILLER,  
One Logan Square, 27th Floor,  
Philadelphia, PA 19103-6933

**ASHLEY, CLARE K., dec'd.**

Late of Horsham Township.  
Executor: SHEILA ANNE NACE,  
6302 Leafy Screen,  
Columbia, MD 21045.  
ATTORNEY: DAVID P. GRAU,  
911 North Easton Road, P.O. Box 209,  
Willow Grove, PA 19090

**BOXBAUM, SYLVIA SARAH, dec'd.**

Late of Montgomery Township.  
Executor: MARC BOXBAUM,  
465 Primrose Drive,  
Lansdale, PA 19446.

**CAUFFMAN, RALPH E. also known as  
RALPH CAUFFMAN, dec'd.**

Late of Lower Merion Township.  
Executrix: SUSAN C. BREZIN,  
c/o Stephen M. Greenberg, Esquire,  
Commerce Center,  
1810 Chapel Avenue West,  
Cherry Hill, NJ 08002.  
ATTORNEY: STEPHEN M. GREENBERG,  
FLASTER GREENBERG, P.C.,  
Commerce Center,  
1810 Chapel Avenue West,  
Cherry Hill, NJ 08002

**CONNOLLY, MARY B. also known as  
MARY BIRNBRAUER CONNOLLY, dec'd.**

Late of Upper Gwynedd Township.  
Executrix: CYNTHIA A. CONNOLLY,  
c/o George M. Riter, Esquire,  
400 Maryland Drive, P.O. Box 7544,  
Fort Washington, PA 19034-7544.  
ATTORNEY: GEORGE M. RITER,  
TIMONEY KNOX, LLP,  
400 Maryland Drive, P.O. Box 7544,  
Fort Washington, PA 19034-7544

**CULLINGFORD, EVELYN M. also known as  
EVELYN MAE CULLINGFORD, dec'd.**

Late of Borough of Lansdale.  
Co-Executrices: CHERYL E. HECK AND  
JUDITH F. REYNOLDS,  
c/o Jay C. Glickman, Esquire,  
Rubin, Glickman, Steinberg & Gifford, P.C.,  
2605 N. Broad Street, P.O. Box 1277,  
Lansdale, PA 19446.  
ATTORNEY: JAY C. GLICKMAN,  
RUBIN, GLICKMAN, STEINBERG &  
GIFFORD, P.C.,  
2605 N. Broad Street, P.O. Box 1277,  
Lansdale, PA 19446

**DERBYSHIRE, CHESTER W., dec'd.**

Late of Upper Dublin Township.  
Executrix: ELIZABETH A. DERBYSHIRE,  
c/o Daniel A. Czapliski, Esquire,  
400 Maryland Drive, P.O. Box 7544,  
Fort Washington, PA 19034-7544.  
ATTORNEY: DANIEL A. CZAPLICKI,  
TIMONEY KNOX, LLP,  
400 Maryland Drive, P.O. Box 7544,  
Fort Washington, PA 19034-7544

**DiCICCO, MARY C., dec'd.**

Late of East Norriton Township.  
Executrix: ANNA MELNICK,  
c/o John F. Walsh, Esquire,  
653 Skippack Pike, Suite 116,  
P.O. Box 445,  
Blue Bell, PA 19422-0702.  
ATTORNEY: JOHN F. WALSH,  
653 Skippack Pike, Suite 116,  
P.O. Box 445,  
Blue Bell, PA 19422-0702

**DIDEUM, DOLLY ELIZABETH also known as  
DOLLY ELIZABETH LAUER, dec'd.**

Late of Borough of Lansdale.  
Executor: JOHN H. DIDEUM,  
9608 Hillock Court,  
Burke, VA 22015.

**DOUGLAS, DEBORAH LYNN, dec'd.**

Late of Hatfield Township.  
 Administrator: BRYAN S. DOUGLAS,  
 c/o Harriet R. Litz, Esquire,  
 Mullaney & Mullaney, LLC,  
 3881 Skippack Pike, P.O. Box 1368,  
 Skippack, PA 19474-1368.

**ECK, PATRICIA ANN, dec'd.**

Late of Borough of Pottstown.  
 Executrix: LORA L. HOFFMASTER,  
 c/o Jessica R. Grater, Esquire,  
 Wolf, Baldwin & Assoc.,  
 P.O. Box 444,  
 Pottstown, PA 19464.

**GALLAGHER, MARY B. also known as  
MARY GALLAGHER, dec'd.**

Late of Franconia Township.  
 Co-Executors: STEVEN M. GALLAGHER AND  
 WILLIAM B. GALLAGHER,  
 c/o Jay C. Glickman, Esquire,  
 Rubin, Glickman, Steinberg & Gifford, P.C.,  
 2605 N. Broad Street, P.O. Box 1277,  
 Lansdale, PA 19446.  
 ATTORNEY: JAY C. GLICKMAN,  
 RUBIN, GLICKMAN, STEINBERG &  
 GIFFORD, P.C.,  
 2605 N. Broad Street, P.O. Box 1277,  
 Lansdale, PA 19446

**GRADY, LORRAINE V., dec'd.**

Late of Upper Moreland Township.  
 Executrix: BARBARA A. TODD,  
 100 Harding Avenue,  
 Hatboro, PA 19040.

**GUZEK, ROBERT S., dec'd.**

Late of Whitpain Township.  
 Administratrix: MARJORIE C. GUZEK,  
 878 Village Circle,  
 Blue Bell, PA 19422.  
 ATTORNEY: BONNIE G. OSTROFSKY,  
 1417 Bethlehem Pike,  
 Flourtown, PA 19031

**JONIK, CATHERINE MAY, dec'd.**

Late of Fort Washington, PA.  
 Co-Executors: PATRICIA STEIN,  
 306 Madison Avenue,  
 Fort Washington, PA 19034,  
 DAVID JONIK,  
 1114 Dogwood Court,  
 Pottstown, PA 19464.

**KELLY, EVA, dec'd.**

Late of Franconia Township.  
 Executor: S. LESTER MOYER,  
 c/o Douglas G. Thomas, Esquire,  
 104 N. York Road,  
 Hatboro, PA 19040.

**KILLEEN, MARY A. also known as  
MARY KILLEEN, dec'd.**

Late of Lower Merion Township.  
 Executrix: MAUREEN G. RAQUET,  
 c/o Henry J. Schireson, Esquire,  
 Bedford & Schireson,  
 333 E. Lancaster Avenue, Suite 200,  
 Wynnewood, PA 19096.  
 ATTORNEY: HENRY J. SCHIRESON,  
 BEDFORD & SCHIRESON,  
 333 E. Lancaster Avenue, Suite 200,  
 Wynnewood, PA 19096

**KLIPP, BERTHA E., dec'd.**

Late of Borough of Schwenksville.  
 Executor: CHRISTOPHER J. KLIPP,  
 3107 Kingsward Road,  
 Pennsburg, PA 18073.  
 ATTORNEY: RICHARD S. KEMPES,  
 50 Garden Alley,  
 Doylestown, PA 18901

**KOCH, AUDREY ELIZABETH, dec'd.**

Late of Lower Providence Township.  
 Executrix: ANN GOWATY,  
 49 Noel Drive,  
 Fredericksburg, VA 22408.

**KOUSSIS, CARMELA P., dec'd.**

Late of Whitpain Township.  
 Executor: S. STACY MOGUL,  
 135 S. 19th Street, Suite 200,  
 Philadelphia, PA 19103-4907.  
 ATTORNEY: S. STACY MOGUL,  
 HEILIGMAN and MOGUL, P.C.,  
 135 S. 19th Street, Suite 200,  
 Philadelphia, PA 19103-4907

**LAWRENCE, SR., MITCHELL also known as  
LEWIS MITCHELL LAWRENCE, SR. and  
L. MITCHELL LAWRENCE, SR., dec'd.**

Late of Lower Gwynedd Township.  
 Executrix: VANESSA J. LAWRENCE,  
 50 Roberts Drive,  
 Westampton, NJ 08060.

**LEVY, HELEN M., dec'd.**

Late of Upper Moreland Township.  
 Executor: 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

**LINVILL, JOHN BARTON, dec'd.**

Late of Lower Merion Township.  
 Executor: JOHN B. LINVILL, JR.,  
 c/o Stephen D. Potts, Esquire,  
 Strafford Office Bldg. #2, Suite 106  
 200 Eagle Road,  
 Wayne, PA 19087-3115.  
 ATTORNEY: STEPHEN D. POTTS,  
 HERR, POTTS & POTTS,  
 Strafford Office Bldg. #2, Suite 106  
 200 Eagle Road,  
 Wayne, PA 19087-3115

**LLANA, JOYCE CAROL also known as  
JOYCE LLANA, dec'd.**

Late of Upper Merion Township.  
 Administrator: MARK D. TRILLER,  
 1345 Macton Road,  
 Street, MD 21154.  
 ATTORNEY: JAMES CUNILIO,  
 835 Lancaster Avenue, 2nd Floor,  
 P.O. Box 989,  
 Bryn Mawr, PA 19010

**LOCKHART, JOHANNA ELIZABETH, dec'd.**

Late of Montgomery Township.  
 Administratrix: MICHELLE MCGINN,  
 2120 Pottstown Pike,  
 Pottstown, PA 19465.

**LOFTON SR., TIMOTHY H., dec'd.**

Late of Borough of North Wales.  
 Administrator: TIMOTHY LOFTON, JR.,  
 c/o Cynthia L. Dengler, Esquire,  
 43 E. Marshall Street,  
 Norristown, PA 19401.  
 ATTORNEY: CYNTHIA L. DENGLER,  
 MURPHY & DENGLER,  
 43 E. Marshall Street,  
 Norristown, PA 19401

**MARION, RUTH LONG also known as RUTH MARION, dec'd.**

Late of Upper Frederick Township.  
 Executors: WILLIAM C. MARION,  
 282 West Spruce Street,  
 Gilbertsville, PA 19525,  
 DOUGLAS L. MARION,  
 334 Grandview Circle,  
 Ridgewood, NJ 07450.

ATTORNEY: JEFFREY C. KARVER,  
 7 East Philadelphia Avenue,  
 Boyertown, PA 19512

**McCOOL, JAMES P., dec'd.**

Late of Springfield Township.  
 Executor: CATHERINE McCOOL,  
 78 Ramsgate Court,  
 Blue Bell, PA 19422.  
 ATTORNEY: ROBERT C. GERHARD, III,  
 GERHARD & GERHARD, P.C.,  
 222 South Easton Road, Suite 104,  
 Glenside, PA 19038,  
 215-885-6785

**MILITO, MADELINE M. also known as MADELINE A. MILITO and MADELINE MILITO, dec'd.**

Late of Plymouth Township.  
 Executor: DAVID MILITO,  
 414 Penn Road,  
 Plymouth Meeting, PA 19462.  
 ATTORNEY: FRANK L. CAIOLA,  
 2500 DeKalb Pike, Suite 100,  
 East Norriton, PA 19401

**MILLAN, THLEMA A., dec'd.**

Late of Borough of Hatfield.  
 Administrator: RONALD K. MILLAN,  
 452 W. Vine Street,  
 Hatfield, PA 19440.  
 ATTORNEY: GERALD F. GLACKIN,  
 2031 N. Broad Street, Suite 137,  
 P.O. Box 58,  
 Lansdale, PA 19446

**MILLER, DORIS O., dec'd.**

Late of Abington Township.  
 Executors: ANDREW R. MILLER,  
 2042 Moreland Road,  
 Abington, PA 19001,  
 DOUGLAS C. MILLER,  
 17 West 18th Street,  
 Ocean City, NJ 08226.  
 ATTORNEY: DAVID P. GRAU,  
 911 N. Easton Road, P.O. Box 209,  
 Willow Grove, PA 19090

**MININGER, DOROTHY H. also known as DOROTHY MININGER, dec'd.**

Late of Franconia Township.  
 Executrix: DORIS M. JOHNSON,  
 650 Pennfield Drive,  
 Hatfield, PA 19440.  
 ATTORNEY: R. WAYNE CLEMENS,  
 CLEMENS, NULTY & GIFFORD,  
 510 E. Broad Street, P.O. Box 64439,  
 Souderton, PA 18964-0439

**MOLNAR, ELIZABETH ANN also known as****ELIZABETH MOLNAR, dec'd.**

Late of Borough of Cheltenham.  
 Executrix: ELIZABETH M. BERGAN,  
 c/o Jonathan H. Ellis, Esquire,  
 261 Old York Road, Suite 200,  
 Jenkintown, PA 19046.  
 ATTORNEY: JONATHAN H. ELLIS,  
 261 Old York Road, Suite 200,  
 Jenkintown, PA 19046

**OTT, JILL ELLEN also known as****JILL OTT, dec'd.**

Late of Upper Frederick Township.  
 Administratrix: AMY SACKS,  
 6 Little Road,  
 Perkiomenville, PA 18074.

