

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 22, 2017 at 1:00 o'clock P.M. prevailing time, in Court Room "A", Court House, Swede and Airy Streets, in the Borough of Norristown, said County, the following described Real Estate.

To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on March 29, 2017 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

Second Publication

08-13333

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a Plan of Wyndmoor Estates made for Gary Gordon and Gene Rubin by D. S. Winokur Associates dated 9/20/1978 and recorded in Plan Book A-35, Page 27, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Heritage Road which point is measured on the arc of a circle curving to the right having a radius of 15 feet the arc distance of 28.62 feet from a radial round corner set on the Northwesterly side of Wyndmoor Lane (50 feet wide); thence from said point of beginning continuing on the Northeasterly side of Heritage Road on the arc of a circle curving to the right having a radius of 175 feet the arc distance of 45.68 feet to a point of tangent; thence still along the same North 00 degrees, 59 minutes, 18 seconds West, 177.48 feet to a corner of Lot 21; thence along the same North 89 degrees, 00 minutes, 42 seconds East, 301.69 feet to a point in the line of Lot 19; thence along same South 11 degrees, 12 minutes, 59 seconds West, 133.40 feet to a point set on the Northeasterly side of Wyndmoor Lane; thence along same on the arc of a circle curving on the left having a radius of 175 feet the arc distance of 141.98 feet to a point of tangent; thence South 54 degrees, 43 minutes, 46 seconds West, 131.38 feet to a point of curve; thence on the arc of a circle curving to the right having a radius of 15 feet the arc distance of 28.62 feet to the first mentioned point and place of beginning.

BEING Lot Number 20 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Nushin Khan by Deed from Ella Karlitsky, by her Agent Fania Karlitsky by Power of Attorney dated October 18, 2004 and recorded November 19, 2004 in Deed Book 5533, Page 02428, Instrument Number 2004225394.

Parcel Number: 30-00-28394-00-7.

Location of property: 1865 Heritage Road, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Nushin Khan** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWMBS, Inc., CHL Mortgage Pass-Through Trust 2004-25, Mortgage Pass Through Certificates, Series 2004-25. Debt: \$1,029,473.64.

Jacob M. Ottley, Attorney.

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

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

09-08865

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

BEGINNING at a point on the Northwesterly side of Fairview Road (forty feet wide) at the distance of two hundred eighty-three feet, twenty-seven one-hundredths of a foot measured South thirty-nine degrees, thirty-seven minutes, fourteen seconds West along the said side of Fairview Road, from the point of the intersection of the said side of Fairview Road, as produced, with the Southwesterly side of Township Line Road, (forty feet wide) (as produced); thence extending along the said Northwesterly side of Fairview Road, South thirty-nine degrees, thirty-seven minutes, fourteen seconds West, one hundred feet and sixteen one-hundredths of a foot to a point; thence extending North forty-seven degrees, ten minutes West, two hundred forty-two feet and sixty-three one-hundredths of a foot to a point; thence extending North forty-two degrees, fifty minutes East, one hundred feet to a point; thence extending South forty-seven degrees, ten minutes East, two hundred thirty-seven feet and two one-hundredths of a foot to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Paula Jackson, by Deed from Marlene M. Block, dated 12/29/2006, recorded 01/17/2007 in Book 5631, Page 2419.

Parcel Number: 31-00-09835-00-7.

Location of property: 8318 Fairview Road, Elkins Park, PA 19027-2121.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Paula Jackson** 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: \$641,512.25.

Peter Wapner, Attorney. I.D. #318263

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

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

11-25031

ALL THOSE TWO CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, designated and known as Lot Numbers 18 and 33 on the Plan of Lots of the DeKalb Realty Company, made by H. S. Farquhar, Civil Engineer, in November of 1916 and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 754, Page 16 and being described together as one lot, as follows, to wit:

BEGINNING at a point on the middle line of Crooked Lane at the distance of 285.00 feet measured on a course of South 24 degrees, 54 minutes East from a point in the middle of said Crooked Lane, in line of Lot Numbers 14 and 15 and which latter point is at the distance of 821.20 feet measured on a course of South 24 degrees, 15 minutes East from an iron pin at or near the middle line of Ford Street.

CONTAINING in front or breadth measured on a course of South 24 degrees, 54 minutes East along the said middle line of Crooked Lane 95.00 feet and extending of that width in length or depth between parallel lines measured on a course of South 65 degrees, 06 minutes West 248.00 feet.

TITLE TO SAID PREMISES IS VESTED IN Michael F. Zielinski and Danielle Zielinski, as Tenants by the Entirety, given by Michael Zielinski and Danielle Zielinski, formerly Danielle Cucchi, dated 3/9/2001 and recorded 3/22/2001 in Book 5353, Page 2330.

Parcel Number: 58-00-04942-00-4.

Location of property: 171 Crooked Lane, King of Prussia, PA 19406-2571.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael F. Zielinski, Danielle Zielinski and The United States of America c/o The United States Attorney for The Eastern District of Pennsylvania** at the suit of U.S. Bank National Association, as Trustee for Greenpoint Mortgage Funding Trust Mortgage Pass-Through Certificates, Series 2006-AR7. Debt: \$301,166.94.

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

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

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

12-00793

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Merion Township**, Montgomery County, Pennsylvania, and described according to a record plan prepared for Mohammad Jan and Mahmood D. Patel by Pahutski Land Surveying, dated March 6, 1995 and last revised July 5, 1995 and recorded in Montgomery County in Plan Book A-55, Page 431, as follows, to wit:

BEGINNING at point on the Northerly side of the cul-de-sac at the end of Kerrwood Drive (50 feet wide) 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, North 03 degrees, 41 minutes West crossing the bed of a certain 40 feet wide easement, 239.00 (erroneously stated as 2390.00) feet to a point on the Southerly side of Conrail (Pennsylvania Railroad-Trenton cutoff) right-of-way line; thence extending (along the same, North 66 degrees, 39 minutes, 12 seconds East, 199.96 feet to a point, a corner of land now or formerly of Steven B. Hereon; thence extending along the same, South 17 degrees, 51 minutes, 06 seconds East recrossing said easement and through the bed of Abrams Run, 56.00 feet to a point, a corner of land now or late of Gary H. and Aijau F. Chu; thence extending along the same, South 29 degrees, 44 minutes, 51 seconds West crossing a 100 year flood plain 313.38 feet to a point on the said Northerly side of the cul-de-sac at the end of Kerrwood Drive; thence extending along the same, Northwestwardly on the arc of a circle curving to the left having a radius of 50.00 feet the arc distance of 31.40 feet to the first mentioned point and place of beginning.

BEING Lot No. 3 as shown on said plan.

BEING the same property conveyed to Todd H. Freedman and Nadine R. Freedman, husband and wife who acquired title by virtue of a Deed from Noel A. Brady and Colleen P. Brady, dated July 8, 2005, recorded August 15, 2005, at Deed Book 0556, Page 2109, Montgomery County, Pennsylvania records.

Parcel Number: 58-00-11894-03-6.

Location of property: 250 Kerrwood Drive, Wayne, PA 19087.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Todd H. Freedman and Nadine R. Freedman** at the suit of Bank of America, National Association. Debt: \$625,123.16.

Meredith H. Wooters, Attorney.

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

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

12-23065

ALL THAT CERTAIN lot or piece of ground, situate in **Springfield Township**, Montgomery County, Commonwealth of Pennsylvania, and described according to a Certain Plan thereof known as Plan of Lots made for A. L. Budd Corporation, by George B. Mebus, Inc., Engineers, dated June 1, 1960, and revised April 11, 1962, said plan recorded in Plan Book A-6, Page 114, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Swade Road (fifty feet wide), said point being the three following courses and distances from a point of curve on the Northwesterly side of Paper Mill Road (fifty-five feet wide):

(1) leaving Paper Mill Road on the arc of a circle curving to the left, having a radius of twenty-five feet, the arc distance of thirty-nine and twenty-seven one-hundredths feet to a point of tangent on the Southwesterly side of Swade Road; (2) North forty-six degrees, twenty-three minutes, thirty seconds West, along the Southwesterly side of Swade Road one hundred thirty-one and eighty-nine one-hundredths feet to a point of curve on the same; and (3) Northwestwardly, still along the Southwesterly side of Swade Road on the arc of a circle curving to the right, having a radius of four hundred seventy-five feet, the arc distance of twenty-two and thirty-one one-hundredths feet to the point of beginning; thence extending from said point of beginning, South forty-six degrees, seventeen minutes, fifty-six seconds West, one hundred forty-eight and fifty-one one-hundredths feet to a point; thence extending North fifty degrees, one minute, ten seconds West, one hundred four and forty-nine one-hundredths feet to a point; thence extending North fifty-five degrees, thirty-five minutes, thirteen seconds East, one hundred sixty-eight and forty-five one-hundredths feet to a point on the Southwesterly side of Swade Road aforesaid; thence extending Southeastwardly along the Southwesterly side of Swade Road on the arc of a circle curving to the left, having a radius of four hundred seventy-five feet, the arc distance of seventy-seven feet, to the first mentioned point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Benjamin P. Buono and Alma T. Friedberger, by Deed from David Ford Abernethy and Phyllis K. Simon, dated 07/26/2007, recorded 08/13/2007 in Book 5660, Page 661.

Parcel Number: 52-00-17200-00-1.

Location of property: 703 Swade Road, Glenside, PA 19038-7344.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Benjamin P. Buono and Alma T. Friedberger** at the suit of Sovereign Bank, N.A. formerly known as Sovereign Bank. Debt: \$448,611.52.

Peter Wapner, Attorney. I.D. #318263

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

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

13-03627

ALL THAT CERTAIN lot or piece of ground, situate in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania and described according to a Certain Plan thereof known as "Birchwood Farms" made by Donald H. Schurr, Civil Engineer and Surveyor, dated August 8, 1961, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Birchwood Drive (fifty feet wide) said point being the four following courses and distance from a point of curve on the Northwestwardly side of Old Arch Road (forty-six and fifty one-hundredths feet wide): (1) leaving Old Arch Road on the arc of a circle curving to the left having a radius of twenty feet the arc distance of thirty-one and forty-two one-hundredths feet to the point of tangent on the Southwestwardly side of Birchwood Drive; (2) North twenty-seven degrees no minutes West along the Southwestwardly side of Birchwood Drive one hundred forty and seventy-five one-hundredths feet to a point of curve on the same; (3) Northwestwardly and Southwestwardly partly along the Southwesterly and partly along the Southeasterly sides of Birchwood Drive on the arc of a circle curving to the left having a radius of two hundred seventy-five feet the arc distance of three hundred ninety-nine and ninety-one one-hundredths feet to a point of tangent on the Southeasterly side of the same; (4) South sixty-nine degrees, forty minutes, thirty seconds West along the Southeasterly side of Birchwood Drive two hundred sixty-five and six one-hundredths feet to the point of beginning; thence extending from said point of beginning South twenty degrees, nineteen minutes, thirty seconds East, one hundred forty-nine and ninety-eight one-hundredths feet to a point; thence extending South sixty-eight degrees, fifty-four minutes West, one hundred and one one-hundredths feet to a point; thence extending North twenty degrees, nineteen minutes, thirty seconds West, one hundred fifty-one and thirty-three hundredths feet to a point on the Southeasterly side of Birchwood Drive aforesaid; thence extending North sixty-nine degrees, forty minutes, thirty seconds East along the Southeasterly side of Birchwood Drive one hundred feet to the first mentioned point and place of beginning.

BEING Lot No. 9 as shown on the above mentioned plan.

BEING the same premises which Rose Marie Peterson by Deed recorded on April 2, 2008 in the Recorder's Office of Philadelphia County, Pennsylvania, Deed Book Volume 5687, Page 1275 granted and conveyed unto Thomas Masucci.

Parcel Number: 33-00-00676-00-2.

Location of property: 2012 Birchwood Drive, East Norriton, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Thomas Masucci** at the suit of Nationstar Mortgage LLC. Debt: \$241,172.40.

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

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

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

13-12512

ALL THAT CERTAIN lot or piece of land, situate in **Springfield Township**, County of Montgomery and State of Pennsylvania and described according to a plan, as follows:

BEGINNING at a point on the Northeasterly side of Bergan Road (fifty feet wide) at the distance of forty-eight feet measured South twenty-three degrees, fifteen minutes, forty-four seconds East from a point of curve in the same, which point of curve is at the arc distance of two hundred eighty-one feet and seventy-two one-hundredths of a foot

measured on the arc of a circle curving to the right having a radius of five hundred twenty-five feet from another point in the same, which point is at the distance of two hundred eighty feet and twenty-six one-hundredths of a foot measured South fifty-four degrees, no minutes, thirty seconds East from another point of curve in the same, which point of curve is at the arc distance of fifteen feet and seventy-one one-hundredths of a foot measured on the arc of a circle curving to the left having a radius of ten feet from a point on the Southeasterly side of Bradford Road (fifty feet wide); thence extending from said point of beginning along the line of Lot No. 91 on the said plan North sixty-six degrees, forty-four minutes, sixteen seconds East, one hundred eighty-four feet and fifty-one one-hundredths of a foot to a point on the Southwesterly side of a sixty feet wide easement reserved for drainage; thence extending along the said and partly crossing a twenty feet wide easement for drainage extending through these premises South twenty-three degrees, fifteen minutes, forty-four seconds East, seventy-one feet and nine one-hundredths of a foot to a point in line of Lot No. 93 on said plan; thence extending the same and in and along the foresaid twenty feet wide drainage easement South sixty-six degrees, forty-four minutes, sixteen seconds West, one hundred eighty-four feet and fifty-one one-hundredths of a foot to a point on the aforesaid side of Bergan Road; thence extending along the same and recrossing the said twenty feet wide drainage easement North twenty-three degrees, fifteen minutes, forty-four seconds West, seventy-one feet and nine one-hundredths of a foot to the first mentioned point and place of beginning.

Parcel Number: 52-00-01435-00-7.

Location of property: 1303 Bergan Road, Springfield Township, PA 19075.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William W. Goetz and Joanne L. Goetz** at the suit of Wells Fargo Bank, N.A. Debt: \$86,228.04.

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

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

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

13-22431

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

SITUATE on the Northwesterly side of Buttonwood Street at the distance of fifteen feet, three inches Southwesterly from the Westerly corner of the said Buttonwood Street and Rich Alley in Norristown Borough, County and State aforesaid.

CONTAINING in front or breadth on said side of Buttonwood Street Southwesterly fifteen feet, two inches and extending of that width in length or depth Northwardly between parallel lines at right angles to said Buttonwood Street, the Northeasterly one of which passes through the middle of the partition wall dividing the house on this lot of ground from the house on the lot of Mary D. Kratz adjoining to the Northeasterly and the Southwesterly one of which passes through the middle of the partition wall dividing the house on this lot of ground from the house on the lot of Evans and Heavner, adjoining to the Southwesterly, ninety-five feet to the Southeasterly side of a certain five foot wide alley leading from Lafayette Street to the said Rich Alley, bounded on the Northwesterly by said five feet wide alley, on the Northeasterly by premises belonging to Mary P. Kratz, on the Southeasterly by Buttonwood Street, aforesaid, and on the Southwesterly by other premises belonging to the said Joseph F. Evans and Frank R. Heavner.

TITLE TO SAID PREMISES IS VESTED IN Harriet L. Robinson and David H. Benson by Deed from Timothy Woodruff, dated December 15, 1995 and recorded December 21, 1995 in Deed Book 5135, Page 0784. The said David H. Benson died on October 19, 2014 thereby vesting title into Harriet L. Robinson as Joint Tenants With the Right of Survivorship.

Parcel Number: 13-00-05768-00-6.

Location of property: 321 Buttonwood Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Harriet L. Robinson** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee as Successor by Merger to LaSalle Bank National Association as Trustee for EMC Mortgage Loan Trust 2002-B, Mortgage Loan Pass-Through Certificates, Series 2002-B. Debt: \$118,051.59.

Joseph F. Riga, Attorney.

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

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

13-25096

Premises 'A'

ALL THAT CERTAIN lot or piece of ground, known and designated as the Northwest one-half of Lot No. 59, all of Lot No. 60 and the Southeast one-half of Lot No. 61 on Plan of Pottsgrove Manor, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a survey thereof made 1/16/1941 and revised 5/1/1941 and 9/1/1941 by Ralph E. Shaner and Son, Engineers, as follows, to wit:

BEGINNING at a point on the Northeast side of King Street (70 feet in width) at the distance of 575 feet Northwesterly from a point of intersection of the said Northeast side of King Street and the Northwest side of Gabel Avenue (50 feet in width), both lines produced; thence extending along the said Northeast side of King Street North 63 degrees, 39 minutes West, 100 feet to a point a corner in Lot No. 61; thence extending in and through said lot North 26 degrees, 21 minutes East, 150 feet to a point a corner of Lot No. 102; thence extending along said lot and Lots Nos. 101 and 100, South 63 degrees, 39 minutes East, 100 feet to a point a corner in Lot No. 59; thence extending in and through said lot South 26 degrees, 21 minutes West, 150 feet to the first mentioned point and place of beginning.

Premises 'B'

ALL THAT CERTAIN lot or piece of ground, being the Westerly one-half of Lot No. 61 on Plan of Pottsgrove Manor, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a survey thereof made by Ralph E. Shaner and Son, Engineers, dated 1/16/1941 and revised 5/1/1941 and 9/1/1941, as follows, to wit:

BEGINNING at a point on the Northeast side of King Street (70 feet in width) at the distance of 675 feet Northwesterly from a point of intersection of the said Northeast side of King Street and the Northwest side of Gabel Avenue (50 feet in width), both lines produced, a point a corner of Lot No. 61 on said plan; thence extending in and through said lot North 26 degrees, 21 minutes East, 150 feet to a point a corner of Lot No. 102 on said plan; thence extending along said lot North 63 degrees, 39 minutes West, 25 feet to a point a corner of Lot No. 62 on said plan; thence extending along said lot South 26 degrees, 21 minutes West, 150 feet to a point on the said Northeast side of King Street; thence extending along the said Northeast side of King Street South 63 degrees, 39 minutes East, 25 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Karen E. Roach, by Deed from Hazel A. Horosky and Bonnie Rose Horosky, dated 05/31/2001, recorded 06/04/2001 in Book 5362, Page 286.

Parcel Number: 16-00-18288-00-2.

Location of property: 349 West King Street, Pottstown, PA 19464-6321.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Karen E. Roach** at the suit of U.S. Bank National Association as Trustee Successor in Interest to Wachovia Bank, National Association as Trustee for GSMPS 2004-1. Debt: \$107,421.89.

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

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

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

13-26732

ALL THAT CERTAIN lot or piece of ground, with buildings and improvements thereon erected situate in **East Greenville Borough**, Montgomery County, Pennsylvania, bounded and described according to a 'As Built Plan' of Valley Road Townhouses made for Colonial Village, for Axelrod Construction Company, made by Urwiler & Walter, Inc., Summertown, Pennsylvania, dated April 7, 1975, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Valley Road (82.00 feet wide) said point being at the distance of 310.00 feet measured South 65 degrees, 53 minutes, 50 seconds West along the Northwesterly side of Valley Road from its point of intersection with the Southwesterly side of Commerce Drive (82.00 feet wide).

CONTAINING in front or breadth Southwestwardly along the Northwesterly side of Valley Road 20.00 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to Valley Road 101.50 feet.

BEING Lot No. 220, as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Evan W. Mulhern and Rebecca L. Mulhern, by Deed from Keith A. Fegely and Barbara L. Fegely, dated 09/24/2008, recorded 10/08/2008, in Book 5710, Page 906.

Parcel Number: 06-00-03852-00-3.

Location of property: 729 Valley Road, East Greenville, PA 18041-1728.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Evan W. Mulhern and Rebecca L. Mulhern a/k/a Rebecca L. Johnson** 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: \$171,364.37.

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

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

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

13-31155

ALL THAT CERTAIN tract of land with the dwellings outbuildings and other improvements thereon, situate along the Easterly side of Swamp Pike in **Limerick Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Survey and Subdivision Plan by Conner and Smith Engineering, Inc., Spring City, PA, dated 9/27/1989, last revised 6/21/1993 Plan No. C89-096, and recorded in Plan Book A-55, Page 13, as follows, to wit:

BEGINNING at a corner in the title line of Swamp Pike (legal right-of-way 40 feet wide; ultimate right-of-way 60 feet wide), a corner of this and lands of Warren T. Barnshaw, the said corner being, also South 46 degrees, 52 minutes, 14 seconds East, 235.75 feet measured along the said title line in Swamp Pike from the title line in Steinmetz Road (legal right-of-way 33 feet wide); thence from the place of beginning, along the said lands of Warren T. Barnshaw, crossing a concrete monument (set) marking the ultimate right-of-way line of Swamp Pike and being 30.17 feet distant, North 47 degrees, 00 minutes, 00 seconds East, 186.77 feet to an iron pin (set), a corner of other lands of George Majewski Estate and referred to as Lot No. 2; thence along the same, the three (3) following courses and distances: (1) North 41 degrees, 44 minutes, 04 seconds East, 224.63 feet to an iron pin (set); (2) North 60 degrees, 23 minutes, 23 seconds East, 1566.02 feet to an iron pin (set); and (3) North 42 degrees, 48 minutes, 00 seconds West, 304.09 feet to an iron pin (set) in line of lands of Michael L. and Gale B. Oclschlanger; thence along the same, North 60 degrees,

08 minutes, 23 seconds East, 492.45 feet to a square iron pin (found) in line of lands of Ronald G.S. Weddell; thence along the same, South 39 degrees, 42 minutes, 59 seconds East, 612.47 feet to an iron pipe (found); thence along lands of Herman and Esther Sandy, South 37 degrees, 50 minutes, 50 seconds West, 967.34 feet to an angle iron (found), a corner of lands of Frida and Howard R. Brenz; thence along the same, North 86 degrees, 39 minutes, 10 seconds West, 270.60 feet to an iron pin (set) and South 51 degrees, 32 minutes, 53 seconds West, 672.09 feet to an iron pin (found), a corner of lands of Harry M. Reichert, Jr.; thence along the same, North 44 degrees, 47 minutes, 39 seconds West, 148.94 feet to an iron pin (found) and South 52 degrees, 57 minutes, 38 seconds West, 534.63 feet, a corner in the aforementioned title line of Swamp Pike, having crossed a concrete monument (set) at the ultimate right-of-way line of Swamp Pike and being 30.45 feet, distant from the last mentioned corner in the title line of Swamp Pike; thence along the title line of Swamp Pike, North 46 degrees, 52 minutes, 14 seconds West, 462.83 feet to the place of beginning.

Parcel Number: 37-00-04990-00-4.

Location of property: 412 Swamp Pike, Gilbertsville, PA 19525.

The improvements thereon are: Vacant.

Seized and taken in execution as the property of **John P. Lawrence and Tamara E. Lawrence a/k/a Tamara Lawrence** at the suit of Equity Trust Company Custodian FBO 101925 IRA, et al. Debt: \$194,394.18.

Stephen Hladik, Attorney.

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

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

13-31478

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Salford Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision prepared for Jon J. Swartzentruber and Kenneth J. and M. Gayle Glemmer, by Stout, Tacconnelli and Associates, Inc., Civil Engineering and Land Surveying, dated July 12, 1994, last revised November 28, 1994 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, PA in Plan Book A-55, Page 203, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Winter Lane (50.00 feet wide) at a corner of lands now or late of Orloski, as shown on said plan, which point is at the distance of 374.21 feet measured South 26 degrees, 30 minutes, 54 seconds West along the said Northwesterly side of Winter Lane from a point of tangent on the same (which courses and distances is taken from prior subdivision recorded in Plan Book A-54, Page 466) which last mentioned point of tangent is at the arc distance of 59.99 feet measured Southwestwardly along the said Northwesterly side of Winter Lane on the arc of a curve, curving to the left, having a radius of 175.00 feet from a point of curve on the same and which last mentioned point of curve is at the distance of 852.16 feet measured South 45 degrees, 29 minutes, 20 seconds West along the said Northwesterly side of Winter Lane from its point of intersection with the Southwesterly side of Salford Station Road (41.50 feet wide) (which last two courses and distances are taken from another prior subdivision recorded in Plan Book A-47, Page 382).

THENCE extending from said point of beginning South 26 degrees, 50 minutes, 54 seconds West along the said Northwesterly side of Winter Lane, the distance of 50.00 feet to a point a corner of Lot No. 2 as shown on said plan.

THENCE extending along Lot No. 2, the two following courses and distances, viz: (1) extending North 63 degrees, 09 minutes, 06 seconds West the distance of 256.48 feet to a point, a corner and; (2) thence extending South 25 degrees, 50 minutes, 54 seconds West the distance of 345.72 feet to a point a corner in line of Lot No. 3 as shown on said plan; thence extending along Lot No. 3, the following two courses and distances, viz: (1) extending North 75 degrees, 29 minutes, 19 seconds West the distance of 95.36 feet to a point, a corner; and (2) thence extending North 49 degrees, 28 minutes, 53 seconds West along lands of Nolan and also crossing the Southeasterly side of Clemmers Mill Road (T-437) no width given) the distance of 359.37 feet to a point on the apparent centerline of the same; thence extending North 42 degrees, 30 minutes, 07 seconds East along the apparent centerline of Clemmers Mill Road, the distance of 16.50 feet to a point on the same at a corner of lands now or late of, as shown on said plan; thence extending along lands of the two following courses and distances, viz: (1) extending South 49 degree, 28 minutes, 53 seconds East and also recrossing the said Southeasterly side of Clemmers Mill Road the distance of 359.3 feet to an iron pin found, a corner; and (2) thence extending North 42 degrees, 30 minutes, 07 seconds East and now also along lands now or late of Petice as shown on said plan, the distance of 359.58 feet to a point, a corner of the aforesaid lands of Orleski; thence extending South 63 degrees, 09 minutes, 06 seconds East along lands of Orleski, the distance of 440.78 feet to the first mentioned point on the said Northwesterly side of Winter Lane and the place of beginning.

Parcel Number: 62-00-02235-21-4.

Location of property: 1265 Winter Avenue, Schwenksville, PA 19473.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Stephen Amenta a/k/a Stephen M. Amenta and Amy Heller a/k/a Amy R. Heller** at the suit of Wells Fargo Bank, N.A., a/k/a Wachovia Mortgage, a Division of Wells Fargo Bank, N.A., and f/k/a Wachovia Mortgage, FSB f/k/a World Savings Bank, FSB. Debt: \$565,098.56.

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

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

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

13-33329

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

BEGINNING at a point of the South side of Chestnut Street between Adams and Bailey Streets, a corner of this and a 10 feet wide alley; thence Southward along the East side of said alley, 140 feet more or less to the North line of a 20 feet wide alley; thence Eastward along the same 21 feet to other land of said grantor; thence Northward along the same and parallel to said 10 feet wide alley, 140 feet more or less to the South line of Chestnut Street aforesaid; thence Westward 21 feet to the point and place of beginning.

BEING the same property conveyed to Roberta L. Rhoads, as sole owner, who acquired title by virtue of a Deed from Marlon L. Orellana and Leisly Angela Medina, dated April 24, 2009, recorded May 21, 2009, at Deed Book 5730, Page 02670, Montgomery County, Pennsylvania records.

Parcel Number: 16-00-05796-00-2.

Location of property: 644 Chestnut Street, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Roberta L. Rhoads** at the suit of PNC Bank, N.A. Debt: \$182,168.66.

Christina L. Connor, Attorney.

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

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

13-33876

ALL THAT CERTAIN tract or piece of land, situate in **Lower Salford Township**, Montgomery County, Pennsylvania, bounded and described according to a recent survey and plan dated August 1, 1955, as prepared by Frances W. Wack, R.S., Schwenksville, Pennsylvania, as follows, to wit:

BEGINNING at an iron pin in the center line of Gruber Road, said point being a corner of other lands of the Grantees herein; thence extending along the same South thirty-four degrees East, three hundred feet to an iron pin in line of land Lewis M. Alderfer; thence along the same South forty-six degrees, forty-four minutes West, ten feet to an iron pin in line of other lands of Grantors herein above to be conveyed unto V. Richard Gamble and Jean E. Gamble, his wife; thence along the same North thirty-four degrees, West three hundred one and eighty-seven one-hundredths feet to an iron pin in the center line of Gruber Road aforesaid; thence along said center line North fifty-six degrees, East ten feet to the point and place of beginning.

CONTAINING three thousand nine square feet of land, more or less.

ALL THAT CERTAIN message and tract of land, situate in **Lower Salford Township**, Montgomery County, Pennsylvania, bounded and described according to plan and survey prepared by Frances W. Wack, R.S., dated July 10, 1953, as follows, to wit:

BEGINNING at an iron pin in the center of Gruber Road, thirty-feet wide, the distance of two hundred twenty-three feet and sixty-five hundredths feet from an iron pin in the center line of an angle in Gruber Road; thence along other lands of Homer A. and Mildred S. Clemens, South thirty-four degrees, East the distance of two hundred eighty-one and three-tenths feet to an iron pin, a corner of lands of Lewis M. Alderfer; thence South forty-six degrees, fifty-four minutes West, the distance of one hundred and three-tenths feet to an iron pin, a corner of other lands of Homer A. and Mildred S. Clemens; thence North thirty-four degrees, West three hundred feet to an iron pin in the center line of Gruber Road; thence along the center line of Gruber Road North fifty-six degrees, East one hundred feet to an iron pin, the place of beginning.

CONTAINING 667 acres of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN Lori Harman a/k/a Lori Ann Grant and Brian F. Grant by Deed from Charles P. Harman and Lori Harman a/k/a Lori Ann Grant dated September 30, 1999 and recorded October 5, 1999 in Deed Book 5291, Page 712.

TITLE TO SAID PREMISES IS VESTED IN Lori Harman a/k/a Lori Ann Grant and Brian F. Grant, husband and wife, by Deed from Charles P. Harman and Lori Harman a/k/a Lori Ann Grant dated September 30, 1999 and recorded October 5, 1999 in Deed Book 5291, Page 715.

Parcel Number: 50-00-00820-00-3.

Location of property: 526 Gruber Road, Harleysville, PA 19438-1719.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Lori Harman a/k/a Lori Ann Grant and Brian F. Grant** at the suit of U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2006-BC3. Debt: \$313,990.33.

