

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 June 29, 2016 at 1:00 o'clock P.M. prevailing time, in Court Room "A", Court House, Swede and Airy Streets, in the Borough of Norristown, said County, the following described Real Estate.

To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on July 27, 2016 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

Second Publication

08-30112

ALL THAT CERTAIN message and lot or piece of land with the buildings thereon erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, known as Number 103 Knox Street, bounded and described, as follows, to wit:

BEGINNING at a point on the Northwestern side of Knox Street at the distance of seventeen and fifty-nine one-hundredths feet Northeasterly from the North corner of Knox and Washington Streets, a corner of this premises now or late of William Casey; thence Northwesternly at right angles to Knox Street the line for a portion of the distance passing through the middle of the partition wall between the house on this lot and the one on the adjoining lot of William J. Casey, one hundred six and eight-tenths feet to the middle of an eighteen feet wide alley laid out and to be kept open for the common use of the properties abutting thereon; thence along the middle of said alley Northeasterly fifteen and seven one-hundredths feet to a point, a corner of this and other land of Frank R. Heavner; thence along said land parallel with the first course Southeasterly the line for a portion of the distance passing through the middle of the partition wall between the house on this lot and the one on the adjoining lot one hundred five and four one-hundredths feet to the Northwest side of Knox Street aforesaid; and thence along said side of said Knox Street Southwesterly fourteen and ninety-seven one-hundredths feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey DeBlasiis, by Deed from Tara M. Turner, dated 06/07/2007, recorded 07/05/2007 in Book 5654, Page 62.

Parcel Number: 13-00-18196-00-7.

Location of property: 103 Knox Street, Norristown, PA 19401-4520.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jeffrey DeBlasiis** at the suit of JP Morgan Chase Bank, National Association, s/b/m to Chase Home Finance, LLC. Debt: \$110,574.07.

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

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

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

09-11345

ALL THAT CERTAIN unit designated as Unit No. 101. Being a unit in Bethel Grant, a condominium located at the intersection of Morris Road, North Wales and Bethel Road in **Worcester Township**, County of Montgomery and Commonwealth of Pennsylvania as designated in the Declaration of Condominium dated October 24, 1977 and recorded October 26, 1977, in the Office for the Recording of Deeds of Montgomery County in Deed Book 4251, Page 172, with Amendment to Declaration of Condominium of Bethel Grant dated March 8, 1982 and recorded March 12, 1982, in the office aforesaid in Deed Book 4680, Page 1994, and also designated on the Declaration Plan dated May, 1975, and recorded in the office aforesaid in Condominium Plan Book No. 5, Page 32.

TOGETHER with an undivided interest in and to the Common Elements as fully set forth in the aforesaid Declaration of Condominium, as amended, and which interest may be changed by Amendment thereto.

UNDER AND SUBJECT to all agreements, conditions and restrictions of record and the provisions, easements, covenants and provisions as contained in the above mentioned Declaration of Condominium and Declaration and Declaration Plan, as well as the Code of Regulations of Bethel Grant dated October 24, 1977 and recorded October 26, 1977, in the Office for the Recording of Deeds of Montgomery County in Deed Book 4251, Page 204, with First Amendment to Code of Regulations dated October 6, 1986, and recorded in the office aforesaid in Deed Book 4816, Page 696.

THE GRANTEE for and on behalf of the grantee and the grantee's heirs, personal representatives, successors and assigns, by the acceptance of this Deed covenant and agree to pay such charges for the maintenance of, repairs to, replacement of and expenses in connection with the common elements, as may be assessed from time to time by the Council in accordance with the Unit Property Act of Pennsylvania, and further covenant and agree that the unit conveyed by this Deed shall be subject to a charge for all amounts as assessed, and that, except in so far as Sections 705 and 706 of said Unit Property Act may relieve a subsequent unit owner of liability for prior unpaid assessment, this covenant shall run with the land and bind the unit hereby conveyed and all subsequent owners thereof. And whereas certain provisions of the Unit Property Act have been amended by the adoption of the Uniform Condominium Act of the Commonwealth of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Glenn B. Mangum and Kathleen S. Harris and Glenn B. Mangum, dated 05/07/2010, recorded 01/18/2011 in Book 5790, Page 2984.

Parcel Number: 67-00-01672-60-1.

Location of property: 101 Grant Road, Lansdale, PA 19446-6027.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Kathleen S. Harris and Glenn B. Mangum** at the suit of JP Morgan Chase Bank, National Association, as Attorney in Fact for The Federal Deposit Insurance Corporation as Receiver of Washington Mutual Bank f/k/a Washington Mutual Bank, F.A. Debt: \$326,140.24.