**PACKER, LOIS H. also known as****LOIS PACKER, dec'd.**

Late of Springfield Township.  
 Executrices: SUSAN PACKER AND  
 CAROL PACKER,  
 c/o Karen S. Dayno, Esquire,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034-7544.  
 ATTORNEY: KAREN S. DAYNO,  
 TIMONEY KNOX, LLP,  
 400 Maryland Drive, P.O. Box 7544,  
 Fort Washington, PA 19034-7544

**PARDOE, HOMER W. also known as****HOMER PARDOE, dec'd.**

Late of Upper Gwynedd Township.  
 Executrix: LINDA PARDOE,  
 6268 Cobbler Ct.,  
 Columbia, MD 21045.  
 ATTORNEY: NANCY HOPKINS WENTZ,  
 McGRORY WENTZ, LLP,  
 1250 Germantown Pike, Suite 207,  
 Plymouth Meeting, PA 19462

**PETERSON JR., CARL V., dec'd.**

Late of Borough of North Wales.  
 Executrix: KELLY YOUNG,  
 c/o John F. Walsh, Esquire,  
 653 Skippack Pike, Suite 116,  
 P.O. Box 445,  
 Blue Bell, PA 19422-0702.  
 ATTORNEY: JOHN F. WALSH,  
 653 Skippack Pike, Suite 116,  
 P.O. Box 445,  
 Blue Bell, PA 19422-0702

**RAGONESE, JOSEPHINE M. also known as****JOSEPHINE RAGONESE and JOSIE RAGONESE, dec'd.**

Late of Lower Gwynedd Township.  
 Administratrix CTA: ROSEMARY FERRINO,  
 608 W. Main Street,  
 Lansdale, PA 19446.  
 ATTORNEY: ROSEMARY FERRINO,  
 MONTCO ELDER LAW,  
 608 W. Main Street,  
 Lansdale, PA 19446

**SELBY, BETTY LOUISE, dec'd.**

Late of Skippack Township.  
 Executor: WILLIAM SELBY,  
 476 Reginald Lane,  
 Collegeville, PA 19426.



**SHANKEN-KAYE, JOHN M. also known as****JOHN SHANKEN-KAYE, dec'd.**

Late of Lower Moreland Township.  
 Administratrix: CAROLYN SHANKEN-KAYE.  
 ATTORNEY: STEVEN R. SOSNOV,  
 SOSNOV & SOSNOV,  
 540 Swede Street,  
 Norristown, PA 19401

**SWIDER, JOSEPH A., dec'd.**

Late of Lower Providence Township.  
 Co-Administrators: LINDA A. MILLIGAN AND  
 STEPHEN PRICE,  
 c/o Janet E. Amacher, Esquire,  
 311 N. Sumneytown Pike, Suite 1A,  
 North Wales, PA 19454.  
 ATTORNEY: JANET E. AMACHER,  
 JANET E. AMACHER, P.C.,  
 311 N. Sumneytown Pike, Suite 1A,  
 North Wales, PA 19454

**TITANIC, OLENA, dec'd.**

Late of Lower Pottsgrove Township.  
 Executor: CHRISTOPHER TITANIC,  
 c/o Jessica R. Grater, Esquire,  
 Wolf, Baldwin & Assoc.,  
 P.O. Box 444,  
 Pottstown, PA 19464.

**WARONKER, RUTH C. also known as****RUTH WARONKER and  
RUTH CLAIRE WARONKER, dec'd.**

Late of Plymouth Township.  
 Executor: MARK WARONKER,  
 c/o Mary L. Buckman, Esquire,  
 585 Skippack Pike, Suite 100,  
 Blue Bell, PA 19422.  
 ATTORNEY: MARY L. BUCKMAN,  
 FORD & BUCKMAN, P.C.,  
 585 Skippack Pike, Suite 100,  
 Blue Bell, PA 19422

**WILDRICK, ANNA MAY, dec'd.**

Late of Worcester Township.  
 Executrix: JENNIFER WILKINSON,  
 255 Creekside Drive,  
 New Hope, PA 18938.  
 ATTORNEY: GARY R. EGOVILLE,  
 630 West Main Street,  
 Lansdale, PA 19446-2012

**WILLIAMS, CATHERINE T. also known as****CATHERINE W. (WOODS) WILLIAMS, dec'd.**

Late of Borough of Lansdale.  
 Executrix: SHARON A. ALDERFER,  
 276 Country Club Drive,  
 Telford, PA 18969.

**WOLFERTH, MARY H. also known as****MARY WOLFERTH, dec'd.**

Late of Lower Merion Township.  
 Executrices: MARY W. SYLVAIN AND  
 C. SUZANNE BUECHNER,  
 789 E. Lancaster Avenue, Suite 220,  
 Villanova, PA 19085.  
 ATTORNEY: C. SUZANNE BUECHNER,  
 789 E. Lancaster Avenue, Suite 220,  
 Villanova, PA 19085

**ZUCK, ALAINE M., dec'd.**

Late of Springfield Township.  
 Executor: DALE A. ZUCK,  
 10323 Hampshire Court,  
 Munster, IN 46321.

**Second Publication****AMPLO, CATERINA also known as****CATERINA SANTANGELO AMPLO, dec'd.**

Late of East Norriton Township.  
 Executor: MARIO AMPLO,  
 3109 N. Sunset Ave.,  
 East Norriton, PA 19403.

**BAER, ALAN J. also known as****ALAN JAY BAER, dec'd.**

Late of Lower Merion Township.  
 Executrix: ANITA F. BAER,  
 c/o David H. Wice, Esquire,  
 1608 Walnut St., Ste. 900,  
 Philadelphia, PA 19103.  
 ATTORNEY: DAVID H. WICE,  
 ALEXANDER & PELL, LLC,  
 1608 Walnut St., Ste. 900,  
 Philadelphia, PA 19103

**BOBROSKI, HELEN A., dec'd.**

Late of Borough of Lansdale.  
 Executrix: THERESA IANNUCCI,  
 241 Mallard Drive E,  
 North Wales, PA 19454.

**BRONSKY, MARION E. also known as****MARION ELIZABETH BRONSKY, dec'd.**

Late of Borough of Lansdale.  
 Executrices: MARTA A. KEELEY AND  
 TERESA M. KRUSE,  
 c/o Diane H. Yazujian, Esquire,  
 P.O. Box 1099,  
 North Wales, PA 19454.  
 ATTORNEY: DIANE H. YAZUJIAN,  
 P.O. Box 1099,  
 North Wales, PA 19454

**BRUBAKER JR., CHARLES S., dec'd.**

Late of Abington Township.  
 Administrator: STANLEY BRUBAKER,  
 c/o Alfred J. Merlie, Esquire,  
 261 Old York Rd., Ste. 733,  
 Jenkintown, PA 19046.  
 ATTORNEY: ALFRED J. MERLIE,  
 261 Old York Rd., Ste. 733,  
 Jenkintown, PA 19046

**BRUSCA, DONALD J., dec'd.**

Late of Borough of Collegeville.  
 Executor: JANE T. BRUSCA,  
 866 Collegeville Road,  
 Collegeville, PA 19426-1229.  
 ATTORNEY: JOSEPH J. BALDASSARI,  
 FUREY & BALDASSARI, P.C.,  
 1043 S. Park Avenue,  
 Audubon, PA 19403

**CAROTHERS, VERONICA ANNE also known as****VERONICA A. CAROTHERS and  
VERONICA CAROTHERS, dec'd.**

Late of Borough of Lansdale.  
 Administrators: MICHAEL LEWCZYK AND  
 MARK SNYDER,  
 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

**DeLUCA, BARBARA CAROL also known as****BARBARA R. DeLUCA, dec'd.**

Late of Whippen Township.  
 Executrix: MEREDITH D. MALIN,  
 350 Dundee Drive,  
 Blue Bell, PA 19422.

**DILLON, SUZANNE MARION, dec'd.**

Late of Willow Grove, PA.  
 Executor: MATTHEW C. DILLON,  
 26 Overlook Ave.,  
 Willow Grove, PA 19090.

**FEOLA, ROSE R. also known as****ROSE FEOLA, dec'd.**

Late of Upper Moreland Township.  
 Executrix: JOANNE PRIETO,  
 c/o Joseph H. Dougherty, Esquire,  
 2209 Mt. Carmel Ave.,  
 Glenside, PA 19038.  
 ATTORNEY: JOSEPH H. DOUGHERTY,  
 DOUGHERTY & ECKEL,  
 2209 Mt. Carmel Ave.,  
 Glenside, PA 19038

**FIELDS, ANN E., 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

**FINESTONE, ALBERT J., dec'd.**

Late of Cheltenham Township.  
 Executor: JAY FINESTONE,  
 c/o Bennett L. Aaron, Esquire,  
 3000 Two Logan Square,  
 18th & Arch Streets,  
 Philadelphia, PA 19102-2799.  
 ATTORNEY: BENNETT L. AARON,  
 PEPPER HAMILTON LLP,  
 3000 Two Logan Square,  
 18th & Arch Streets,  
 Philadelphia, PA 19102-2799

**FOX, MICHAEL T., dec'd.**

Late of Borough of Conshohocken.  
 Executor: JOHN W. FOX,  
 c/o Joseph A. Walheim, Esquire,  
 40 West Eagle Rd., Ste. Two,  
 Havertown, PA 19083-1425.  
 ATTORNEY: JOSEPH A. WALHEIM,  
 JOSEPH A. WALHEIM & ASSOCIATES, P.C.,  
 40 West Eagle Rd., Ste. Two,  
 Havertown, PA 19083-1425

**GABER, HARRY, dec'd.**

Late of Montgomery Township.  
 Executrix: GLORIA M. GILMAN,  
 121 S. Broad St., Ste. 800,  
 Philadelphia, PA 19107.  
 ATTORNEY: GLORIA M. GILMAN,  
 121 S. Broad St., Ste. 800,  
 Philadelphia, PA 19107

**GEORGE, JANE T., dec'd.**

Late of Borough of Ambler.  
 Executor: WILLIAM A. GEORGE,  
 1001 Beech Road,  
 Wallingsford, PA 19086.

**GRABER, MAX ERWEN also known as****MAX E. GRABER, dec'd.**

Late of Upper Merion Township.  
 Executor: ALEXANDER H. GRABER,  
 c/o James R. Abbott, Esquire,  
 108 Chesley Dr.,  
 Media, PA 19063.  
 ATTORNEY: JAMES R. ABBOTT,  
 ABBOTT LASTOWKA & OVERHOLT LLP,  
 108 Chesley Dr.,  
 Media, PA 19063

**GREENSTEIN, ELYSE also known as****ELYSE E. GREENSTEIN, dec'd.**

Late of Springfield Township.  
 Executor: KENNETH J. LEVIN,  
 1608 Walnut St., Ste. 900,  
 Philadelphia, PA 19103.  
 ATTORNEY: KENNETH J. LEVIN,  
 ALEXANDER & PELLI, LLC,  
 1608 Walnut St., Ste. 900,  
 Philadelphia, PA 19103

**GREGORY, RAY E., JR. also known as****RAY EDWARD GREGORY, JR. and ROY E. GREGORY, JR., dec'd.**

Late of Borough of Lansdale.  
 Executrix: DAWN M. HELBIG,  
 c/o Diane H. Yazujian, Esquire,  
 P.O. Box 1099,  
 North Wales, PA 19454.  
 ATTORNEY: DIANE H. YAZUJIAN,  
 P.O. Box 1099,  
 North Wales, PA 19454

**HALPERN, GLENN S., dec'd.**

Late of Borough of North Wales.  
 Executrix: JANE HALPERN,  
 c/o Paul L. Feldman, Esquire,  
 820 Homestead Rd.,  
 Jenkintown, PA 19046.  
 ATTORNEY: PAUL L. FELDMAN,  
 FELDMAN & FELDMAN, LLP,  
 820 Homestead Rd.,  
 Jenkintown, PA 19046

**HANNA, THOMAS, dec'd.**

Late of Douglass Township.  
 Executor: DOROTHY J. HANNA,  
 36 Hawthorne Ave.,  
 Gilbertsville, PA 19525.

**HANNIGAN, GRACE A. also known as****GRACE ANNA HANNIGAN, dec'd.**

Late of East Norriton Township.  
 Executrix: SHEILA HANNIGAN WILLIAMS,  
 7410 Boyer St.,  
 Philadelphia, PA 19119.