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 \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

13-34733

ALL THAT CERTAIN lot or piece of land, with brick message thereon erected, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania on the West side of Franklin Street, between Walnut Street and Chestnut Street, being known as 121 North Franklin Street, bounded and described, as follows, to wit:

BEGINNING at a point on the West side of said Franklin Street at the distance of 71 feet Southwardly from the Southwardly from the South line of Walnut Street in line of this and land now or late of Trinity Evangelical Church; thence along said land and at right angles to said Franklin Street; Westwardly 100 feet to a 10 feet wide alley; thence along said alley Southwardly 22 feet to a point; thence Eastwardly and parallel with the first name side, 100 feet to the West line of said Franklin Street; thence along said Franklin Street, Northwardly 22 1/2 feet to the place of beginning.

Being the same premises which William F. Simone and Elaine Simone, Husband and Wife by Deed dated 4/29/2002 and recorded 5/15/2002 in Montgomery County in Deed Book 5408, Page 145 conveyed unto Red Fox Investments, L.P., in fee.

TITLE TO SAID PREMISES VESTED IN Julia G. Christie by Deed from Red Fox Investments, L.P., a Pennsylvania Limited Partnership dated December 29, 2006 and recorded on January 12, 2007 in the Montgomery County Recorder of Deeds in Book 5631, Page 796 as Instrument No. 2007006006.

Parcel Number: 16-00-10424-00-9.

Location of property: 121 North Franklin Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Julia G. Christie** at the suit of U.S. Bank National Association, as Trustee on Behalf of the Holders of the CSMC Mortgage-Backed Pass-Through Certificates, Series 2007-3. Debt: \$115,090.04.

Robert W. Williams, Attorney.

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

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

14-06976

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

BEGINNING at a point on the Southeasterly side of Penn Road (40 feet wide) at the distance of 265 feet measured along the said side of Penn Road on a course of North 68 degrees, 38 minutes East from an angle point in the said thereof, which last mentioned point is at the distance of 415 feet measured along the Southeasterly side of Penn Road, on a course of North 78 degrees, 36 minutes East from a point in the center line of Fairfield Road (50 feet wide); thence from the point of beginning along the said Southeasterly side of Penn Road, North 68 degrees, 38 minutes East, 45 feet to a point a corner of this and land of Casper Puche; thence extending along said Puche's land and through Lot 18, South 21 degrees, 22 minutes East, 140 feet to a point a corner of this and Charles Colletti and Margaret, his wife; thence extending along said Colletti's land, South 66 degrees, 38 minutes West, 65 feet to a point a corner of this and Lot 4 on said plan; and thence extending along said lot, North 21 degrees, 22 minutes West, 140 feet to a point on the Southeasterly side of Penn Road and place of beginning.

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

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

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

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

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Kimberly Kay** at the suit of U.S. Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2006-AB1. Debt: \$353,126.15.

Cristina L. Connor, Attorney.

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

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

14-10141

ALL THOSE TWO CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, being Lots Nos. 437 and 438 in a certain plan of lots known as The Plan of 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. 380, Page 500 and bounded and described, as follows:

BEGINNING at a point on the Northwesterly side of Highland Avenue at the distance of two hundred feet Northeastwardly from the Northeastly side of Lammott Avenue having a front on said Highland Avenue fifty feet and extending of that width in a Northwesterly direction one hundred ten and fifty eight one-hundredths feet.

TITLE TO SAID PREMISES IS VESTED IN Durwin Godwin, Jr. by Deed from Patrylak Homes Limited, dated 05/16/2008, recorded 05/23/2008 in Book 5693, Page 2167.

Parcel Number: 30-00-28532-00-4.

Location of property: 1636 High Avenue, Willow Grove, PA 19090-4533.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Durwin Godwin, Jr.** at the suit of Bayview Loan Servicing, LLC.
Debt: \$245,798.49.

Peter Wapner, Attorney. I.D. #318263

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

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

14-10674

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

BEGINNING at a point in line of Lot No. 1 being on the Northwesterly side of Spring Street (50 feet wide) which point of beginning is measured at the distance of 71.35 feet on a course of North 38°, 12' East from the intersection of the said side of Spring Street with the Northeasterly side of Eighth Street (50 feet wide); thence, extending from said point of beginning and along line of Lot No. 1 North 51° 48' West crossing a 5 feet wide utility easement the distance of 100.00 feet to a point; thence North 38°, 12' East, 50 feet to a point in Line of Lot No. 3; thence extending along line of Lot No. 3 and recrossing the aforesaid 5 feet wide utility easement South 51° 48' East 100.00 feet to a point on the Northwesterly side of Spring Street aforesaid; thence along the said side of Spring Street South 38°, 12' West, 50.00 feet to the place of beginning.

BEING Lot No. 2 on plan of Lots of Linwood Drumheller.

BEING the same premises which Joanne R. Trace, Executrix of the Estate of J. Robert Whitacre, also known as Joseph Robert Whitacre, deceased, by Deed dated March 31, 2008 and recorded April 7, 2008 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Instrument #2008034619, granted and conveyed unto Joseph T. Sotera, Jr.

Parcel Number: 16-00-27452-00-9.

Location of property: 449 Spring Street, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph T. Sotera, Jr.** at the suit of Bayview Loan Servicing, LLC.
Debt: \$149,238.00.

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

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

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

14-22370

ALL THAT CERTAIN lot or piece of ground, together with the buildings and improvements thereon erected, in **Upper Dublin Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot No. 720 on the revised Plan of Lots of Edge Hill Land Association, duly recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania in Deed Book 360, Page 426, bounded and described, as follows:

SITUATE on the Southeasterly side of Linden Avenue, at the distance of 250 feet Northeastwardly from the Northeastly side of Walnut Avenue.

CONTAINING in front or breadth on said Linden Avenue, 25 feet and extending in length or depth on said Linden Avenue, 25 feet and extending in length or depth Southeastwardly between parallel lines at right angles to the said Linden Avenue, 110 feet.

BEING the same premises which Ronald Elwell and Gregory White, by Deed dated July 31, 2007 and recorded in the Montgomery County Recorder of Deeds Office on August 6, 2007 in Deed Book 5658, Page 2908, granted and conveyed unto Kelli McNeal.

Parcel Number: 54-00-10543-00-5.

Location of property: 321 Linden Avenue, Glenside, PA 19038.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Kelli McNeal** at the suit of Nationstar Mortgage, LLC.
Debt: \$233,331.55.

Christopher A. DeNardo, Attorney.

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

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

14-23120

ALL THAT CERTAIN tract or parcel of ground, situate in **Limerick Township** Montgomery County, Pennsylvania being shown as Phase III on a Plan of Subdivision entitled Heritage Ridge a/k/a Heritage Ridge, prepared for David Cutler Group by Stout, Tacconelli and Associates, Inc., dated 12/4/1989 and last revised 5/4/1990 and filed as Plan A-53, Page 330, and being more fully described, as follows:

BEGINNING at a point of curve on the Southeasterly side of Azalea Circle (50 feet wide), said point being a corner of Lot #7 (as shown on said plan); thence from said point of beginning extending along said circle curving to the left having a radius of 175 feet an arc distance of 40 feet to a point, being corner of Lot #5; thence leaving said circle extending along Lot #5 South 3 degrees, 6 minutes, 32 seconds East, 100 feet to a point in line of Open Space,

being a corner of Lot #5 South 3 degrees, 6 minutes, 32 seconds East, 100 feet to a point line of Open Space, being a corner of Lot #5; thence extending partially along Open Space North 86 degrees, 33 minutes, 39 seconds West, 62.72 feet to a point on the Southerly Terminus of a 20 feet wide Storm Sewer Easement, being a corner of Lot #7; thence leaving said Open Space extending along Lot #7 and through said Easement North 9 degrees, 59 minutes, 14 seconds East, 100 feet to the first mentioned point and place of beginning.

CONTAINING 5,068 square feet of land more or less.

BEING Lot #6 Phase III on the above mentioned plan.

BEING the same premises which Andrew C. Svendsen and Dawn K. Svenden, husband and wife, by Indenture bearing date 8/13/2009 and recorded on 8/20/2009 in the Office for the Recorder of Deeds in and for the County of Montgomery in Deed Book 5741, Page 51 granted and conveyed unto Robert J. Poulson, in fee.

Parcel Number: 37-00-00095-26-4.

Location of property: 213 Azalea Circle, Limerick, PA 19468.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Robert J. Poulson, III** at the suit of Newlands Asset Holding Trust Care of U.S. Bank Trust National Association. Debt: \$252,195.83.

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

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

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

15-04654

ALL THAT CERTAIN property situated in **Norristown Borough**, Montgomery County, Commonwealth of Pennsylvania, and being described as follows: 13-00-33836-00-9. Being more fully described in a Deed dated 11/07/2003 and recorded 12/23/2003, among land records of the County and State set forth above, in Deed Volume 5487 and Page 4.

TITLE TO SAID PREMISES IS VESTED IN: Joseph L. O'Brien, by Deed from Frances Zangari, dated 11/07/2003, recorded 12/23/2003, in Book 5487, Page 4.

Parcel Number: 13-00-33836-00-9.

Location of property: 126 East Spruce Street, Norristown, PA 19401-3855.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph L. O'Brien** at the suit of Federal National Mortgage Association. Debt: \$59,731.36.

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

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

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

15-07238

ALL THAT CERTAIN lot or piece of ground, with buildings and improvements thereon erected, situate in **Upper Moreland Township**, County of Montgomery and State of Pennsylvania being part of Lots No. 289, 290, 291 and 292 on a Plan of Lots of North Willow Grove Park and described according to a recent survey of George B. Mebus, Registered Professional Engineer, dated January 12, 1952, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Magnolia Avenue, sixty feet wide, said point of beginning being a corner and intersection of Magnolia Avenue aforesaid and Broadway, seventy-five feet wide; thence along the Northwesterly side of Magnolia Avenue, South forty-two degrees, thirty-five minutes, thirty-seven seconds West, seventy-one and fifty-hundredths feet to a point; thence North forty-seven degrees, twenty-four minutes, twenty-three seconds West, one hundred eight feet to a point; thence North forty-two degrees, thirty-five minutes, thirty-seven seconds East, seventy-one and fifty-hundredths feet to a point on the Southerly side of Broadway Avenue, aforesaid; thence along the said Southerly side of Broadway Avenue, South forty-seven degrees, twenty-four minutes, twenty-three seconds East, one hundred eight feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Joseph P. Kriwasch and Arleen Kriwasch by Deed from Steven Mandes and Nancy C. Mandes dated August 16, 1974 and recorded August 19, 1974 in Deed Book 3969, Page 273. The said Arleen W. Kriwasch died on September 9, 1996 thereby vesting title in Joseph P. Kriwasch. The said Joseph P. Kriwasch died on October 19, 2014 thereby vesting title in Mark J. Kriwasch, Matt F. Kriwasch, and Unknown Surviving Heirs of Joseph P. Kriwasch.

Parcel Number: 59-00-01426-00-9.

Location of property: 2500 Broadway Avenue, Hatboro, PA 19040.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Mark J. Kriwasch, Known Surviving Heir of Joseph P. Kriwasch, Deceased Mortgagor and Real Owner, Matt F. Kriwasch, Known Surviving Heir of Joseph P. Kriwasch, Deceased Mortgagor and Real Owner, Michael T. Kriwasch, Sr., Known Surviving Heir of Joseph P. Kriwasch, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of Joseph P. Kriwasch, Deceased Mortgagor and Real Owner** at the suit of Reverse Mortgage Solutions, Inc. Debt: \$180,030.47.

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 \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

15-09404

ALL THAT CERTAIN tract or piece of land, with messuage, situate in **Lower Frederick Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a survey made by David Meixner, of 'Spring Mountain Meadows Plan', of Collegeville, Pennsylvania, R.D. #2, as follows, to wit:

BEGINNING at a point on the Easterly side of a 50 feet wide road which point is located from a bend in said road on the five (5) following courses and distances, viz: (1) North 56°, 5' East, 403.95 feet along the Northwesterly side of said road on a curve to the left with a radius of 25 feet an arc distance of 29.29 feet; thence North 11°, 2' West, 60.98 feet along the Westerly side of said road; thence North 78°, 58' East, 50 feet (crossing said road); thence North 11°, 2' West, 100 feet along the Easterly side of said road; thence along the Easterly side of said road North 11°, 2' West, 100 feet to a point; thence along Lot No. 17 North 78°, 58' East, 309.55 feet to a point in the bed of the Perkiomen Creek; thence in the bed of the Perkiomen Creek South 3°, 30' East, 100.88 feet to a point; thence along Lot No. 15 South 78°, 58' West, 296.34 feet to a point on the Easterly side of said 50 feet wide road and the place of beginning.

BEING Lot No. 16 on said plan.

BEING the same premises which John F. DeMedio, Jr. and Elaine DeMedio, his wife, by Deed dated 5/4/2011 and recorded 5/16/2011 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5801, Page 00307, granted and conveyed unto John F. DeMedio, Jr.

Parcel Number: 38-00-00010-00-6.

Location of property: 121 Bavington Road, Perkiomenville, PA 18074.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John F. DeMedio a/k/a John F. DeMedio, Jr. and Elaine DeMedio** at the suit of Citizens Bank of Pennsylvania. Debt: \$171,371.92.

Gregory Javardian, Attorney. I.D. #55669

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

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

15-10428

ALL THAT CERTAIN lot or piece of land, situate in **New Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a Subdivision Plan for Hunters Run made by Bursich Associates, Inc. dated April 23, 1986, last revised August 27, 1986, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Pheasant Lane (52 feet wide) which point is measured the 2 following courses and distance from a point of curve on the Southeasterly side of Romig Road: (1) on the arc of a circle curving to the right having a radius of 17.00 feet the arc distance of 26.418 feet to a point of tangent; and (2) South 48 degrees, 36 minutes, 45 seconds East, 166.271 feet to the point of beginning; thence extending from said point of beginning along the said Southwesterly side of Pheasant Lane South 48 degrees, 36 minutes, 45 seconds East, 80.00 feet to a point a corner of Lot #4 on said plan; thence extending along said lot South 41 degrees, 23 minutes, 15 seconds West, 140.00 feet to a point, a corner in line of land now or late of Martin J. and Margaret Weller; thence extending along said land North 48 degrees, 36 minutes, 45 seconds West, 80.00 feet to a point a corner of Lot #2 on said plan; thence extending along said lot North 41 degrees, 23 minutes, 15 seconds East, 140.00 feet to the first mentioned point and place of beginning.

BEING Lot No.3 on said plan.

BEING the same premises which Keith E. Dunlap and Luann W. Dunlap, his wife, by their Deed dated March 30, 1989 and recorded on April 6, 1989 in the Office of the Recorder of Deeds of Montgomery County in Deed Book 4906, Page 2092, granted and conveyed unto Howard J. Algeo and Fay C. Algeo, his wife.

Parcel Number: 47-00-05630-04-7.

Location of property: 2170 Pheasant Lane, Gilbertsville, PA 19525.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Howard J. Algeo, Fay C. Algeo and The United States of America** at the suit of Eastern Savings Bank, FSB. Debt: \$195,975.07.

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

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

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

15-14845

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision prepared for "Country Springs, Phase 1" made by Urwiler & Urwiler, Inc., Summeytown, PA, dated December 21, 1984 and recorded in the Office of the Recorder of Deeds in Plan Book A-46, Pages 272 and 273, as follows, to wit:

BEGINNING at a point of tangent on the Southeasterly side of Gelding Lane (40.00 feet wide) measured on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 39.63 feet from a point of curve on the Northeasterly side of Runt Drive (50.00 feet wide); thence extending from said point and place of beginning along said side of Gelding Lane North 06 degrees, 00 minutes, 00 seconds West, 100.00 feet to a point, a corner of Lot No. 140; thence extending along said lot South 85 degrees, 22 minutes, 53 seconds East, 71.32 feet to a point, a corner of lot No. 142; thence extending along said lot passing through a partition wall South 04 degrees, 15 minutes, 39 seconds West, 114.52 feet to a point of curve on the Northeasterly side of Hunt Drive; thence extending along said side thereof the two following courses and distances: (1) on the arc of a circle curving to the left having a radius of 250.00 feet the arc distance of 24.36 feet to a point of reverse curve; (2) on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 39.63 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES VESTED IN William M. Watkins and Sharon L. Watkins, Husband and Wife by Deed from Bruce Sarandrea dated July 15, 1998 and recorded on October 19, 1998 in the Montgomery County Recorder of Deeds in Book 5244, Page 2172 as Instrument No. 019957.

Parcel Number: 36-00-05791-83-3.

Location of property: 61 Hunt Drive, Horsham, PA 19044.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Sharon L. Watkins and William M. Watkins** at the suit of U.S. Bank N.A., as Trustee on Behalf of the Holders of the J.P. Morgan Mortgage Acquisition Trust 2006-CH2 Asset-Backed Pass-Through Certificates, Series 2006-CH2. Debt: \$200,316.26.

Robert W. Williams, Attorney.

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

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

15-20205

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, Hereditaments and Appurtenances, situate in **Lower Merion Township**, Montgomery County, Commonwealth of Pennsylvania, being known as Lot No. 131 in Section 3 on a Plan of lots called "Overbrook Hill - in Merion", made by Over and Tingley, Civil Engineers, Upper Darby, Pennsylvania, dated March 19, 1928, revised January 31, 1929 and June 17, 1929 and described according to said plan, as follows, to wit:

SITUATE on the Northeast side of Henley Road (45 feet wide) at the distance of 120 feet Northwardly from the corner formed by the intersection of the Northeast side of said Henley Road (if extended) with the Northwest side of Surrey Lane (45 feet wide) (if extended).

CONTAINING in front or breadth on the said side of Henley Road 50 feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to the said Henley Road, 100 feet to the middle line of a certain 14 feet wide driveway which extends Northwestward into Westwood Lane.

TITLE TO SAID PREMISES VESTED IN Donnamarie Baker by Deed from Kenneth R. Hallows and Wendy H. Hallows dated July 29, 2002 and recorded on September 10, 2002 in the Montgomery County Recorder of Deeds in Book 5423, Page 756 as Instrument No. 019536.

Parcel Number: : 40-00-24780-00-2.

Location of property: 23 Henley Road, Wynnewood, PA 19096.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Donnamarie Baker** at the suit of U.S. Bank, National Association, Successor by Merger to U.S. Bank National Association, N.D. Debt: \$86,916.10.

Robert W. Williams, Attorney.

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

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

15-26541

ALL THAT CERTAIN lot or piece of ground, situate in **Douglass Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a plan of subdivision made for Leslie J. and Veronica C. McConnell, by John T. Aston, Registered Surveyor, Boyertown, PA, dated 7/26/79 and recorded in Plan Book A-34/52, bounded and described, as follows, to wit:

BEGINNING at a point, bed of Niantic Road (33 feet wide) (ultimate right-of-way, 80 feet wide), which point is measured South 52 degrees, 05 minutes, 57 seconds East, 90.46 feet from the intersection of the centerline of said Niantic Road and the centerline of Lone Pine Road; thence extending from said point of beginning, still along said Niantic Road, South 52 degrees, 05 minutes, 57 seconds East, 150.00 feet to a point, a corner of Lot No. 2 on the above mentioned plan; thence extending along the same, South 37 degrees, 54 minutes, 03 seconds West, 340.00 (erroneously given as 300.00 feet in previous deed) feet to a point, a corner of Lot No. 8 on the above mentioned plan; thence extending along the same, North 52 degrees, 05 minutes, 57 seconds West, 150.00 feet to a point, a corner in line of Lot No. 4 on the above mentioned plan; thence extending along the same, North 37 degrees, 54 minutes, 03 seconds East, 340.00 (erroneously given as 300.00 feet in previous deed) feet to a point in the centerline of Niantic Road, the first mentioned point and place of beginning.

BEING Lot No. 3 (erroneously given as Lot #1 in previous deed).

TITLE TO SAID PREMISES IS VESTED IN Jeffrey A. Lengyel and Tonya M. Lengyel by Deed from Richard A. Malenchek, by His Attorney in Fact, Richard J. Malenchek, and Margaret A. Malenchek, husband and wife dated April 29, 1999 and recorded May 17, 1999 in Deed Book 5271, Page 2264.

Parcel Number: 32-00-04729-15-3.

Location of property: 154 Niantic Road, Barto, PA 19504.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jeffrey A. Lengyel and Tonya M. Lengyel** at the suit of LSF9 Master Participation Trust. Debt: \$215,922.52.

Andrew L. Markowitz, Attorney.

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

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

15-26814

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

BEGINNING at a point on the south line of King Street, a corner of Lot No. 4, formerly belonging to Charles F. Rapp; thence by the same Southerly, one hundred and forty-four feet to a twelve feet wide alley; thence by the same Easterly, fifteen feet to a lot now or late of William L. Sands; thence by the same Northerly, one hundred and forty-four feet to King Street as aforesaid; thence by the same Westerly, fifteen feet to the place of beginning.

BEING the same premises which Tom Poon and Wah Lam by Indenture bearing date the 7/24/2002, and recorded 8/14/2002 in the Office for the Recording of Deeds, in and for the County of Montgomery, Norristown, PA in Deed Book 5420, Page 312, granted and conveyed unto Tom Poon, in fee.

Parcel Number: 16-00-17140-00-7.

Location of property: 36 King Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Tom Poon** at the suit of U.S. Bank National Association, as Trustee for NRZ Pass-Through Trust. Debt: \$65,400.76.

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

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

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

15-26913

ALL THAT CERTAIN tract or piece of land, with the buildings and improvements thereon erected, situate in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot #3, 4 and 5 on plan of lots laid out by Crawford and Bennett bounded and described in accordance therewith, as follows:

BEGINNING at a point in the middle line of DeKalb Street at the distance of one hundred eight and ninety-three one-hundredths feet Northeastwardly from its point of intersection with the middle line of Washington Lane, being a corner of Lot #2 on said plan; thence extending along the middle line of DeKalb Street North thirty-two degrees, twenty-nine minutes East, one hundred fifty feet to a point in line of Lot #5; thence extending along Lot #6, South fifty-seven degrees, thirty-one minutes East, two hundred fifteen and eight one-hundredths feet more or less to a point on the Northwesterly side of Mill Road; thence extending along said side of Mill Road, South forty degrees, twenty-three minutes West, one hundred fifty-one and forty-four one-hundredths feet to a point in line of Lot #2 on said plan; thence along Lot #2, North fifty-seven degrees, thirty-one minutes West, one hundred ninety-four and ninety-eight one-hundredths feet to the place of beginning.

EXCEPTING therefrom and thereout all that certain deed in fee simple containing 507.19 square feet contained in Deed recorded in Deed Book 5707, Page 1736 to the Commonwealth of Pennsylvania, Department of Transportation.

TITLE TO SAID PREMISES IS VESTED IN Clifford E. Webb, Jr. and Lakiyah Webb, his wife, by Deed from Clifford E. Webb, Jr. and Clifford Webb and Lakiyah Webb, f/k/a, Lakiyah Barfield, dated 10/11/2011, recorded 10/27/2011 in Book 5817, Page 1451.

Parcel Number: 33-00-01906-00-5.

Location of property: 3004 DeKalb Pike, Norristown, PA 19401-1526.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Clifford E. Webb, Jr. a/k/a Clifford Webb, Jr. a/k/a Clifford Edward Webb, Jr. and Lakiyah Webb a/k/a Lakiyah Barfield** at the suit of Matrix Financial Services Corporation. Debt: \$234,295.35.

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

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

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

15-27987

ALL THAT CERTAIN lot or piece of land, with a double stone dwelling thereon erected, situate in the Village of Edge Hill, **Cheltenham Township**, Montgomery County, Pennsylvania.

BEGINNING at a point marking the intersection of the center line of East Avenue (33 feet wide) and the Westerly line of Clayton Road (formerly Thompson Street); thence extending along the said side of Clayton Road (33 feet wide) South 10 degrees, 50 minutes West, one hundred thirty-eight and five-tenths feet; thence extending North 79 degrees, 10 minutes West, seventy-three and eighteen one-hundredths feet more or less to a wire fence separating this and another property belonging to the Grantors; thence by and along the same North 10 degrees, 50 minutes East, one hundred thirty eight and five-tenths feet to the middle line of East Avenue aforesaid; thence by and along the same South 79 degrees, 10 minutes East, seventy-three and one-tenths feet more or less to the said side of Clayton Road extended and place-of beginning.

TITLE TO SAID PREMISES IS VESTED IN Elizabeth Brown and John Preston, by Deed from Jacqueline Preston, dated 03/04/2015, recorded 03/16/2015 in Book 5946, Page 02143.

Parcel Number: 31-00-06934-00-1.

Location of property: 50-52 Clayton Road, a/k/a 50 Clayton Road, Glenside, PA 19038-2902.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Elizabeth Brown and John Preston** at the suit of U.S. Bank National Association, as Trustee, for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-EMX3. Debt: \$208,991.33.

Peter Wapner, Attorney, I.D. #318263

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

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

15-29689

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Certain Plan of Subdivision of Lands of **Algja V. Danta and Regina Dantu**, dated December 16th, 1976, by Eastern Land Surveyors, Inc., (380 York Road, Warminster, Pennsylvania), and last revised 5/1/1973 and recorded in the Recorder of Deeds Office at Norristown, Pennsylvania, in Plan Book C-12, Page 87, bounded and described, as follows, to wit:

BEGINNING at a point of curve on the Northeasterly side, of Welsh Road (60 feet wide), said point being the three following courses and distances from a point of curve on the Southeasterly side of Packard Avenue (50 feet wide): thence (1) leaving the aforesaid Packard Avenue 011 the arc of a circle curving to the left having a radius of 25 feet the arc distance of 45.28 feet to a point of tangent on the aforesaid Northeasterly side of Welsh Road; thence (2) South 74 degrees, 00 minutes, 00 seconds East, 4.43 feet to a point of curve on the same; thence (3) on the lire of II circle curving to the right having a radius of 280 feet the arc distance of 58.64 feet to the point of beginning; thence extending from said point of beginning along Lot No. 1 the (2) following courses and distances: thence (1) North 17 degrees, 25 minutes, 30 seconds East 69.09 feet to a point; thence (2) North 37 degrees, 36 minutes, 20 seconds East, 62.28 feet to n point, a corner of lands now or late of Fulsum Construction Company; thence extending along the same South 58 degrees, 12 minutes, 28 seconds East, 116.98 feet to a point, a corner of part of land of Valley View Subdivision; thence extending along the same South 29 degrees, 47 minutes, 00 Seconds West, 139.89 feet to a point on the aforesaid Northeasterly side of the aforesaid Welsh Road; thence extending along the same the (2) following courses and distances, as follows, to wit: thence (1) North 48 degrees, 45 minutes West, 47.13 feet to a point on the same; thence (2) extending along the same on the arc of a circle curving to the left having a radius of 280 feet the arc distance of 64.75 feet to the first mentioned point and place of beginning.

BEING known and designated as Lot No. 2 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Maureen Rainey by Deed from Marcia Deising and Monnette Honesty dated June 3, 2013 and recorded June 7, 2013 in Deed Book 5875, Page 026882.

Parcel Number: : 41-00-10015-00-6.

Location of property: 327 Welsh Road, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Maureen Rainey** at the suit of Philadelphia Federal Credit Union. Debt: \$251,010.69.

Jacob M. Ottley, Attorney.

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

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

15-30633

ALL THAT CERTAIN brick message or tenement and lot of land, situate in the Ninth Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, on the West side of Farmington Avenue, North of Eight Street, or Oak Street; being known as No. 497 Farmington Avenue, bounded and described as follows, to wit:

BEGINNING at a point in the West line of Farmington Avenue at the distance of ten feet Northwardly from the Northerly line of Lot No. 30, a corner of this and land of now or late James F. Baird, et ux.; thence by the same Westward one hundred forty feet to a twenty feet wide alley; thence by the same Northwardly twenty feet to land of now or late Raymond Shenk, et ux.; thence by the same Eastwardly one hundred forty feet to the West line of Farmington Avenue aforesaid; passing in part of said course and distance thru the middle of the partition or division wall of this and house No. 499 Farmington Avenue; thence by the West line of Farmington Avenue, Southwardly twenty feet to the place of beginning.

BEING the Northerly twenty feet of Lot No. 29 in plan of lots laid out by Joshua B. Lessing.

TITLE TO SAID PREMISES IS VESTED IN Ira F. Bardman and Betty M. Bardman by Deed from H. Kenneth Guldin and Helen M. Guldin recorded March 21, 1955 in Deed Book 2556, Page 430. The said Ira F. Bardman died on February 18, 2009, thereby vesting title unto Betty M. Bardman. The said Betty M. Bardman died on August 30, 2014. Letters of Administration were granted to Joann Bardman, Executrix of the Estate of Betty M. Bardman on October 17, 2013.

Parcel Number: 16-00-08884-00-1.

Location of property: 497 Farmington Avenue, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joann Bardman, Executrix of the Estate of Betty M. Bardman** at the suit of Reverse Mortgage Solutions, Inc. Debt: \$64,518.13.

Jacob M. Ottley, Attorney.

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

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

15-30790

ALL THAT CERTAIN lot or piece of land, situate in **Abington Township**, County of Montgomery and State of Pennsylvania and described according to a plan, as follows:

BEGINNING at a point on the Southeast side of Wanamaker Road (40 feet wide) which point is measured on the arc of a circle curving to the left having a radius of 3,065.293 feet, the arc distance of 956.28 feet from a point, which point is measured on the arc of a circle curving to the left having a radius of 45 feet, the arc distance of 15.18 feet from a point, which point is measured on the arc of a circle curving to the right having a radius of 46.30 feet, the arc distance of 15.17 feet from a point, which point is measured on the arc of a circle curving to the left having a radius of 3,060.29 feet, the arc distance of 39.38 feet from a point of intersection of the Southeast side of Wanamaker Road and the Southwest side of Baeder Road (formerly Wharton) (60 feet wide) (as projected to intersection); thence extending South 33 degrees, 7 minutes, 44 seconds East partly passing through the party wall between this premises and the premises adjoining to the Northeast crossing the bed of a certain property driveway which extends Northeastwardly; thence Northwestwardly into Wanamaker Road and Southwestwardly; thence Northwestwardly into Wanamaker Road and crossing the bed of a right-of-way for poles 155 feet to a point on the Southeast side of said right-of-way; thence extending along the Southeast side of said right-of-way along the arc of a circle curving to the left having a radius of 2,910.293 feet, the arc distance of 28.82 feet to a point; thence extending North 33 degrees, 41 minutes, 46 seconds West recrossing the bed of aforesaid right-of-way and recrossing the bed of aforesaid driveway, 155 feet to a point on the Southeast side of Wanamaker Road; thence extending along the Southeast side of Wanamaker Road along the arc of a circle curving to the right having a radius of 3,065.93 feet, the arc distance of 30.35 feet to the first mentioned point and place of beginning.