**HERDEGEN, LAURA M. also known as****LAURA HERDEGEN, dec'd.**

Late of Upper Gwynedd Township.  
 Executrix: LINDA S. VIETRI,  
 c/o E. Marc Miller, Esquire,  
 261 Old York Rd., Ste. 200,  
 Jenkintown, PA 19046.  
 ATTORNEY: E. MARC MILLER,  
 PLOTNICK & ELLIS, P.C.,  
 261 Old York Rd., Ste. 200,  
 Jenkintown, PA 19046

**HUNTER, SUZANNE F., dec'd.**

Late of Upper Moreland Township.  
 Executor: LYNDA WOLFF,  
 408 Woodlawn Drive,  
 Friendswood, TX 77546.  
 ATTORNEY: DAVID P. GRAU,  
 911 N. Easton Road, P.O. Box 209,  
 Willow Grove, PA 19090

**KEENE, DONALD F., dec'd.**

Late of Whitmarsh Township.  
 Executor: DAVID SHANK,  
 402 Heatherwood Rd.,  
 Havertown, PA 19083.  
 ATTORNEY: JANE M. FEARN-ZIMMER,  
 425 Rt. 70 W.,  
 Cherry Hill, NJ 08002

**KRATZ, JEAN R. also known as****JEAN KRATZ, dec'd.**

Late of Franconia Township.  
 Executrix: KATHERINE R. SCHAFER,  
 124 E. Main St.,  
 Emmaus, PA 18049.  
 ATTORNEY: DOUGLAS M. JOHNSON,  
 BUSCHMAN & JOHNSON,  
 228 North Main Street,  
 Souderton, PA 18964

**LEVINE, MYRON also known as****MARVIN LEVINE, dec'd.**

Late of Lower Merion Township.  
 Executrix: MELINDA L. deLISLE,  
 1938 Stoneridge Lane,  
 Villanova, PA 19085.  
 ATTORNEY: MARC H. JAFFE,  
 789 E. Lancaster Ave., Ste. 220,  
 Villanova, PA 19085

**LUKAC, JOSEPH RONALD also known as****JOE LUKAC, dec'd.**

Late of Borough of Pottstown.  
 Executor: HORACE REINFORD,  
 543 Willow St.,  
 Pottstown, PA 19464.

**MANCINI, DOROTHY J. also known as****DOROTHY MANCINI, dec'd.**

Late of Whitmarsh Township.  
 Executor: LEONARD A. MANCINI,  
 c/o Brady E. Allen, Esquire,  
 7711 Castor Ave.,  
 Philadelphia, PA 19152.  
 ATTORNEY: BRADLY E. ALLEN,  
 7711 Castor Ave.,  
 Philadelphia, PA 19152

**McCLOSKEY, JOHN C. also known as****JOHN McCLOSKEY, dec'd.**

Late of Upper Providence Township.  
 Executrix: KAREN L. McCLOSKEY,  
 c/o Rosemary R. Ferrino, Esquire,  
 608 W. Main St.,  
 Lansdale, PA 19446-2012.  
 ATTORNEY: ROSEMARY R. FERRINO,  
 MONTCO ELDER LAW,  
 608 W. Main St.,  
 Lansdale, PA 19446-2012

**MOGILEWSKI, DAVID, dec'd.**

Late of Abington Township.  
 Executrix: MELISSA PARETCHAN,  
 947 Penn Avenue,  
 Glenside, PA 19038.

**RAO, SARASWATHI also known as****SARA S. RAO, dec'd.**

Late of Lower Providence Township.  
 Administrator: SHON S. RAO,  
 c/o Robert M. Slutsky, Esquire,  
 600 W. Germantown Pike, #400,  
 Plymouth Meeting, PA 19462.  
 ATTORNEY: ROBERT M. SLUTSKY,  
 ROBERT M. SLUTSKY ASSOCIATES,  
 600 W. Germantown Pike, #400,  
 Plymouth Meeting, PA 19462

**REIFSNYDER, JANE, dec'd.**

Late of Upper Gwynedd Township.  
 Co-Executors: SUSAN H. ZEAGER,  
 1415 Markley Street,  
 Norristown, PA 19401,  
 NANCY R. SARLEY,  
 2004 Fox Creek Road,  
 Berwyn, PA 19312.  
 ATTORNEY: JAMES L. HOLLINGER,  
 SMITH, AKER, GROSSMAN & HOLLINGER, LLP,  
 60 E. Penn Street, P.O. Box 150,  
 Norristown, PA 19404-0150

**REIGNER, CLIFFORD CHARLES also known as****CLIFFORD C. REIGNER, dec'd.**

Late of Douglass Township.  
 Executor: DOUGLAS K. REIGNER,  
 66 Longacre Road,  
 Collegeville, PA 19426.  
 ATTORNEY: JEFFREY C. KARVER,  
 7 East Philadelphia Avenue,  
 Boyertown, PA 19512

**SHAFER, THEODORE R. also known as****THEODORE SHAFER, dec'd.**

Late of Borough of Royersford.  
 Executrix: MARILYN M. BUSH,  
 c/o Mary C. Crocker, Esquire,  
 1296 East High Street,  
 Pottstown, PA 19464.

**SHERMAN, PATRICIA E. also known as****PATRICIA EGAN SHERMAN, dec'd.**

Late of Upper Providence Township.  
 Executor: HOWARD S. STEVENS,  
 P.O. Box 4060,  
 Allentown, PA 18105-4060.  
 ATTORNEY: DONALD LaBARRE, JR.,  
 GROSS, McGinley, LLP,  
 111 E. Harrison St., Ste. 2,  
 Emmaus, PA 18049

**SIMON, JOAN, dec'd.**

Late of Cheltenham Township.  
 Executrix: DYAN COHEN,  
 c/o E. Garrett Gummer, III, Esquire,  
 1260 Bustleton Pike,  
 Feasterville, PA 19053.  
 ATTORNEY: E. GARRETT GUMMER, III,  
 GUMMER ELDER LAW,  
 1260 Bustleton Pike,  
 Feasterville, PA 19053

**WALKER JR., JOHN also known as****JOHN WALKER, dec'd.**

Late of Upper Merion Township.  
 Administratrix: ROCHELLE WALKER,  
 1840 W. Seybert St.,  
 Philadelphia, PA 19121.  
 ATTORNEY: FREDERICK M. NICE,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610

**WOOLSTON, ESTELLA also known as  
ESTELLA M. WOOLSTON, dec'd.**

Late of Borough of Lansdale.  
 Executrix: EILEEN PETRILLE,  
 c/o McNamara, Bolla & Panzer, PC,  
 116 East Court Street,  
 Doylestown, PA 18901.  
 ATTORNEY: DONALD PETRILLE, JR.,  
 McNAMARA, BOLLA & PANZER, PC,  
 116 East Court Street,  
 Doylestown, PA 18901

**Third and Final Publication****AROBONE, MARIE A., dec'd.**

Late of Lower Providence Township.  
 Executor: KENNETH C. AROBONE,  
 3032 Green Ridge Drive,  
 Norristown, PA 19403.

**BELL, THELMA also known as  
THELMA C. BELL, dec'd.**

Late of Borough of North Wales.  
 Executor: ROBERT BELL,  
 c/o Joel S. Lubert, Esq., LL.M.,  
 2929 Arch St., 13th Fl.,  
 Philadelphia, PA 19104.  
 ATTORNEY: JOEL S. LUBERT, LL.M.,  
 REGER RIZZO & DARNALL LLP,  
 Cira Centre, 13th Fl.,  
 2929 Arch St.,  
 Philadelphia, PA 19103

**BENGIVANGO, MARIE C., dec'd.**

Late of West Norriton Township.  
 Co-Executrices: DEANNA ALTMAN AND  
 DONNA BUCKLEY.  
 ATTORNEY: PAULA C. SCHARFF,  
 101 Flannery Drive,  
 Jeffersonville, PA 19403

**BURNS, FRANCIS S., dec'd.**

Late of Borough of Souderton.  
 Executrix: LORI BURNS,  
 c/o F. Craig La Rocca, Esquire,  
 800 N. Broad Street,  
 Lansdale, PA 19446.

**CIKANOVICH, CATHERINE, dec'd.**

Late of West Norriton Township.  
 Executrix: ANNA MARIE CRÉSCITELLI,  
 92 Wheatsheaf Lane,  
 Norristown, PA 19403.  
 ATTORNEY: CHARLES D. MANDRACCHIA,  
 MANDRACCHIA & McWHIRK LLC,  
 2024 Cressman Road, P.O. Box 1229,  
 Skippack, PA 19474-1229

**COLUCCI, VERONICA, dec'd.**

Late of Lower Merion Township.  
 Executrices: LYDIA BRENNAN,  
 8621 Thomas Mill Terrace,  
 Philadelphia, PA 19128,  
 CLAUDIA RAYER,  
 530 Kenmore Rd.,  
 Merion Station, PA 19066.  
 ATTORNEY: HENRY M. LEVANDOWSKI,  
 LEVANDOWSKI & DARPINO, LLC,  
 17 Mifflin Ave., Ste. 202,  
 Havertown, PA 19083

**CONROY, RICHARD M. also known as  
RICHARD MICHAEL CONROY, dec'd.**

Late of Red Hill Township.  
 Executrix: CHRISTINE M. CONROY,  
 c/o Tomlinson & Gerhart,  
 414 Main Street, P.O. Box 14,  
 East Greenville, PA 18041.  
 ATTORNEY: MICHELLE M. FORSELL,  
 TOMLINSON & GERHART,  
 414 Main Street, P.O. Box 14,  
 East Greenville, PA 18041

**COWHEY, ROSE J., dec'd.**

Late of Lower Moreland Township.  
 Executor: THOMAS J. COWHEY, III,  
 c/o Michael C. McBratnie, Esquire,  
 P.O. Box 673,  
 Exton, PA 19341.  
 ATTORNEY: MICHAEL C. McBRATNIE,  
 FOX ROTHSCHILD LLP,  
 P.O. Box 673,  
 Exton, PA 19341

**CROSSAN JR., WALLACE R., dec'd.**

Late of Lower Moreland Township.  
 Executor: WALLACE R. CROSSAN, III,  
 969 Natalie Lane,  
 Coopersburg, PA 18036.  
 ATTORNEY: CORNELIUS C. O'BRIEN, III,  
 2 West Baltimore Ave., Ste. 320,  
 Media, PA 19063

**CULP SR., EDWARD J., dec'd.**

Late of Borough of Norristown.  
 Administratrices: CAROL LYNN MATAIS,  
 3009 Malan Dr.,  
 Plymouth Meeting, PA 19462,  
 BRENDA JEFFERS,  
 350 Wartman Rd.,  
 Collegeville, PA 19426.  
 ATTORNEY: KATHLEEN A. MALOLES,  
 SOLOMON, BERSCHLER, FABICK,  
 CAMPBELL & THOMAS, P.C.,  
 522 Swede St.,  
 Norristown, PA 19401

**DEXTER, ELIZABETH F. also known as  
BETTY DEXTER, dec'd.**

Late of Upper Dublin Township.  
 Executrices: JOYCE B. DEXTER,  
 67 Wincrest Drive,  
 Phoenixville, PA 19460,  
 JANICE D. GUIDI,  
 738 Fox Hollow Road,  
 Lower Gwynedd, PA 19002.

**ELLINGTON, JUNE MARTINET, dec'd.**

Late of Lower Providence Township.  
 Executrix: DONA KERN,  
 419 S. Wall Street,  
 Spring City, PA 19475.

**FEATHER, HARRY MICHAEL, dec'd.**

Late of West Norriton Township.  
 Executor: RICHARD FEATHER,  
 c/o Jacqueline J. Shafer, Esquire,  
 21 E. Lincoln Ave., Ste. 120,  
 Hatfield, PA 19440.  
 ATTORNEY: JACQUELINE J. SHAFER,  
 SHAFER ELDER LAW,  
 21 E. Lincoln Ave., Ste. 120,  
 Hatfield, PA 19440

**FREAS, ROBERT E. also known as  
ROBERT EDWARD FREAS, dec'd.**

Late of Horsham Township.  
Executrix: VIRGINIA MAE FREAS,  
c/o Bowen & Burns,  
530 Street Road, P.O. Box 572,  
Southampton, PA 18966.  
ATTORNEY: GERALD L. BOWEN, JR.,  
BOWEN & BURNS,  
530 Street Road, P.O. Box 572,  
Southampton, PA 18966

**FRENCH, JACQUELINE B. also known as  
JACQUELINE FRENCH, dec'd.**

Late of Borough of Ambler.  
Administratrix: REBECCA REICHERT,  
8705 Carlisle Rd.,  
Wyndmoor, PA 19038.  
ATTORNEY: KATHLEEN A. MALOLES,  
SOLOMON, BERSCHLER, FABICK,  
CAMPBELL & THOMAS, P.C.,  
522 Swede St.,  
Norristown, PA 19401

**GEHRINGER, DIANE M. also known as  
DIANE GEHRINGER, dec'd.**

Late of Borough of North Wales.  
Administrator: THOMAS STETLER,  
261 N. 2nd St.,  
North Wales, PA 19454.  
ATTORNEY: KATHLEEN A. MALOLES,  
SOLOMON, BERSCHLER, FABICK,  
CAMPBELL & THOMAS, P.C.,  
522 Swede St.,  
Norristown, PA 19401

**GEISEL, SASKIA also known as  
SASKIA H. GEISEL, dec'd.**

Late of Lower Merion Township.  
Executor: C. MEADE GEISEL, JR.,  
1411 Youngsford Rd.,  
Gladwyne, PA 19038.  
ATTORNEY: TIMOTHY J. SNYDER,  
YOUNG CONAWAY STARGATT & TAYLOR, LLP,  
1000 N. King Street,  
Wilmington, DE 19801

**GRACE, HELEN, dec'd.**

Late of Upper Pottsgrove Township.  
Executor: JAMES J. GRACE, III,  
843 Poplar Street,  
Pottstown, PA 19464.  
ATTORNEY: LEE F. MAUGER,  
MAUGER & METER,  
240 King Street, P.O. Box 698,  
Pottstown, PA 19464

**HAMMERLE, J. VITUS also known as  
JOSEPH VITUS HAMMERLE, dec'd.**

Late of Limerick Township.  
Executor: MICHAEL HAMMERLE.  
ATTORNEY: ELIZABETH R. HOWARD,  
301 Gay Street, P.O. Box 507,  
Phoenixville, PA 19460

**HATHAWAY, III, DAVID J. also known as  
DAVID HATHAWAY, dec'd.**

Late of Cheltenham Township.  
Executrix: DOMENIQUE CLARK,  
735 N. Pea Ridge Rd.,  
Pittsboro, NC 27312.  
ATTORNEY: HOPE BOSNIAK,  
600 Easton Rd.,  
Willow Grove, PA 19090

**HATTON, MARIA, dec'd.**

Late of Lower Pottsgrove Township.  
Executor: ROBIN M. SMITH,  
c/o Jessica R. Grater, Esquire,  
Wolf, Baldwin & Assoc.,  
P.O. Box 444,  
Pottstown, PA 19464.

**HOLZER JR., RICHARD A. also known as  
RICHARD HOLZER, JR. and  
RICHARD HOLZER, dec'd.**

Late of Upper Gwynedd Township.  
Executrix: GAYLE HOGAN-HOLZER,  
c/o David J. Picker, Esquire,  
526 Swede St.,  
Norristown, PA 19401-4846.  
ATTORNEY: DAVID J. PICKER,  
PICKER LAW OFFICES,  
526 Swede St.,  
Norristown, PA 19401-4846

**HOSPADOR, SARA D. also known as  
SARAH D. HOSPADOR, dec'd.**

Late of West Pottsgrove Township.  
Executrix: CHERYL F. HAAS,  
c/o Mary C. Crocker, Esquire,  
1296 East High Street,  
Pottstown, PA 19464.

**HUMMELL, JEAN S. also known as  
ERMA JEAN HUMMELL, dec'd.**

Late of Borough of Collegeville.  
Executor: TIMOTHY HUMMELL,  
1645 Clemens Road,  
Harleysville, PA 19438.

**HUNSBERGER, RUTH also known as  
RUTH ELLEN HUNSBERGER, dec'd.**

Late of Franconia Township.  
Executrix: MARY R. ERNST,  
c/o David J. Picker, Esquire,  
526 Swede Street,  
Norristown, PA 19401-4846.  
ATTORNEY: DAVID J. PICKER,  
PICKER LAW OFFICES,  
526 Swede Street,  
Norristown, PA 19401-4846

**HUNTER, MARGARET D., dec'd.**

Late of East Norriton Township.  
Executor: RICHARD S. HUNTER,  
855 Lombardy Dr.,  
Lansdale, PA 19446.  
ATTORNEY: ADAM L. FERNANDEZ,  
WISLER PEARLSTINE, LLP,  
464 Norristown Rd., Ste. 110,  
Blue Bell, PA 19422

**HUNTER, MURRELL F., dec'd.**

Late of Lower Providence Township.  
Executor: RICHARD S. HUNTER,  
855 Lombardy Dr.,  
Lansdale, PA 19446.  
ATTORNEY: ADAM L. FERNANDEZ,  
WISLER PEARLSTINE, LLP,  
460 Norristown Rd., Ste. 110,  
Blue Bell, PA 19422

**IDE, LILLIAN ANNA, dec'd.**

Late of Towamencin Township.  
Executor: JAMES M. BLACKBURN,  
2033 Christine Drive,  
Harleysville, PA 19438.



**JEFFERS, JERMON, dec'd.**

Late of West Pottsgrove Township.  
 Administratrix: BERNICE C. JEFFERS,  
 c/o Joseph N. Frabizzio, Esquire,  
 2200 Renaissance Blvd., Ste. 310,  
 King of Prussia, PA 19406.  
 ATTORNEY: JOSEPH N. FRABIZZIO,  
 2200 Renaissance Blvd., Ste. 310,  
 King of Prussia, PA 19406

**JOHNSON, DOROTHY E. also known as DOROTHY JOHNSON, dec'd.**

Late of Lower Merion Township.  
 Executrices: LYNN S. PENN,  
 PATRICIA E. JOHNSON AND  
 NORA J. JOHNSON,  
 c/o George M. Riter, Esquire,  
 400 Maryland Dr., P.O. Box 7544,  
 Ft. Washington, PA 19034-7544.  
 ATTORNEY: GEORGE M. RITER,  
 TIMONEY KNOX, LLP,  
 400 Maryland Dr., P.O. Box 7544,  
 Ft. Washington, PA 19034-7544

**KARIVALIS, WILLIAM JAMES also known as WILLIAM KARIVALIS and WILLIAM KARIVALIS, dec'd.**

Late of Borough of Narberth.  
 Administratrix: JULIE A. KARIVALIS,  
 c/o Anthony J. Beldecos, Esq.,  
 Lundy Beldecos & Milby, PC,  
 450 N. Narberth Ave., Suite 200,  
 Narberth, PA 19072.  
 ATTORNEY: ANTHONY J. BELDECOS,  
 LUNDY BELDECOS & MILBY, PC,  
 450 N. Narberth Ave., Suite 200,  
 Narberth, PA 19072

**KOWALSKI, ROBERT ADAM, dec'd.**

Late of Borough of Ambler.  
 Executrix: MARGARET SELTZER,  
 3929 Spruce Court,  
 Bethlehem, PA 18020.

**LEWANDOWSKI, FRANK T., SR., dec'd.**

Late of Skippack Township.  
 Executrix: LINDA M. LEWANDOWSKI,  
 P.O. Box 190684,  
 Hawi, HI 96719.

**MAGNO, ELIZABETH, dec'd.**

Late of Upper Providence Township.  
 Executor: MICHAEL G. MAGNO,  
 c/o Keenan, Ciccitto & Associates, LLP,  
 376 East Main Street,  
 Collegeville, PA 19426.  
 ATTORNEY: THOMAS M. KEENAN,  
 KEENAN, CICCITTO & ASSOCIATES, LLP,  
 376 East Main Street,  
 Collegeville, PA 19426,  
 610-489-6170

**MULLEN, BARBARA A., dec'd.**

Late of Plymouth Township.  
 Executrix: MARY C. MATEJA,  
 139 Plymouth Road,  
 Plymouth Meeting, PA 19462.

**NOVACK, MICHAEL A., dec'd.**

Late of Lower Gwynedd Township.  
 Executor: BRUCE E. NOVACK,  
 300 Annasmead Rd.,  
 Ambler, PA 19002.

**PILTCH, RHODA, dec'd.**

Late of Lower Merion Township.  
 Executrix: MELANIE B. PILTCH,  
 c/o Rachel Fitoussi, Esq.,  
 62 W. Princeton Rd.,  
 Bala Cynwyd, PA 19004.  
 ATTORNEY: RACHEL FITOUSSI,  
 62 W. Princeton Rd.,  
 Bala Cynwyd, PA 19004

**RAPP, MILDRED E. also known as MILDRED EVELYN RAPP, dec'd.**

Late of Upper Frederick Township.  
 Executrix: MIRIAM E. DILMORE,  
 c/o Jay C. Glickman, Esquire,  
 Rubin, Glickman, Steinberg & Gifford, P.C.,  
 2605 N. Broad Street, P.O. Box 1277,  
 Lansdale, PA 19446.  
 ATTORNEY: JAY C. GLICKMAN,  
 RUBIN, GLICKMAN, STEINBERG &  
 GIFFORD, P.C.,  
 2605 N. Broad Street, P.O. Box 1277,  
 Lansdale, PA 19446

**RITTI, TERESA B., dec'd.**

Late of Hatfield Township.  
 Executor: EDWARD A. RITTI, JR.,  
 844 Conner Road,  
 West Chester, PA 19380.

**ROTH, TERRY H. also known as TERRY ROTH, dec'd.**

Late of Abington Township.  
 Executor: MICHAEL D. ROTH,  
 c/o Jonathan H. Ellis, Esquire,  
 261 Old York Rd., Ste. 200,  
 Jenkintown, PA 19046.  
 ATTORNEY: JONATHAN H. ELLIS,  
 PLOTNICK & ELLIS, P.C.,  
 261 Old York Rd., Ste. 200,  
 Jenkintown, PA 19046

**ROTZ, ROBERT A., dec'd.**

Late of Upper Merion Township.  
 Executor: THE BRYN MAWR TRUST  
 COMPANY,  
 c/o Jesse Ashcroft, Vice President,  
 One East Chocolate Avenue, Suite 200,  
 Hershey, PA 17033.  
 ATTORNEY: JOHN S. DAVIDSON,  
 YOST & DAVIDSON,  
 320 West Chocolate Avenue, P.O. Box 437,  
 Hershey, PA 17033-0437

**SACKS, SHIRLEY, dec'd.**

Late of Upper Dublin Township.  
 Executor: MARTIN SACKS,  
 854 Timber Lane,  
 Dresher, PA 19025.  
 ATTORNEY: ROBERT C. GERHARD, III,  
 GERHARD & GERHARD, P.C.,  
 222 South Easton Road, Suite 104,  
 Glenside, PA 19038,  
 215-885-6785

**SANDS, LEROY W. also known as LEROY SANDS, dec'd.**

Late of Lower Pottsgrove Township.  
 Co-Executors: ANGELA D. DeGIOSIA,  
 294 Treichler Road,  
 Alburtis, PA 18011,  
 RICHARD SANDS,  
 10 South Madison Street,  
 Boyertown, PA 19512.  
 ATTORNEY: LEE F. MAUGER,  
 MAUGER & METER,  
 240 King Street, P.O. Box 698,  
 Pottstown, PA 19464

**SARVETNICK, JUDITH S. also known as****JUDITH SARVETNICK, dec'd.**

Late of Lower Merion Township.  
 Executor: ROBERT A. SAVETT,  
 c/o Michael H. Krekstein, Esquire,  
 Ten Penn Center, Ste. 1100,  
 1801 Market St.,  
 Philadelphia, PA 19103.  
 ATTORNEY: MICHAEL H. KREKSTEIN,  
 FINEMAN KREKSTEIN & HARRIS,  
 Ten Penn Center, Ste. 1100,  
 1801 Market St.,  
 Philadelphia, PA 19103

**SEWELL, DAISY J. also known as****DAISY SEWELL, dec'd.**

Late of Borough of Norristown.  
 Administrators: WINONA L. SEWELL-HALL,  
 WANDA L. MANLEY AND  
 WENDALL C. SEWELL,  
 318 E. Wood St.,  
 Norristown, PA 19401.  
 ATTORNEY: KATHLEEN A. MALOLES,  
 SOLOMON BERSCHLER, FABICK,  
 CAMPBELL & THOMAS, P.C.,  
 522 Swede St.,  
 Norristown, PA 19401

**SHIREY, KIM M., dec'd.**

Late of West Pottsgrove Township.  
 Co-Administrators: BYRLE R. SHIREY, JR. AND  
 VICKI L. ALEXANDER,  
 c/o Craig A. Hatch, Esquire,  
 Halbruner, Hatch & Guise, LLP,  
 2109 Market Street,  
 Camp Hill, PA 17011.

**SHUMAKER, ROBERT L. also known as****BOBBIE LEE SHUMAKER,****BOBBIE LEE SHUMAKER, SR.,**  
**ROBERT L. SHUMAKER, SR. and**  
**ROBERT SHUMAKER, dec'd.**

Late of Lower Pottsgrove Township.  
 Executors: BOBBIE L. SHUMAKER, JR.,  
 31 W. Second Street,  
 Pottstown, PA 19464,  
 TRACY M. KOHLER,  
 3670 Skytop Drive,  
 Pottstown, PA 19464,  
 MARK F. SHUMAKER,  
 305 Parkview Road,  
 Reading, PA 19606.  
 ATTORNEY: KENNETH E. PICARDI,  
 YERGEY, DAYLOR, ALLEBACH, SCHEFFEY,  
 PICARDI.,  
 1129 E. High Street, P.O. Box 776,  
 Pottstown, PA 19464

**SIEGEL, LEONARD GORDON, dec'd.**

Late of Lower Merion Township.  
 Executor: MATTHEW SIEGEL,  
 79 Llewellyn Drive,  
 New Canaan, CT 06810.  
 ATTORNEY: ROBERT C. GERHARD, III,  
 GERHARD & GERHARD, P.C.,  
 222 South Easton Road, Suite 104,  
 Glenside, PA 19038,  
 215-885-6785

**SPIELMAN, SELMA also known as****SELMA H. SPIELMAN and****SELMA HARRIET SPIELMAN, dec'd.**

Late of Cheltenham Township.  
 Executrices: SUSAN SPIELMAN GRECO,  
 755 W. Curry Dr.,  
 Blue Bell, PA 19422,  
 RANDY ELLEN ROSEN,  
 68 Villa Dr.,  
 Warminster, PA 18974.