Parcel Number: 30-00-70096-00-2.

Location of property: 577 Wanamaker Road, Abington a/k/a Jenkintown, PA 19046.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sharona Durry** at the suit of Wells Fargo Bank, N.A., s/b/m to World Savings Bank, FSB. Debt: \$205,613.46.

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

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

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

15-31534

ALL THOSE TWO CERTAIN lots or pieces of ground, situate at Willow Grove in **Upper Moreland Township**, Montgomery County, Pennsylvania known and designated as Lot Nos. 512 and 513 described according to a plan thereof known as Moreland Heights. made by Weir and Thieme, and recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania in Deed Book No. 770, Page 600, as follows, to wit:

BEGINNING at a point in the Northeasterly side of Moreland Road, at the distance of one hundred one and ninety-two hundredths feet measured South 51 degrees, 15 minutes East from the Southeasterly side of Nash Avenue (40 feet wide); thence extending along the said side of Moreland Road North 51 degrees, 15 minutes West one hundred one and ninety-two one-hundredths feet to a point in the said Southeasterly side of Nash Avenue; thence extending along the said Southeasterly side of Nash Avenue North 38 degrees, East one hundred twenty-one feet to a point; thence South 38 degrees, 45 minutes West, one hundred twenty-two and ninety one-hundredths feet to the point and place of beginning.

BEING the same premises which Paul Staub, single man, by Deed dated August 31, 2005 and recorded September 15, 2005 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 6571, Page 132, granted and conveyed unto Dennis Reichling and Cheryl J. Reichling, husband and wife.

Parcel Number: 59-00-12922-00-6.

Location of property: 201 East Moreland Road, Willow Grove, PA 19090.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Cheryl J. Reichling and Dennis Reichling** at the suit of Wells Fargo Bank, N.A. Debt: \$208,470.73.

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

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

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

15-32045

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate, lying and being in **Rockledge Borough**, Montgomery County, and State of Pennsylvania beginning on the Northwest side of Robbins Avenue (fifty feet wide) at the distance of five hundred twenty-five feet Southwestwardly from the Southwest side of Abington Avenue (fifty feet wide) containing in front or breadth on said Robbins Avenue twenty-five parallel lines at right angles to said Robbins Avenue, one hundred fifty feet.

TITLE TO SAID PREMISES VESTED IN Paul Kauffmann and Jean Kauffmann, as Tenants by the Entireties by Deed from Paul Kauffmann and Jean Kauffmann dated August 26, 2004 and recorded on December 3, 2004 in the Montgomery County Recorder of Deeds in Book 5535, Page 1478.

Parcel Number: 18-00-02215-00-8.

Location of property: 109 Robbins Avenue, Jenkintown, PA 19046.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Jean Kaufmann and Paul Kaufmann** at the suit of U.S. Bank N.A., as Successor Trustee to LaSalle Bank National Association, on Behalf of the Holders of Bear Stearns Asset-Backed Securities I Trust 2007-HE7, Asset-Backed Certificates Series 2007-HE7. Debt: \$180,064.97.

Robert W. Williams, Attorney.

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

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

16-00547

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 as shown on Subdivision Plan of Lansdale made for Garden Hills, Inc. by Yerkes Associates, Inc. Surveyors dated 7/22/1974 and last revised 8/23/1974 and recorded in Plan Book A23, Page 41 as more fully described, as follows, to wit:

BEGINNING at a point on the Southerly side of Keebler Road (fifty feet wide), said point being measured the three following courses and distances along the Southerly side of Keebler Road from a point of curve on the Easterly side of Lansdale Court (fifty feet wide): (1) on the arc of a circle curving to the right, having a radius of fifteen feet, the arc distance of twenty-three and fifty-six one-hundredths feet to a point of tangent; thence (2) North eighty-five degrees, forty-three minutes, forty-five seconds East, thirty -even and seventy-four one-hundredths feet to a point; thence (3) North eighty-five degrees, twenty-nine minutes, forty-five seconds East, ninety feet to a corner of Lot No. 2; thence extending along said Lot South four degrees, thirty minutes, fifteen seconds East, crossing over a twenty feet wide sanitary sewer easement as shown on said plan, one hundred fifty feet to a point; thence along the rear line of Lot No. 11 on said plan and partially along the rear line of Lot No. 11 on said plan, and along the Southeast side of said easement, South eighty-five degrees, twenty-nine minutes, forty-five seconds West, ninety feet to a point; thence along the Easterly side line of Lot No. 4 on said plan, recrossing said easement, North four degrees, thirty minutes, fifteen seconds West, one hundred fifty feet to the first mentioned point and place of beginning.

BEING known as Lot No. 3 on said plan.

Parcel Number: 58-00-11707-03-4.

Location of property: 516 Keebler Road, Upper Merion Township, PA.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joyce E. Lindh, as Surviving Spouse of John C. Lindh** at the suit of Santander Bank, N.A. Debt: \$72,426.83.

Michael S. Bloom, Attorney.

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

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

16-01246

ALL THAT CERTAIN Unit designated as Unit 101-A, being a Unit in Northridge Estates Condominium, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of Northridge Estates, a Condominium, including Plats and Plans, bearing dated January 28, 1987, and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery on February 3, 1987 in Deed Book 4828, Page 1172, a First Supplementary Declaration of Condominium dated February 26, 1987 and recorded March 3, 1987 in Deed Book 4830, Page 1406, a Second Supplementary Declaration of Condominium dated April 8, 1987 and recorded April 10, 1987 in Deed Book 4834, Page 1169, a Third Supplementary Declaration of Condominium dated May 20, 1987 and recorded June 9, 1987 in Deed Book 4840, Page 877, a Fourth Supplementary Declaration of Condominium dated July 14, 1987 and recorded July 21, 1987 in Deed Book 4845, Page 106, a Fifth Supplementary Declaration of Condominium dated July 28, 1987 and recorded August 19, 1987 in Deed Book 4848, Page 936, a Sixth Supplementary Declaration of Condominium dated October 7, 1987 and recorded October 13, 1987 in Deed Book 4853, Page 2336, a Seventh Supplementary Declaration of Condominium dated November 25, 1987 and recorded January 5, 1988 in Deed Book 4862, Page 427, an Eighth Supplementary Declaration of Condominium dated February 1, 1988 and recorded February 17, 1988 in Deed Book 4866, Page 938, a Ninth Supplementary Declaration of Condominium dated April 6, 1988 and recorded April 15, 1988 in Deed Book 4870, Page 399, a Tenth Supplementary Declaration of Condominium dated May 10, 1988 and recorded May 16, 1988 in Deed Book 4873, Page 485, and an Eleventh Supplementary Declaration of Condominium dated June 10, 1988 and recorded June 15, 1988 in Deed Book 4876, Page 424, a Twelfth Supplementary Declaration of Condominium dated July 5, 1988 and recorded August 9, 1988 in Deed Book 4882, Page 2066, along with the unrecorded By-Laws of Northridge Estates Condominium Owners Association.

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

Parcel Number: 63-00-05514-88-5.

Location of property: 926 Northridge Drive, Condominium 101-A, Norristown, PA 19403.

The improvements thereon are: Residential - condominium townhouse.

Seized and taken in execution as the property of **Geraldine D. Cole** at the suit of Northridge Estates Condominium Association. Debt: \$32,009.80.

Michelle J. Stranen, Attorney.

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

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

16-03679

ALL THAT CERTAIN parcel of land located in **Norristown Borough**, Montgomery County, Pennsylvania, as shown on the plan entitled Preliminary/Final Site Plan of Chestnut Ridge II, prepared by ProTract Engineering, Inc., Pottstown, Pennsylvania, dated May 4, 2004, last revised on August 26, 2004 and being more fully described, as follows:

BEGINNING at a point in line of lands of n/l Carl D. and Rose M. Diccico, said point also a corner of lands of proposed Lot No. 1, said point being measured the following two courses and distances from the intersection of the Northerly right-of-way of East Marshall Street (50 feet ultimate width) and the Westerly right-of-way of Violet Street (50 feet ultimate width): (1) North 73°, 43', 43" West, 263.90 feet; (2) North 21°, 34', 35" East, 56.63 feet as shown on said plan; thence from said point of beginning, along lands of said n/l Diccico North 21°, 34', 35" East, 20 feet to a point, a corner of lands of proposed Lot No. 3; thence leaving lands of said nil Diccico and along lands of said proposed Lot No. 3 South 68°, 25', 25" East, 100 feet to a point in line of lands of proposed Lot No. 6, said point also on the Westerly edge of a proposed private road; thence along Lot No.6 and said private road South 21°, 34', 35" West, 20 feet to a point, a corner of lands of proposed Lot No. 1; thence along lands of said Lot No. 1 North 68°, 25', 25" West, 100 feet to the point and place of beginning.

BEING Lot No. 2.

BEING the same premises which Edward Reese, Jr., by Deed dated 12/30/2005 and recorded 1/5/2006 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 05585, Page 1857, granted and conveyed unto Keisha Gresham.

Parcel Number: 13-00-24804-09-5.

Location of property: 603 Swift Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Keisha Gresham a/k/a Keishia Gresham** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-BC3. Debt: \$422,963.16.

Gregory Javardian, Attorney. I.D. #55669

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

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

16-04765

ALL THAT CERTAIN, lot or piece of ground, with the buildings and improvements thereon erected.

SITUATE in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision prepared for Heritage Real Estate Investment Company, called 'Regents Parks Phase IV' by Yerkes Associates, Inc. Consulting Engineers and Surveyors dated April 21, 1980 and recorded in the Office of the Recorder of Deeds in Plan Book A-46, Page 69, as follows, to wit:

BEGINNING at a point of tangent on the Southeasterly side of Craftsman Road measured the 2 following courses and distances from a point of curve on the Southwesterly side of Norrington Drive: (1) on the arc of a circle curving to the left having a radius of 15.00 feet the arc distance of 23.56 feet to a point of tangent; (2) South 40 degrees, 36 minutes, 30 seconds West, 51.00 feet to a point, a corner of Lot No. 449; thence extending from said point and place of beginning along said lot passing through a partition wall South 49 degrees, 23 minutes, 30 seconds East, 104.63 feet to a point, a corner of Lot No. 379; thence extending along said lot South 40 degrees, 26 minutes, 30 seconds West, 20.00 feet to a point, a corner of Lot No. 447; thence extending along said lot passing through a partition wall North 49 degrees, 23 minutes, 30 seconds West, 104.63 feet to a point of tangent on the Southeasterly side of Craftsman Road; thence extending along said side thereof North 40 degrees, 36 minutes, 30 seconds East, 20.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 448 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Joseph P. Viola, III and Linda M. Viola, by Deed from Kathleen Leonard, dated 11/26/2008, recorded 12/11/2008, in Book 5716, Page 1852.

Parcel Number: 63-00-01763-42-4.

Location of property: 946 Craftsman Road, Norristown, PA 19403-5138.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph Patrick Viola, III a/k/a Joseph P. Viola, III and Linda M. Viola** at the suit of Freedom Mortgage Corporation. Debt: \$275,477.07.

Peter Wapner, Attorney. I.D. #318263

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

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

16-04840

PREMISES "A"

ALL THAT CERTAIN lot or piece of ground, composed of two contiguous lots or pieces of ground Numbered 2 and 3 on a certain Plan of Lots called Oak Lane Terrace recorded at Norristown in Deed Book No. 420, Page 500, situate in **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania, described, as follows, to wit:

BEGINNING at a point of intersection of the Northeastly side of City Line Avenue (45 feet wide) with the Northwestly side of Chestnut Avenue (40 feet wide); thence extending Northeastly along the said side of Chestnut Avenue 50 feet to a point; thence Northwestly on a line parallel with the said City Line Avenue 157.18 feet to the Southeastly side of Coventry Avenue (40 feet wide); thence Southwardly along the said side of Coventry Avenue 50.92 feet to the Northeastly side of said City Line Avenue and thence Southeastly along the said side of City Line Avenue 147.48 feet to the place of beginning.

BEING 613 W. Cheltenham Avenue also known as 613 Cheltenham Avenue also known as 613 City Line Avenue.

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground, situate at Oak Lane Station, **Cheltenham Township**, Montgomery County, Pennsylvania, known as Lot #1, on Plan of Oak Lane Terrace recorded at Norristown in Deed Book 420, Page 500 and described in accordance with a Survey thereof made by Abright and Mebus, Civil Engineers, on March 17, 1923, as follows, to wit:

BEGINNING at a corner formed by the intersection of the Northwestly side of Coventry Avenue 40 feet wide with the Northeastly side of City Line Avenue, 45 feet wide and extending thence North 34°, East along the said side of said Coventry Avenue 150.79 feet to a point in the bed of a creek; thence Southwestly along the bed of said creek the 3 following courses and distances, to wit: South 64°, 40', 28" West, 18.34 feet to a point; thence South 68°, 23' West, 96.93 feet to a point; and thence South 87°, 45' West, 45.30 feet to a point on the Northeastly side of said City Line Avenue; and thence along the said side of the said City Line Avenue South 45', East 90.94 feet to the first mentioned point and place of beginning.

BEING Parcel Numbers 31-00-05488-007 (A) and 31-00-05491-004 (B).

BEING the same premises which Sovereign Realty, LLC, by Deed dated 10/29/2014 and intended to be recorded forthwith in the Office of the Recorder of Deeds of Montgomery County granted and conveyed unto 613 Sonada Associates LLC, mortgagor herein, in fee.

Parcel Numbers: 31-00-05488-00-7 (A) and 31-00-05491-00-4 (B).

Location of property: 613 W. Cheltenham Avenue a/k/a 613 Cheltenham Avenue a/k/a 613 City Line Avenue, Elkins Park, PA 19027.

The improvements thereon are: Multi-Story Office Building with Paving Asphalt Parking and Commercial Vacant Land. Seized and taken in execution as the property of **613 Sonada Associates, LLC** at the suit of Asian Bank. Debt: \$576,462.70.

Janet L. Gold, Attorney.

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

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

16-05264

ALL THAT CERTAIN lot or piece of land, situate in **Lower Pottsgrove Township**, County of Montgomery and State of Pennsylvania and described according to a plan, as follows:

BEGINNING at a point on the extended center line of the party wall between this lot and Lot Number 1801, as shown on said plan, which point is at the distance of 52.00 feet measured North 42 degrees, 14 minutes West from a point, which last mentioned point is 296.205 feet measured North 47 degrees, 46 minutes East from a point, which last mentioned point is 122.00 feet measured North 42 degrees, 14 minutes West from a point of tangent on the centerline of Walnut Ridge Estate roadbed.

CONTAINING in frontage or breadth on a course measured North 47 degrees, 46 minutes East from said point of beginning 20.00 feet and extending of that width Northwestly between parallel lines at right angles thereto 38.00 feet.

Parcel Number: 42-00-05118-25-8.

Location of property: 1801 Walnut Ridge, Sanatoga, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Timothy Kane** at the suit of Ditech Financial, LLC f/k/a Green Tree Servicing, LLC. Debt: \$44,854.47.

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

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

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

16-06354

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 thereof made July 1939, by Will D. Hiltner, R.E., as follows, to wit:

BEGINNING at a point on the northeast side of Fornace Street at a distance of eighty-five feet, four inches Southeastly from the Southeast side of Astor Street, a point a corner of land now or late of Camillo Pulcini; thence extending along

said land, the line for a portion of the distance passing through the middle of a partition wall dividing the house erected on these premises from the one on the adjoining premises Northeasterly one hundred twenty-six and seventy-five hundredths feet to a point a corner; thence extending Southeasterly twenty-four feet, eight inches to a point a corner of land now or late of John Alleva and Margaret Alleva, his wife; thence extending along said land Southwesterly one hundred twenty-six and seventy-five hundredths feet to a point on the Northeast Side of Fornance Street aforesaid; thence extending along the said Northeast side of Fornance Street Northwesterly twenty-four feet, eight inches to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN John E. Cassey by Deed from John E. Cassey, Executor of the Estate of Betty Lou Cassey, Deceased dated September 13, 2004 and recorded December 29, 2004 in Deed Book 5538, Page 1086 Parcel Number: 13-00-12268-00-4.

Location of property: 325 West Fornance Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **John E. Cassey** at the suit of CIT Bank, N.A. Debt: \$144,770.05.

Joseph I. Foley, Attorney.

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

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

16-06362

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

BEGINNING at a point on the Southerly side of Marshall Street, forty feet Easterly from Tremont Avenue, a corner of this and Lot No. 158, (incorrectly given in former Deeds as Lot No. 157) and by said lot and by Lot No. 157, (incorrectly given in former Deeds as Lot No. 158), late of R. J. A. Doran, Southwardly at right angles to said Marshall Street two hundred feet to Moore Street; thence along the Northerly side thereof, Eastwardly, twenty feet to a point; thence by other lot, now or late of Michele Marchese Northwardly at right angles to said Moore and Marshall Streets two hundred feet to Marshall Street, aforesaid; and thence along the Southerly side Marshall Street Westwardly twenty feet to the place of beginning.

TOGETHER with the free and common use of an alley seven and forty-five hundredths feet in width and running in depth Northwardly from the Northerly side of said Moore Street and at right angles thereto to a distance of sixty-five feet between the house now built on the lot hereby conveyed and the house now on the lot adjoining on the easterly side hereof, heretofore owned by Michele Marchese, two feet of the width of said alley being on the lot of said Michele Marchese and five and forty-five hundredths feet of the width of said alley being on the lot in this deed, and reserving to said Michele Marchese, his heirs and assigns, the free and common use with the said grantees herein, their heirs and assigns, of the above described alley.

BEING the same premises which Marie A. Fugo, Executrix of the Estate of Jeanette Billetta, a/k/a Jeanette Billetta a/k/a Jeanette L. Billetta, deceased, (as to 50% undivided interest) and Mark Billetta, Marie Fugo and Charles Billetta, Tenants in Common, (1/3 interest each as to the remaining 50% interest), by Deed dated September 28, 2010 and recorded November 1, 2010 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5783, Page 2132, granted and conveyed unto Mac-Evens Nicolas

Parcel Number: 13-00-26600-00-9.

Location of property: 705 E. Moore Street, Norristown, PA 19401 a/k/a 705 Moore Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mac-Evens Nicolas a/k/a Macevens Nicholas** at the suit of Wells Fargo Bank, N.A. Debt: \$69,956.34.

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

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

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

16-06749

ALL THAT CERTAIN lot or piece of land with the message thereof erected, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made by William Magarity, Jr., on March 28, 1951, as follows to wit:

BEGINNING at a point on the Northeast side of Warren Street fifty feet wide, at the distance of two hundred twenty-eight and ninety one-hundredths feet, Northwestwardly from the Northwest side of Astor Street, sixty-six feet wide; thence extending along the Northeast side of Warren Street, North forty-nine degrees, West sixteen feet to a point; thence extending North forty-one

degrees, East the line for a part of the distance passing through the middle of the partition wall dividing the house erected hereon and the house on the adjoining premises, one hundred sixteen and seventy-five one hundredths feet to a point on the Southwest side of a twenty foot wide driveway; thence along said side of said driveway, South forty-nine degrees, East sixteen feet to a point; thence extending South forty-one degrees, West the line for a portion of the distance passing through the middle of the partition wall dividing the house hereon erected and the house erected on the adjoining premises, one hundred sixteen and seventy-five one-hundredths feet to the place of beginning.

BEING the same premises which Mary Lee Wheeler (a single person) and John E. Fioravanti (a single person), by Deed dated August 13, 2004 and recorded August 20, 2004 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 05522, Page 1712, granted and conveyed unto Laverne Darden (a single person). Parcel Number: 13-00-37928-00-3.

Location of property: 423 West Warren Street a/k/a 423 Warren Street, Norristown, PA 19401.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **The Unknown Heirs, Executors and Devises of the Estate of Laverne Darden and Rodney Darden, Solely as Known Heir of The Estate of Laverne Darden, Adult Individuals** at the suit of Deutsche Bank National Trust Company, as Trustee for Meritage Mortgage Loan Trust 2004-2 Asset-Backed Certificates, Series 2004-2 c/o Ocwen Loan Servicing, LLC. Debt: \$121,547.52.

Jessica N. Manis, Attorney.

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

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

16-07687

ALL THAT CERTAIN lot or piece of ground, with the brick message thereon erected, in **Lansdale Borough**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a survey thereof made by Herbert H. Metz, Civil Engineer, dated December 8, 1923, as follows, to wit:

BEGINNING at a point in the Northwest side line of Ridge Street (forty-eight feet wide), at the distance of one hundred fifteen feet Northeasterly from the Northeast side of an alley twenty feet wide, dedicated to public use forever; thence along other land of the said Charles Lichtenwalner and Raymond B. Sellers and passing through the middle of the party wall dividing this and the adjoining premises, North forty-three degrees, fifty-eight minutes West, one hundred seventeen and forty-three one-hundredths feet to a point in the Southeast side line of an alley, fifteen feet wide herein and hereby dedicated to public use forever; thence along the same, North forty-six degrees and six minutes East, sixteen feet to a point, a corner of this and other land of the said Charles Lichtenwalner and Raymond B. sellers; thence along the same and passing through the middle of the party wall dividing this and the adjoining premises, South forty-three degrees, fifty-eight minutes East, one hundred seventeen and forty-two one-hundredths feet to said side line of Ridge Street; thence along the same, South forty -six degrees, two minutes West, sixteen feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Denise Welsh-Cristini and Joseph Cristini by Deed from William H. Maggs and mary I. maggs dated September 7, 2007 and recorded September 13, 2007 in Deed Book 5664, Page 1487. Parcel Number: 11-00-13780-00-6.

Location of property: 32 Ridge Street, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Denise Welsh-Cristini and Joseph Cristini** at the suit of LoanDepot.com, LLC. Debt: \$150,835.89.

Jacob M. Ottley, Attorney.

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

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

16-08424

ALL THAT CERTAIN tract of land, situate in **Whitpain Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit according to a Plan of Survey made for Streeper Karr, III by Urwiler and Walter, Inc., dated 121/7/1971, as follows:

BEGINNING at a point on the Southwesterly side of Skippack Pike (as widened to 40 feet from its center line) said point being located the following two courses and distance from the intersection of the center line of Skippack Pike with the center line of Valley Road: (1) South 51°, 43' East, 253.55 feet to a point; (2) South 37?, 5' West, 40 feet to the first mentioned point and place of beginning; thence extending along the aforementioned side line of Skippack Pike, South 51°, 43' East, 118.96 feet to a point in the line of other lands of Streeper Karr, III; thence extending along the same the following two courses and distances: (1) South 38°, 17' West, 277.72 feet to an iron pin; (2) North 52°, 55' West, 113.12 feet to an iron pin in line of lands of Nonna W. Diddle, now or late; thence extending along the same and along lands of Jerome J. Trefaller, now or late, North 37°, 5' East, 280.15 feet to the point and place of beginning.

CONTAINING 0.743 acres of land, more or less.

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

BEING the same premises which Kenneth M. Williams, by Deed dated 8/19/2003 and recorded 10/7/2003 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5476, Page 1582, granted and conveyed unto Kenneth M. Williams.

Parcel Number: 66-00-06256-00-5.

Location of property: 950 Skippack Pike, Blue Bell, PA 19422.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Tammy Williams, Personal Representative of the Estate of Kenneth M. Williams, Deceased** at the suit of Ditech Financial, LLC f/k/a Green Tree Servicing, LLC. Debt: \$100,567.62.

Gregory Javardian, Attorney. I.D. #55669

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

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

16-08694

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

BEGINNING at a point on the Northeasterly side of Moore Street 240 feet from Walnut Street a corner of this and another house and lot now or late of Philip Gilfinger; thence by the same Northeasterly 94.23 feet to Haws Alley and along the same Northwesterly 20 feet to a corner of ground formerly of John H. Hobart, now or late or Robert Iredell and along the same Southwesterly parallel with Walnut Street and to the first side 94 feet to the line of Moore Street aforesaid, and along the said line Southeasterly 20 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Renessa Davis, married, by Deed from Mark Johnson, dated 08/12/1999, recorded 10/18/1999 in Book 5292, Page 2285.

Parcel Number: 13-00-26404-00-7.

Location of property: 351 East Moore Street a/k/a 351 Moore Street, Norristown, PA 19401-5032.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Renessa Davis** at the suit of Deutsche Bank National Trust Company, as Trustee for GSAMP Trust 2006-FM1 Mortgage Pass-Through Certificates Series 2006-FM1. Debt: \$180,733.95.

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

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

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

16-08703

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, described according to a survey and plan made by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania, on March 4, 1952 and revised October 10, 1952, as follows, to wit:

BEGINNING at a point on the Southwesterly side of County Line Road (fifty-six and five-tenths feet wide) which point is measured North forty-six degrees, nineteen minutes, thirty seconds West, fifty-four and twenty-four one-hundredths feet from a point, which point is measured on the arc of a circle curving to the left having a radius of thirty feet the arc distance of forty-seven and twelve one-hundredths feet from a point on the Northwesterly side of Goodwin Road (sixty feet wide).

CONTAINING in front or breadth on said County Line Road sixty feet and extending of that width in length or depth southwestwardly between parallel lines at right angles to the said County Line Road one hundred twenty-five feet.

BEING Lot No. 11 County Line Road.

BEING the same premises which Glynn McCann and Donna B. Sly, by Deed dated 5/9/2012 and recorded 5/16/2012, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5835, Page 1301, Instrument # 2012047881, granted and conveyed unto Donna B. Sly, individually.

Parcel Number: 59-00-03475-00-3.

Location of property: 2810 East County Line Road, Hatboro, PA 19040.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Glynn McCann and Donna McCann a/k/a Donna B. Sly** at the suit of JP Morgan Chase Bank, National Association. Debt: \$128,274.86.

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 \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

16-10778

ALL THAT CERTAIN lot or parcel of ground, situate in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a plan dated January 11, 1973, revised April 10, 1978, made by Serdy, Bursich and Huth, Registered Surveyors and recorded in Plan Book A-32, Page 40, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Rose Valley Road aforesaid; thence along the said line of the Southeasterly corner of Lot #17 on a plan of lots of Birchwood Terrace Homes, as of record North 54 degrees, 10 minutes East, 222.03 feet to a point in line of land now or late of Anthony Falcone; thence along the land of Falcone South 33 degrees, 39 minutes, 29 seconds East, 105.08 feet to a point in line of Lot #19; thence extending along line of Lot #19 South 511 degrees, 10 minutes West, 218.04 feet to a point on the Northeasterly side of Rose Valley Road aforesaid; thence along the said side of Rose Valley Road North 35 degrees, 50 minutes West, 105 feet to the first mentioned point and place of beginning.

CONTAINING 23,104 square feet and being Lot #18 on a plan of lots known as Birchwood Terrace Homes as prepared for David A. Swinehart.

TITLE TO SAID PREMISES IS VESTED IN Carl H. Gottshall by Deed from Red Hill Savings, a Division of Hill Financial, S.A. dated January 30, 1985 and recorded February 6, 1985 in Deed Book 4759, Page 280.

Parcel Number: 60-00-02643-46-5.

Location of property: 167 Rose Valley Road, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Carl H. Gottshall** at the suit of Live Well Financial, Inc. Debt: \$181,539.83.

Andrew J. Markowitz, Attorney.

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

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

16-11331

ALL THOSE TWO CERTAIN adjoining lots together with the dwellings and buildings erected thereon, situate in **Bridgeport Borough**, County of Montgomery and Commonwealth of Pennsylvania. Being known and designated as Lots #70 and 71 on a Plan known as Greenwood Terrace which plan is recorded at Norristown in Deed Book 471, Page 500. Being more particularly described, as follows, to wit:

BEGINNING at a point on the South corner of Ninth and Green Streets; thence, from said point and extending Southeastwardly along the Southwest side of said Ninth Street a distance of twenty-two and six-tenths (22.6) feet to a point, a corner of this and Lot #71 on said plan; thence, extending by and along said Lot #71 Southwestwardly a distance of one hundred twelve and seventy one-hundredths (112.70) feet to the side of a twenty (20) feet wide alley; thence, extending Northwestwardly along the Northeast side of said alley, a distance of twenty-two and six-tenths (22.6) feet to a point, a corner of said alley and Green Street aforesaid; thence, extending Northeastwardly along the Southeast side of said Green Street a distance of one hundred twelve and seventy one-hundredths (112.70) feet to the point and place of beginning.

BEING the same premises which Fannie Mae a/k/a Federal National Mortgage Association by its Attorney in Fact, KML Law Group, P.C. (POA recorded 1/6/2014 Book 244, Page 1619), by Deed dated 7/31/2014 and recorded 8/11/2014 in Montgomery County, PA Book 5923, Page 1813 granted and conveyed unto John S. Maguire, in fee. Parcel Number: 02-00-04468-00-3.

Location of property: 132 West 9th Street a/k/a 132 Ninth Street, Bridgeport, PA 19405.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **John S. Maguire** at the suit of Lakeview Loan Servicing, LLC. Debt: \$175,478.25.

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

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

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

16-11405

ALL THAT CERTAIN brick house and lot or piece of land, situate on the West side of Main Street (designated as No. 440 Main Street), in **East Greenville Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point in said Main Street, in line of land now or late of Raymond Hoffman, said point being thirty-eight feet, four inches in a Southerly direction from an iron pin in said Main Street dividing lands now or late of Frank Heimbach and Elmer S. Krauss; thence along said Main Street South twenty-eight degrees, twenty minutes East, eighteen feet three, inches to a point in line of land now or late of George Roeder; thence by the same and through the middle of the party wall of this house and adjoining house on the South, South sixty-one degrees, forty minutes West, two hundred eleven feet, three inches to a stake, a corner in the Easterly line of said School Alley; thence along other a point in the Easterly line of said School Alley; thence along other land now or late of Raymond Hoffman and through the center line of the party wall of this house and the adjoining house on the North, North sixty-one degrees, forty minutes East, two hundred ten feet nine inches to the place of beginning.

RECITAL BEING the same premises which Arlene E. Marks and Teresa Ann Marks by Indenture dated June 13, 1990 and recorded June 21, 1990 at Norristown in the Office for the Recording of Deeds, in and for the County of Montgomery in Deed Book 4949, Page 1210 granted and conveyed unto Douglas Johnson and Christina Johnson husband and wife in fee.

TITLE TO SAID PREMISES IS VESTED IN Scott J. Herbst and Christine A. Herbst, h/w, by Deed from Douglas Johnson and Christina Johnson, h/w, dated 07/26/2003, recorded 08/15/2003, in Book 5469, Page 412.