**STETLER, JANET F., dec'd.**

Late of Borough of Pottstown.  
 Executrix: SUSAN M. DeSANTO,  
 51 S. Werstler Avenue,  
 Gilbertsville, PA 19525.  
 ATTORNEY: REBECCA A. HOBBS,  
 O'DONNELL, WEISS & MATTEI, P.C.,  
 41 East High Street,  
 Pottstown, PA 19464-5426

**SWAN, JANICE M., dec'd.**

Late of Whitemarsh Township.  
 Executor: THOMAS B. SWAN,  
 211 N. Wakefield Rd.,  
 Norristown, PA 19403.  
 ATTORNEY: MICHAEL S. CONNOR,  
 THE LAW OFFICE MICHAEL S. CONNOR,  
 644 Germantown Pike, Ste. 2-C,  
 Lafayette Hill, PA 19444

**TINO SR., NICHOLAS R. also known as****NICHOLAS R. TINO, dec'd.**

Late of Lower Gwynedd Township.  
 Executor: NICHOLAS R. TINO, JR.,  
 615 Ardross Ave.,  
 Ambler, PA 19002-4902.  
 ATTORNEY: MICHAEL F. WENKE,  
 LAW OFFICE OF BRIAN SCOTT DIETRICH, P.C.,  
 610 Sentry Parkway, Ste. 200,  
 Blue Bell, PA 19422-2314

**VILLEI, A. WILLIAM also known as****A. VILLEI,****WILLIAM VILLEI and****ANNUZIO WILLIAM VILLEI, dec'd.**

Late of Marlborough Township.  
 Executrix: CAROL ANN RICHARD,  
 c/o Lisa A. Shearman, Esquire,  
 375 Morris Rd., P.O. Box 1479,  
 Lansdale, PA 19446-0773.  
 ATTORNEY: LISA A. SHEARMAN,  
 HAMBURG, RUBIN, MULLIN, MAXWELL &  
 LUPIN, PC,  
 375 Morris Rd., P.O. Box 1479,  
 Lansdale, PA 19446-0773

**WAREIKIS, FLORENCE also known as****FLORENCE B. WAREIKIS and****FLORENCE MAURONE, dec'd.**

Late of Horsham Township.  
 Executor: RICHARD J. MAURONE,  
 c/o Samuel C. Totaro, Jr., Esquire,  
 250 N. Pennsylvania Ave., P.O. Box 217,  
 Morrisville, PA 19067.  
 ATTORNEY: SAMUEL C. TOTARO, JR.,  
 CURTIN & HEEFNER LLP,  
 250 N. Pennsylvania Ave., P.O. Box 217,  
 Morrisville, PA 19067

**ZIEMNIAK, BRONISLAUS FRANCIS also known as****BEN ZIEMNIAK, dec'd.**

Late of Whitpain Township.  
 Executrix: FRANCES ANN ZIEMNIAK,  
 P.O. Box 1471,  
 East Hampton, NY 11937-0710.

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**FOREIGN REGISTRATION STATEMENT**

**GPM Holdings Inc.**, a corporation organized under the laws of the state of New Jersey, has applied for registration in Pennsylvania under the provisions of Chapter 4 of the Associations Code. The address of its principal office under the laws of the jurisdiction of formation is 301 Garwood Pl., Cherry Hill, NJ 08003 and the address of its proposed registered office in this Commonwealth is 7966 Oak Hill Drive, Cheltenham, PA 19012.

**SBG Management Services, Inc.**, a corporation organized under the law of the state of Delaware, has applied for registration in Pennsylvania under the provisions of Chapter 4 of the Associations Code. The address of its principal office under the laws of the jurisdiction of formation is 203 NE Front Street, Suite 101, Milford, DE 19963 and the address of its proposed registered office in this Commonwealth is 120 Huntingdon Pike, Lower Level (100), Rockledge, PA 19046.

**Friedman, Schuman, PC**  
101 Greenwood Avenue, Fifth Floor  
Jenkintown, PA 19046

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**MISCELLANEOUS**
**NOTICE OF FILING AN APPLICATION**

Notice is hereby given that on December 18, 2015, RICHARD J. GREEN filed with the Pennsylvania Department of Banking and Securities, pursuant to the provisions of Section 112 of the Banking Code of 1965, as amended, an application for approval to purchase or otherwise acquire voting control of shares that will result in control of 84.75% of the Class B voting shares of common stock of

SEMPERVERDE HOLDING COMPANY,  
of HORSHAM, MONTGOMERY COUNTY,  
PENNSYLVANIA,

and thereby indirectly acquire the voting control of

FIRSTTRUST SAVINGS BANK

of CONSHOHOCKEN, MONTGOMERY COUNTY,  
PENNSYLVANIA.

All interested persons may file comments regarding this application, in writing, with the Pennsylvania Department of Banking and Securities, Corporate Applications Division, 17 North Second Street, Suite 1300, Harrisburg, Pennsylvania 17101-2290.

In order to be considered, comments regarding this application must be received by the Department of Banking and Securities no later than thirty (30) days after the date that notice of the filing of this application is published in the Pennsylvania Bulletin. Publication in the Pennsylvania Bulletin may or may not appear contemporaneously with this notice. Please check the Pennsylvania Bulletin Web site at [www.pabulletin.com](http://www.pabulletin.com) to determine the due date for filing comments.

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**TRUST NOTICES**
**First Publication**

**ELLA MAE LANDIS REVOCABLE TRUST**  
**Trust Under Agreement Dated February 26, 1998,**  
**Ella Mae Landis, Deceased, December 5, 2015**  
**Late of Franconia Township,**  
**Montgomery County, PA**

All persons having claims or demands against said Trust are requested to make known the same and all persons indebted to the decedent to make payment without delay to:

**Trustee:** UNIVEST BANK AND TRUST CO.  
14 North Main Street, P.O. Box 64197,  
Souderton, PA 18964

**Trustee's Attorney:** Charlotte A. Hunsberger, Esquire  
**Bricker, Landis, Hunsberger & Gingrich, LLP**  
114 East Broad Street, P.O. Box 64769  
Souderton, PA 18964  
215-723-4350

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**Second Publication**

**LAURA M. HERDEGEN**  
**REVOCABLE LIVING TRUST**  
**DATED 7/6/2000 AMENDED**

**LAURA M. HERDEGEN a/k/a**  
**LAURA HERDEGEN, Deceased**  
**Late of Township of Upper Gwynedd,**  
**Montgomery County, PA**

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to:

**TRUSTEE:** LINDA S. VIETRI  
c/o E. Marc Miller, Esq.  
261 Old York Rd., Ste. 200  
Jenkintown, PA 19046

**Or to her Attorney:** E. MARC MILLER  
**PLOTNICK & ELLIS, P.C.**  
261 Old York Rd., Ste. 200  
Jenkintown, PA 19046

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**EXECUTIONS ISSUED**

**Week Ending January 19, 2016**

**The Defendant's Name Appears**  
**First in Capital Letters**

AA CASA, INC.: PM ASSOCIATES - Confer, Anthony;  
201506916; WRIT/EXEC.  
B&S SHEET METAL, INC.: UNIVEST, GRNSH. -  
Louis P Canuso, Inc.; 201416782; ORDER/JDMT  
69,788.69.  
BOYLE, SUSAN: WELLS FARGO, GRNSH. -  
Capital One Bank Usa N A; 201003642;  
WRIT/EXEC.  
DARBY, HARRY: MATHIS, BERNADETTE -  
Bac Home Loans Servicing, L.P., et al.; 201002778;  
ORDER/AMEND IN REM JDMT 111,70.

DAVIS, ROBERT - White, Robert; 201526190; 3000/POSSESSION.  
 EUNICE, BARBARA - Wells Fargo Bank Na; 201407416; \$279,767.63.  
 FISHER, ERIC: CHRISTINE - Wells Fargo Bank Na, et al.; 201507464.  
 GOINS, GAILYA: TRUMARK FINANCIAL, GRNSH. - Northridge Estates Condominium Association; 201525383; WRIT/EXEC.  
 GOLDEN, ANDY - Commonwealth Financial Systems, Inc.; 201313394; WRIT/EXEC.  
 GUTIERREZ, LUIS: GUTIERREZ, DEALVA - Deutsche Bank National Trust Company; 201002118; \$280,528.83.  
 HARVITZ, HOWARD - Nationstar Mortgage, LLC; 201433404.  
 KASSAR, AMI: BETHANY - Us Bank National Association; 201529545; \$481,690.60.  
 KEELEY, FAITH: WOODFOREST NATIONAL BANK, GRNSH. - Lvnv Funding, LLC; 201328662; \$118,310.00.  
 KIMBALL, E. ELIZABETH: THE UNITED STATES OF AMERICA DEPARTMENT OF JUSTICE - Generation Mortgage Company; 201424059.  
 LANDAU, ELIAS: JANNEY MONTGOMERY SCOTT, LLC, GRNSH. - 191 Presidential Condominium Unit Owners Association; 201600865; \$8,179.25.  
 LANDAU, ELIAS: JANNEY MONTGOMERY SCOTT, LLC, GRNSH. - 191 Presidential Condominium Unit Owners Association; 201600868; \$4,327.25.  
 LANDAU, ELIAS: JANNEY MONTGOMERY SCOTT, LLC, GRNSH. - 191 Presidential Condominium Unit Owners Association; 201600869; \$10,435.25.  
 MONAGHAN, KEVIN: TD BANK, GRNSH. - Lvnv Funding, LLC; 201117864; \$1,355.22.  
 MUSSELMAN, RICHARD: FOX, KIMBERLY: KIMBERLY, ET AL. - Wells Fargo Bank Na; 201508857; \$54,399.76.  
 NEUBAUER, KEIR: ROBIN - Wells Fargo Bank National Association, et al.; 201527181.  
 OTHUON, ALBERTO - Jpmorgan Chase Bank National Association; 201521352.  
 PARKER, ERNEST: NICOLE: CITIZENS BANK, GRNSH. - Isaacs, Gary; 201504724.  
 PEES, GERALD: SHARON: FIRST NIAGARA BANK, GRNSH. - Wilson, Alex, et al.; 200809399; WRIT/EXEC.  
 PEETROS, NICKOLAS: NICHOLAS: BOHN-PEETROS, LESLIE - Us Bank National Association, et al.; 201404223; \$169,711.58.  
 REICHERT, THOMAS - Wells Fargo Bank Na; 201502467.  
 ROSEN, HOWARD: HOWARD: WENDY - M&T Bank; 201520190.  
 SCHINDLER, RONALD - Wells Fargo Bank Na; 201331308; ORDER/156,999.66.  
 SCHOFFLER, JARROD: NAVY FEDERAL CREDIT UNION, GRNSH. - Lord, Bruce, et al.; 201600746; \$21,832.50.  
 WALKER, RITA: BRYN MAWR TRUST COMPANY, GRNSH. - Lvnv Funding, LLC; 201303639; \$1,297.83.

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## JUDGMENTS AND LIENS ENTERED

**Week Ending January 19, 2016**

**The Defendant's Name Appears First in Capital Letters**

AHMED, FAZEEL - Jmmmpc Co; 201600297; Judgment fr. District Justice; \$3105.41.  
 CAPITOL INSURANCE CO - Ez Taxi Llc; 201600237; Certification of Judgment; \$10,334.75.  
 CENTRAL ENERGY - Central Energy Northeast Llc; 201600354; Judgment fr. District Justice; \$12,192.20.  
 CROZER-MAZEIKA, LINDA - Sun East Federal Credit Union; 201600569; Certification of Judgment; \$2245.94.  
 CRUICE, RICHARD - Viriva Community Credit Union; 201600264; Judgment fr. District Justice; \$5,667.14.  
 CUSTER, GREGORY - Perry, Allan; 2016000623; Judgment fr. District Justice; \$2505.11.  
 DOCTOR, ERECK: SANDERS, AUDRENE - Thompson, William; 201600245; Judgment fr. District Justice; \$2074.32.  
 ELITE COFFEE CO LLC - Eastern Bag And Paper Supply Solutions; 201600589; Judgment fr. District Justice; \$6746.13.  
 JOHNSON, RICHARD - Dilworth, Gasper; 201600473; Judgment fr. District Justice; \$67.50.  
 OBRIEN, CHERYL - Davidson Electric; 201600286; Mechanics Lien Claim; \$6788.48.  
 SPENCER, JOLIE - Midland Funding Llc; 201533204; Judgment fr. District Justice; \$994.50.  
 THURMAN, MICHAEL: MICHAEL - 2700 Easton Partners Lp; 201600538; Judgment fr. District Justice; \$12176.45.