Parcel Number: 06-00-02556-00-3.

Location of property: 440 Main Street, East Greenville, PA 18041-1304.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christine A. Herbst and Scott J. Herbst** at the suit of Bayview Loan Servicing, LLC. Debt: \$126,380.74.

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

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

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

16-11485

All THAT CERATIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, Montgomery County, Pennsylvania, being Westerly part of Lot #48 on Plan of Lots laid out for the heirs of James A. Holland, deceased (said plan is on record at Norristown in the Office for the Recording of Deeds &c. in and for Montgomery County in Deed Book No. 259, Page 6&c.). Bounded and described, as follows, to wit:

BEGINNING at a point in the middle line of Holland Avenue at the division line of Lots 48 and 50, being seventy-seven and forty-four one-hundredths feet Westwardly from the intersection of the middle line of Holland Avenue with the center line of Spring Avenue; thence along the division line of Lots 48 and 50 South twenty-eight degrees, thirty-four minutes East, one hundred fifty-four and sixty-seven one-hundredths feet to a stake; thence North sixty-one degrees, twenty-eight minutes East, thirty-four feet; thence North twenty-eight degrees, thirty-four minutes West, one hundred fifty-four and sixty-nine one-hundredths feet to a point in the middle line of Holland Avenue; thence South sixty-one degrees, twenty-six minutes West, thirty-four feet to the place of beginning. Being the Westerly one-half of a double three story frame dwelling and known as 203 Holland Avenue.

TITLE TO SAID PREMISES IS VESTED IN Lecia M. Brown and Balfour Saunders by Deed from Vernon V. Young and David C. Young dated January 31, 2002 and recorded March 5, 2002 in Deed Book 5398, Page 1386.

Parcel Number: 40-00-26168-00-9.

Location of property: 203 Holland Avenue, Ardmore, PA 19003.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Lecia M. Brown and Balfour Saunders** at the suit of The Bryn Mawr Trust Company. Debt: \$30,206.57.

Joseph F. Riga, Attorney.

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

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

16-12764

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **West Norritown Township**, Montgomery County; Pennsylvania, and described according to a map or plan made by M.R. and J.B. Yerkes, Civil Engineers and Surveyors dated May 27, 1954, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Parkview Drive (60 feet wide) at the distance of 82 feet from a point of the said side of the said Parkview Drive, which last mentioned point is at the distance of 20.42 feet of the arc of a circle curving to time right having a radius of 13 feet from a point on the Southeasterly side of Trooper Road (80 feet wide); thence extending from the first mentioned point of beginning South 49°?, 46' East along the said side of the said Parkview Drive 90 feet to a point; thence extending South 40°?, 14' West 135 feet to a point; thence extending North 49°?, 46' West 90 feet to a point; thence extending North 40°?, 14' East 135 feet to the Southwesterly side of the said Parkview Drive, being the first mentioned point and place of beginning.

BEING known as Lot No. 1 of said plan.

BEING the same premises which William D. Moyer, Jr., by Deed dated 9/29/2006 and recorded 10/13/2006, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5619, Page 1772, Instrument #2006127040, granted and conveyed unto William D. Moyer, Jr. and Moy Moyer, husband and wife.

Parcel Number: 63-00-06007-00-5.

Location of property: 2556 North Parkview Drive, Norristown, PA 19403.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **William Moyer, Jr., Moy Moyer and United States of America, Department of the Treasury - Internal Revenue Service** at the suit of The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificate Holders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-26. Debt: \$224,870.37.

Kristen D. Little, Attorney.

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

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

16-12865

ALL THAT CERTAIN brick dwelling message and tenement and lot or piece of land, situate on a public road from Royersford to Black Rock Bridge (formerly High Street now Second Avenue) in **Royersford Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a lime stone set for a corner in the middle of the aforesaid road in line of other land of the said S. H. Egolf, formerly of W.H. Fox; thence along the middle of said road, North 21 degrees, West 60 feet to a stone in line of Daniel Laishaw's land now Walnut Street; thence along the same North 68 degrees, East 136 feet to a corner in line of lands of William and Mahlon Place; thence along the line of Place's land, South 21 degrees, East 60 feet to a corner in line of other land of the said S. H. Egolf, formerly W.H. Fox; thence along the same, South 68 degrees, West 136 feet to the place of beginning.

BEING the same premises which John Kollias, by Indenture bearing date 5/26/2009 and recorded 6/3/2009 in the Office of the Recorder of Deeds, in and for the County of Montgomery in Deed Book 5732, Page 1024, granted and conveyed unto James A. Harner, in fee.

Parcel Number: 19-00-02952-00-8.

Location of property: 102 Second Avenue, Royersford, PA 19468.

The improvements thereon are: Residential - triplex.

Seized and taken in execution as the property of **James A. Harner** at the suit of JP Morgan Chase Bank, National Association. Debt: \$205,758.16.

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

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

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

16-13241

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, located in **Springfield Township**, County of Montgomery and State of Pennsylvania, known as Lot No. 232 on a plan called "Sunnybrook - North Hills" made for Sunnybrook, Inc., dated June 1st, 1946, by Barton and Martin, Engineers, and recorded at Norristown, Pennsylvania in Plan Book No. 1680A, Page 65 and more particularly bounded and described, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Ulmer Avenue (50 feet wide) at the distance of 12.99 feet measured South forty six degrees, thirteen minutes West from its intersection with the Southwesterly side of Bruce Road (50 feet wide) (both lines produced); thence extending South 46 degrees, 13 minutes West along the said side of Ulmer Avenue 80.61 feet to a point; thence Northwesterly on a line at right angles to said side of Ulmer Avenue 127.51 feet to a point; thence extending North 44 degrees, 12 minutes, 32 seconds East, 59.37 feet to the Southwesterly side of Bruce Avenue; thence along the same, South 58 degrees, 35 minutes, 30 seconds East, 121.06 feet to a point of curve; and thence in a Southerly direction on the arc of a circle curving to the right having a radius of 10.00 feet the arc distance of 18.29 feet to the first mentioned point and place of beginning.

BEING the same premises which Sandra Jefferies by Deed dated 9/8/1999 and recorded 1/12/2000 in Montgomery County in Deed Book 5303, Page 1473 conveyed unto Sandra Jefferies, in fee.

Parcel Number: 52-00-17521-00-4.

Location of property: 101 Ulmer Avenue, Oreland, PA 19075.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Sandra Jefferies** at the suit of U.S. Bank National Association, as Trustee For Lehman XS Trust Mortgage Pass-Through Certificates, Series 2007-15N. Debt: \$248,715.36.

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

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

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

16-13454

ALL THAT CERTAIN tract or piece of land, with the buildings thereon erected, situate in **Upper Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by Herbert H. Metz, dated July 1942, as follows, to wit:

BEGINNING at a point in the middle of Second Street (33 feet wide), at the distance of 564.68 feet Southwest from the intersection of the center line of Cherry Street (38 feet wide) and Second Street; thence along the middle of Second Street, South 44 degrees, 47 minutes West, 125 feet to a point in line of Bernard Whittaker; thence along the same, North 44 degrees, 34 minutes West, 213.50 feet to land of Ambler Trust Company; thence along the same, North 44 degrees, 47 minutes East, 125 feet to an iron pin in line of land, now or late of H.M. Nase; thence along the same, South 44 degrees, 34 minutes East, 213.50 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Dennis I. Ziegler and Diana M. Ziegler by Deed from Andrew Thomas Morrison and Jennifer Misko dated May 18, 2007 and recorded May 21, 2007 in Deed Book 5647, Page 02803.

Parcel Number: 56-00-07966-00-6.

Location of property: 1928 East 2nd Street a/k/a 1928 2nd Street, Upper Gwynedd, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Dennis J. Ziegler and Diana M. Ziegler** at the suit of Federal National Mortgage Association ("Fannie Mae") a Corporation organized and existing under the laws of the United States of America. Debt: \$230,704.55.

Joseph F. Riga, Attorney.

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

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

16-13492

ALL THAT CERTAIN lot or piece of land situate in **Upper Dublin Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a subdivision Plan of 'The Estates of Dublin' prepared for Robert M. Alper by Alon Engineering Associates, Inc. dated 5/17/1978, last revised 4/11/1979 and recorded in Plan Book A-36, Page 64, as follows to wit:

BEGINNING at a point on the Southwesterly side of Denston Drive (50 feet wide) a corner of Lot No. 29 on said plan, which point is measured along the Southwesterly side of Denston Drive South 14 $^{\circ}$, East 54.08 feet from a point of tangent therein, which point is measured along the same on an arc of a circle curving to the right having a radius of 100 feet the arc distance of 122.55 feet from a point of curve therein, which point is measured along the same South 84 degrees, 13' East, 301.28 feet from a point of tangent therein, which point is measured on the arc of a circle curving to the right having a radius of 15 feet, the arc distance of 20.93 feet from a point of curve on the Southeasterly side of Denston Drive; thence extending from said beginning point and along the Southwesterly side of Denston Drive, aforesaid, South 14 degrees, East 115.36 feet to a point a corner of Lot No. 31 on said plan; thence extending along the same South 76 degrees, West 195.02 feet to a point, a corner of Lot No. 34 on said plan; thence extending along the same North 10 degrees, 5' West, 99.03 feet to a point in the bed of a 20 feet wide sanitary sewer easement and a corner of Lot No. 28 on said plan; thence extending along the same North 5 degrees, 47' East, 17.60 feet to a point on the Northwesterly side of said 20 feet wide sanitary sewer easement and a corner of Lot No. 29 aforesaid; thence extending along the same North 76 $^{\circ}$ East, re-crossing the said 20 feet wide sanitary sewer easement 182.30 feet to the first mentioned point and place of beginning.

BEING Lot No. 30 on said plan.

BEING the same premises which Solomon Mermelstein and Cynthia Mermelstein, by Deed dated 2/14/1999 and recorded 4/15/1999 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5267, Page 912, granted and conveyed unto Cynthia Nessim (formerly Mermelstein).

Parcel Number: 54-00-04658-44-5.

Location of property: 1021 Denston Drive, Ambler, PA 19002.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Cynthia Nessim f/k/a Cynthia Mermelstein** at the suit of Citizens Bank of Pennsylvania. Debt: \$42,190.37.

Gregory Javardian, Attorney. I.D. #55669

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

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

16-13595

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the 9th ward of **Pottstown Borough**, County of Montgomery, State of Pennsylvania, and described according to a plan of "Pottsgrove Manor", made by Ralph E. Shaner and Son, Engineer, Pottstown, Pennsylvania dated January 16, 1941 and last revised September 1, 1941, and recorded in the Office for the Recording of Deeds in and for the County of Montgomery, at Norristown, in Deed Book 1424, Page 601, as follows, to wit:

SITUATE on the Southwest side of King Street (seventy feet wide) at the distance of three hundred feet Southeastwardly from the point of intersection of the said Southwest side of King Street and the Southeast side of Gable Avenue (fifty feet wide) both lines produced; containing in front or breadth on the said King Street fifty feet and extending of that width in length or depth Southwestward between parallel lines at right angles to the said King Street one hundred and forty feet.

UNDER AND SUBJECT to conditions and restrictions of record.

BEING Lot No. 8 on said plan.

TITLE TO SAID PREMISES IS VESTED IN John J. Fontaina and Rita Fontaina, by Deed from John J. Fontaina, dated 06/17/2004, recorded 08/12/2004 in Book 5523, Page 0106.

Parcel Number: 16-00-18080-00-3.

Location of property: 234 West King Street, Pottstown, PA 19464-6320.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **John J. Fontaina and Rita Fontaina** at the suit of Wells Fargo Bank, N.A. Debt: \$106,259.72.

Peter Wapner, Attorney. I.D. #318263

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

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

16-13675

ALL THAT CERTAIN lot or piece of ground being Lot No. 19 and the Southwesterly 1/2 or 50.20 feet of Lot No. 18 as shown on the Plan of "Oak Crest" said plan intended to be recorded, situate on the Northwesterly side of Brookside Road between Kenney Road and Longview Place, in **Lower Pottsgrove Township**, County of Montgomery and Commonwealth of PA, more fully bounded and described, as follows, to wit:

BEGINNING at a point on the Northwesterly lot line of Brookside Road (50 feet wide) said place of beginning being South 44 degrees, 18 minutes West, 60.30 feet from a marble monument on the Northwesterly building line of Brookside Road at its intersection with the Northeastly building line of Kenney Road extended across Brookside Road said point of beginning being the Northeastly line of a drainage easement; thence from said place of beginning extending along the Northwesterly lot line of Brookside Road and crossing the head of a 10 feet wide drainage easement which widens to 15 feet in width, South 44 degrees, 18 minutes West, 150.90 feet to a point in line of Lot No. 20; thence extending along Lot No. 20 North 45 degrees, 42 minutes West, 198.31 feet to a point; thence extending along land now or late of the Brookside Country Club, North 43 degrees 57-1/4 minutes East recrossing the drainage easement being 15 feet in width 150.90 feet to a point; thence extending along the Northeastly 50.20 feet or 1/2 of Lot No. 18 being the Northeastly side of said drainage easement, South 45 degrees, 42 minutes East, 199.22 feet to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Thomas F. McKiernan and Joann McKiernan, husband and wife by Deed from Ronald S. Jacobson and Donna L. Jacobson, his wife dated September 9, 1996 and recorded on September 12, 1996 in the Montgomery County Recorder of Deeds in Book 5160, Page 2448 as Instrument No. 014895.

Parcel Number: 42-00-00484-00-5.

Location of property: 855 Brookside Road, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Thomas McKiernan a/k/a Thomas F. McKiernan, Joann McKiernan a/k/a Jo McKiernan and The United States of America c/o the U.S. Attorney for the Eastern District of Pennsylvania** at the suit of Citimortgage, Inc., Successor by Merger to ABN AMRO Mortgage Group, Inc. Debt: \$107,229.72.

Robert W. Williams, Attorney.

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

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

16-14833

ALL THAT CERTAIN lot or piece of ground, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a subdivision survey plan drawn for Donald F. Specht by Ralph E. Shaner & Son Engineering Company, dated 03/09/1989 and last revised 06/02/1990 said plan recorded in Montgomery County in Plan Book C 16, Page 144 as follows, to wit:

BEGINNING at a point on the Northeasterly side of Beech Street (50 feet wide) said point being at the distance of 79.83 feet measured South 74 degrees, 45 minutes East along the Northeasterly side of Beech Street from its point of intersection with the southeasterly side of Warren Street (40 feet wide) said point also being a corner of Lot No. 1 on said plan; thence extending from said point of beginning along Lot No. 1 the 3 following courses and distances: (1) North 15 degrees, 15 minutes East, 70.00 feet to a point a corner; (2) North 41 degrees, 49 minutes East, 53.65 feet to a point a corner; and (3) North 15 degrees, 15 minutes East, 22.00 feet to a point on the Southeasterly side of a 20 feet wide alley; thence extending along the same South 74 degrees, 45 minutes East, 20.00 feet to a point a corner of Lot No. 3 on said plan; thence extending along the same the 3 following courses and distances: (1) South 15 degrees, 15 minutes West, 22.00 feet to a point a corner, (2) South 31 degrees, 30 minutes, 41 seconds West, 49.99 feet to a point a corner; and (3) South 15 degrees, 15 minutes West, 70.00 feet to a point on the Northeasterly side of Beech Street; thence extending along the same North 74 degrees, 45 minutes West, 30.00 feet to the first mentioned point and place of beginning.

CONTAINING 3,739 square feet of land.

BEING Lot No. 2 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Julia M. Allen-Nimmerichter and Shane Nimmerichter, husband and wife, by Deed from Julia M. Allen n/k/a Julia M. Allen-Nimmerichter, dated 06/18/2009, recorded 06/29/2009, in Book 5734, Page 2783.

Parcel Number: 16-00-01676-10-8.

Location of property: 613 Beech Street, Pottstown, PA 19464-5717.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Julia M. Allen a/k/a Julia M. Allen-Nimmerichter and Shane Nimmerichter** at the suit of Deutsche Bank National Trust Company, as Trustee for The Registered Holders of Morgan Stanley ABS Capital I, Inc. Trust 2007-HE6 Mortgage Pass-Through Certificates, Series 2007-HE6. Debt: \$118,125.96.

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

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

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

16-14850

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Dublin Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot # 1 and the Northeasterly 1/2 of Lot #2 Section 8 on a Subdivision Plan of Elliger Park, laid out by C. Raymond Weir, Registered Professional Engineer, Ambler, Pennsylvania, on September 12, 1950 and bounded and described in accordance therewith as follows, to wit:

BEGINNING at a point, the intersection of the Southwesterly side of Prospect Avenue (50 feet wide) with the Southeasterly side of Locust Road (50 feet wide); thence extending along the Southwesterly side of Prospect Avenue South 44 degrees, 17 minutes East, 162 feet to a point, a corner of Lot #21 on said plan; thence along Lot #21 and Lot #20, South 45 degrees, 43 minutes West, 100 feet to a point; thence through Lot #2 North 44 degrees, 17 minutes West, 162 feet to a point on the Southeasterly side of Locust Road; thence extending along said side of Locust Road North 45 degrees, 43 minutes East, 100 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Robert M. Flood, Jr. and Elizabeth H. M. Flood by Deed from James H. Oeste and Elaine D. Oeste dated July 27, 1964 and recorded July 28, 1964 in Deed Book 3339, Page 1080.

Parcel Number: 54-00-10915-00-2.

Location of property: 707 Prospect Avenue, Fort Washington, PA 19034.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Robert M. Flood, Jr. and Elizabeth H. M. Flood** at the suit of CIT Bank, N.A. Debt: \$538,305.70.

Joseph I. Foley, Attorney.

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

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

16-15204

ALL THAT CERTAIN tract of land and building lot on premises of ground, situate at Ringing Rocks Park, in **Lower Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, known as Lot 5 in Block A, on maps of property known as Ringing Rocks Park laid out by the Ringing Rocks Realty Company of Montgomery at Norristown, bounded and described, as follows:

BEGINNING at an iron pin on the Northerly side of lawn in Section A in the dividing line of this and Lot 6; thence in a Westerly direction along said Lot 84.7 feet to a stake; thence in a Northerly direction 68.6 feet to an iron pin in the dividing line between this and Lot 4; thence in an Easterly direction along said Lot 77 feet to a stake, thence in a Southerly direction 29.6 feet to the place of beginning.

BEING the same premises which Jessica Kissinger by Deed dated September 3, 2004 and recorded September 23, 2004 in Montgomery County in Deed Book 5526, Page 1095 conveyed unto William E. Wiley, in fee.

BEING the same premises which William E. Wiley by Deed dated January 31, 2007 and recorded February 9, 2007 in Montgomery County in Deed Book 5635, Page 487 conveyed unto Thomas M. Matthews and Luann Mitch, as Joint Tenants With the Right of Survivorship, in fee.

TITLE TO SAID PREMISES IS VESTED IN Thomas M. Matthews, by Deed from Thomas M. Matthews and Luann Mitch, as Joint Tenants With the Right of Survivorship, dated 03/27/2008, recorded 07/03/2008, in Book 5698, Page 2192.

Parcel Number: 42-00-03757-00-8.

Location of property: 1245 Ringing Rocks Park, Pottstown, PA 19464-2467.

The improvements thereon are: Residential property.
Seized and taken in execution as the property of **Thomas M. Matthews** at the suit of Newlands Asset Holding Trust.
Debt: \$161,095.08.

Peter Wapner, Attorney. I.D. #318263

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

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

16-15580

ALL THAT CERTAIN lot or piece of ground, situate in **Franconia Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision prepared for Strawberry Fields made by Urwiler and Walter, Inc., Registered Surveyors, dated 11/21/987 and last revised on 6/71/991 and recorded in Plan Book A-52, Page 486, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Winding way (50 feet wide) said point being a corner of Lot #89 on the above mentioned plan and place of beginning; thence extending from said place of beginning and along Lot #89 South 46 degrees, 47 minutes, 00 seconds East crossing a 20 feet wide access easement also a temporary construction easement for Pear Tree Village 130.3 8 feet to a point in line of land of John R. and Margaret D. Souder; thence extending along said land of Souder South 43 degrees, 13 minutes, 00 seconds West, 20.00 feet to a point a corner of Lot #91; thence extending along Lot #91 and recrossing said access easement and temporary construction easement North 46 degrees, 47 minutes, 00 seconds West, 130.38 feet to a point on the Southeast side of Winding Way; thence extending along the Southeast side of Winding Way North 43 degrees, 13 minutes, 00 seconds East 20.00 feet to a point a corner of Lot #89 being the first mentioned point and place of beginning.

BEING known as Lot No. 90 on the above mentioned plan.

TOGETHER with the free and common use, right, liberty and privilege of a certain 20 feet wide access easement along rear of premises as and for a 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. Subject, however, to the proportionate part of the expense of keeping same in good order and repair.

BEING the same premises which Sal Lapio, Inc., a PA Corporation by indenture bearing date 05/27/1992 and recorded 06/04/1992 at Norristown in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 5008, Page 1789 etc. granted and conveyed unto Benjamin J. Gorton and Claire M. Gorton, husband and wife, in fee.

Parcel Number: 34-00-04979-35-1.

Location of property: 173 Winding Way, Telford, PA 18969.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jonathan N. Smith and Heather L. Smith a/k/a Heather L. Whiteman** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$109,909.29 plus interest to sale date.

Heather Riloff, Attorney.

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

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

16-15597

ALL THOSE TWO CERTAIN town lots or piece of land, with brick messuage thereon erected, situate in **Conshohocken Borough**, County of Montgomery, State of Pennsylvania, being lots Nos. 120 and 121 in a plan of lots laid out on the farm of Isaac Jones, the elder, deceased, bounded and described together as one lot as follows, viz:

BEGINNING at a stake on the Northeasterly side of Sixth Avenue at the distance of one hundred feet Southeasterly from Hollowell Street, a corner of this and Lot No. 119; thence by and along said Lot No. 119 Northeasterly at right angles to said Sixth Avenue one hundred and forty feet to a twenty feet wide alley, laid out for the use of the lots bounding thereon; thence along the Southwesterly side of said alley Southeasterly Forth (sic) feet to a stake, a corner of Lot No. 122; thence by and along said Lot No. 122 Southwesterly parallel with said Hollowell Street one hundred and forty feet to Sixth Avenue aforesaid and along the Northeasterly side thereof (sic) Northwesterly forty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Lisa Lee Grover, by Deed from Bertha Jean Byerly and Wesley J. Byerly, husband and wife, dated 08/07/2000, recorded 08/11/2000, in Book 5327, Page 1033, Instrument No. 015411.

Parcel Number: 05-00-08400-00-1.

Location of property: 210 6th East Avenue a/k/a 210 East Sixth Avenue, Conshohocken, PA 19428.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lisa L. Grover a/k/a Lisa Lee Grover** at the suit of LSF9 Master Participation Trust. Debt: \$11,548.20.

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

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

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

16-15621

ALL THAT CERTAIN lot or piece of ground, situate in **Franconia Township**, County of Montgomery and Commonwealth of Pennsylvania, drawn according to a Record Plan/Plan of Subdivision of the "Wolf Tract" for Telford Properties, Inc. by Bohler Engineering Inc. (Project No. P95148), dated September 5, 1995, last revised January 29, 1996 and recorded in Norristown, Pennsylvania in Plan Book A-56, Pages 147 through 152, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Evergreen Circle, said point being a corner of this and Lot No. 138T, as shown on said plan; thence extending from said beginning point, along the said side of Evergreen Circle extending the next two following courses and distances, vis: (1) North 45 degrees, 42 minutes, 38 seconds West, 40.00 feet to a point of curve; and (2) along an arc of a curve curving to the right, having a radius of 20.00 feet the arc distance of 31.42 feet, 18 minutes, 22 seconds East, 131.52 feet to a point a corner of Lot No. 122T; thence extending along Lot No. 122T, South 45 degrees, 43 minutes, 38 seconds East, 60.00 feet to a point a corner of Lot No. 138T; thence extending along Lot No. 138T, South 44 degrees, 18 minutes, 22 seconds West, 151.52 feet to said point and place of beginning.

BEING the same property conveyed to Christopher M. McCann who acquired title by virtue of a Deed from Christopher M. McCann and Kelly R. McCann, dated April 1, 2013, recorded April 2, 2013, at Instrument Number 2013034416, and recorded in Book 5868, Page 01247, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 34-00-01602-88-4.

Location of property: 830 Evergreen Circle, Telford, PA 18969.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Christopher M. McCann a/k/a Christopher Michael McCann** at the suit of Wells Fargo Bank, N.A. Debt: \$214,215.85.

Christina L. Connor, Attorney.

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

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

16-15650

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania described according to a survey and plan made of 'Moreland' made by Herbert H. Metz, Inc., Registered Engineer, Lansdale, Pennsylvania on October 31, 1958 which plan has since been revised by Russell S. Lyman, Registered Professional Engineer, Surveyor, Huntingdon Valley, Pennsylvania on August 9, 1960 which revised plan was recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania on August 18, 1960 in Plan Book A-5, Page 90 &c., described, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Moreland Avenue (46.5 feet wide having been widened from its original width of 33 feet by the addition of 13.5 feet on its Northeast side thereof) which point is measured South 40 degrees, 53 minutes, 30 seconds East, 165.30 feet from a point which point is measured on the arc of a circle curving to the left having a radius of 20 feet the arc distance of 29.35 feet from a point on the Southeasterly side of Blair Mill Road (50 feet wide).

CONTAINING in front or breadth on said Moreland Avenue 65 feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to the said Moreland Avenue 156 feet to a point on the Southwesterly side of a 15 feet wide drainage right-of-way.

BEING Lot No. 12.

BEING the same premises which Mary F. Pero, by Deed dated 05/25/1999 and recorded 09/29/1999 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5290, Page 1176, granted and conveyed unto Marc S. Weinfeld and Donna S. Weinfeld, husband and wife as Tenants by the Entirety.

TITLE TO SAID PREMISES IS VESTED IN Michael K. Eck and Susan L. Eck by Deed from Donna S. Weinfeld dated 2/14/14 recorded 2/19/14 in Book 5904, Page 01293.

Parcel Number: 59-00-12748-00-9.

Location of property: 4044 West Moreland Avenue, Hatboro, PA 19040-3136.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Susan L. Eck and Michael K. Eck** at the suit of Caliber Home Loans, Inc. Debt: \$214,665.66.

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

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

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

16-20010

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 of 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, 110.00 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 on 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: \$158,853.49.

Peter Wapner, Attorney. I.D. #318263

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

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

16-20128

ALL THAT CERTAIN tract or parcel of land, situate in **West Pottsgrove Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a survey as made by George F. Shaner, R.E. of Ralph E. Shaner & Son Engineering Company, as follows, to wit:

BEGINNING at a corner set for the Southwesterly property line intersection of a given 20 feet wide alley (not ordained) and the Easterly side of a given street known as Kay Street (50 feet wide), said point being distant, along the Easterly side of Kay Street from a point marking the Southeasterly property line intersection of the aforementioned said Kay Street and the Southerly side of Race Street South 41 degrees, 26 minutes West, 151.28 feet; thence from the aforesaid point of beginning along the Southerly side of the aforesaid private 20 feet wide alley South 48 degrees, 44.59 minutes, East 69.19 feet to a corner lands late Wesley R. Grow; thence along the same South 41 degrees, 50.39 minutes West, 65.22 feet to a corner other lands Stephen Novak and intended to be conveyed to Robert and Margaret Jackson; thence along the same North 48 degrees, 34 minutes West, 68.73 feet to a corner on the Easterly side of Kay Street; thence along the same North 41 degrees, 26 minutes East, 65.0 feet to the place of beginning.

BEING the same premises which Kevin Fehnel and Jessica Fehnel, h/w, by Deed dated 10/30/2008 and recorded 11/25/2008, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5715, Page 221, Instrument #2008113247, granted and conveyed unto Kevin Fehnel.

Parcel Number: 64-00-02893-00-4.

Location of property: 114 Kay Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Kevin Fehnel** at the suit of Bank of America, N.A. Debt: \$182,504.54.

Kristen D. Little, Attorney.

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

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

16-20179

ALL THAT CERTAIN parcel of land with thereon erected, situate in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the centerline of Gilbertsville Road Legislative Route 46179, which point of beginning is measured the distance of 128.80 feet on a course South 84 degrees, 03 minutes, 50 seconds West from land now or late of Guy Hoffman; thence extending 100.00 feet to a point in line of Lot #4; thence extending along line of Lot #4 North 5 degrees, 56 minutes, 10 seconds West, 530.10 feet to a point in other land now or late of Guy Hoffman; thence extending along said other land of Guy Hoffman, North 60 degrees, 14 minutes East, 109.32 feet to a point in line of land now or late of Guy Hoffman; thence extending along said land now or late of Guy Hoffman South 5 degrees, 56 minutes, 10 seconds East, 574.27 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Karen L. Brensinger and Bruce E. Brensinger by Deed from Karen L. Brensinger, formerly known as Karen L. Foley dated February 9, 1980 and recorded March 14, 1980 in Deed Book 4509, Page 390.

Parcel Number: 60-00-01165-00-8.

Location of property: 2115 Gilbertsville Road, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Karen L. Brensinger and Bruce E. Brensinger** at the suit of Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania. Debt: \$408,125.23.

Joseph F. Riga, Attorney.

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

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

16-21058

ALL THOSE TWO CERTAIN lots or pieces of ground, situate in **Abington Township**, Montgomery County, Pennsylvania, described according to a plan and survey made thereof by William T. Muldrew, C. E. on August 11, 1920, which plan is recorded in Norristown in Deed Book No. 743, Page 600 and known as plan of Roychester Park, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Roy Avenue (forty feet wide) at the distance of two hundred feet Southeast from the Southeasterly side of Webster Avenue (forty feet wide); thence extending North forty-one degrees, thirteen minutes East, one hundred ninety-four and thirty-nine one-hundredths feet to a point; thence extending South twenty-nine degrees, thirty-two minutes, thirty seconds East, fifty-two and ninety-six one-hundredths feet to a point; thence extending South forty-one degrees, thirteen minutes West, one hundred seventy-six and ninety-three one-hundredths feet to a point on the aforesaid side of Roy Avenue; thence extending along the said side of Roy Avenue North forty-eight degrees, forty-seven minutes West, fifty feet to the first mentioned point and place of beginning.

BEING Lots No. 138 and No. 139 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Ethel Ruth Miller, by Deed from Edward J. Miller and Ethel Ruth Miller, his wife, dated 06/26/1974, recorded 08/15/1974 in Book 3968, Page 495.