**JENKINTOWN BORO. - entered municipal claims against:**

Anderson, John: Laura; 201600441; \$2,939.45.  
 Arroliga, Denise; 201600442; \$257.97.  
 Bense, Paula; 201600418; \$560.22.  
 Butcher, Matthew: Barbara; 201600440; \$305.97.  
 Boyle, Kristen; 201600424; \$257.97.  
 Campbell, Nancy; 201600432; \$598.97.  
 Cleghorn, Charles; 201600429; \$449.97.  
 Coggin, Gary: Lynn; 201600423; \$2,433.45.  
 Connolly, Joseph: Kathalina; 201600443; \$1,126.42.  
 English, Bernard; 201600413; \$845.57.  
 Eyre, John: Michele; 201600419; \$2,386.30.  
 Ferruzzi, Joseph: Joyce; 201600422; \$1,243.22.  
 Freed, Jonathan; 201600421; \$1,230.72.  
 Good, Robert: Barbara Jo; 201600425; \$1,825.42.  
 Greenleaf, Matthew: Emily; 201600426; \$262.97.  
 Griffin, Caroline; 201600433; \$994.57.  
 Hansen, Nancy; 201600411; \$310.97.  
 Hawkins, Geraldine; 201600414; \$676.47.  
 Heilman, Glenn; 201600430; \$305.97.  
 Hoag, Jonathan: Mary; 201600444; \$1,191.97.  
 Horn, Diane; 201600427; \$1,347.07.  
 Jones, Leonard; 201600438; \$2,483.57.  
 Maneely, Daniel; 201600447; \$2,244.57.  
 Maneely, Daniel; 201600450; \$2,244.57.  
 Maneely, Daniel: Ferrell, Laura; 201600409; \$2,393.70.  
 Mangan, Charle; 201600431; \$836.47.  
 Mcmillan, Gregory; 201600435; \$262.97.  
 Mcsherry, John; 201600437; \$1,862.07.

Newkumet, Terrance: Lerario, Deborah; 201600436; \$560.22.

O'Neill, Michael; 201600428; \$449.97.

Pellathy, Gregory: Kelly; 201600445; \$1,031.97.

Robert J & Joan E Knight Trust: Robert G Jackson Trust; 201600412; \$401.97.

Santee, Raymond: Maryrose; 201600451; \$676.47.

Scolnick, Robert; 201600410; \$743.12.

Taylor, Dylan; 201600420; \$1,079.97.

Thompson, Nathan: Nora; 201600416; \$2,191.77.

Veltri, Michael: Jessica; 201600448; \$449.97.

Wallace, Trevette: Megan; 201600434; \$305.97.

Wearing, Nathaniel: Andino, Wanda; 201600417; \$310.97.

West, Gerald: Patricia; 201600446; \$1,742.95.

White, Joseph: Jennifer; 201600439; \$1,429.55.

Yeabsley, Robert: Diane; 201600415; \$353.97.

Zisholtz, Lois; 201600449; \$576.07.

**LOWER POTTS GROVE TWP. -  
entered municipal claims against:**

Glaze, David; 201600081; \$656.66.

**LOWER POTTS GROVE TWP. AUTH. -  
entered municipal claims against:**

Calgagni, William: Keenan, Mary; 201600514; \$1,304.69.

**PENNA. UNEMP. COMP. FUND -  
entered claims against:**

Fortune Flowers & Gifts Inc; 201563186; \$859.02.

Koenig Equipment Cororacion; 201563184; \$1,336.24.

Oneills Kitchen & Catering Inc; 201563185; \$3,419.24.

**PERKIOMEN VALLEY SCHOOL DIST. -  
entered municipal claims against:**

Ario Enterprises Llc; 201600590; \$1982.79.

Ario Enterprises Llc; 201600588; \$1922.87.

Guba, Tanya; 201600599; \$2297.47.

**POTTSTOWN BORO. AUTH. -  
entered municipal claims against:**

Bank Of New York Mellon; 201600079; \$657.57.

Hartranft, Jennifer: Estate Of Janet Hartranft; 201600563; \$637.74.

Hartranft, Jennifer: Estate Of Janet Hartranft; 201600568; \$637.74.

Hartranft, Jennifer: Estate Of Janet Hartranft; 201600570; \$637.74.

Piccone, Joseph; 201600485; \$877.45.

Sullivan, Joseph; 201600600; \$661.82.

**POTTSTOWN SCHOOL DIST. -  
entered municipal claims against:**

Greenway, David: Heidi; 201600086; \$3,483.42.

Hartranft, Jennifer: The Estate Of Janet Hartranft; 201600592; \$5120.70.

Piccone, Joseph; 201600508; \$2,810.28.

Strohl, Cordell: Cordell: Evelyn; 201600597; \$8307.61.

**SOUDERTON BORO. -  
entered municipal claims against:**

Cavacini, Joanna; 201600083; \$1,114.35.

**UNITED STATES INTERNAL REV. -  
entered claims against:**

Aesbar Medical Llc; 201670013; \$12,166.63.

Brassington, William; 201670006; \$733,059.00.

Donofrio, Michael; 201670014; \$76,216.55.

Donofrio, Monica; 201670012; \$4,922.35.

Gjw Builder Inc; 201670005; \$11,890.33.

Glazer, Adam: Halyna; 201670010; \$33,838.82.

Green, Albert; 201670015; \$6,794.97.

Ozdamar, Mahmut; 201670007; \$20,694.45.

Perez, Christopher; 201670003; \$6,672.00.

Robinson, Kenneth; 201670004; \$31,115.56.

Scanlon, Lawrence: Fairweather, A.; 201670001; \$21,445.51.

Shanks, Scott; 201670000; \$250,600.78.

Somerman, Brian; 201670002; \$2,712.84.

Spc Cleaning Services Llc; 201670008; \$39,146.39.

Wanamaker, Glenn: Wendy; 201670011; \$13,231.68.

Williams, Theresa; 201670009; \$26,853.63.

**UPPER PROVIDENCE TWP. -  
entered municipal claims against:**

Adams, Glen: Tammy; 201600246; \$646.35.

Feather, Vernon: Aimee; 201600247; \$320.10.

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**LETTERS OF ADMINISTRATION**

**Granted Week Ending January 19, 2016**

**Decedent's Name Appears First,  
Then Residence at Death, and  
Name and Address of Administrators**

ALVES, HELEN - Pennsburg Borough;

Wlad, Francis A., 783 Hunter Drive

Pennsburg, PA 18073.

BENDER, WALLACE W. - Towamencin Township;

Moyer, Jill D., 602 Juniper Street

Quakertown, PA 18951.

COMITO, CAROL E. - Upper Merion Township;

Mccarter, Christopher C., 408 Cattell Avenue

Collingswood, NJ 08107-2335; Mccarter, Miller B., Jr.,

304 Riverview Ave Drexel Hill, PA 19026.

DEMINO, JOANNE M. - Norristown Borough;

Demino, Samuel C., 311 Dartmouth Drive

Norristown, PA 19401-5408.

DOYLE, MICHAEL T. - Norristown Borough;

Picard-Doyle, Kira, 1800 Pine Street

Norristown, PA 19401.

FAUST, RICHARD N. - Douglass Township;

Faust, Barbara A., 155 Miller Rd Barto, PA 19504.

KOLTON, STUART - Lower Merion Township;

Kolton, Jack, 1030 East Lancaster Avenue

Rosemont, PA 19010.

LESHER, VIRGINIA - East Norriton Township;

Moody, Fred B., 1920 Englewood Avenue

Forty Foot, PA 18704.

LLANA, JOYCE C. - Lower Merion Township;

Triller, Mark D., 1345 Macton Road

Street, MD 21154.

LOCKWOOD, MICHAEL S. - Upper Merion Township;

Duckett, Shirley Anne, 285 Kentucky Ave

W Conshohocken, PA 19428.

MCKAIG, EDITH W. - Upper Merion Township;

Seidel, Richard B., 1729 Hibberd Lane

West Chester, PA 19380.



MILLAN, THELMA A. - Hatfield Borough;  
Millan, Ronald K., 452 W Vine St Hatfield, PA 19440.  
RAFFA, MARYANN - Norristown Borough;  
Raffa, Salvatore, 2310 Birch Court  
Warrington, PA 18976.  
SWIDER, JOSEPH A. - Lower Providence Township;  
Milligan, Linda A., 4108 Inspiration Street  
Schwenksville, PA 19473; Price, Stephen,  
1103 Lenape Lane Conshohocken, PA 19428.  
TZARNAS, ANNE M. - Lower Merion Township;  
Tzarnas, Ellie K., 541 Howe Road  
Merion Station, PA 19066.  
VASSALLO, NICHOLAS - Horsham Township;  
Eshleman, Denise, 600 Meadowview Ct  
Maple Glen, PA 19002.

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## SUITS BROUGHT

**Week Ending January 19, 2016**

**The Defendant's Name Appears  
First in Capital Letters**

ABILITY RECOVERY SERVICES - Elliot Greenleaf Pc;  
201600097; Defendants Appeal from District Justice.  
AIR & LIQUID SYSTEMS CORPORATION -  
Simons, Joseph; 201600484; Foreign Subpoena;  
Campanella, Carolyn J.  
ASCENCIO, DINORAH EMIDALIA:  
GUEVARRA, ANA - Alvarenga, Martin; 201600481;  
Complaint for Custody/Visitation;  
Gonzalez Ferrandez, Stephanie A.  
BARREN HILL HOLDINGS LLC:  
BARREN HILL HOLDINGS BREWING CO LLC:  
GENERAL LAFAYETTE INC. ET.AL. -  
Santander Bank Na; 201600464; Civil Action;  
Seitz, Jack M.  
BATTERSBY, WILLIAM - Battersby, Jacquelyn;  
201600023; Complaint for Custody/Visitation.  
BLATSTEIN, BARTON - Blatstein, Jil; 201600372;  
Complaint Divorce; Casale, Helen E.  
BROWN, PHILLIP - First National Bank Of Omaha;  
201600108; Civil Action; Weinstein, Yale D.  
BYRNE, HOLLY - Mattero, Mathew; 201600575;  
Support/Exceptions; Consolo, Colleen F.  
CHOI, CHANG: OCCUPANTS - Federal National  
Mortgage Association; 201600266; Complaint in  
Ejectment; Wapner, Peter.  
COLEMAN, PHILLIP - Montgomery County  
Children And Youth; 201600476; Support/Exceptions.  
COLGAN, DEANNA - Colgan, Patrick; 201600350;  
Complaint Divorce.  
CORREA, OBED - Yang, Weili; 201600126;  
Petition to Appeal Nunc Pro Tunc.  
D R HORTON INC - Erlichman, Cami; 201600253;  
Civil Action; Griffiths, Stephen H.  
DAVIS, RICHARD - Santillo, Gloria; 201533164;  
Complaint Divorce.  
DECOTEAU, DANIEL: UNITED STATES OF  
AMERICA - Jpmorgan Chase Bank  
National Association; 201600321; Complaint In  
Mortgage Foreclosure; Wapner, Peter.  
FARMER, ALUSTER - Juno International Llc;  
201600531; Complaint in Ejectment.  
FLOWERS, INAMI: HOWARD - Spencer, Clara;  
201600381; Civil Action; Gottlieb, Michael P.  
GARBER, ELLEN - Erie Insurance Exchange;  
201533036; Petition; Tredwell, Scott J.  
GARRETT, KEITH - White, Katie; 201600244;  
Complaint for Custody/Visitation.  
GIBNEY, IRIS - Gibney, Ryan; 201600625;  
Complaint Divorce.  
GONE GREEN INC: SMITH, WILLIAM -  
Diesinger, Ronald; 201600265; Civil Action;  
Breidenbach, Douglas B., Jr.  
GRIFFIN, ERICA - Davidson, Steven; 201600274;  
Plaintiffs Appeal from District Justice.  
GUILAVOGUI, JEAN: HABA, CATHERINE -  
Plymouthtowne Apartments; 201600475;  
Defendants Appeal from District Justice.  
HETRICK, JACLYN - Hetrick, Matthew; 201600349;  
Complaint Divorce; Scharff, Paula C.  
HOLY REDEEMER HEALTH SYSTEM -  
Deissler, Nancy; 201600472; Civil Action.  
HUNSBERGER, GREGORY: GHREMODELERS INC -  
Megarrity, William; 201600489; Civil Action;  
Murphy, Frank P.  
HUNTE, MAXENE - Capital One Bank Usa Na;  
201600502; Defendants Appeal from District Justice.  
JOHNSON, SHEREE - Deutsche Bank  
National Trust Company; 201600499; Complaint  
In Mortgage Foreclosure; Wapner, Peter.  
JR BETTS INC: JR BETTS AND ASSOCIATES:  
MULLAHY, JAMES - Termyna, Edward;  
201600250; Civil Action; Gatto, Michael N.  
KARASAI CUMISKEY, ADRIENN - Cumiskey, Brett;  
201600477; Complaint for Custody/Visitation;  
Pizonka, Joseph J.  
KING, DAVID - Nationstar Mortgage Lc; 201600275;  
Complaint In Mortgage Foreclosure;  
Wolf, Katherine M.  
KIRKPATRICK, JENNIFER - Fisher, Gail; 201600601;  
Defendants Appeal from District Justice.  
LONG, BARBARA - Llanos, Juan; 201600228;  
Complaint Divorce.  
MAIN LINE HEALTH INC: LANKENAU  
MEDICAL CENTER: LAZOWICK, DANIEL,  
ET.AL. - Silverman Tabas, Leslee; 201600150;  
Civil Action.  
MATEY, CARRIE: TIZIANA, MIKE - Bass, Beth;  
201600553; Complaint for Custody/Visitation.  
MCCARTHY, URSULA: JOHNSON, URSULA -  
Drexel University; 201600593; Civil Action;  
Watson, J. Scott.  
MCQUAID, SEAN - Mcquaid, Geraldine; 201600263;  
Complaint Divorce; Young, Cheryl L.  
MENNONA, MARY - Morrow Tompking  
Trueblood & Lefevre Llc; 201600630;  
Civil Action; Tompkins, Richard J.  
MONTGOMERY COUNTY BOARD OF  
ASSESSMENT - Stonemor Pennsylvania Llc;  
201533126; Petition to Appeal Nunc Pro Tunc;  
Obrien, Joseph P.  
MONTGOMERY COUNTY BOARD OF  
ASSESSMENT - Stonemor Pennsylvania Llc;  
201533128; Petition to Appeal Nunc Pro Tunc;  
Obrien, Joseph P.  
MONTGOMERY COUNTY BOARD OF  
ASSESSMENT - Stonemor Pennsylvania Llc;  
201533129; Petition to Appeal Nunc Pro Tunc;  
Obrien, Joseph P.  
MORALES, JAVIER - Pantle, Araceli; 201600494;  
Complaint for Custody/Visitation.

PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Sharpe, Angela; 201600359;  
Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Kennedy, Charles; 201600396;  
Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Dormil, Potel; 201600459;  
Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Daller, Adam; 201600545;  
Appeal from Suspension/Registration/Insp.

PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Young, Austin; 201600530;  
Appeal from Suspension/Registration/Insp;  
Fioravanti, Michelle A.

PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Dinkins, Ronald; 201600490;  
Appeal from Suspension/Registration/Insp.

PRATTIS, KHALIL - Prattis, Teborah; 201600110;  
Complaint Divorce.

PROGRESSIVE PALOVERDE INSURANCE  
COMPANY: ESTATE OF REANDA MOORE -  
Blanchard, Wayne; 201600554; Foreign Subpoena.

RITCHEY, CAROL - Poley, David; 201600222;  
Complaint Divorce.

RODRIGUEZ, SAMUEL - Lancer Insurance Company;  
201600566; Civil Action; Geduldig, Stephen E.

SADOWNICZAK, JOSEPH: CASSANDRA -  
Jpmorgan Chase Bank National Association;  
201600340; Complaint In Mortgage Foreclosure;  
Wapner, Peter.

SANCHEZ VASQUEZ, JESUS - Bernatskaya, Irina;  
201600282; Complaint Divorce.

SEJDA, SHERI - Nationstar Mortgage Llc;  
201600256; Complaint In Mortgage Foreclosure;  
Wapner, Peter.

SHANNON, DENISE - Shannon, Patrick; 201600478;  
Complaint Divorce.

SHARPE, RAYMOND - Sharpe, Laura; 201600333;  
Complaint Divorce.

SMITH, ANDREW - Smith, Tanya; 201600113;  
Complaint for Custody/Visitation; Rentz, Sheryl R.

SPRINGFIELD TOWNSHIP BOARD OF  
COMMISSIONERS - Cheltenham Transportation Llc;  
201600596; Appeal from Zoning Board Non Govt;  
Von Sprecklesen, Julie L.

STOVER, RICHARD - Srp 2014-17 Llc; 201600316;  
Complaint In Mortgage Foreclosure;  
Somach, Richard B.

STUART, TYLER - Dunham, Stephen; 201600562;  
Civil Action; Rubin, Lawrence L.

STUSNICK, JOHN - Stusnick, Kathryn; 201600517;  
Complaint Divorce; Leeds, Abigail Silverman.

TAYLOR, MAURICE - Ryan, Claudia; 201600509;  
Complaint Divorce.

TREGO EXCAVATING INC: HARRY E TREGO INC:  
TREGO EXCAVATING, ET.AL. - Ppl Electric  
Utilities Corporation; 201600130; Civil Action;  
Krzywicki, Anthony P.

UNKNOWN HEIRS: ESTATE OF TIMOTHY J  
BALLENTINE - Citimortgage Inc; 201600273;  
Complaint In Mortgage Foreclosure;  
Wapner, Peter.

WARD, DENNIS - Portfolio Recovery Associates Llc;  
201600252; Civil Action; Brown, Carrie A.

WASHINGTON, JORDAN - Scott, Gabrielle;  
201600353; Complaint for Custody/Visitation;  
Hughes, Lauren A.

ZERGANI, JAMES - Riahifard, Mojgan; 201600564;  
Complaint Divorce.

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## WILLS PROBATED

### Granted Week Ending January 19, 2016

#### Decedent's Name Appears First, Then Residence at Death, and Name and Address of Executors

AMPLIO, CATERINA - East Norriton Township;  
Amplio, Mario, 3109 N Sunset Avenue  
East Norriton, PA 19403.

BALLARD, IAN M. - Lower Merion Township;  
Ballard, Helen C., 26 Pond Lane  
Bryn Mawr, PA 19010.

BINSFELD, ROBERT - Lower Pottsgrove Township;  
Binsfeld, Bradley B., Sr., 109 First Ave  
Pottstown, PA 19464.

BONNER, DOLORES M. - Lansdale Borough;  
Bonner, Gerald, 8 Buck Run Road  
Thornton, PA 19373.

BRONSKY, MARION E. - Lansdale Borough;  
Keeley, Marta A., 177 West Harmony Drive  
Pottstown, PA 19464; Kruse, Teresa M.,  
202 Strawberry Court Warminster, PA 18974.

BRUSCA, DONALD J. - Skippack Township;  
Brusca, Jane T., 866 Collegeville Road  
Collegeville, PA 19426.

BUNT, ROSE - Towamencin Township;  
Bunt, Ronald, 354 Main Street  
Harleysville, PA 19438.

CELLUCCI, JOSEPH D. - Whitpain Township;  
Cellucci, Joseph, 1018 Thorndale Drive  
Lansdale, PA 19446-4424.

COOPER, DELORES A. - Hatfield Township;  
Smallwood, Reba C., 3900 Ford Rd  
Philadelphia, PA 19131.

CRAIG, THOMAS - East Norriton Township;  
Craig, Michael A., 311 Delaware Avenue  
Lansdale, PA 19446.

FINESTONE, ALBERT J. - Cheltenham Township;  
Finestone, Jay, 8229 Westminster Road  
Elkins Park, PA 19027.

FORST, EDWARD S., SR. - Abington Township;  
Forst, Harry, 100 Golf View Drive  
Ivyland, PA 18974; Forst, Rosemarie,  
700 Elkins Avenue Elkins Park, PA 19027.

FOX, MICHAEL T. - Plymouth Township;  
Fox, John, 1509 Colwell Lane  
Conshohocken, PA 19428.

GABER, HARRY - Lower Merion Township;  
Gilman, Gloria M., 1033 Christian Street  
Philadelphia, PA 19147.

GEGNER, MURRAY D. - Lower Frederick Township;  
Gegner, Steven H., 674 Bellflower Rd  
Langhorne, PA 19047; Reiss, Barbara J.,  
412 Greenwich Ct New Hope, PA 18938.

GRAHAM, JAMES I. - Upper Gwynedd Township;  
Graham, James A., 3 Wood Lane Malvern, PA 19355.

GRAYBILL, CHESTER W. - Towamencin Township;  
Burckhart, L. D., 734 Eisenhauer Dr  
Telford, PA 18969; Landis, Nancy L.,  
257 High Street Sellersville, PA 18960.

- GREENSTEIN, ELYSE - Springfield Township;  
Levin, Kenneth J., 1608 Walnut Street  
Philadelphia, PA 19103-2155.
- GUZEK, ROBERT S. - Whitpain Township;  
Guzek, Marjorie C., 878 Village Circle  
Blue Bell, PA 19422.
- HALPERN, GLENN S. - Montgomery Township;  
Halpern, Jane, 770 Adams Circle Yardley, PA 19067.
- HENRY, PAULINE B. - Abington Township;  
Henry, Catherine, 1901 Acorn Lane  
Abington, PA 19001.
- HOPKINS, BARBARA J. - Lower Providence Township;  
Owen, Roxanna H., 3240 W. Sunset Avenue  
Eagleville, PA 19403.
- HUNTER, SUZANNE F. - Upper Moreland Township;  
Wolff, Lynda, 408 Woodlawn Drive  
Friendswood, TX 77546.
- IGLESIAS, HERMAN - Plymouth Township;  
Denenberg, Debbie, 312 Jocelyn Drive  
Plymouth Meeting, PA 19462; Iglesias, Bruce,  
1081 Hunter Hill Drive Lansdale, PA 19446;  
Iglesias, Michael, 187 Sunset View Drive  
Doylestown, PA 19001.
- KREWSON, HOWARD R. - Lower Moreland Township;  
Krewson, George M., 418 Hampton Court  
Chalfont, PA 18914.
- KUTNER, MILTON L. - Upper Providence Township;  
Mcdermond, Heather, 574 Cork Circle  
West Chester, PA 19380.
- LANDES, MERLE - Hatfield Township; Landes, G. L.,  
84 Derstine Road Hatfield, PA 19440.
- LAWRENCE, MITCHELL, SR. -  
Lower Gwynedd Township; Lawrence, Vanessa J.,  
50 Roberts Drive Westampton, NJ 08060.
- LEVY, HELEN M. - Upper Moreland Township;  
Amacher, Janet E., 311 N Sumneytown Pike  
North Wales, PA 19454.
- LINVILL, JOHN B. - Lower Merion Township;  
Linville, John B., Jr., 222 Croton Road  
Wayne, PA 19087.
- LYNCH, DOLORES R. - Upper Gwynedd Township;  
Maxwell, Sharon L., 101 Oxford Road  
Lansdale, PA 19446.
- MARION, RUTH L. - Upper Frederick Township;  
Marion, Douglas L., 334 Grandview Circle  
Ridgewood, NJ 07450; Marion, William C.,  
282 West Spruce Street Gilbertsville, PA 19525.
- MARRON, ELIZABETH J. - Upper Gwynedd Township;  
Marron, Henry T., 836 Hamel Avenue  
Glenside, PA 19038.
- MCGANN, JOHN R. - Horsham Township;  
Mars, Mary P., 4300 Enders Way  
Doylestown, PA 19002.
- MCMULLAN, BRIDGET - Souderton Borough;  
McMullan, David R., 30 Elm Drive  
East Windsor, NJ 08250-2111; McMullan, Kevin J.,  
632 Dettmar Ter Runnemede, NJ 08078-1220.
- MOORE, JOHN G. - Montgomery Township;  
Moffatt, Barbara L., 7 Bridgepoint Court  
Doylestown, PA 19001.
- PACKER, LOIS H. - Springfield Township;  
Packer, Carol, 1447 Barton Drive  
Fort Washington, PA 19034; Packer, Susan,  
1310 Rydal Road Rydal, PA 19046.
- PASQUALE, NEIL A. - Norristown Borough;  
Pasquale, Mamie M., 901 Stanbridge Street  
Norristown, PA 19401.
- PITMAN, GLORIA - Limerick Township;  
Sharples, Barbara P., 4204 Waterford Way  
Limerick, PA 19468.
- PITT, CHARLIE E. - Whitpain Township;  
Dover, Jerry D., 815 Whitney Drive  
Blue Bell, PA 19422.
- ROHRBACH, MINERVA L. - Upper Frederick Township;  
Sparks, Deborah A., 1790 St. Andrews Drive  
Pottstown, PA 19464.
- SCHLAGEL, LEROY C. - Lower Providence Township;  
Dupell, Linda, 730 Grandview Ave  
Norristown, PA 19403.
- SCHLICHTHERNLEIN, RALPH F. - Limerick Township;  
Schlichthernlein, Ralph K., 434 Trump Park  
Residence Shrub Oak, NY 10588.
- SCHWARTZ, HARVEY - Cheltenham Township;  
Schwartz, Ansel M., One Sterling Plaza  
Pittsburgh, PA 15213.
- SHAPIRO, ELEANOR P. - Worcester Township;  
Korsen, Howard M., 8 Kirkwood Drive  
Mt. Laurel, NJ 08054-4716.
- SHAW, PATRICIA M. - Lower Merion Township;  
Shaw, John E., Jr., 100 Sullivan Road  
Wayne, PA 19087.
- SICHEL, LENA M. - Springfield Township;  
Thomas, Jane S., 901 Edann Road  
Oreland, PA 19075.
- THURSTON, NATHAN - Upper Gwynedd Township;  
Thurston, Tyler, 810 Hartley Place  
Lansdale, PA 19446.
- TITANIC, OLENA - Lower Pottsgrove Township;  
Titanic, Christopher C., 1475 Rupert Rd  
Pottstown, PA 19464.
- TZARNAS, CHRIS D. - Lower Merion Township;  
Tzarnas, Ellie K., 541 Howe Road  
Merion Station, PA 19066-1128.
- WARONKER, RUTH C. - Plymouth Township;  
Waronker, Mark, 104 Pauline Circle  
Lansdale, PA 19446.
- WATMAN, SYLVIA - Lower Merion Township;  
Watman, Richard, 223 Valley Rd  
Merion Station, PA 19066.
- WHITENIGHT, IRENE M. - Rockledge Borough;  
Adamowicz, Nikki Ann, 333 Arch St  
Royersford, PA 19468.
- WILDRICK, ANNA M. - Worcester Township;  
Wilkinson, Jenifer, 255 Creekside Drive  
New Hope, PA 18938.
- WUESTNER, JOAN A. - Whitmarsh Township;  
Wuestner, Robert J., 2732 Grandview Place  
Endicott, NY 13760.
- ZUCK, ALAINE M. - Springfield Township;  
Zuck, Dale A., 10323 Hampshire Court  
Munster, IN 46321.