MORTGAGOR Ethel Ruth Miller died on 11/14/2014, and upon information and belief, her surviving heir is Audrey Gayle Humphreys. Plaintiff's representative contacted the Register of Wills of Montgomery County and was informed that no estate has been raised on behalf of the decedent mortgagor. By executed waiver, Audrey Gayle Humphreys waived her right to be named as a defendant in the foreclosure action.

Parcel Number: 30-00-60192-00-6.

Location of property: 2021 Roy Avenue, Abington, PA 19001-1812

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Ethel Ruth Miller a/k/a Ethel Miller, Deceased** at the suit of Ditech Financial, LLC. Debt: \$194,995.80.

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

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

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

16-21937

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

BEGINNING at a point on the Northeasterly side of Roberts Avenue at the distance of 346.35 feet measured Southwardly along the Northeasterly side of Roberts Avenue from a monument located at the intersection of said Northeasterly side of Roberts Avenue and the Southeasterly side of Hallowell Street; thence Northeastwardly at right angles to Roberts Avenue 143 feet to a point on the Southwesterly side of a 15 feet wide alley; thence Southeastwardly along the Southwesterly side of said alley 90 feet to a point; thence Southwestwardly at right angles to said alley 143 feet to a point on the Northeasterly side of Roberts Avenue; thence along said side of Roberts Northwesterly 90 feet to the first mentioned point and place of beginning.

BEING the Southeasterly one-half of Lot No. 114 and all of Lots Nos. 115, 116, I 17 and 118 on Cedar Heights Plan of Lots as recorded in Deed Book 952, Page 600.

BEING the same premises which Paul G. Detwiler and Esther M. Detwiler, his wife by Deed dated 12/3/1971 and recorded 12/6/1971 in Montgomery County in Deed Book 3717, Page 534 conveyed unto Robert F. Wright, Jr. and Anna M. Wright, husband and wife, in fee

Parcel Number: 65-00-10174-00-3.

Location of property: 240 Roberts Avenue, Conshohocken, PA 19428.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Maria Tharan and Richard C. Tharan** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$197,201.48 plus interest to sale date.

Heather Riloff, Attorney.

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

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

16-22306

ALL THOSE THREE CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, situate at Elkins Park, in **Cheltenham Township**, County of Montgomery and State of Pennsylvania, and described according to a survey and plan thereof, made by Harry Linn, Civil Engineer, on the Tenth day of February, A.D., 1915, as follows, to wit:

ONE THEREOF, BEGINNING at a point on the Northeasterly side of Upland Road (forty feet wide) at the distance of one hundred and thirty-seven and thirty-four one-hundredths feet measured North forty-eight degrees, fifteen minutes, West along the said Northeasterly side of Upland Road from its intersection with the Northwesterly side of High School Road (forty feet wide); thence extending from said beginning point in a Northwesterly direction, along the said Northeasterly side of Upland Road, on the arc of a circle, curving to the right, having a radius of three hundred and twenty and forty-four one-hundredths feet, the arc distance of seventy feet to a point; thence extending North fifty-one degrees, thirty-five minutes, thirty-one seconds East, one hundred and thirty-two and fifty-seven one-hundredths feet to a point; thence extending North fifty-five degrees, fifty minutes, forty seconds East, forty-eight and fifty-six one-hundredths feet to a point; thence extending South forty-eight degrees, fifteen minutes East, thirty-five and fifteen one-hundredths feet to a point; thence extending South forty-one degrees, forty-five minutes West, one hundred and eighty-five feet to the first mentioned point and place of beginning.

ONE OTHER THEREOF, BEGINNING at a point on the Northeasterly side of Upland Road (forty feet wide) at the distance of one hundred and twenty-seven and thirty-four one-hundredths feet measured Northwestwardly along the said Northeasterly side of High School Road (forty feet wide).

CONTAINING in front or breadth on the said Upland Road Northwestwardly ten feet and extending of that width in length or depth North forty-one degrees, forty-five minutes East between parallel lines one hundred and twenty-five feet.

AND THE REMAINING OTHER THEREOF, BEGINNING at a point on the Northeasterly side of Upland Road at the distance of two hundred and seven and thirty-four one-hundredths feet measured Northwestwardly along the said Northeasterly side of Upland Road from its intersection with the Northwesterly side of High School Road; thence extending in a Northwesterly direction, along the said Northeasterly side of Upland Road, on the arc of a circle, curving to the right, having a radius of three hundred and twenty and forty-four one-hundredths feet, the arc distance of twenty feet to a point; thence extending North fifty-five degrees, forty-one minutes, thirty-six seconds East, one hundred and eighty-four and sixty-eight one-hundredths feet to a point; thence extending South twenty-five degrees, forty-two minutes East, ten and sixty-seven one-hundredths feet to a point; thence extending South fifty-five degrees, fifty-five degrees, fifty minutes, forty seconds West, fifty-one and thirty-six one-hundredths feet to a point; thence extending South fifty-one degrees, thirty-five minutes, thirty-one seconds West, one hundred and thirty-two and fifty-seven one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael Glassman and Deborah G. Glassman, as Tenants by the Entirety, by Deed from Manuel Cohen, widower, dated 12/23/1999, recorded 02/15/2000 in Book 5307, Page 145. Parcel Number: 31-00-27073-00-4.

Location of property: 405 Upland Road, Elkins Park, PA 19027.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael Glassman and Deborah G. Glassman a/k/a Deborah Glassman** at the suit of Ditech Financial, LLC. Debt: \$198,199.55.

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

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

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

16-22801

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situated in **Abington Township**, Montgomery County, Pennsylvania, and described according to a plan thereof made by Charles E. Shoemaker, Registered Professional Engineer dated November 30, 1956, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Ferndale Avenue (50 feet wide), said point being at the distance of 375 feet Southwestwardly measured along the Northwesterly side Ferndale Avenue from its point of intersection with the Southwestly side of Penbryn Avenue (50 feet wide).Containing in front or breadth on the Northwesterly side of Ferndale Avenue 75 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to Ferndale Avenue 125 feet.

BEING Lot Number 676-677 and 678 as shown on a certain plan of Crestmont Division No. 2.

BEING the same property conveyed to John J. Hunt, II, no marital status shown who acquired title by virtue of a Deed from Isabella C. Link, no marital status shown, dated August 5, 2005, recorded August 23, 2005, at Document ID 2005119745, and recorded in Book 05567, Page 2751, Office of the Recorder of Deeds, Montgomery County, Pennsylvania.

Parcel Number: 30-00-19568-00-4.

Location of property: 1508 Ferndale Avenue, Abington, PA 19001.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **John J. Hunt, II** at the suit of U.S. Bank National Association, as Trustee for SASCO Mortgage Loan Trust 2006-WF2. Debt: \$350,063.63.

Meredith H. Wooters, Attorney.

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

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

16-22886

THE FOLLOWING real property located in The County of Montgomery, State of Pennsylvania, situate in **Upper Providence Township**.

BEGINNING at a spike in the center line of Longford Road (also called Hollow Road) a corner of land now or late of William A. Williams; thence along the center line of Longford Road (or Hollow), North two degrees, thirty-six minutes West, thirty-seven and ninety-three one-hundredths feet to a point; thence by other land now or late of Richard E. Wood and Mary I. Wood, his wife of which this was part of the two following courses and distances: (1) North eighty-nine degrees, one hundred thirty seconds East the line for a part of the distances passing through the center of the partition wall dividing the house erected hereon and the house on the adjoining lot, sixty-nine feet to a point; (2) north eighty-eight degrees, fifteen minutes East, three hundred forty-two and twenty-four one-hundredths feet to a point in line of land now or late of Harry Treamer; thence along said land, South forty-two degrees, thirty-five minutes West, fifty-three and sixty-one one-hundredths feet to an iron pin, a corner of land now or late of William A. Williams; thence along said land South eighty-eight degrees, twenty-seven minutes, thirty seconds West, three hundred seventy-three and twenty-two one-hundredths feet to the first mentioned point and place of beginning.

CONTAINING fourteen thousand, eight hundred and fifteen square feet of land.

BEING the same premises which Mary A. Nascavage, widow, by Deed dated 12/21/1973 and recorded 12/27/1973, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 3912, Page 241, granted and conveyed unto Donald J. Buchanan, single man.

Parcel Number: 61-00-02440-00-1.

Location of property: 206 Hollow Road, Phoenixville, PA 19460.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Donald J. Buchanan** at the suit of EverBank. Debt: \$105,798.13.

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 \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

16-23078

PREMISES A

ALL THOSE FOUR CERTAIN lots or pieces of ground, situate in **Abington Township**, Montgomery County, Pennsylvania, and described according to a certain plan thereof known as plan of 'Evergreen Manor' made by Weir and Thieme, Civil Engineers dated July 1923 and August 1923 said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Deed Book 782, Page 600 as one lot, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Lillian Avenue (10 feet wide) said point being at the distance of one hundred twenty-five feet measured South forty-seven degrees, fifty-five minutes East along the Southwesterly side of Lillian Avenue from its point of intersection with the Southeasterly side of Coolidge Avenue (50 feet wide).

CONTAINING in front or breadth Southeastwardly along the Southwesterly side of Lillian Avenue one hundred feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to Lillian Avenue one hundred twenty-five feet.

BEING Lot Numbers Thirteen to Sixteen inclusive, Section Number 7 as shown on the above mentioned plan.

PREMISES B

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as plan of 'Evergreen Manor' made by Weir and Thieme, Civil Engineers dated July 1923 and revised August 1923, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Deed Book 782, Page 600, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Lillian Avenue (forty feet wide) a corner of Lot No. 13, Block 7 on said plan, said point being at the distance of two hundred twenty-five feet measured South forty-seven degrees, fifty-five minutes East along the Southwesterly side of Lillian Avenue from its point of intersection with the Southeasterly side of Coolidge Avenue (fifty feet wide); thence extending from said point of beginning South forty-seven degrees, fifty-five minutes East along the Southwesterly side of Lillian Avenue, twenty-five feet to a point a corner of Lot Number 11, Block 7 on said plan; thence extending South forty-seven degrees, five minutes West along Lot No. 11 the distance of one hundred twenty-five feet to a point a corner of Lot Number 31, Block 7 on said plan; thence extending North forty-seven degrees, twenty-five minutes West along Lot Number 31 the distance of twenty-five feet to a point a corner of Lot No. 13 aforesaid; thence extending North forty-two degrees, five minutes East along Lot No. 13 the distance of one hundred twenty-five feet to the first mentioned point and place of beginning.

BEING Lot No. 12, Block 7 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Louis Garrett and Remitha Garrett, by Deed from Lomax Butler and Patricia Butler, husband and wife, dated 12/30/1999, recorded 01/07/2000, in Book 5303, Page 0010.

BY VIRTUE of the death of Remitha Garrett on or about 08/21/2001, Louis Garrett became the sole owner of the premises as the Surviving Tenant by the Entireties.

THE SAID Louis Garrett departed this life on or about 09/10/2013, and upon information and belief, his surviving heir at law and next-of-kin is Gloria A. Garrett a/k/a Gloria Jean Garrett.

Parcel Number: 30-00-37832-00-1.

Location of property: 2630 Lillian Avenue, Willow Grove, PA 19090-4412.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Adrienne Gittens, in Her Capacity as Executrix of The Estate of Louis Garrett, Gloria A. Garrett a/k/a Gloria Jean Garrett, in Her Capacity as Devisee of The Estate of Louis Garrett** at the suit of Branch Banking and Trust Company. Debt: \$93,410.33.

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

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

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

16-23139

ALL THAT CERTAIN tract of land, situate in **Lower Salford Township**, County of Montgomery and Commonwealth of Pennsylvania, as shown on Plan of Subdivision, prepared by Van Cleef Engineering Associates, dated 9/23/2003 and recorded with the Montgomery County Recorder of Deeds Office in Plan Book 22, Page 186.

TITLE TO SAID PREMISES IS VESTED IN Daniel L. Rothman, married man, by Deed from NVR, Inc., a Virginia Corporation Trading as Ryan Homes, dated 04/25/2007, recorded 05/17/2007 in Book 5647, Page 01487.

Parcel Number: 50-00-03678-30-4.

Location of property: 941 Masters Way, Harleysville, PA 19438-2186.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Daniel L. Rothman** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for The Certificateholders of CWMBS, Inc., CHL Mortgage Pass-Through Trust 2007-10, Mortgage Pass-Through Certificates, Series 2007-10. Debt: \$757,312.03.

Peter Wapner, Attorney, I.D. #318263

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

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

16-23694

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, and described according to a plan thereof made by Charles E. Shoemaker, Registered Professional Engineer, dated November 15, 1952, as follows:

BEGINNING at a point on the Northeasterly side of Hillcrest Road (of irregular width) at the distance of 21.21 feet measured on a bearing of North 29 degrees, 17 minutes, 12 seconds East along widened portion of Hillcrest Road from a point on the Northeasterly side of Hillcrest Road (50 feet wide), said last mentioned point being at the distance of 122.74 feet Northwestwardly measured along the Northeasterly side of Hillcrest Road from a point of reverse curve being at the distance of 176.24 feet Northwestwardly measured along the Northwestly side of Hillcrest Road from a point of curve on the Southeasterly side of Hillcrest Road, said point of curve being at the distance of 150.81 feet measured on a bearing of North 9 degrees, 7 minutes, 32 seconds East along the Southeasterly side of Hillcrest Road from its point of intersection with the Northeasterly side of Cheltenham Road (56.5 feet wide); thence extending North 15 degrees, 42 minutes, 48 seconds West along the Northeasterly side of Hillcrest Road (of irregular width) 110 feet to a point; thence extending North 74 degrees, 17 minutes, 12 seconds East, 278.23 feet to a point on the Westerly side of the right-of-way line of Pennsylvania Railroad; thence extending Southwardly along the said right-of-way line on the arc of a circle curving to the right having a radius of 7539.49 feet the arc distance of 116.67 feet to a point; thence extending South 74 degrees, 17 minutes, 12 seconds West, 239.37 feet to the first mentioned point and place of beginning.

BEING Lot No. 144 Block "J" as shown on a certain plan known as Hillcrest.

BEING the same premises which Lynda T. Thomas, by Deed dated 5/26/2006 and recorded 6/26/2006 in the Office of the Recorder of Deeds, in and for the County of Montgomery in Deed Book 5605, Page 2693 granted and conveyed unto Michael B. Dinkins and Denise Wright Dinkins. And the said Denise Wright Dinkins departed this life 10/25/2015, vesting title solely in Michael B. Dinkins.

Parcel Number: 31-00-14749-00-7.

Location of property: 1642 Hillcrest Road, Glenside, PA 19038.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Michael B. Dinkins a/k/a Michael Dinkins** at the suit of Nationstar Mortgage, LLC. Debt: \$374,007.71.

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

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

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

To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on March 29, 2017 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

ACTION IN DIVORCE

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
NO. 2016-06202

ANGEL M. GARCIA, SR.,
Plaintiff

vs.

HELENA MCGINNES,
Defendant

TO: Helena McGinnes, Defendant, whose last known addresses are 121 N. Main Street, North Wales, PA 19454 and P.O. Box 106, Telford, PA 18969.

This notice is given to you pursuant to an Order of Court dated December 21, 2016. Take notice that a Complaint in Divorce under Sections 3301(a)(6); 3301(c) & 3301(d) of the divorce code has been filed against you. In addition, there has been no proper action for divorce or annulment instituted by either of the parties.

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take prompt action. You are warned that if you fail to do so the case may proceed without you and a Decree of Divorce or Annulment may be entered against you by the Court. A Judgment may also be entered against you for any other claim or relief requested in these pages by the Plaintiff. You may lose money or property or other rights important to you, including custody or visitation of your children. When the ground for divorce is indignities of irretrievable breakdown of the marriage, you may request marriage counseling. A list of marriage counselors is available in the office of the Prothonotary, Montgomery County Courthouse, P.O. Box 311, Norristown, PA 19404.

IF YOU DO NOT FILE A CLAIM FOR ALIMONY, MARITAL PROPERTY, COUNSEL FEES OR EXPENSES BEFORE THE FINAL DECREE OF DIVORCE OR ANNULMENT IS ENTERED, YOU MAY LOSE THE RIGHT TO CLAIM ANY OF THEM.

YOU SHOULD TAKE THIS PAPER TO YOU LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service
Montgomery Bar Assn.
100 W. Airy St., P.O. Box 268
Norristown, PA 19404-0268
610.279.9660, ext. 201

Rachel Benner DeAngelo
Atty. for Plaintiff
P.O. Box 1104
Kulpsville, PA 19443
215.361.9502

ARTICLES OF INCORPORATION

Notice is hereby given that a corporation is to be or has been incorporated under the Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

Notice is hereby given that Articles of Incorporation were filed in the Department of State of the Commonwealth of Pennsylvania for **Philly Films, Inc.** under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Notice is hereby given that the Articles of Incorporation for **Robert Uzzo UroMed Inc** were filed with the Commonwealth of Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended.

ARTICLES OF INCORPORATION NONPROFIT

NOTICE is hereby given that Articles of Incorporation - Non Profit, were filed on January 13, 2017, with the Pennsylvania Department of State for **AG Harleysville Condominium Association**, a Domestic Nonprofit Corporation organized under the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

Fox Rothschild LLP, Solicitors
2700 Kelly Road, Suite 300
Warrington, PA 18976

CERTIFICATE OF ORGANIZATION

Notice is hereby given that a Certificate of Organization was filed with the Pennsylvania Department of State on January 9, 2017 for **BF Design LLC** in accordance with the provisions of the Pennsylvania Limited Liability Company Law of 1994.

Dischell Bartle & Dooley, PC, Solicitors
1800 Pennbrook Parkway, Ste. 200
Lansdale, PA 19446

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2017-00428

NOTICE IS HEREBY GIVEN that on January 9, 2017, the Petition of Celia Olivia Jones was filed in the above named Court, praying for a Decree to change her name to CELIA OLIVIA KOCHER.

The Court has fixed March 15, 2017, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Christopher P. Fiore, Esquire
418 Main Street, Suite 100
Harleysville, PA 19438

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2017-00275

NOTICE IS HEREBY GIVEN that on January 5, 2017, the Petition of Mijal Bucay Stavans was filed in the above named Court, praying for a Decree to change her name to MIJAL BUCAY.

The Court has fixed April 12, 2017, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Marcia Binder Ibrahim, Esquire
Law Office of Marcia Binder Ibrahim, LLC
222 S. Broad Street
Lansdale, PA 19446

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2017-00988

NOTICE IS HEREBY GIVEN that on January 18, 2017, the Petition of Nahmir Christopher Hack was filed in the above named Court, praying for a Decree to change his name to NAHMIR CHRISTOPHER COLLIER-HACK.

The Court has fixed March 15, 2017, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2017-00534

NOTICE IS HEREBY GIVEN that on January 9, 2017, the Petition of Stepheny Chanratha Narong was filed in the above named Court, praying for a Decree to change her name to STEPHENY CANRATHA SNIPES.

The Court has fixed March 15, 2017, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

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

CIVIL ACTION

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
CIVIL DIVISION
NO. 2016-26770

TRIFERA LLC,
Plaintiff

vs.

JAMES R. SKAPNIT, JR, Individually and in his capacity as Administrator of the Estate and Heir of the Estate of ELSIE E. SKAPNIT A/K/A ELSIE SKAPNIT

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ELSIE E. SKAPNIT A/K/A ELSIE SKAPNIT, DECEASED,
Defendants

NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ELSIE E. SKAPNIT A/K/A ELSIE SKAPNIT, DECEASED

You are hereby notified that on November 2, 2016, Plaintiff, TRIFERA LLC, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONTGOMERY County, Pennsylvania, docketed to No. 16-26770. Wherein, Plaintiff seeks to foreclose on the mortgage secured on your property located at 2318 EAST HIGH STREET, POTTSTOWN, A 19464-3110, whereupon your property would be sold by the Sheriff of MONTGOMERY County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

If you can not afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Lawyer Referral Service
100 West Airy Street (Rear)
P.O. Box 268
Norristown, PA 19404-0268
(610) 279-9660, ext. 201

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION
NO. 2015-13636

**JOHN M. WIRANT and
ELIZABETH M. WIRANT, h/w,**
Plaintiffs

vs.

**TRI STATE KITCHENS AND BATHS, INC.,
TRI STATE KITCHENS AND BATHS, LLC,
CHRISTOPHER CIANCIULLI AND
SHAWN WATSON and CATARINA WATSON, h/w,**
Defendants

NOTICE OF INTENTION TO TAKE DEFAULT

TO: Tri State Kitchen and Baths, LLC

DATE OF NOTICE: February 2, 2017

IMPORTANT NOTICE

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND/OR FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS.

You should take this paper to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer.

If you can not afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Lawyer Referral Service
100 West Airy Street (REAR)
Norristown, PA 19401
(610) 279-9660, ext. 201

**Jonathan L. Shaw
Hamburg, Rubin, Mullin, Maxwell & Lupin**
375 Morris Road, P.O. Box 1479
Lansdale, PA 19446

DATE: January 18, 2017

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

BADTORFF, MARIAN J., dec'd.

Late of Franconia Township.
Executrix: BETH A. KNAPP,
3206 Patricia Circle,
Norristown, PA 19401.

BARSKY, GILBERT, dec'd.

Late of Lower Merion Township.
Executor: SAMUEL BARSKY,
1745 Marilyn Drive,
Havertown, PA 19083.
ATTORNEY: SAM S. AUSLANDER,
ECKELL, SPARKS, LEVY, AUERBACH, MONTE,
SLOANE, MATTHEWS & AUSLANDER, P.C.,
300 W. State Street, Suite 300,
P.O. Box 319,
Media, PA 19063

BLACK JR., JAMES A., dec'd.

Late of Springfield Township.
Executrix: MOIRA B. ROSENBERGER,
One Summit Street,
Philadelphia, PA 19118.
ATTORNEY: MOIRA B. ROSENBERGER,
BARBER, SHARPE & ROSENBERGER,
One Summit Street,
Philadelphia, PA 19118

BLASKO, MILDRED E., dec'd.

Late of East Norriton Township.
Executor: DAVID A. BLASKO,
c/o David A. Miller, Esquire,
1800 E. High Street, Suite 150,
Pottstown, PA 19464,
610-906-3147.
ATTORNEY: DAVID A. MILLER,
DOLAN LAW GROUP, LLC,
1800 E. High Street, Suite 150,
Pottstown, PA 19464

BROWN, BEVERLY, dec'd.

Late of Borough of Hatboro.
Executor: CHARLES KLEIN,
3862 Wheatsheaf Road,
Huntingdon Valley, PA 19006.

CALOGERO, FRANK, dec'd.

Late of Springfield Township.
Executor: DONALD JOSEPH RUSSO, JR.,
119 Pheasants Run, Apt. #4,
Clinton, NY 13323.

**COLGAN, ELIZABETH D. also known as
ELIZABETH COLGAN, dec'd.**

Late of West Pottsgrove Township.
Executrix: DIANE E. COLGAN,
430 E. Howard Street,
Stowe, PA 19464.
ATTORNEY: COURTNEY A. WIGGINS,
MAUGER & METER,
240 King Street, P.O. Box 698,
Pottstown, PA 19464

DAHMS, MARIE J., dec'd.

Late of Abington Township.
Executrix: MARIE E. PUCCI,
c/o Gary M. Perkiss, Esquire,
801 Old York Road, Suite 313,
Jenkintown, PA 19046.
ATTORNEY: GARY M. PERKISS,
GARY M. PERKISS, P.C.,
801 Old York Road, Suite 313,
Jenkintown, PA 19046

DETWILER, JOHN W. also known as**JOHN W. DETWILER, SR., dec'd.**

Late of Upper Dublin Township.
 Executors: DEBORAH D. SOTACK AND
 JOHN W. DETWILER, JR.,
 c/o John F. Walsh, Esquire,
 653 Skippack Pike, Suite 317,
 P.O. Box 445,
 Blue Bell, PA 19422.
 ATTORNEY: JOHN F. WALSH,
 653 Skippack Pike, Suite 317,
 P.O. Box 445,
 Blue Bell, PA 19422

FARKOSH, CARL L., dec'd.

Late of Upper Pottsgrove Township.
 Executors: BARBARA GOSS,
 794 Pughtown Road,
 Spring City, PA 19475,
 STEPHEN A. FARKOSH,
 128 Maugers Mill Road,
 Pottstown, PA 19464.
 ATTORNEY: JOHN A. KOURY, JR.,
 O'DONNELL, WEISS & MATTEI, P.C.,
 41 E. High Street,
 Pottstown, PA 19464-5426

FELLMAN, MARY L., dec'd.

Late of Lower Salford Township.
 Executor: BROOKE S. FELLMAN,
 4090 Upper Ridge Road,
 Pennsburg, PA 18073.
 ATTORNEY: DOUGLAS M. JOHNSON,
 BUSCHMAN & JOHNSON,
 228 N. Main Street,
 Souderton, PA 18964

FONTELLO, RONA LEE, dec'd.

Late of Borough of Norristown.
 Executor: JOHN CROWLEY,
 P.O. Box 192,
 Berwyn, PA 19312.

GIANGIULIO, RUSSELL, dec'd.

Late of Lower Providence Township.
 Executrix: JEANETTE SENDERLING,
 1070 Peterman Lane,
 Ambler, PA 19002.

GINSBURG, MANUEL, dec'd.

Late of Elkins Park, PA.
 Executrix: VIVIAN GINSBURG,
 100 Bryer Drive,
 Elkins Park, PA 19027.

GOLECRUZ, MYRNA VICTOLERO also known as**MYRNA GOLECRUZ, dec'd.**

Late of Plymouth Township.
 Executrices: TERESITA IDHAW,
 7451 S. 30th Run,
 Phoenix, AZ 85042,
 RHODORA KEEGAN,
 3621 Kings Lake Drive,
 Virginia Beach, VA 23452.

GRAHAM, JAYNE E., dec'd.

Late of Borough of Ambler.
 Executor: DANIEL L. SKUBICK,
 1413 Sumneytown Pike,
 Ambler, PA 19002.
 ATTORNEY: F. CRAIG La ROCCA,
 800 N. Broad Street,
 Lansdale, PA 19446

GREEN, FLOYD, dec'd.

Late of Springfield Township.
 Administrator: HAZEL GREEN,
 7912 Louise Lane,
 Wyndmoor, PA 19038.

HEILEMANN, FLORINE D., dec'd.

Late of Upper Frederick Township.
 Executors: JOSEPH G. AND RUTH ANN
 HEILEMANN,
 2280 Kratz Station Road,
 Harleysville, PA 19438.
 ATTORNEY: JEFFREY K. LANDIS,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

HENDLER, ALLEN STANLEY, dec'd.

Late of Lower Providence Township.
 Administrator: GARY HENDLER,
 112 Linwood Avenue,
 Ardmore, PA 19003.
 ATTORNEY: MARK S. PEARLSTEIN,
 175 Stafford Avenue, Suite One,
 Wayne, PA 19087

HOFFMAN, KARL E. also known as**KARL HOFFMAN and
KARL EDWIN HOFFMAN, dec'd.**

Late of East Norriton Township.
 Executor: LEE J. HOFFMAN,
 c/o Matthew A. Levitsky, Esquire,
 10 Sentry Parkway, Suite 200,
 P.O. Box 3001,
 Blue Bell, PA 19422-3001.
 ATTORNEY: MATTHEW A. LEVITSKY,
 FOX ROTHSCHILD LLP,
 10 Sentry Parkway, Suite 200,
 P.O. Box 3001,
 Blue Bell, PA 19422-3001

JONES, JANET R. also known as**JANET RUTH JONES, dec'd.**

Late of Lower Gwynedd Township.
 Executrix: DIANE WOLFGANG,
 525 Coyote Drive,
 Auburn, PA 17922.
 ATTORNEY: ERIC M. MIKA,
 TOOLE, MIKA & JONES, LLC,
 26 E. Centre Street,
 Shenandoah, PA 17976

KAUFMAN, WILLIAM A., dec'd.

Late of Lower Salford Township.
 Executrix: FRANCES R. KAUFMAN,
 c/o Jeffrey A. Drake, Esquire,
 Drake, Hileman & Davis,
 Bailiwick Office Campus, Suite 15,
 P.O. Box 1306,
 Doylestown, PA 18901.
 ATTORNEY: JEFFREY A. DRAKE,
 DRAKE, HILEMAN & DAVIS,
 Bailiwick Office Campus, Suite 15,
 P.O. Box 1306,
 Doylestown, PA 18901

KENNEDY, DAVID SHAWN also known as**DAVID KENNEDY and
DAVID S. KENNEDY, dec'd.**Late of Borough of Pennsburg.
Administratrix: ELZIABETH KENNEDY,
c/o D. Barry Pritchard, Jr., Esquire,
516 DeKalb Street,
Norristown, PA 19401.ATTORNEY: D. BARRY PRITCHARD, JR.,
516 DeKalb Street,
Norristown, PA 19401**LAGER, MARILYN, dec'd.**Late of Lower Merion Township.
Executor: ERIC LAGER,
c/o Anne Louise Griffin, Esquire,
460 Norristown Road, Suite 110,
Blue Bell, PA 19422.ATTORNEY: ANNE LOUISE GRIFFIN,
WISLER PEARLSTINE, LLP,
460 Norristown Road, Suite 110,
Blue Bell, PA 19422**LAUSER, CARL T., dec'd.**Late of Lower Providence Township.
Executor: DAVID A. LAUSER.ATTORNEY: ROWAN KEENAN,
KEENAN, CICCITTO & ASSOCIATES, LLP,
376 E. Main Street,
Collegeville, PA 19426**LAW, VIOLET F. also known as****VIOLET B. LAW, dec'd.**Late of West Norriton Township.
Executor: JAMES K. LAW, JR.,
486 Caredean Drive,
Collegeville, PA 19426.ATTORNEY: PATRICIA LEISNER CLEMENTS,
516 Falcon Road,
Audubon, PA 19403**LOMBARDY, NETTIE-MAE also known as****NETTIE M. LOMBARDY, dec'd.**Late of West Norriton Township.
Executors: KATHY J. LOMBARDY AND
KAROL L. PIDCOE,
c/o Lisa A. Shearman, Esquire,
375 Morris Road, P.O. Box 1479,
Lansdale, PA 19446-0773.ATTORNEY: LISA A. SHEARMAN,
HAMBURG, RUBIN, MULLIN, MAXWELL &
LUPIN, PC,
375 Morris Road, P.O. Box 1479,
Lansdale, PA 19446-0773**McCAULLEY, FLORENCE M., dec'd.**Late of Lower Merion Township.
Executrix: SHERI R. DAVIS,
c/o Vance G. Price, Esquire,
1816 West Point Pike, Suite 126,
Lansdale, PA 19446.ATTORNEY: VANCE G. PRICE,
FRANCIS BRYANT & PRICE,
1816 West Point Pike, Suite 126,
Lansdale, PA 19446**NISSLEY, JANE, dec'd.**Late of Horsham Township.
Administratrix: CATHY NISSLEY,
c/o Laura M. Mercuri, Esquire,
104 N. York Road,
Hatboro, PA 19040.ATTORNEY: LAURA M. MERCURI,
104 N. York Road,
Hatboro, PA 19040**NYCE, KATHRYN K., dec'd.**Late of Borough of Souderton.
Executrices: KATHRYN A. HUNSBERGER,
235 Smith School Road,
Perkasie, PA 18944,
GERALDINE ALDERFER,
1680 Fels Road,
Pennsburg, PA 18073.**PETERSEN, OLGA, dec'd.**Late of Abington Township.
Executrix: OLGA AIGNER,
24315 Old Hundred Road,
Dickerson, MD 20842.ATTORNEY: DAVID R. BANE,
301 Oxford Valley Road, Suite 603B,
Yardley, PA 19067**PLUTTE, ANITA G., dec'd.**Late of Upper Moreland Township.
Executrix: CAROL D. THOMSON,
113 Greenfield Lane,
Warrington, PA 18976.**QUIGLEY, ELIZABETH A., dec'd.**

Late of Plymouth Township.