## RETURN DAY LIST

**February 8, 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. Allstate Insurance Company a/s/o James and Donna Schiel v. Little Giant Pump Company - Motion to Compel Answer to Interrogatories and Request for Production of Documents (Seq. 1-2 D) - **P. Sandler - K. McCloskey.**
2. Amoussou v. Moore - Motion to Compel Discovery Responses of Plaintiff (Seq. 12 D) - **K. Saffren - J. Eisner.**
3. Bancroft v. Bancroft - Petition to Withdraw as Counsel (Seq. 22) Only Docket #2004302-73 - **D. Wolf - S. Cooper.**
4. Becker v. Peco Energy Company - Peco Energy Company's Motion to Compel Plaintiff's Authorizations (Seq. 36 D) - **T. Young.**
5. Berman v. Star Construction - Motion to Compel Plaintiff's Executions of Authorizations (Seq. 36 D) - **S. McConnell - D. Carvell.**
6. Blue Sky International, Inc. v. Biden - Motion to Compel Deposition (Seq. 27 D) - **A. Dubroff - A. Miller.**
7. Bongiorno v. Brooks - Motion to Compel Answer to Interrogatories and Request for Production of Documents (Seq. 1-0 D) - **R. Boak.**
8. Burris v. Main Line Health System - Motion for Protective Order (Seq. 8 D) - **P. Rosen - D. Smith - P. MacDonald.**
9. Casey v. Warner - Motion to Compel Answer to Interrogatories and Request for Production of Documents Against Plaintiffs (Seq. 9 D) - **J. Haggerty - J. Pollock.**
10. Cavalry Spv I, LLC v. Cook - Motion to Change Venue (Seq. 1) - **D. Apothaker.**
11. Davis v. Main Line Hospitals, Inc. - Motion to Compel Answer to Interrogatories, et al. (Seq. 37 D) - **A. Gorodetzer - M. Courtney.**
12. Drexel University v. Browne - Motion to Break and Enter (Seq. 12) - **J. Watson.**
13. Drexel University v. McLaughlin-Ward - Motion to Break and Enter (Seq. 8) - **J. Watson.**
14. Erie Insurance Exchange v. Garber - Petition to Compel Independent Medical Examination of Respondent, Ellen Garber (Seq. 0 D) - **S. Tredwell.**
15. First Select, Inc. v. Kalamas - Motion to Compel Answer to Interrogatories and Request for Production of Documents (Seq. 1-0 D) - **R. Opher.**
16. Frick v. Weitort - Motion to Compel Discovery (Seq. 9 D) - **M. D'Aniello - M. Moore.**
17. Friedman v. Bryn Mawr Hospital - Motion to Strike Written Statements (Seq. 137 D) - **S. Friedman - K. Chancler.**
18. Friedman v. Main Line Hospitals, Inc. - Motion to Strike Written Statements (Seq. 129 D) - **S. Friedman - M. Courtney.**
19. Gaul v. Karsan - Motion to Compel Answer to Interrogatories and Request for Production of Documents (Seq. 1-1 D) - **J. Leffler - E. Uehling.**
20. Gennaro v. Merritt - Plaintiff's Motion to Compel Full and Complete Responses to Discovery (Seq. 22 D) - **D. Burkholder - F. Emmerich.**
21. Gillette v. Crisci - Motion to Compel Discovery (Seq. 78 D) - **J. Radmore - N. Raynor.**
22. Goetz v. Sternthal - Motion to Compel Plaintiff to Sign Hipaa Authorization (Seq. 11 D) - **S. DiMatteo - N. Petro.**
23. Grande at Riverview Condominium Association v. D. R. Horton, Inc., New Jersey - Motion to Compel Discovery (Seq. 973 D) - **R. Hoffman - S. Reidenbach.**
24. Granite State Insurance Company v. Lebanon Valley Insurance Company - Motion to Amend Complaint to Conform to Evidence (Seq. 144) - **M. Cawley - M. Connor - J. Adler.**
25. Gunn v. Lopez - Motion to Compel Discovery (Seq. 16 D) - **B. Cornett - J. Silli - E. Gavin.**
26. Hashmi v. Antrim - Motion to Compel Discovery (Seq. 12 D) - **M. Jan - L. Sabato.**
27. Hildreth v. Hildreth - Petition to Withdraw as Counsel (Seq. 32) Only Docket #2004008-74 - **S. Rubin - P. Bort.**
28. IB Property Holdings, LLC v. Robinson - Emergency Motion to Terminate December 2, 2015 Order of Court Staying Execution on The Writ of Possession (Seq. 109) - **M. Lubniewski - C. Robinson.**
29. Jones v. Wise - Motion to Compel Answers and Production of Documents (Seq. 6-D) - **C. Falcone - E. Merrigan.**
30. Kasparangelo v. Angelo - Petition to Withdraw as Counsel (Seq. 28 D).
31. Klein v. Winkworth - Motion to Compel Plaintiff's Answer to Interrogatories (Seq. 10 D) - **A. Riemenschneider - J. Gilman.**
32. Labenz v. Derstein - Motion to Enforce Subpoena (Seq. 38 D) - **R. Lucente - B. Vance - C. Daly.**
33. Lamont v. Baird Respiratory Therapy, Inc. - Petition to Withdraw as Counsel (Seq. 12) - **R. Haurin - B. McVan.**
34. Laume v. Fischer - Motion to Compel (Seq. 9 D) - **D. Anastasia - R. Pugh.**
35. Ma v. The Cutler Group, Inc. - Motion for Leave to File Joinder Complaint, et al. (Seq. 26) - **D. Makara - J. Deal.**
36. Mackerchar v. Baederwood Limited Partnership - Petition to Withdraw as Counsel (Seq. 51) - **J. Zimmerman - C. Straggas.**
37. Malinics v. Springfield Residence - Motion to Compel Depositions (Seq. 32 D) - **M. Kardon - C. Harvey - J. Taima.**
38. Mandato v. Leas - Motion to Compel Plaintiff's Answer to Defendant's Discovery Requests (Seq. 20 D) - **P. Tressler - K. Meindl.**
39. Marina District Development Company v. Ju - Motion to Compel (Seq. 6) - **J. Knapp.**
40. Marina District Development Company v. Matkowski - Motion to Compel (Seq. 6 D) - **J. Knapp.**
41. Mason v. Mason - Petition to Withdraw as Counsel (Seq. 11) - **C. Graff - R. Gutman.**
42. McLaughlin v. Smith - Petition to Withdraw as Counsel (Seq. 37) - **P. Dolan - C. Consolo.**

43. Metro Public Adjustment, Inc. v. Tulio - Motion to Break and Enter (Seq. 15).
44. Milburn v. Abington Memorial Hospital - Motion for in Camera Review and Motion to Compel (Seq. 28 D) - **G. Clarke - M. McGrath.**
45. National Surety Corporation v. Hendricks - Motion to Amend Complaint (Seq. 3) - **P. Sandler.**
46. Navgen Capital Fund I, LLC v. Bean - Petition to Withdraw as Counsel (Seq. 16) - **S. Hladik - S. Bozarth.**
47. Pachella v. Archdiocese of Philadelphia - Motion to Transfer (Seq. 51) - **M. Pansini - H. Hilles - P. Newcomer.**
48. Palmer v. Einstein Medical Center Montgomery - Motion to Compel (Seq. 96 D) - **M. Brecher - D. Ryan - A. Albero.**
49. Passionate Pursuits, Inc. v. TFJR Associates, L.P. - Plaintiff's Motion to Compel Defendant's Responses to Interrogatories (Seq. 13 D) - **S. Rothman - R. Giuliani.**
50. Patterson v. Giese - Motion to Compel Discovery (Seq. 18 D) - **M. Clair - J. Mulligan.**
51. Pfeifer v. USAA Insurance Agency, Inc. - Motion to Sever and Stay (Seq. 9) - **S. Lupin - L. Andreuzzi.**
52. Portfolio Recovery Associates v. Torres - Motion to Withdraw as Counsel (Seq. 16) - **K. Miller - M. Gallagher.**
53. Rhees North Wales, PA, L.P. v. Choice of India, Inc. - Motion to Compel Deposition, et al. (Seq. 31 D) - **P. Lesser.**
54. Robert v. Seniors Adult Activities Center - Motion to Compel Discovery (Seq. 21 D) - **A. Ferrante - E. Jarosz.**
55. Rooker v. Doran - Motion to Compel Answer to Interrogatories and Request for Production of Documents (Seq. 2-0 D) - **T. Palmer.**
56. Sakmary v. Borough of North Wales - Motion to Compel Depositions (Seq. 17 D) - **J. Fitzpatrick - K. McNulty.**
57. Saldutti v. Clement - Motion to Compel (Seq. 28 D) - **V. Vangrossi - J. Weiss.**
58. Santander Bank, N.A. v. Sunrise Plus, LLC - Petition to Open/Strike Judgment (Seq. 10) - **D. Mazo - D. Shafkowitz.**
59. Scantling v. 850 Paper Mill Road Operations - Defendant's Motion to Strike Plaintiff's Defective Certificates of Merit and Compel Proper Certificates of Merit (Seq. 41) - **R. Wilson - R. Dillon.**
60. SMS Financial 30, LLC v. Weisbaum - Petition to Reassess Damages (Seq. 15) - **A. Agrawal - M. Pearlstein.**
61. Solofsky v. Gintis - Motion to Compel Answers to Discovery (Seq. 9 D) - **S. Schatz - T. Simmons.**
62. Splendastic, LLC v. McCarthy Howe - Motion to Compel (Seq. 10) - **M. Haltzman - J. Dalton.**
63. Stewart v. Braccia - Motion to Compel Plaintiffs' Depositions (Seq. 32 D) - **M. Kats.**
64. Stonemor Pennsylvania, LLC v. Montgomery County Board of Assessment Appeals - Petition for Nunc Pro Tunc Appeal from the Assessment of Montgomery County (Seq. 0) - **J. O'Brien.**
65. Stonemor Pennsylvania, LLC v. Montgomery County Board of Assessment Appeals - Petition for Nunc Pro Tunc Appeal from the Assessment of Montgomery County (Seq. 0) - **J. O'Brien.**
66. Stonemor Pennsylvania, LLC v. Montgomery County Board of Assessment Appeals - Petition for Nunc Pro Tunc Appeal from the Assessment of Montgomery County (Seq. 0) - **J. O'Brien.**
67. Tsiobikas A. Minor v. Wilde - Defendants' Motion to Compel Plaintiffs' Discovery Responses (Seq. 15 D) - **F. Wesner - J. Walsh.**
68. Wagner v. Progressive Direct Insurance Company - Motion to Compel Compliance (Seq. 5D) - **M. Pansini - T. Winicov.**
69. Washington v. Grossman - Motion to Compel Discovery (Seq. 12 D) - **M. Simon - H. Froehlich.**
70. Weiss v. Rangel - Motion to Compel Discovery Answers (Seq. 10 D) - **C. Wolf - D. Dean.**
71. Yu v. Sim - Motion to Compel Deposition (Seq. 4D) - **V. Wilson - K. Meindl.**