Executor: JAMES K. LAW, JR.,
486 Caredean Drive,
Collegeville, PA 19426.ATTORNEY: PATRICIA LEISNER CLEMENTS,
516 Falcon Road,
Audubon, PA 19403**RICHMOND, LINDA, dec'd.**Late of Upper Merion Township.
Executrix: DOROTHY SUTHERLAND
JOHNSON,c/o Charles J. Area, Esquire,
583 Skippack Pike, Suite 100,
Blue Bell, PA 19422.
ATTORNEY: CHARLES J. ARENA,
583 Skippack Pike, Suite 100,
Blue Bell, PA 19422**RONTO, BEVERLY J., dec'd.**Late of Limerick Township.
Executor: KURTIS RONTO,
c/o Jessica R. Grater, Esquire,
Wolf, Baldwin & Assoc.,
P.O. Box 444,
Pottstown, PA 19464.**SALKIN, MARIAN, dec'd.**Late of Lower Providence Township.
Executors: NANCY COOPER,
DAVID SALKIN AND
BARRY COOPERBERG,c/o Michael J. Maransky, Esquire,
10 Sentry Parkway, Suite 200,
P.O. Box 3001,
Blue Bell, PA 19422-3001.
ATTORNEY: MICHAEL J. MARANSKY,
FOX ROTHSCHILD LLP,
10 Sentry Parkway, Suite 200,
P.O. Box 3001,
Blue Bell, PA 19422-3001**SARVEY SR., WILLIAM JOSEPH, dec'd.**Late of Borough of Conshohocken.
Executors: PAUL SARVEY,
517 Second Avenue,
Collegeville, PA 19426,
WILLIAM J. SARVEY, JR.,
2896 Pickertown Road,
Warrington, PA 18976.

SHANER, HOWARD R., dec'd.

Late of Borough of Pottstown.
 Executor: JEFFREY R. SHANER,
 c/o Stephen H. Kalis, Esquire,
 P.O. Box 673,
 Exton, PA 19341.

ATTORNEY: STEPHEN H. KALIS,
 FOX ROTHSCHILD LLP,
 P.O. Box 673,
 Exton, PA 19341

SHANNON, JOEL HOWARD, dec'd.

Late of Lower Providence Township.
 Administrator CTA: NATIONAL FEDERATION
 OF THE BLIND,

c/o C.A.C. Walker, Atty. at Law,
 105 Creamery Road,
 Boiling Springs, PA 17007.
 ATTORNEY: CARLTON ANNE COOK WALTER,
 105 Creamery Road,
 Boiling Springs, PA 17007

SKEAN, MILDRED E., dec'd.

Late of Borough of Pottstown.
 Executor: SAMUEL W. SKEAN, JR.,
 689 New Road,
 Gilbertsville, PA 19525.

ATTORNEY: COURTNEY A. WIGGINS,
 MAUGER & METER,
 240 King Street, P.O. Box 698,
 Pottstown, PA 19464

SONDEY, PAULA D. also known as

PAULA SONDEY, dec'd.
 Late of Hatfield Township.
 Administratrix: DOROTHY A. SONDEY,
 c/o Jonathan B. Young, Esquire,
 1800 Pennbrook Parkway, Suite 200,
 Lansdale, PA 19446.

ATTORNEY: JONATHAN B. YOUNG,
 DISCHELL, BARTLE & DOOLEY, PC,
 P.O. Box 673,
 Exton, PA 19341

SPEARMAN, RAYMOND W., dec'd.

Late of Cheltenham Township.
 Executor: HOWARD M. SOLOMON,
 1760 Market Street, Suite 601,
 Philadelphia, PA 19103.

ATTORNEY: HOWARD M. SOLOMON,
 1760 Market Street, Suite 601,
 Philadelphia, PA 19103

SUKERNICK, JOHN also known as

JOHN SUKERNICK, dec'd.
 Late of Horsham Township.
 Administratrix: CHRISTINE EMBERY WALTZ,
 300 Huntingdon Pike,
 Rockledge, PA 19046.

ATTORNEYS: EMBERY, OUTTERSON & FUGES,
 300 Huntingdon Pike,
 Rockledge, PA 19046

WALSH, FRANCES MARIE, dec'd.

Late of East Norriton Township.
 Executrix: KATHLEEN M. WALSH,
 105 W. Hartranft Blvd.,
 East Norriton, PA 19401.

WILKS, WALTER L., dec'd.

Late of Springfield Township.
 Executor: WALTER E. WILKS,
 c/o Grim, Biehn & Thatcher,
 104 S. Sixth Street, P.O. Box 215,
 Perkasio, PA 18944-0215.

ATTORNEY: GREGORY E. GRIM,
 GRIM, BIEHN & THATCHER,
 104 S. 6th Street, P.O. Box 215,
 Perkasio, PA 18944-0215

WILLOW, MARY ANN M., dec'd.

Late of Borough of Royersford.
 Executor: JONATHAN WILLOW,
 285 Mingo Road,
 Royersford, PA 19468.

WILSON SR., JOHN HOAK also known as

JOHN H. WILSON, SR., dec'd.
 Late of Abington Township.
 Executor: EMMANUEL H. WILSON,
 4135 Durham Road,
 Ottsville, PA 18942.

YAW, DAVID C., dec'd.

Late of Borough of Lansdale.
 Executrix: KATHLEEN YAW,
 200 E. Mount Vernon Street, Rear Apartment,
 Lansdale, PA 19446.

ATTORNEY: TERENCE SEAN MCGRAW,
 WARREN & MCGRAW, LLC,
 920 Lenmar Drive,
 Blue Bell, PA 19422

Second Publication**BIGELOW, MARY LOU, dec'd.**

Late of Abington Township.
 Executor: JEFFREY D. BIGELOW,
 c/o Charles K. Plotnick, Esquire,
 261 Old York Road, Suite 200,
 Jenkintown, PA 19046.

ATTORNEY: CHARLES K. PLOTNICK,
 PLOTNICK & ELLIS, P.C.,
 261 Old York Road, Suite 200,
 Jenkintown, PA 19046

CATALDO, ROBERT ANTHONY also known as

BOBBY CATALDO, dec'd.
 Late of Abington Township.
 Executor: JOSEPH A. CATALDO,
 71 Wintergreen Lane,
 Jim Thorpe, PA 18229.

CHOVANES, EUGENE, dec'd.

Late of Lower Merion Township.
 Executor: EMORY S. TODD, JR.,
 2200 Flowing Springs Road,
 Chester Springs, PA 19425.

ATTORNEY: FRANK W. HAYES,
 31 S. High Street,
 West Chester, PA 19382

CONICELLI, SAMUEL M., dec'd.

Late of Upper Merion Township.
 Administrator: PATRICIA A. ARNOLD,
 205 W. Beidler Road,
 King of Prussia, PA 19406.

ATTORNEY: GREGORY P. DiPIPPA,
 PIZONKA, REILLEY, BELLO & McGRORY, P.C.,
 144 E. DeKalb Pike, Suite 300,
 King of Prussia, PA 19406

CULBREATH, HARRY also known as

HARRY CULBREATH, SR., dec'd.
 Late of Borough of Norristown.
 Executor: HARRY CULBREATH, JR.,
 333 E. Johnson Highway,
 Norristown, PA 19401.

DePUE, DOLORES M. also known as

DOLORES McFADDEN, dec'd.
 Late of Upper Moreland Township.
 Executor: JAMES M. McFADDEN,
 3999 Cephas Child Road,
 Doylestown, PA 18902.

DRAGANI, VALDO R., dec'd.

Late of Borough of Lansdale.
 Executor: ALBIREO V. DRAGANI,
 c/o David B. Spitofsky, Esquire,
 516 Swede Street,
 Norristown, PA 19401.
 ATTORNEY: DAVID B. SPITOFSKY,
 516 Swede Street,
 Norristown, PA 19401

DUNNUCK, ELIZABETH ANN, dec'd.

Late of Upper Merion Township.
 Executor: CHARLES T. DUNNUCK,
 c/o Shea Law Offices, LLP,
 P.O. Box 128,
 Bryn Mawr, PA 19010.
 ATTORNEY: MICHAEL S. DINNEY,
 SHEA LAW OFFICES, LLP,
 P.O. Box 128,
 Bryn Mawr, PA 19010

FALKEVITZ, RICHARD J., dec'd.

Late of Upper Providence Township.
 Administratrix: ANNETTE L. FALKEVITZ,
 979 S. Lewis Road,
 Royersford, PA 19468.
 ATTORNEY: JAMES C. KOVALESKI,
 O'DONNELL, WEISS & MATTEI, P.C.,
 347 Bridge Street, Suite 200,
 Phoenixville, PA 19460

**FELL, J. MICHAEL G. also known as
 JAMES MICHAEL GARDNER FELL,
 J. MICHAEL GARDNER FELL,
 JAMES MICHAEL FELL,
 MICHAEL FELL and
 J.M.G. FELL, dec'd.**

Late of Lower Merion Township.
 Executors: PETER JAMES FELL,
 299 Riverside Drive, Apt. 12A,
 New York, NY 10025,
 RACHEL MARY FELL McDERMOTT,
 375 Riverside Drive, Apt. 12D,
 New York, NY 10025.
 ATTORNEY: CHRISTINA G. ALT,
 NACHMIAS, MORRIS & ALT, PC,
 605 Main Street, Suite 212,
 Riverton, NJ 08077

**FITZHUGH, MARY GERTRUDE also known as
 MARY G. FITZHUGH and
 GERTRUDE FITZHUGH, dec'd.**

Late of Borough of Norristown.
 Administratrices: FRANCES M. HILL,
 8 Wagner Lane,
 Coatesville, PA 19320,
 NANCY FITZHUGH,
 8242 Fayette Street,
 Philadelphia, PA 19150.
 ATTORNEY: KATHLEEN A. MALOLES,
 SOLOMON, BERSCHLER, FABICK,
 CAMPBELL & THOMAS, P.C.,
 317 Swede Street,
 Norristown, PA 19401

**FRANZO, JOSEPH A. also known as
 J.A. FRANZO and
 JAY FRANZO, dec'd.**

Late of Borough of Lansdale.
 Executor: PAUL D. FRANZO,
 c/o Grim, Biehn, Thatcher,
 P.O. Box 215,
 Perkasio, PA 18944-0215.
 ATTORNEY: DIANNE C. MAGEE,
 GRIM, BIEHN & THATCHER,
 104 S. 6th Street, P.O. Box 215,
 Perkasio, PA 18944-0215

FRUNZI, DIANA R., dec'd.

Late of Upper Moreland Township.
 Executor: EDWARD P. FRUNZI, JR.,
 c/o Eagan & Eagan Law Offices,
 410 N. Easton Road, P.O. Box 459,
 Willow Grove, PA 19090.
 ATTORNEY: DINA M. EAGAN,
 EAGAN & EAGAN LAW OFFICES,
 410 N. Easton Road, P.O. Box 459,
 Willow Grove, PA 19090

GARNER, ESTHER M., dec'd.

Late of Douglass Township.
 Co-Executors: DAVID G. GARNER AND
 LINDA B. SELL,
 c/o 224 E. King Street, Suite 2,
 Pottstown, PA 19464.

GEBERT, EARL R., dec'd.

Late of Borough of Pennsburg.
 Executor: WILLIAM D. GEBERT,
 c/o Tomlinson & Gerhart,
 414 Main Street, P.O. Box 14,
 East Greenville, PA 18041.
 ATTORNEY: BARRY J. TOMLINSON,
 TOMLINSON & GERHART,
 414 Main Street, P.O. Box 14,
 East Greenville, PA 18041

**GRAFFEO, MARGARET D. also known as
 MARGARET GRAFFEO, dec'd.**

Late of Lower Providence Township.
 Executor: CARLO A. GRAFFEO,
 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

HANLON, MARGARET M., dec'd.

Late of Upper Dublin Township.
 Executor: GEORGE T. CLEMENTS,
 c/o John F. Walsh, Esquire,
 653 Skippack Pike, Suite 317,
 P.O. Box 445,
 Blue Bell, PA 19422-0702.
 ATTORNEY: JOHN F. WALSH,
 653 Skippack Pike, Suite 317,
 P.O. Box 445,
 Blue Bell, PA 19422-0702

HANSON, DONALD K., dec'd.

Late of Upper Gwynedd Township.
 Executrix: ANNA H. HANSON,
 c/o Terrance A. Kline, Esquire,
 200 E. State Street, Suite 306,
 P.O. Box A,
 Media, PA 19063.
 ATTORNEY: TERRANCE A. KLINE,
 LAW OFFICE OF TERRANCE A. KLINE,
 200 E. State Street, Suite 306,
 P.O. Box A,
 Media, PA 1906

HAUK III, RICHARD, dec'd.

Late of Borough of Pottstown.
 Executor: RICHARD HAUKE, JR.,
 2875 Pruss Hill Road,
 Pottstown, PA 19464.
 ATTORNEY: NEIL HILKERT,
 229 W. Wayne Avenue,
 Wayne, PA 19087

HERDYK, ROSANN, dec'd.

Late of Worcester Township.
 Executrix: DIANE B. MISKO,
 c/o John T. Ort, Esquire,
 140 E. Butler Avenue,
 Chalfont, PA 18914.
 ATTORNEY: JOHN T. ORT,
 SEMANOFF, ORMSBY, GREENBERG &
 TORCHIA, LLC,
 140 E. Butler Avenue,
 Chalfont, PA 18914

ISRAEL, ROSE, dec'd.

Late of Lower Merion Township.
 Co-Executors: JACK ISRAEL AND
 STEVEN ISRAEL,
 c/o Roman J. Koropey, Esquire,
 14 S. Bryn Mawr Avenue,
 Bryn Mawr, PA 19010.
 ATTORNEY: ROMAN J. KOROPEY,
 LAMB McERLANE, PC,
 14 S. Bryn Mawr Avenue,
 Bryn Mawr, PA 19010

LATCHIC, ANDREW J., dec'd.

Late of Horsham Township.
 Executor: STEVE LATCHIC,
 3946 Hudson Terrace,
 Harleysville, PA 19438.

LINDAUER JR., WILLIAM R., dec'd.

Late of Borough of Pottstown.
 Executor: JAMES RANDALL SLAYMAKER,
 c/o Kenneth E. Picardi, Esquire,
 1129 E. High Street, P.O. Box 776,
 Pottstown, PA 19464.
 ATTORNEY: KENNETH E. PICARDI,
 YERGEY, DAYLOR, ALLEBACH, SCHEFFEY,
 PICARDI.,
 1129 E. High Street, P.O. Box 776,
 Pottstown, PA 19464

LOGAN, MICHAEL E., dec'd.

Late of Springfield Township.
 Executor: ALVAH B. ADAM,
 c/o Adam D. Zucker, Esquire,
 1 W. 1st Avenue, Suite 101,
 Conshohocken, PA 19428.
 ATTORNEY: ADAM D. ZUCKER,
 MUDRICK & ZUCKER, P.C.,
 1 W. 1st Avenue, Suite 101,
 Conshohocken, PA 19428

**LUNN, MILDRED G. also known as
MILDRED "MIDGE" EDNA GREEN LUNN, dec'd.**

Late of Upper Salford Township.
 Executrix: SUSAN ROSATO,
 1600 Harmon Road,
 Harleysville, PA 19438.

**LUTZ, CLEMENTINE also known as
CLEMENTINE ANN (TARQUINIO) LUTZ, dec'd.**

Late of Limerick Township.
 Executrix: CHRISTINE LUTZ,
 111 Link Road,
 Fleetwood, PA 19522.
 ATTORNEY: THOMAS L. HOFFMAN,
 WELLS, HOFFMAN, HOLLOWAY &
 MEDVESKY, LLP,
 635 E. High Street, P.O. Box 657,
 Pottstown, PA 19464

MAUER JR., RUDOLF, dec'd.

Late of Upper Frederick Township.
 Executor: REINER R. MAUER,
 c/o Harriet R. Litz, Esquire,
 Mullaney & Mullaney, LLC,
 3881 Skippack Pike, P.O. Box 1368,
 Skippack, PA 19474-1368.

MODICA, ANNA, dec'd.

Late of Borough of Pottstown.
 Executor: BENEDICT MODICA,
 663 Sylvan Drive,
 Stowe, PA 19464.
 ATTORNEY: ADAM J. SAGER,
 SAGER & SAGER,
 43 E. High Street,
 Pottstown, PA 19464

**NAYLOR, FRANCIS H. also known as
FRANCIS HENRY NAYLOR, V, dec'd.**

Late of Lower Merion Township.
 Administratrix: MARCI J. CAUDLE,
 c/o Vincent S. DiCiccio, Esquire,
 P.O. Box 788,
 Bryn Mawr, PA 19010-0788.
 ATTORNEY: VINCENT S. DiCIOCCIO,
 P.O. Box 788,
 Bryn Mawr, PA 19010-0788

NICE, DORIS D., dec'd.

Late of Franconia Township.
 Co-Executors: DUANE F. NICE,
 328 West Street,
 Souderton, PA 18964,
 JEANETTE F. DRUCTOR,
 46 W. Summit Street,
 Souderton, PA 18964.
 ATTORNEY: DOROTHY K. WEIK,
 LANDIS, HUNSBERGER, GINGRICH &
 WEIK, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

O'NEILL, JOHN EDWARD, dec'd.

Late of Borough of Schwenksville.
 Executrix: FRANCES O'NEILL,
 30 Second Street,
 Schwenksville, PA 19473.

ROYER, PAMELA K., dec'd.

Late of East Norriton Township.
 Executrix: MERRILY A. SHERK,
 c/o Nancy Hopkins Wentz, Esquire,
 1250 Germantown Pike, Suite 207,
 Plymouth Meeting, PA 19462.
 ATTORNEY: NANCY HOPKINS WENTZ,
 McGRORY WENTZ, LLP,
 1250 Germantown Pike, Suite 207,
 Plymouth Meeting, PA 19462

SHANNON, TIMOTHY J., dec'd.

Late of Limerick Township.
 Executrix: JENIFER M. SHANNON,
 c/o Joseph A. Walheim, Esquire,
 40 W. Eagle Road, Suite Two,
 Havertown, PA 19083-1425.
 ATTORNEY: JOSEPH A. WALHEIM,
 JOSEPH A. WALHEIM & ASSOCIATES, P.C.,
 40 W. Eagle Road, Suite Two,
 Havertown, PA 19083-1425

SIEGFRIED, CHRISTINE WARD, dec'd.

Late of Borough of Jenkintown.
Administratrix: ERIN SIEGFRIED,
2220 Lincoln Avenue,
Croydon, PA 19021.

THALHEIMER, JOHN M., dec'd.

Late of Abington Township.
Executrix: JOAN F. THALHEIMER,
c/o David R. Glyn, Esquire,
1650 Market Street, Suite 2800,
Philadelphia, PA 19103.
ATTORNEY: DAVID R. GLYN,
COZEN O'CONNOR,
One Liberty Place, Suite 2800,
1650 Market Street,
Philadelphia, PA 19103

**WAGNER, BERNARD F. also known as
BERNARD FREDERICK WAGNER,
BARNARD E. WAGNER and
BERNARD F. WAGNER, III, dec'd.**

Late of New Hanover Township.
Executor: PATRICK B. WAGNER,
c/o Michael S. Connor, Esquire,
644 Germantown Pike, Suite 2-C,
Lafayette Hill, PA 19444.
ATTORNEY: MICHAEL S. CONNOR,
LAW OFFICE OF MICHAEL S. CONNOR,
644 Germantown Pike, Suite 2-C,
Lafayette Hill, PA 19444

Third and Final Publication**ANGELUS, ROBERT MICHAEL, dec'd.**

Late of Franconia Township.
Administratrix: MARYANN ANGELUS,
363 Cowpath Road,
Souderton, PA 18964.

BECHTEL, BLANCHE S., dec'd.

Late of Franconia Township.
Executrix: CAROLYN D. BECHTEL,
c/o Jacqueline J. Shafer, Esquire,
21 E. Lincoln Avenue, Suite 120,
Hatfield, PA 19440.
ATTORNEY: JACQUELINE J. SHAFER,
SHAFER ELDER LAW,
21 E. Lincoln Avenue, Suite 120,
Hatfield, PA 19440

**BINDOM, DARRYL L. also known as
DARRYL BINDOM, dec'd.**

Late of Borough of Norristown.
Executrix: LUCILLE BINDOM,
c/o Turrey A. Kepler, Esquire,
534 Swede Street,
Norristown, PA 19401-4807.
ATTORNEY: TURREY A. KEPLER,
534 Swede Street,
Norristown, PA 19401-4807

BIVENS-REID, FRANCES M., dec'd.

Late of Upper Merion Township.
Executrix: EMILY RYAN,
c/o David L. Segal, Esquire,
121 S. Broad Street, Suite 1700,
Philadelphia, PA 19107.
ATTORNEY: DAVID L. SEGAL,
121 S. Broad Street, Suite 1700,
Philadelphia, PA 19107

BOGUSKO, FRANCIS A. also known as

FRANK A. BOGUSKO, dec'd.
Late of Willow Grove, PA.
Executor: FRANK A. BOGUSKO,
c/o Donald Williford, Esquire,
114 Radcliffe Street,
Bristol, PA 19007.
ATTORNEY: DONALD WILLIFORD,
114 Radcliffe Street,
Bristol, PA 19007

**BROWN, JEFFREY also known as
JEFFREY EDWARD BROWN and
JEFFREY E. BROWN, dec'd.**

Late of Upper Merion Township.
Executrix: ANNETTE R. ALEXANDER,
c/o Lisa A. Shearman, Esquire,
375 Morris Road, P.O. Box 1479,
Lansdale, PA 19446-0773.
ATTORNEY: LISA A. SHEARMAN,
HAMBURG, RUBIN, MULLIN, MAXWELL &
LUPIN, PC,
375 Morris Road, P.O. Box 1479,
Lansdale, PA 19446-0773

BUTKO, FAY IONE, dec'd.

Late of Marlborough Township.
Executor: ALBERT L. BUTKO,
449 E. 4th Street,
Bernville, PA 19506.

CANTELM, EDWARD F., dec'd.

Late of New Hanover Township.
Executor: CHRISTOPHER P. MULLANEY,
c/o Mullaney Law Offices,
598 Main Street, P.O. Box 24,
Red Hill, PA 18076-0024.
ATTORNEY: CHRISTOPHER P. MULLANEY,
MULLANEY LAW OFFICES,
598 Main Street, P.O. Box 24,
Red Hill, PA 18076-0024

**CATONA, FREDERICK P. also known as
FRED CATONA, dec'd.**

Late of Whitpain Township.
Administratrix: LINDA GAGLIONE,
c/o Michael F. Rogers, Esquire,
510 Township Line Road, Suite 150,
Blue Bell, PA 19422.
ATTORNEY: MICHAEL F. ROGERS,
SALVO ROGERS & ELINSKI,
510 Township Line Road, Suite 150,
Blue Bell, PA 19422

CONKLIN, FRANK BENJAMIN, dec'd.

Late of Springfield Township.
Administratrix: IN SOON CONKLIN,
102 Montgomery Avenue,
Erdenheim, PA 19038.

**DiBONAVENTURE, VIRGINIA J. also known as
VIRGINIA JOSEPH DiBONAVENTURE and
VIRGINIA DiBONAVENTURE, dec'd.**

Late of West Norriton Township.
Executrix: RACHELLE D. CRACCHIOLO,
c/o James R. Lynch, Jr., Esquire,
617 Swede Street,
Norristown, PA 19401.
ATTORNEY: JAMES R. LYNCH, JR.,
617 Swede Street,
Norristown, PA 19401

DOTSEY, WILLIAM J. also known as BILL DOTSEY, dec'd.

Late of Lower Merion Township.
 Executrix: REBEKAH LAMBDIN,
 c/o Rudolph L. Celli, Jr., Esquire,
 130 W. Lancaster Avenue, Suite 201,
 Wayne, PA 19087.

ATTORNEY: RUDOLPH L. CELLI, JR.,
 CELLI & ASSOCIATES,
 130 W. Lancaster Avenue, Suite 201,
 Wayne, PA 19087

FOWLEY, THOMAS R. also known as THOMAS ROBERT FOWLEY, dec'd.

Late of Lower Gwynedd Township.
 Administrator: MARIE C. FOWLEY,
 10 Beth Drive,
 Lower Gwynedd, PA 19002.

ATTORNEY: MARGARET S. PHIAMBOLIS,
 1012 Bethlehem Pike, Suite 103,
 P.O. Box 356,
 Spring House, PA 19477

GRANT, ELIZABETH C., dec'd.

Late of Lower Providence Township.
 Co-Executrices: JUDITH M. LIGHT,
 400 Franklin Road,
 Bechtelsville, PA 19505,

PAMELA C. NASH,
 50 Oak Creek Drive,
 Royersford, PA 19468,
 SUSAN E. GRANT,
 10 Oak Lane,
 Royersford, PA 19468.

ATTORNEY: JOSEPH J. BALDASSARI,
 FUREY & BALDASSARI, P.C.,
 1043 S. Park Avenue,
 Audubon, PA 19403

GREENE, GERALD, dec'd.

Late of Horsham Township.
 Executrix: RISA B. BOERNER,
 764 Gulph Road,
 Wayne, PA 19087.

ATTORNEY: LISA H. LANPHEAR,
 LAW OFFICE OF LISA H. LANPHEAR,
 326 Sleepy Hollow Court,
 Maple Glen, PA 19002

HARTMAN, LILLIAN also known as**LILLIAN B. HARTMAN, dec'd.**

Late of Horsham Township.
 Executor: HELEN HARTMAN,
 417 Crest Lane,
 Westminster, MD 21157.

ATTORNEY: ROBERT C. GERHARD, III,
 GERHARD & GERHARD, P.C.,
 222 S. Easton Road, Suite 104,
 Glenside, PA 19038,
 215-885-6785

HOFMANN, CHARLES K., dec'd.

Late of Upper Dublin Township.
 Administratrix: JENNIFER HOFMANN,
 c/o Warren L. Soffian, Esquire,
 Two Liberty Place, 22nd Floor,
 50 S. 16th Street,
 Philadelphia, PA 19102.

ATTORNEY: WARREN L. SOFFIAN,
 ECKERT SEAMANS CHERIN & MELLOTT, LLC,
 Two Liberty Place, 22nd Floor,
 50 S. 16th Street,
 Philadelphia, PA 19102

HOLLENBACH, JEAN also known as**JEAN E. HOLLENBACH, dec'd.**

Late of Upper Pottsgrove Township.
 Co-Executors: PATRICIA H. FOLLWEILER AND
 C. DAVID HOLLENBACH,
 c/o 1129 E. High Street, P.O. Box 776,
 Pottstown, PA 19466-0776.

ATTORNEY: DAVID L. ALLEBACH, JR.,
 YERGEY. DAYLOR. ALLEBACH. SCHEFFEY.
 PICARDI.,
 1129 E. High Street, P.O. Box 776,
 Pottstown, PA 19466-0776

KOMPANEK, MILDRED B. also known as**MILDRED BARBARA KOMPANEK, dec'd.**

Late of Borough of Jenkintown.

Executrix: NANCY E. KAHN,
 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

McFADDEN, JOHN JOSEPH also known as**JACK McFADDEN, dec'd.**

Late of Abington Township.
 Executor: KATHLEEN RAMEY,
 2828 Angus Road,
 Philadelphia, PA 19114.

MILLER, DORIS PAASCH, dec'd.

Late of Abington Township.
 Executor: GREGORY J. BELL,
 213 E. State Street,
 Kennett Square, PA 19348.

ATTORNEY: EDWARD M. FOLEY,
 213 E. State Street,
 Kennett Square, PA 19348

MOSER, KATHRYN E. also known as**KAY MOSER, dec'd.**

Late of Lower Gwynedd Township.
 Executrix: MARIANNE PLUCIENIK,
 109 Shandon Place,
 Malvern, PA 19355.

PEDITTO, JOHN JOSEPH also known as**JOHN J. PEDITTO, D.O., dec'd.**

Late of Borough of Jenkintown.
 Executrix: PATRICIA N. PEDITTO,
 425 Vernon Road,
 Jenkintown, PA 19046.

PFEFFER, REBA, dec'd.

Late of Ambler, PA.
 Executor: HARVEY PFEFFER,
 c/o Law Offices of Michelle C. Berk, P.C.,
 1300 Virginia Drive, Suite 325A,
 Fort Washington, PA 19034.

ATTORNEY: MICHELLE C. BERK,
 LAW OFFICES OF MICHELLE C. BERK, P.C.,
 1300 Virginia Drive, Suite 325A,
 Fort Washington, PA 19034

PHILOMENO, ROSE ANN, dec'd.

Late of Whitpain Township.
 Executor: VINCENT M. PHILOMENO,
 c/o Frederic M. Wentz, Esquire,
 1250 Germantown Pike, Suite 207,
 Plymouth Meeting, PA 19462.

ATTORNEY: FRÉDERIC M. WENTZ,
 McGRORY WENTZ, LLP,
 1250 Germantown Pike, Suite 207,
 Plymouth Meeting, PA 19462

PULINI JR., FRANCIS JOSEPH also known as

FRANK PULINI, JR., dec'd.
Late of Upper Dublin Township.
Executor: CHRISTOPHER PULINI,
201 Morris Road,
Ambler, PA 19002.

RAMSPACHER, EILEEN C., dec'd.

Late of Lower Merion Township.
Executrix: CLAUDIA M. RAMSPACHER,
1467 Drayton Lane,
Wynnewood, PA 19096.
ATTORNEY: JAMES J. RUGGIERO, JR.,
16 Industrial Blvd., Suite 211,
Paoli, PA 19301

RONGIONE, JAMES FRANCIS also known as

JAMES RONGIONE, dec'd.
Late of Upper Dublin Township.
Executrix: ANDREA RONGIONE,
c/o Marc Robert Steinberg, Esquire,
Rubin, Glickman, Steinberg & Gifford,
2605 N. Broad Street, P.O. Box 1277,
Lansdale, PA 19446.

SCHULTZ, EILEEN LILLIAN, dec'd.

Late of Lower Salford Township.
Executrix: ELAINE L. WALKER,
c/o Norman Mittman, Esquire,
593-1 Bethlehem Pike,
Montgomeryville, PA 18936.
ATTORNEY: NORMAN MITTMAN,
593-1 Bethlehem Pike,
Montgomeryville, PA 18936

SHEASLEY, ROBERT AMOS, dec'd.

Late of Borough of North Wales.
Executrix: THERESA SHEASLEY,
482 Yorkshyre Way,
Harleysville, PA 19438.

SPACHT, KENNETH R., dec'd.

Late of West Pottsgrove Township.
Executor: DAVID B. SPACHT,
c/o Jessica R. Grater, Esquire,
Wolf, Baldwin & Associates, PC,
P.O. Box 444,
Pottstown, PA 19464.

**STEIN, BEULAH S. also known as
BEULAH STEIN, dec'd.**

Late of Springfield Township.
Co-Executors: ANDREW D. STEIN,
1306 Stotesbury Avenue,
Wyndmoor, PA 19038,
ELLEN M. STEIN,
71201 Delaire Landing Road,
Philadelphia, PA 19114.

STICKLER, LYNN L., dec'd.

Late of Towamencin Township.
Executrix: JOYCE A. TEMPLETON,
P.O. Box 329,
Albrightsville, PA 18210.
ATTORNEY: RACHEL BENNER DeANGELO,
1115 Keeler Road,
Lansdale, PA 19446

TOUSSAINT, MARTHA H., dec'd.

Late of Towamencin Township.
Executor: PHILIP JOHN TOUSSAINT,
109 W. Welling Avenue,
Pennington, NJ 08534.
ATTORNEY: JEFFREY K. LANDIS,
LANDIS, HUNSBERGER, GINGRICH &
WEIK, LLP,
114 E. Broad Street, P.O. Box 64769,
Souderton, PA 18964

WAGNER, LeANNA N. also known as

LeANNA WAGNER, dec'd.
Late of New Hanover Township.
Executor: JEFFREY S. WAGNER,
976 Reading Avenue,
Boyertown, PA 19512.
ATTORNEY: NICOLAS F. METER,
MAUGER & METER,
240 King Street, P.O. Box 698,
Pottstown, PA 19464

WEISBERG, RICHARD L., dec'd.

Late of Lower Merion Township.
Executors: ELLIS EISEN AND
DANIEL P. WEISBERG,
c/o Wendy Fein Cooper, Esquire,
Two Liberty Place, 35th Floor,
50 S. 16th Street,
Philadelphia, PA 19102-2516.
ATTORNEY: WENDY FEIN COOPER,
DOLCHIN, SLOTKIN & TODD, P.C.,
Two Liberty Place, 35th Floor,
50 S. 16th Street,
Philadelphia, PA 19102-2516

WILLIAMS, GLADYS P. also known as

GLADYS PIKE FRIES, dec'd.
Late of Borough of Lansdale.
Executrix: BEVERLY W. BLACK,
c/o David W. Conner, Esquire,
1800 Pennbrook Parkway, Suite 200,
Lansdale, PA 19446.
ATTORNEY: DAVID W. CONNER,
DISCHELL, BARTLE & DOOLEY, PC,
1800 Pennbrook Parkway, Suite 200,
Lansdale, PA 194

WILSON, CLAIRE E. also known as

CLAIRE WILSON, dec'd.
Late of Hatfield Township.
Executor: BRIAN D. WILSON,
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

YARNALL, CHARLOTTE K. also known as

**CHARLOTTE KLAPP YARNALL and
CHARLOTTE YARNALL, dec'd.**
Late of Lower Merion Township.
Executor: WILBUR PADDOCK KLAPP, III,
c/o Matthew A. Levitsky, Esquire,
10 Sentry Parkway, Suite 200,
P.O. Box 3001,
Blue Bell, PA 19422-3001.
ATTORNEY: MATTHEW A. LEVITSKY,
FOX ROTHSCHILD, LLP,
10 Sentry Parkway, Suite 200,
P.O. Box 3001,
Blue Bell, PA 19422-3001

FICTITIOUS NAME

Notice is Hereby Given pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of intention to file in the office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, an application for the conduct of a business in Montgomery County, Pennsylvania under the assumed or fictitious name, style or designation of

Daily Life Fitness with its principal place of business at 523 Gruber Road, Harleysville, PA 19438.

The name and address of the person owning or interested in said business is: Osmund Moyer, 523 Gruber Road, Harleysville, PA 19438.

The application was filed on January 18, 2017.

MISCELLANEOUS

NOTICE OF SUSPENSION

Notice is hereby given that by Order of the Supreme Court of Pennsylvania dated January 19, 2017, **ROBERT WILLIAM STEIN (#73874)**, of 217 Ryers Avenue, Cheltenham, PA is Suspended on Consent from the Bar of this Commonwealth for a period of five years retroactive to August 16, 2012.

Julia M. Frankston-Morris, Esquire
Secretary of the Board
The Disciplinary Board of the
Supreme Court of Pennsylvania

PROFESSIONAL CORPORATION

Albert B Michell PC has been incorporated under the provisions of Chapter 29 of the Business Corporation Law of 1988 as a Professional Corporation.

Albert B Michell, Esquire
8611 Montgomery Avenue
Wyndmoor, PA 19038

TRUST NOTICES

First Publication

HENRY M. POLLACK REVOCABLE TRUST DATED 3/24/1978 AS AMENDED

Henry M. Pollack, Deceased
Late of Abington, Twp., Montgomery County, PA

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to:

Trustees: Carol Jo Brown and Betty Pollack Shapiro
c/o Jonathan H. Ellis, Esq.
261 Old York Rd., Ste. 200
Jenkintown, PA 19046

Or to their Atty.: Jonathan H. Ellis
Plotnick & Ellis, P.C.
261 Old York Rd., Ste. 200
Jenkintown, PA 19046

EXECUTIONS ISSUED

Week Ending January 24, 2017

The Defendant's Name Appears First in Capital Letters

ALEXANDER, DANITA - Drexel University; 2016241161; WRIT/EXEC.
ALEXANDROV, OLGA - The Bank Of New York Mellon, et al.; 201510546; ORDER/394,785.10.
ATRIUM INTERNATIONAL, INC.:
BAILEY, DONAHUE: KEY BANK, GRNSH. - Can Capital Asset Servicing, Inc., et al.; 201609729.
BAKER, CONSTANCE: CONSTANCE - Wells Fargo Bank Na; 201623908; \$288,063.98.
BOUBOULIS, ERNEST: TD BANK, GRNSH. - Midland Funding, LLC; 201123728; \$11,482.53.
BROWN, DAVID: CITIZENS BANK, GRNSH. - Capital One Bank Usa Na; 201629511; WRIT/EXEC.
BUDA, TODD: WELLS FARGO BANK, GRNSH. - Vion Holdings, LLC; 201627465; \$3,329.55.
BURFETE, DAVID: ESTATE OF DAVID A BURFETE - Wilmington Trust National Association, et al.; 201600671; \$196,156.68.
BURGHARDT, SHANNON - Pacific Union, LLC; 201623044; \$240,227.04.
CHICCO, FAYE - Federal National Mortgage Association, et al.; 201529583; \$83,816.48.
COLES, SCOTT: SHAWNA: THE UNITED STATES OF AMERICA - Roundpoint Mortgage Servicing Corporation; 201623194; WRIT/EXEC.
CREEDON, MICHAEL: KAREN - Deutsche Bank National Trust Company; 201532013; ORDER/IN REM/ 265,422.16.
DANIELS, JANELLE: TD BANK NA, GRNSH. - Drexel University; 201410337; WRIT/EXEC.
DELISSER, LAWTON: AMERICAN HERTIAGE FCU, GRNSH. - Drexel University, et al.; 201432547; WRIT/EXEC.
DOUGHERTY, RICHARD: VERDIER, GENE - Citimortgage, Inc., et al.; 201433425.
ESTERLINE, CHRISTY: TD BANK, GRNSH. - Asset Acceptance, LLC, et al.; 201109214; \$7,229.41.
EVANS, DIANA - Hop Energy, LLC; 201700608; \$1,227.95.
FELTE, RICHARD: DONNA: UNITED STATES OF AMERICA C/O UNITED STATES ATTORNEY FOR THE, ET AL. - Bayview Loan Servicing, LLC; 201422008; \$443,422.77.
FINACCHIO, CAROLINE: THOMAS: DUNNING, CAROLINE, ET AL. - Federal National Mortgage Association Fannie Mae A Corporat; 201601072; \$319,919.51.
FORT WASHINGTON DENTAL LAB, INC.: FULTON BANK, GRNSH. - Univest Bank And Trust Co; 201623483; \$321,876.51.
FOUNTAIN, TRACEY: BANK OF AMERICA NA, GRNSH. - Citibank, et al.; 201105987; \$9,523.72.
GIGLIOTTI, GABRIELLE: TD BANK, GRNSH. - Asset Acceptance, LLC, et al.; 201110066; \$1,905.98.
GORSKI, CHERYL: SOVEREIGN BANK, GRNSH. - Capital One Bank; 201629347; WRIT/EXEC.
GROMAN, MICHAEL: PNC BANK, GRNSH. - Capital One Bank Usa Na; 201629504; WRIT/EXEC.
GUY, REUBEN: WELLS FARGO BANK NA, GRNSH. - Cabrini College; 201315425; WRIT/EXEC.

- HENDRICKS, ROBIN: CITIZENS BANK, GRNSH. - Discover Bank; 201134708; WRIT/EXECUTION.
- HENDRICKS, TIMOTHY: HENDRICKS BUILDING GROUP, LLC: HENDRICKS MORTGAGE, LLC: TD BANK NA, GRNSH., ET AL. - Exterior Specialties Of Pa, Inc.; 201628202.
- IVAN KRUMINS, INC.: IVAN KRUMINS ROOFING & SIDING: KRUMINS, IVAN: CITIZENS BANK, GRNSH. - Srs Acquisition Corporation, et al.; 201604359; ORDER/ \$67,913.52.
- KLINÉ, JEANETTE: GIRINI, ANGELINA: SCIMECA, ANNA, ET AL. - Wells Fargo Bank National Association; 201510613.
- KNAPP, PAMELA: BANK OF AMERICA, GRNSH. - Cascade Capital, LLC; 201502383; \$2,666.08.
- KOLEA, JOHN: PATRICIA - Us Bank National Association; 201529483; \$846,810.39.
- KRATZ, MARGUERITE: JEFFREY: JEFFREY - Fannie Mae Federal National Mortgage Association, et al.; 201125916; IN REM ORDER/205,256.19.
- KURTZ, SAMUEL: ESTATE OF BRENDA M BORRELL: ESTATE OF BRENDA M KURTZ - Nationstar Mortgage, LLC; 201607740.
- LICHTLEY, RONALD - Us Bank National Association; 201428929; \$154,119.62.
- LISA LUCAS STANTON SOLELY IN HER CAPACITY AS HEIR OF JANIS: CLAIRE LUCAS STEAMER SOLELY IN HER CAPACITY AS HEIR OF JANI: ANTHONY LUCAS SOLELY IN HIS CAPACITY AS HEIR OF JANIS J LUC, ET AL. - Nationstar Mortgage, LLC, et al.; 201620143.
- LOBAR, INC.: WELLS FARGO BANK, GRNSH. - Green Start, Inc., et al.; 201611018; ARB AWARD CONFIRM ORDER/212.02.
- LUCAS, FRANK: MICHELLE - Birchwood Homeowners Association; 201615466; \$1,296.50.
- MAYER, NICKOLAS: ROBIN - Nationstar Mortgage, LLC; 201510076; ORDER/ IN REM/\$330011.52.
- MCKELVEY, KEVIN: NANCY - Federal National Mortgage Association, et al.; 201624968; \$74,379.04.
- MCLAUGHLIN, LILLIAN - Wells Fargo Bank Na; 201624409; \$227,102.41.
- MORGAN, FOSTER: BEVERLY - Wilmington Savings Fund Society, et al.; 201624955; \$436,362.44.
- NASER, FARIA: CITIZENS BANK, GRNSH. - Drexel University; 201406543; WRIT/EXEC.
- NELSON, BERNARD: TRAVELERS HOME AND MARINE INSURANCE COMPANY: TD BANK NA, GRNSH. - Cpr Restoration And Cleaning Services, LLC; 201419640; WRIT/EXEC.
- OCCONNOR, ERIC: ERIC - Us Bank National Association, et al.; 201628028; \$429,081.96.
- OCWEN LOAN SERVICING, LLC: QUINTERO, MICAELA: RAMON: TD BANK NA, GRNSH. - Cpr Restoration & Cleaning Services, LLC; 201620674; WRIT/EXEC.
- ORNEDO, ANNA - Aurora Financial Group, Inc.; 201602517; \$113,785.24.
- OUT OF SITE INFRASTRUCTURE, INC.: TOWNSHIP OF MARPLE DELAWARE COUNTY, GRNSH. - Wayne Carmint Landscaping, Inc.; 201424463; ORDER/21,500.00.
- OUT OF SITE INFRASTRUCTURE, INC.: TOWNSHIP OF MARPLE DELAWARE COUNTY, GRNSH. - Wayne Carmint Landscaping, Inc.; 201424463; ORDER/21,500.00.
- OUT OF SITE INFRASTRUCTURE, INC.: TOWNSHIP OF MARPLE DELAWARE COUNTY, GRNSH. - Wayne Carmint Landscaping, Inc.; 201424463; ORDER/21,500.00.
- PALMERIO, ALEXIA: BUTZ, ALEXIA - Drexel University; 201530174; WRIT/EXEC.
- PANFIL, DAVID: ELLEN - Bank Of America Na, et al.; 201611629.
- PARKER, PAMELA: AMERICAN HERITAGE FCU, GRNSH. - Viriva Community Credit Union; 201603166; WRIT/EXEC.
- RUSSELL, MICHELLE: DELOACH, THOMAS - Beneficial Consumer Discount Company Db a Beneficial Mortgage; 201623086.
- SCHWEITZER, CHARLES: AMERICAN HERITAGE FCU, GRNSH. - Temple University; 201611284; WRIT/EXEC.
- SHAMPA, JULIA - Ditech Financial, LLC, et al.; 201623136; \$203,520.88.
- TERPOILLI, DAVID: CITIZENS BANK, GRNSH. - Malvern Federal Savings Bank, et al.; 201419873; WRIT/EXEC.
- THE UNITED STATES OF AMERICA: ANDREWS, ERNEST: THIERY - Ditech Financial, LLC, et al.; 201623839.
- WALTOWER, LINDSAY: TD BANK NA, GRNSH. - Pennsylvania University; 201311839; WRIT/EXEC.
- WENGER, JENA - Lakeview Loan Servicing, LLC, et al.; 201401592; ORDER/353,457.10.
- WINKELMAN, ROBERT: FULTON BANK, GRNSH. - Univest Bank And Trust Co; 201623490; \$321,876.51.

JUDGMENTS AND LIENS ENTERED

Week Ending January 24, 2017

**The Defendant's Name Appears
First in Capital Letters**

- APPLETON, MATTHEW - Capital One Bank Usa Na; 201700641; Judgment fr. District Justice; \$2050.51.
- AVERY, JERRY - Midland Funding Llc; 201700643; Judgment fr. District Justice; \$4,108.51.
- BENJAMIN, STEVEN - Midland Funding; 201700561; Judgment fr. District Justice; \$7,105.52.
- BILLETTA, ERIC: CHARIOT AUTO SALES - Saito, Frank; 201700761; Judgment fr. District Justice; \$4201.25.
- BISHT, NIPUN - Bergeys Collision Of Lansdale; 201700906; Judgment fr. District Justice; \$3,992.45.
- BOWLING, ANTHONY - Capital One Bank; 201700924; Judgment fr. District Justice; \$2,250.88.
- BRANNAN, SANDRA - Midland Funding Llc; 201700555; Judgment fr. District Justice; \$6,408.24.
- CHO, DAE - Midland Funding Llc; 201700533; Judgment fr. District Justice; \$9,000.63.
- CLARKE, KAREN - Midland Funding Llc; 201700642; Judgment fr. District Justice; \$8,834.62.
- DORMAN, KATHLEEN - Midland Funding Llc; 201700640; Judgment fr. District Justice; \$6,990.56.
- ETHERIDGE, BOBBY - Midland Funding Llc; 201700631; Judgment fr. District Justice; \$6,595.77.
- JACKSON, RONALD - City Of Philadelphia; 201700922; Certification of Judgment; \$837.76.
- JACKSON, TRACY: ALL OTHERS - Dent, Deana; 201700671; Judgment fr. District Justice; \$4593.16.

JOHNSON, LINDA - City Of Philadelphia
Department Of Revenue; 201700942; Certification of Judgment; \$1731.66.

MARTIN, VALARIE - Midland Funding Llc;
201700540; Judgment fr. District Justice; \$2,708.48.

MCGIRR, KIMBERLY - Asset Acceptance Llc;
201700869; Certification of Judgment; \$1,763.84.

MENDELSON, JULES - City Of Philadelphia;
201700928; Certification of Judgment; \$86.70.

MILLER, LARRY - Sandia Resolution Company Llc;
201700936; Judgment fr. District Justice; \$1048.92.

MOQUIN, DAVID - Midland Funding Llc;
201700522; Judgment fr. District Justice; \$4,814.83.

MOYN, PATRICIA - Benedict, John; 201630457;
Complaint In Confession of Judgment; \$130000.00.

PARKER, LEONARD - Midland Funding Llc;
201700624; Judgment fr. District Justice; \$4599.74.

PATTON, CYNTHIA - Midland Funding Llc;
201700530; Judgment fr. District Justice; \$11,692.53.

PAVELKA, MIROSLAV - Capital One; 201700947;
Judgment fr. District Justice; \$1268.55.

RIFFER, ZACHARY - Sterling Jewelers Inc;
201700846; Certification of Judgment; \$2699.01.

ROBINSON, LEONTINE - Credit Acceptance Corporation; 201700748; Judgment fr. District Justice; \$6,341.55.

SERRATORE, DOMINICK - Capital One Bank;
201700637; Judgment fr. District Justice; \$1903.94.

STEFFEN, SHAUN - Asset Acceptance Llc;
201700900; Certification of Judgment; \$4723.00.

STEPHENS, DONNA - Midland Funding Llc;
201700538; Judgment fr. District Justice; \$3,423.74.

TICKLE, ANDREA - Midland Funding; 201700527;
Judgment fr. District Justice; \$7,840.75.

WILLARD, ROBERT - Kay Jewelers; 201700849;
Certification of Judgment; \$1774.45.

**PENNA. DEPT. OF REV. -
entered claims against:**

Abbeys Too Inc; 201760097; \$983.78.

Agliano Brothers Trucking Inc; 201760134; \$2,567.00.

All Ocean Interactive Media Inc; 201760116; \$1,030.16.

Arnolds Used Office Furniture Llc; 201760065;
\$8,649.62.

Automotive Solutions Inc; 201760103; \$1,719.27.

Bianchini, Lawrence; 201760128; \$623.40.

Boccellas Service Center Inc; 201760100; \$733.47.

Brunos Hoagies; 201760069; \$4,530.29.

Cake Art By Amy Sullens Llc; 201760098; \$1,445.76.

Cardwell Group Llc; 201760136; \$2,463.06.

Copies Now Inc; 201760102; \$549.72.

Dipasquale, Douglas; J D Enterprise Mp Llc;
201760093; \$49,956.40.

Drivehere Langhorn Inc; 201760072; \$904.48.

Elderhost Bells Inc; 201760094; \$5,202.28.

Expert Service Providers Llc; 201760067; \$2720.61.

Expert Service Providers Llc; 201760133; \$1,403.43.

Flores, Fernando; 201760125; \$1,301.44.

Flower Station Inc; 201760104; \$5,194.81.

Global Group Inc; 201760117; \$2,061.10.

Golden-Glo Carpet Cleaners Inc; 201760120; \$12,165.97.

Gurung, Amrit; 201760126; \$1,226.58.

International Tobacco Inc; 201760108; \$862.22.

International Tobacco Inc; 201760109; \$3,121.84.

Joseph Lupowitz Sons Inc; 201760073; \$2,767.71.

Keystone Grill And Family Bistro Inc; 201760066;
\$866.23.

Kinga Kostolowska D M D P C; 201760112; \$2,758.64.

Kinga Kostolowska D M D P C; 201760113; \$2,517.48.

Kingdom Purpose Llc; 201760122; \$651.60.

Landes Diversified Services Llc; 201760115; \$860.17.

Martinez, Jose; 201760129; \$788.31.

Martinez-Sanchez, Ranulfo; 201760131; \$680.49.

Mnn Sales Llc; 201760110; \$8,595.33.

Ochoa Landscaping Llc; 201760121; \$887.68.

Pho And Beyond Llc; 201760074; \$599.90.

Pleasant Valley Ag Services Llc; 201760075; \$9330.12.

Premier Urgent Care At Kennett Squa; 201760118;
\$1485.88.

Premier Urgent Care Plymouth Meeting; 201760070;
\$1,762.55.

Printers Printer Inc; 201760135; \$1,880.54.

Pulmonary & Allergy Associates P C; 201760105;
\$758.61.

Rebco Sales Inc; 201760107; \$2,315.26.

Rina Dimontella Fashions Llc; 201760137; \$2,126.82.

Robizza Inc; 201760111; \$3,568.99.

Ronca, Francis; Street Inc; 201760092; \$1,683.27.

Severino Addesso & Son Inc; 201760106; \$9,457.64.

Shihadeh; 201760096; \$1,317.40.

Sivox Holdings Llc; 201760101; \$2,485.73.

Skrot, Brian; 201760071; \$911.05.

Smirin, Tatyana; 201760076; \$616.55.

Sparkling Clean Services Inc; 201760068; \$1,738.43.

Steele, David; 201760138; \$717.40.

Sushil Group Llc; 201760095; \$3,554.98.

Szlavik, Andrea; 201760132; \$916.70.

Tiscareno, Jesus; 201760077; \$687.16.

Tricor Industries Inc; 201760119; \$4,928.01.

Vasoli Electric Co Inc; 201760124; \$3,247.40.

Vitos Foods Inc; 201760099; \$2,302.50.

Walcott, Adrain; 201760130; \$899.10.

Wosczyzna, Frank; 201760123; \$846.86.

Yongs Mushroom Farm Inc; 201760114; \$547.17.

Zeng, Sushan; 201760127; \$743.54.

**POTTSTOWN SCHOOL DIST. -
entered municipal claims against:**

Santiago, Melvenna; 201700760; \$2,607.30.

**UNITED STATES INTERNAL REV. -
entered claims against:**

Abbate, Charles; 201770030; \$31,970.63.

Carville Cleaners One Inc; 201770029; \$48,035.91.

Cook, Catherine; 201770022; \$67,909.97.

Flanagan, Michael; Susan; 201770024; \$55,391.22.

Globe Gear Company; 201770027; \$26,694.44.

Grady, Thomas; Theresa; 201770028; \$15,140.33.

National Care Human Services; Johnson, Bryan;
201770021; \$9,102.65.

Rengepes, Angeliki; James; 201770025; \$65,716.45.

Schwartz, Bruce; 201770020; \$3,044.52.

Smith, William; 201770019; \$13,243.40.

Testa, Scott; 201770026; \$65,098.60.

Testa, Scott; Sharon; 201770031; \$209.07.

Turner, David; 201770023; \$28,032.01.

LETTERS OF ADMINISTRATION**Granted Week Ending January 24, 2017****Decedent's Name Appears First,
Then Residence at Death, and
Name and Address of Administrators**

CLISBY, ARTHUR - Lower Moreland Township;
Hoffmann, Jeffrey R., 636 Old York Road
Jenkintown, PA 19046.

EPIFANIO, JOSEPH E. - Norristown Borough;
Epifanio, Mary A., 1100 Arch Street
Norristown, PA 19401.

FERRO, DIANE H. - Ambler Borough;
Foster, Robert L., 230 Toro Circle
Palm Springs, CA 92264.

FIDDLER, BENJAMIN P. - Whitemarsh Township;
Fiddler, Thomas B., 4001 Fairway Road
Lafayette Hill, PA 19444.

FLUEHR, MARY K. - ; Fluehr, James F.,
6628 Glen Arbor Way Naples, FL 34119.

FONTELLO, RONA L. - West Norriton Township;
Crowley, John W., 449 Greenhill Lane
Berwyn, PA 19312.

GAMBONE, BERNADINE M. - Upper Merion
Township; Pumo, Tracee, 208 Clubhouse Road
King Of Prussia, PA 19406.

GODSHALL, CLAUDIA - Lansdale Borough;
Bluebond, Marie E., 51 Gunning Lane
Langhorne, PA 19047.

GREEN, FLOYD, JR. - Springfield Township;
Green, Hazel, 7912 Louise Lane
Wyndmoor, PA 19038.

HAYAUD-DIN, MIAN A. - Abington Township;
Campbell, Kay, 1362 Gilbert Road
Meadowbrook, PA 19046.

HOZYASH, JOHN - Upper Providence Township;
James, Thomas K., 403 Washington Street
Royersford, PA 19468.

JOHNSTON, BRIAN D. - Lower Frederick Township;
Johnston, Christopher, 425 Delaware Drive
Fort Washington, PA 19034.

KIRSCHBAUM, MARVIN - West Norriton Township;
Kirschbaum, Susan M., 528 Brandon Road
Jeffersonville, PA 19403.

LAW, VIOLET F. - West Norriton Township;
Law, James K., Jr., 486 Caredean Drive
Collegeville, PA 19426.

MASH, RONALD G. - Lower Providence Township;
Mash, Michael J., 3017 Cardin Place
Eagleville, PA 19403.

MURPHY, DANIEL P. - Abington Township;
Murphy, Lii A., 119 High School Road
Elkins Park, PA 19027.

OBRIEN, JOSEPH F. - East Norriton Township;
Obrien, Suzanne T., 2537 Hillside Drive
Norristown, PA 19401-3612.

SMITH, DELORES M. - Norristown Borough;
Smith, Juanita M., 1826 Pine Street
Norristown, PA 19401.

SZTURMA, WANDA - Abington Township;
Tongue, Gail E., 3421 Brookview Road
Philadelphia, PA 19154.

ZIRIN-KORGER, SHARON D. - Lower Merion
Township; Korger, Charles R., 1031 Carroll Road
Wynnewood, PA 19096.

SUITS BROUGHT**Week Ending January 24, 2017****The Defendant's Name Appears
First in Capital Letters**

BAUER, ESTHER - Discover Bank; 201700893;
Civil Action; Cawley, Jonathan Paul.

CERVONE, JENNIFER - Capital One Bank Usa Na;
201700881; Plaintiffs Appeal from District Justice;
Ratchford, Michael F.

COCONE, JOSE - Daniel, Monica; 201700844;
Complaint for Custody/Visitation; Atzert, Karen.

CRADDOCK, TERRI - Discover Bank; 201700841;
Civil Action; Cawley, Jonathan Paul.

CREITZ, LEONARD - Creitz, Andrea; 201700414;
Complaint for Custody/Visitation.

CRUEL, SERGIO - Td Auto Finance Llc; 201700638;
Civil Action; Dougherty, Michael J.

DENNIS, DAWN - Dennis, Timothy; 201700929;
Complaint Divorce.

DIBETTA, ROSA: JOHNSON, STEVE -
Cook, Christina; 201700768; Complaint for
Custody/Visitation.

DIBETTA, ROSA: PEREZ, AARON -
Cook, Christina; 201700762; Complaint for
Custody/Visitation.

DONNELLY, WILLIAM: DONNA - Hatboro
Federal Savings; 201700689; Complaint In
Mortgage Foreclosure; Thomas, Douglas G.

EIGNER, JENNY - Eigner, Douglas; 201700910;
Complaint Divorce.

GAFFNEY, KRISTEN: PAUL - Wells Fargo Bank Na;
201700620; Complaint In Mortgage Foreclosure;
Wapner, Peter.

GHOUARI, CHRISTINA - Ghouari, Ahmed; 201700766;
Complaint Divorce; Fox, Leon H., Jr.

GONZALEZ BARRERA, MARCO - Castillo Ramirez, Deysi;
201700726; Complaint for Custody/Visitation;
Arriago, Amparito.

GOODWIN, SANDY - Gleba, Melissa; 201700289;
Complaint for Custody/Visitation; Henry, David James.

GORDON, JAKE - Gordon, Jaime; 201700711;
Complaint Divorce; Rosenman, Jamie F.

GRAHAM, RICHARD: PAMELA - Wells Fargo Bank Na;
201700669; Complaint In Mortgage Foreclosure;
Brunner, Abigail.

HOWARD, KRISTEN - Discover Bank; 201700474;
Civil Action; Ratchford, Michael F.

HUFFMAN, JEREMY - Huffman, Jennifer;
201700935; Complaint Divorce.

HUNTER, CORY - Faccenda, Jenna; 201700282;
Complaint for Custody/Visitation.

KING, VIRNAE: JAMES - Deutsche Bank Trust
Company Americas; 201700605; Complaint In
Mortgage Foreclosure; Wapner, Peter.

KORMAN, ANDREW: JOYCE - Wells Fargo Bank Na;
201700593; Complaint Civil Action; Tsai, Jennie.

KORMAN, MARK: 575 HORSHAM RD OWNER LLC:
KORMAN, STEPHEN, ET.AL. - Smith, Tracy;
201700683; Civil Action; Schaeffer, Eileen A.

KREBS, HEIDI - Krebs, Brendan; 201700648;
Complaint Divorce; Leeds, Abigail Silverman.

LEATHERS, CARLA - Keller, Joshua; 201700668;
Complaint for Custody/Visitation; Donoghue, Jason.

LEWIS, TONYA - Melrose Court Investors Lp;
201700769; Plaintiffs Appeal from District Justice.
LIMA, RAUL - Castillo Ramirez, Deysi; 201700730;
Complaint for Custody/Visitation; Arriago, Amparito.
MCGANN, MARY - Ananiglo, Kouassi; 201700804;
Civil Action; Scoblionko, Mark.
NATIONAL EQUIPMENT CONTROLS LLC:
HUSSEIN, ZEIAD: KRADI, ZAINAB -
Thomas Somerville Company; 201700569;
Civil Action; Zellner, Brian K.
ODELL PAINTING LLC - Schilder, Thomas;
201700654; Civil Action; Borek, Harold D.
PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Factor, Andrew; 201700662;
Appeal from Suspension/Registration/Insp.
PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Monahan, Mark; 201700649;
Appeal from Suspension/Registration/Insp;
Rudolph, Joshua.
PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Norris, Drell; 201700655;
Appeal from Suspension/Registration/Insp.
PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Ofsharick, Jesse; 201700626;
Appeal from Suspension/Registration/Insp;
Mcelroy, William R.
PENNSYLVANIA STATE POLICE BUREAU OF
RECORDS AND IDENTIFICAT: MCES INC:
MONTGOMERY COUNTY DEPARTMENT OF
BEHAVIORAL HEALTH/DEVELOPME -
Sephakis, Thomas; 201700794; Petition;
Bredenbach, Scott F.
PETTY, STACY - Norton, Kyle; 201700279;
Complaint for Custody/Visitation.
RHINE, GEORGE - White, Amanda; 201700868;
Civil Action; Jones, Robert.
RIVERA, ENRIQUE: MIRIAM - Jpmorgan
Chase Bank National Association; 201700850;
Complaint In Mortgage Foreclosure; Wapner, Peter.
RODDY, MARY - Pietruczynek, Krzysztof;
201700670; Complaint Divorce.
RUTHERFORD, KIMBERLY - Discover Bank;
201700897; Civil Action; Cawley, Jonathan Paul.
SAUTNER, GEORGE: GEORGE: JANICE, ET.AL. -
Wells Fargo Bank Na; 201700634; Complaint In
Mortgage Foreclosure; Brunner, Abigail.
SERAFIN, BRIAN: PARSONS, JACQUELYN -
Serafin, Susan; 201700716; Complaint for
Custody/Visitation.
STOJINSKI, THOMAS: THOMAS -
Wells Fargo Bank Na; 201700735; Complaint In
Mortgage Foreclosure; Brunner, Abigail.
TAYLOR, BILL: LEAH - Chestnut Street Properties;
201700400; Petition to Appeal Nunc Pro Tunc;
Mullaney, Martin P.
THE KORN GROUP LP: BENGAL
CONVERTING SERVICES INC: KORN, SCOTT -
D & L Associates Limited Partnership; 201700944;
Civil Action; Garner, David G.
TILLMAN, MAKAYLA: BRONSALL, GUNTHER -
Tillman, Katherine; 201700625; Complaint for
Custody/Visitation.
TKACZ, JEFF - Wj Woern Plastering; 201700676;
Petition to Appeal Nunc Pro Tunc; Clewell, Robert S.
TURNER, BELINDA: OCCUPANTS:
OCCUPANTS, ET.AL. - Deutsche Bank
National Trust Company; 201700652; Complaint
in Ejectment; Wapner, Peter.

UNITED STATES OF AMERICA: BATES, ESCO:
MASON, CAROL - Jpmorgan Chase Bank
Nation Association; 201700685; Complaint In
Mortgage Foreclosure; Lutz, Daniel T.
VELASQUEZ, EDUARDO: MEDRANO-
MARTINEZ, OSVADO - Didonato, James;
201700917; Civil Action; Schreiber, David E.
W M ROBOTS LLC - Gemini Disposal Services Inc;
201700684; Defendants Appeal from District Justice.
WATSON, KAREN - Watson, Mark; 201700952;
Complaint Divorce; Badame, Paul.
WHITNEY, MARGIE - Webster, Von; 201700627;
Complaint for Custody/Visitation.
WILLIAMS, AAREIN - Purnell, Shanika;
201700632; Complaint for Custody/Visitation.

WILLS PROBATED

Granted Week Ending January 24, 2017

Decedent's Name Appears First, Then Residence at Death, and Name and Address of Executors

ALTOMARE, PHILIP N. III - Plymouth Township;
Altomare, Philip N., Jr., 610 Galahad Road
Plymouth Meeting, PA 19462.
ANTONIO, ROSE H. - Schwenksville Borough;
Antonio, Lawrence J., 2319 Colonial Drive
Gilbertsville, PA 19525.
BAKER, HOWARD S. - Lower Merion Township;
Baker, Margaret N., 1200 Remington Road
Wynnewood, PA 19096.
BARBOT, DONALD A. - Lower Merion Township;
Barbot, Donna J., 411 Thornbrook Avenue
Bryn Mawr, PA 19010.
CORSO, FRANCIS J. - West Norriton Township;
Allen, Sarah W., 142 Crooked Lane
Gilbertsville, PA 19525.
CULBREATH, HARRY, SR. - East Norriton Township;
Culbreath, Harry, Jr., 333 E Johnson Hwy
East Norriton, PA 19401.
DAHMS, MARIE J. - Abington Township;
Pucci, Marie E., 1746 Cloverly Lane
Rydal, PA 19046.
DISANDRO, ALBERT J. - Abington Township;
Disandro, E. D., 1760 Market Street
Philadelphia, PA 19103.
DRAGANI, VALDO R. - Lansdale Borough;
Dragani, Albireo, 173 Maidenhead Court
Souderton, PA 18964.
DUNNUCK, ELIZABETH A. - Upper Merion Township;
Dunnuck, Charles T., 15 Bellflower Lane
Mohnton, PA 19540.
EMANUEL, MARVIN N. - Lower Gwynedd Township;
Emanuel, Gwen, 501 N. Bethlehem Pike
Ambler, PA 19002.
EMRICH, ALVINA - Abington Township;
Jones, Donna M., 136 Alburger Ave
Philadelphia, PA 19115; Mullarkey, Nancy A.,
1610 The Fairway Jenkintown, PA 19046.
FELL, J. M. - Lower Merion Township; Fell,
Mederrott Rachel M., 375 Riverside Drive
New York, NY 10025; Fell, Peter J.,
299 Riverside Drive New York, NY 10025.
FINKELSTEIN, BERNICE - Whitpain Township;
Oxenburg, Barry H., 3800 Horizon Blvd
Trevose, PA 19053.

- FUSCALDO, KATHRYN E. - Lower Providence Township; Fuscaldo, Alfred R., 613 Patriot Lane Phoenixville, PA 19460.
- GEBERT, EARL R. - Pennsburg Borough; Gebert, William D., 333 Main Street Pennsburg, PA 18073.
- GIANGIULIO, RUSSELL D. - Upper Providence Township; Senderling, Jeanette, 1070 Peterman Lane Lower Gwynedd, PA 19002.
- GINSBURG, SONYA - Hatfield Township; Mcswiggan, James J., 211 Twinings Lane Wayne, PA 19087.
- GRAFFEO, MARGARET D. - Lower Providence Township; Graffeo, Carlo A., 4063 Cardin Place Eagleville, PA 19403.
- HACKENBERG, SUSAN H. - Upper Moreland Township; Fox, Suzanne H., 3833 Meyer Lane Hatboro, PA 19040.
- HANLON, MARGARET M. - Upper Dublin Township; Clements, George T., 6 Briar Road Oreland, PA 19075.
- HARRIS, RUSSELL B. - Lower Merion Township; Harris, Stephen R., 1101 Belfield Avenue Drexel Hill, PA 19026.
- HEADMAN, EDWARD B. - Upper Hanover Township; Headman, Andrew E., 1002 Carriage Drive Birdsboro, PA 19508; Headman, Peter H., 822 Juniper Street Quakertown, PA 18951.
- HEILEMANN, FLORINE D. - Upper Frederick Township; Heilemann, Joseph G., 2280 Kratz Station Road Harleysville, PA 19438; Heilemann, Ruth A., 2280 Kratz Station Road Harleysville, PA 19438.
- HOFFMAN, KARL - East Norriton Township; Hoffman, Lee J., 65591 E. Rose Ridge Drive Tuscon, AZ 85739.
- JONES, JANET R. - Lower Gwynedd Township; Wolfgang, Diane, 525 Coyote Drive Auburn, PA 17922.
- KAUFMAN, WILLIAM A. - Lower Salford Township; Kaufman, Frances R., 57 Souderton Hatfield Pike Souderton, PA 18964.
- KITTEL, GORDON - East Norriton Township; Kittel, Stephen G., 3231 East Hayes Road Norristown, PA 19403.
- LAGER, MARILYN - Lower Merion Township; Lager, Eric, 1138 North Woodbine Avenue Narberth, PA 19072.
- LANDER, NANCY B. - Lower Merion Township; Lander, William P., 394 Water Village Road Ossipee, NH 03894.
- LANDER, WILLIAM W. - Lower Merion Township; Lander, William P., 394 Water Village Road Ossipee, NH 03864.
- LARUFFA, JOHN J. - Montgomery Township; Pleskunas, Gina M., 236 Regency Drive North Wales, PA 19454.
- LAUSER, CARL T. - Lower Providence Township; Lauser, David A., 39 Leatherwood Drive Collegville, PA 19426.
- LEPATOUREL, LYDIA M. - Lower Frederick Township; Stulck, Adrienne, 195 Binney Street Cambridge, MA 02142.
- LEVY, SELMA - Abington Township; Swartzman, Constance, 552 W. Ellet Street Phila, PA 19119.
- LOWER, HARVEY L. - Franconia Township; Lower, Martin J., 628 N 16Th Street Allentown, PA 18102.
- LUTZ, CLEMENTINE - Limerick Township; Lutz, Chrisitna, 111 Link Road Fleetwood, PA 19522.
- LYNCH, MACK - Montgomery Township; Lynch, Keith O., 153 Raven Hollow Drive North Wales, PA 19454.
- MADDEN, MARY D. - Whitpain Township; Madden, James V., 27 C Congressional Circle Reading, PA 19607-3465; Madden, Robert K., 802 Dewey Avenue Northampton, PA 18067-1853.
- MARKS, CONSOLACION B. - Upper Salford Township; Bower, Karen E., 791 Henning Road Perkiomenville, PA 18074; Marks, Dale R., 23830 Frontage Court North Dinwiddie, VA 23803.
- MCCLOSKEY, MARGUERITE E. - East Norriton Township; Hatfield, Edward H. Iii, 612 Dehaven Drive Lansdale, PA 19446.
- MCGLINCHEY, ELIZABETH F. - West Norriton Township; Meglinchey, James J. Iii, 106 Clemens Circle Jeffersonville, PA 19403.
- MUCHA, RUTH E. - Whitmarsh Township; Mucha, John W., 4 Maple Ridge Way West Chester, PA 19382.
- NYCE, KATHRYN K. - Souderton Borough; Alderfer, Geraldine, 1680 Fels Road Pennsburg, PA 18073; Hunsberger, Kathryn A., 235 Smith School Road Perkasio, PA 18944.
- OCONNOR, MARIE T. - Lansdale Borough; Lowery, Susan M., 1337 Timber Lane Hatfield, PA 19440.
- ONEILL, EDWARD - New Hanover Township; Oneill, Sean E., 94 Colonial Drive Newtown, PA 18940.
- PENDELTON, RICHARD L. - Hatboro Borough; Pendleton, John, 1153 Edgehill Road Abington, PA 19001.
- PETERSON, AGNES - Upper Providence Township; Keatley, Anne P., 112 Buckwalter Road Royersford, PA 19468.
- PFEFFER, REBA - Upper Dublin Township; Pfeffer, Harvey, 805 Honey Run Road Ambler, PA 19002.
- PLUTTE, ANITA G. - Upper Moreland Township; Thomson, Carol D., 113 Greenfield Lane Warrington, PA 18976.
- QUIGLEY, ELIZABETH A. - Plymouth Township; Law, James K., Jr., 486 Caredean Drive Collegeville, PA 19426.
- RICHMOND, LINDA - Upper Merion Township; Sutherland, Johnson Dorothy, 119 Ridgewood Drive Landenberg, PA 19350.
- RINGER, GILBERT A. - Abington Township; Ringer, Scott K., 2116 Rubicam Ave Abington, PA 19001.
- ROWAN, KATHLEEN M. - Lower Providence Township; Rowan, Andrew V., 267 King St #5 Pottstown, PA 19464.
- SAVORY, MARY J. - Upper Moreland Township; Savory, Thomas, 2120 Wallingford Circle Hatboro, PA 19040.
- SHANER, HOWARD R. - Pottstown Borough; Shaner, Jeffrey R., 101B Sw 2Nd Avenue Delray Beach, FL 33444-3603.
- SMEYKAL, THOMAS J. - West Norriton Township; Ebner, Patricia S., 2615 Lloyed Lane Norristown, PA 19403.
- STECK, ROSE M. - Whitpain Township; Steck, Gary, 1235 Mcdevitt Drive Blue Bell, PA 19422.

- SWAVELY, CURACY K. - Upper Frederick Township; Swavely, Melvin J., 727 E. 5Th Street Boyertown, PA 19512.
- THALHEIMER, JOHN M. - Abington Township; Thalheimer, Joan F., 1410 Woodland Road Rydal, PA 19046-1234.
- TISDALL, GERALDINE D. - Lower Gwynedd Township; Gadsden, Christopher H., 201 King Of Prussia Road Radnor, PA 19087.
- WAGNER, BERNARD F. - New Hanover Township; Wagner, Patrick, 1218 Evergreen Road Wilmington, DE 19803.
- WENSEL, CLARENCE P. - Limerick Township; Pickar, Teresa M., 5518 N. Coplay Road Whitehall, PA 18052.
- WICKERSHAM, JUDITH - Worcester Township; Wickersham, E. P. 2942 Defford Road Norristown, PA 19403.
- WILKS, WALTER L. - Springfield Township; Wilks, Walter E., 3662 Hancock Lane Doylestown, PA 18902.
- YOUNG, WILLIAM D. - Cheltenham Township; Morris, Julia Y., 164 Marvin Road Elkins Park, PA 19027.
10. Barber v. Budzilowicz - Plaintiff's Petition for Leave to Amend Ad Damnum Clause of Complaint to Reinstate Claim for Punitive Damages (Seq. 33) - **J. Morgan.**
11. Becker v. Petroziello - Motion to Compel Deposition (Seq. 8 D) - **C. Robinson - G. Ray.**
12. Branch Banking and Trust Company v. Dunham - Motion to Reassess Damages (Seq. 16) - **P. Wapner.**
13. Brown v. Metropolitan Management Corporation - Motion to Strike Partial Judgment of Non Pros (Seq. 27) - **S. Reidenbach.**
14. Brownlee v. Roberts - Defendant's Motion to Compel Compliance (Seq. 13 D) - **J. Fenerty - S. Buggy - K. Haywood.**
15. Burroughs v. Lynnewood Garden Apartments - Motion to Compel Production of Medical Examination Report (Seq. 16 D) - **B. Wall - J. Devlin.**
16. Cairone v. Cairone - Petition for Leave of Court to Withdraw Appearance as Attorney for Plaintiff (Seq. 197) - **L. Nelson - T. Hough.**
17. Cantieni v. Callahan - Motion to Compel Deposition (Seq. 8 D) - **G. Heslin - K. Meindl.**
18. Cheatham v. Commonwealth of Pennsylvania - Motion to Compel Discovery Answers (Seq. 13 D) - **G. Smith.**
19. Cheltenham Township School District v. Murphy Quigley Company, Inc. - Plaintiff's Objections to Subpoena Pursuant to Rule 4009 21 (Seq. 35 D) - **J. O'Donoghue - K. Morley - G. Pallas.**
20. Citimortgage, Inc. v. Milbourne - Motion to Reassess Damages (Seq. 36) - **J. Kolesnik - J. O'Brien.**
21. Clauser v. Hoffman - Motion to Compel Plaintiff's Discovery (Seq. 22 D) - **G. Mullaney - R. Pugh.**
22. CSAA Affinity Insurance Company v. Bunnell - Motion to Amend Complaint Joining Additional Party (Seq. 8) - **P. Hennessy - M. Connor.**
23. Csondor v. Brown - Motion to Compel More Specific Discovery Responses (Seq. 29-D) - **B. Tabakin - T. Lostracco.**
24. Desai v. Patel - Motion to Compel Plaintiff to Respond to Discovery Requests (Seq. 13 D) - **C. Kellerman - J. Vaccaro.**
25. Diamond Credit Union v. Schenk - Petition to Reinstate Appeal (Seq. 2).
26. Diaz v. Ritaldato - Motion to Enforce Subpoena (Seq. 19) - **A. Ginsburg - L. Miller.**
27. Dilauro v. Ransford - Defendants Motion to Compel Full and Complete Answer to Discovery (Seq. 16D) - **K. Fox - J. Young.**
28. Dilauro v. Ransford - Motion to Compel Discovery (Seq. 12 D) - **K. Fox - J. Young.**
29. Evans v. Hanson - Motion to Compel Plaintiff's Answers to Discovery (Seq. 48 D) - **S. Eagan - N. Plummer.**
30. Federal Home Loan Mortgage Corporation v. Steiner - Motion for Leave to Amend Answers With New Matter (Seq. 80) - **K. Bates - J. Krik - L. Berman.**
31. Foster v. Jay R. Reynolds, Inc. - Motion to Compel Discovery (Seq. 23 D) - **P. Patton - J. Dodd-O.**
32. Fusco v. Holy Redeemer Hospital and Medical Center - Motion to Compel Full and Complete Responses to Supplemental Discovery Requests (Seq. 42 D) - **T. Hough - A. Romanowicz.**
33. Gee v. Furgiele - Motion to Compel Discovery (Seq. 8 D) - **J. Rosenbaum - J. Gilman.**

RETURN DAY LIST

February 13, 2017 COURT ADMINISTRATOR

All motions "respecting discovery" in civil cases are subject to the provisions of Local Rule 4019* - **Discovery Master**. If such a motion is answered in opposition on or before the rule return date, the matter is automatically listed for argument before the Discovery Master at 9:00 a.m. on the Friday of the week in which the rule was made returnable. Check the MCCCH electronic directory for assigned courtroom.

- Abduh v. Vandorick - Motion to Remand Arbitration (Seq. 13) - **M. Simon - J. Gilman.**
- American Paper Recycling v. Recycling Paper Partners of Pennsylvania, LLC - Motion to Bifurcate (Seq. 48) - **C. Comerford - D. Abramson.**
- Amonkar v. Cutler Group, Inc. - Motion to Compel Responses to Plaintiffs' Discovery Requests from Defendant The Cutler Group, Inc. (Seq. 12 D) - **M. Parisi - R. McBride.**
- Andreoni v. Bailey - Motion to Compel Compliance With Valid Subpoena (Seq. 15 D) - **B. Tabakin - T. Klosinski.**
- Appelstein v. Quigley - Motion to Compel Plaintiff's Answers to Discovery (Seq. 7 D) - **F. Miller.**
- Bae v. Mitchell - Motion to Enforce Subpoena (Seq. 16) - **J. Solnick - J. Vukson.**
- Bailey v. Pennsylvania Orthopedic Association - Petition to Withdraw as Counsel (Seq. 44) - **M. Shaffer - J. Shusted - A. Romanowicz.**
- Bald v. Wolverton - Motion of Defendants to Disqualify Plaintiff's Counsel as the Law Firm Representing Defendant (Seq. 22) - **M. Simon - A. Damiano.**
- Barber v. Budzilowicz - Motion to Compel More Specific Answers to Request for Admission With Request for Production of Documents (Seq. 36 D) - **J. Morgan.**

34. Gerlette v. Bart Golf Club, Inc. - Motion to Consolidate Both Docket Numbers (Seq. 11) - **S. Margolis - C. Adams.**
35. Gillette v. Crisci - Motion to Compel Discovery Responses to Interrogatories to Tax Records (Seq. 165 D) - **J. Radmore - N. Raynor.**
36. Grande at Riverview Condominium v. D. R. Horton, Inc. New Jersey - Motion to Consolidate (Seq. 1356) Both Docket Numbers - **M. Collins - S. Reidenbach.**
37. Gunn v. Lopez - Motion to Consolidate (Seq. 64) Both Docket Numbers - **B. Cornett - J. Silli.**
38. Gwynedd Club Condominium Association v. Dahlquist - Motion to Quash Defendant's Notice to Produce (Seq. 184 D) - **M. Droogan - W. Marshall.**
39. Haldeman v. Cantamaglia - Motion for an Order to be Relieved as Counsel (Seq. 30) - **V. Vangrossi - A. Heller.**
40. Hamblard v. Schaffer - Motion to Enforce Subpoena (Seq. 34) - **S. Halpern - J. Petka.**
41. Hargrove-Viney v. Evangelista - Motion to Compel Discovery (Seq. 8 D) - **M. Simon - C. Barone.**
42. Helmig v. Ciochetto - Plaintiff's Petition to Reinstate Action (Seq. 185) - **G. Auerbach - D. Onorato - D. Pennington.**
43. Highgate at Horsham Community V. Forman - Plaintiff's Motion for Reassessment of Damages (Seq. 3) - **S. Richter.**
44. Horan v. HCR Manorcare, LLC - Motion to Compel Discovery (Seq. 133 D) - **W. Murray - M. Granaudo.**
45. Husler v. Pennsylvania American Water Company - Motion to Strike Responses and Compel Full and Complete Responses (Seq. 51 D) - **L. Bendesky - A. Scaricamazza.**
46. Jerry Wagner, Inc. v. Philadelphia Suburban Development - Motion to Compel Deposition (Seq. 106 D) - **M. Gold - J. Wallack.**
47. Jerry Wagner, Inc. v. Philadelphia Suburban Development - Motion to Determine Defendants' Objections to Plaintiffs' Proposed Subpoena (Seq. 107 D) - **M. Gold - J. Wallack.**
48. Johnson v. Johnson - Motion to Remand to Arbitration (Seq. 46) - **M. Simon - R. Mennies.**
49. Johnson v. Montgomery County - Motion to Compel Discovery (Seq. 36 D) - **P. Newcomer.**
50. JP Morgan Chase Bank National Association v. Bagdis - Motion to Compel Compliance With Discovery Requests (Seq. 71-D) - **M. Weisberg - C. Graham.**
51. JP Morgan Chase Bank National Association v. Najawi - Motion to Compel Requests for Admissions Admitted and Full and Complete Answers to Request for Production of Documents (Seq. 41 D) - **A. Zuckerman - M. Jan.**
52. Kassis v. Alphamedicor, LLC - Motion to Compel (Seq. 54 D) - **P. Meltzer - A. Abel.**
53. Katz v. Livny - Plaintiff's Motion to Compel Answers to Interrogatories and Document Requests (Seq. 16 D) - **B. Gross.**
54. Kaufman v. Leiden - Motion to Dismiss and for Other Relief (Seq. 37) - **K. Prior.**
55. King v. Barnhart - Motion to Enforce Subpoenas (Seq. 16) - **J. Edelstein - L. Miller.**
56. King of Prussia Associates v. Madhura, LLC - Motion to Compel Discovery Responses (Seq. 40 D) - **H. McHugh.**
57. Kook v. Sobetsky - Motion to Compel Depositions (Seq. 7 D) - **M. Simon - B. Hoffer.**
58. Lafazia v. McNally - Motion to Compel Deposition of Defendant, Lauren McNally (Seq. 18 D) - **S. McLaughlin - J. Gilman.**
59. Litman v. Univest and Company - Joinder to Motion for Protective Order (Seq. 26 D) - **D. Litman - P. Willan.**
60. Lorenzo v. Snyder - Motion to Overrule and Strike Objections and to Compel Discovery (Seq. 33 D) - **J. Sciuilli - C. Meinzer.**
61. Malantonio v. Franzones Pizzeria Restaurant - Motion to Compel More Specific Responses to Discovery (Seq. 31 D) - **M. Pansini - B. Boyle.**
62. Malantonio v. Franzones Pizzeria Restaurant - Motion to Strike Plaintiff's Objections to Defendant's Subpoenas (Seq. 27 D) - **M. Pansini - B. Boyle.**
63. Mangan v. Edwards - Motion to Strike Objections and to Compel Verified Answers to Interrogatories (Seq. 10 D) - **M. Gottlieb - M. O'Connor.**
64. Marina District Development Company, LLC v. Martchenko - Motion to Compel Answers to Plaintiff's Interrogatories and Requests for Production of Documents (Seq. 7 D) - **J. Knapp.**
65. Melle v. Tawadros - Motion to Compel Supplemental Requests for Production of Documents (Seq. 38 D) - **B. Lafferty - J. Shaffer.**
66. Morales v. Boscovs Department Store, LLC - Motion to Compel Defendant to Answer Interrogatories and Requests for Production of Documents (Seq. 27 D) - **C. Hudock - G. Kimball.**
67. Moyer v. Riley - Petition to Compel Inspection of Corporate Records, Tax Returns and/or Documents (Seq. 0 D) - **J. Schildt.**
68. Nau v. Umbehauer - Motion to Compel Medical Examination (Seq. 26 D) - **C. Wolf - K. Meindl.**
69. Nau v. Umbehauer - Motion to Enforce Subpoenas (Seq. 25) - **C. Wolf - K. Meindl.**
70. O'Brien v. Kerns - Motion to Compel Answers to Standard Interrogatories and Requests for Production of Documents (Seq. 12 D) - **R. Miller - J. Silli.**
71. O'Donnell v. Mehta - Motion to Compel Plaintiff's Responses to Defendant's Interrogatories (Seq. 17D) - **J. Wong - P. Troy.**
72. Overbeck v. Kates - Motion to Compel Discovery Responses of Plaintiffs (Seq. 11) - **M. Snover - A. Berger.**
73. Penllyn Limited Partnership v. Foulke - Motion to Consolidate (Seq. 39) Both Docket Numbers - **W. MacMinn - S. Howard.**
74. Pennymac Holdings, LLC v. Romanauski - Motion to Reassess Damages (Seq. 42) - **P. Wapner.**
75. Pillsbury v. Montgomery County Board of Assessment Appeals - Motion to Quash/Strike Petition for Appeal (Seq. 10) - **R. Madden - S. Fagnan.**
76. Rodzvic v. Zisak - Motion to Remand to Arbitration (Seq. 38) - **S. Lupin - H. Welch.**
77. Rodzvic v. Zisak - Motion to Remand to Arbitration (Seq. 42) - **S. Lupin - H. Welch.**
78. Santander Bank v. Gilbertsville Auto Body, Inc. - Motion to Compel Post Judgment Deposition (Seq. 23 D) - **R. Saldutti.**
79. Santander Bank, N.A. v. Wezel - Motion to Reassess Damages (Seq. 16) - **P. Wapner.**

80. Santino v. Andress - Motion for Leave to Conduct Additional Discovery (Seq. 22 D) - **S. Liss - J. Sereda.**
81. Scantling v. 850 Paper Mill Road Operations - Motion to Compel Plaintiff's Deposition (Seq. 56 D)- **R. Wilson - R. Dillon.**
82. Schlessinger Grubin v. Tolin - Motion to Strike Objections from Subpoenas (Seq. 70) - **J. Tucker - M. McGilvery.**
83. Sentinel Insurance Company Limited v. Adelpia Fire Protection, Inc. - Motion to Compel Responses to Request for Production of Documents (Seq. 16 D) - **L. Skaf - J. Sotland.**
84. Sentinel Insurance Company Limited v. Adelpia Fire Protection, Inc. - Motion for Leave to File a Joinder Complaint (Seq. 15) - **L. Skaf - J. Sotland.**
85. Sill v. Gambone Management Company - Motion to Consolidate (Seq. 24) Both Docket Numbers - **M. Van Der Veen - P. Moran.**
86. Smith v. Perkiomen Apartments - Motion to Compel Discovery Responses (Seq. 47 D) - **G. Schell - D. Krebbs.**
87. SMS Financial 30, LLC v. Weisbaum - Renewed Petition to Reassess Damages (Seq. 26)-**A. Agrawal - M. Pearlstein.**
88. Stewart v. High Swartz Roberts & Seidel - Motion for Judgment of Non Pros (Seq. 119) - **M. Grabois - J. Christie.**
89. Strohmaier v. Smith - Petition to Withdraw as Legal Counsel (Seq. 115) - **C. Badali - C. Thompson.**
90. Sullick v. Konrad - Motion to Compel Discovery (Seq. 15 D) - **A. Lopresti - C. Barone.**
91. UCF I Trust 1 v. Bridgeview Development Association - Defendant's Petition to Strike or Open Judgment by Confession (Seq. 6) - **A. Promer.**
92. Vicente v. Kyrollos, Inc. - Motion to Compel Independent Medical Examination (Seq. 23 D) - **J. Zafran - M. Riley.**
93. Willcox v. Pension Company - Motion of Defendants to Overrule Objections to Subpoena (Seq-40 D) - **J. Bagby - M. Galey.**
94. Williams v. Barnett - Motion to Compel Defendant's Answers to Interrogatories and Request for Production of Documents (Seq. 9 D) - **E. Pearce - P. Gibbons.**
95. Wilson v. Daveco Holdings, Inc. - Motion to Compel Defendant's Responses to Plaintiff's Requests for Production of Documents (Seq. 15 D) - **S. Barrett - J. Evans.**
96. Wilson v. Wilson - Motion to Withdraw as Counsel (Seq. 20) - **J. Flood - E. Billies.**
97. Windsor Securities, LLC v. Shapiro Prusky - Plaintiff's Motion for Protective Order and to Quash Subpoena (Seq. 92 D) - **P. Krenicky - C. Campbell.**
98. Wise v. Lockyer - Motion to Compel Defendant's Answers to Interrogatories and Requests for Production of Documents (Seq. 6 D) - **J. Fishman - K. McNulty.**
99. Worch v. Hirshman - Motion to Compel Plaintiff's Answers to Supplemental Discovery (Seq. 66 D) - **T. Sacchetta - D. Camhi - R. Pugh.**
100. Zabala v. Bari - Defendant's Motion to Compel Discovery (Seq. 12 D) - **A. Krantz - C. Barone.**