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

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

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

09-15188

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Pottsgrove Township**, Montgomery County, State of Pennsylvania, more fully bounded and described, as follows, to wit:

BEGINNING at the Southeasterly corner of Lot No. 63, said point being on the Westerly property line of Randy Drive (50 feet wide) and distant along the same from a point marking the Southwesterly property line intersection, as projected, of the aforesaid Randy Drive and another given road or street (not named); (50 feet wide) leading to the development of Stanley Swinehart known as Crestwood South 38 degrees, 40 minutes West, 100 feet; thence from said point of beginning continuing along the Westerly side of Randy Drive, South 38 degrees, 40 minutes West, 80.00 feet to a corner of Lot No. 65; thence along the same North 51 degrees, 20 minutes West, 255.31 feet to a corner on line of lands of Stanley Swinehart; thence along the same North 46 degrees, 55 minutes East, 80.94 feet to a corner of Lot No. 63; thence along same South 51 degrees, 20 minutes East, 243.71 feet to a corner and place of beginning.

BEING all of Lot No. 64 of a plan of lots known as Randy Run.

TITLE TO SAID PREMISES IS VESTED IN Francis O'Neill by Deed from John R. McPherson dated September 12, 2005 and recorded September 19, 2005 in Deed Book 5571, Page 1599.

Parcel Number: 42-00-03933-98-4.

Location of property: 1205 Randy Drive, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Francis O'Neill** at the suit of HSBC Bank USA, National Association as Trustee, for the Certificateholders for the Deutsche ALT-A Securities, Inc., Mortgage Loan Trust, Series 2005-6, Mortgage Pass-Through Certificates, Series 2005-6. Debt: \$193,578.30.

Joseph F. Riga, Attorney.

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

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

09-22305

ALL THAT CERTAIN lot or piece of ground, situate in **Whitpain Township**, Montgomery County, Pennsylvania bounded and described according to Plan of Subdivision prepared for Ronald Mintz, made by Herbert H. Metz, dated June 20, 1985, last October 10, 1985 said plan being recorded in Plan Book A-46, Page 499, as follows, to wit:

BEGINNING at a point on the Southeasterly side of a cul-de-sac (of irregular width) at the terminus of Concord Court said point being measured the 4 following courses and distances from a point of curve on the Southeasterly side of Danberry Drive (50 feet wide): (1) leaving Danberry Drive on the arc of a circle curving to the left having a radius of 13 feet the arc distance of 22.73 feet to a point of compound curve; (2) along the arc of a circle curving to the left having a radius of 13.20 feet the arc distance of 96.31 feet to another point of compound curve; (3) along the arc of a circle curving to the left having a radius of 25 feet the arc distance of 22.17 feet to a point of reverse curve; (4) along the arc of a circle curving to the right having a radius of 52 feet the arc distance of 127.79 feet to the point of beginning, said point of beginning also being a corner of Lot 27; thence extending from said point of beginning along Lot 27, South 55 degrees, 48 minutes, 5 seconds East, 160.69 feet to a point; thence extending South 40 degrees, 18 minutes, 31 seconds West, 239.21 feet to a point a corner of Lot 29 as shown on the above mentioned plan; thence extending along the same North 48 degrees, 33 minutes, 9 seconds West, 121.50 feet to a point a corner of Lot 34 as shown on the above mentioned plan; thence extending along the same North 17 degrees, 30 minutes, 45 seconds East, 180.30 feet to a point on the Southwesterly side of above mentioned cul-de-sac; thence extending Southwardly, Southeasterly and Northeasterly along the Southwesterly, Southerly and Southeasterly side of cul-de-sac along the arc of a circle curving to the left having a radius of 52 feet the arc distance of 66.54 feet to the first above mentioned point and place of beginning.

BEING Lot 28 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Gregory S. Barsh and Lori D. Barsh, h/w, by Deed from Hyung Ho Kim and Sylvia Soon Nam Kim, h/w, dated 09/26/2002, recorded 10/09/2002 in Book 5429, Page 0544.

Parcel Number: 66-00-01152-70-8.

Location of property: 1700 Concord Court, Blue Bell, PA 19422-1336.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gregory S. Barsh and Lori D. Barsh** at the suit of Santander Bank, N.A. Debt: \$450,096.30.

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

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

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

09-22499

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, situate in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan entitled 'Robby Horan Farms, Inc.' dated October 30, 1964, made by Donald H. Schurr, Civil Engineer and Surveyor, of Norristown, Pennsylvania, and duly recorded in the Office of the Recorder of Deeds, of Montgomery County, in Plan Book A-9, Page 77, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Independence Road (fifty feet wide) which point is measured the two following courses and distances from a point of curve on the Southeasterly side of Eisenhower Drive (fifty feet wide): (1) leaving Eisenhower Drive on the arc of a curve, curving to the right, in a Northeasterly, Easterly and Southeasterly direction, having a radius of twenty feet the arc distance of thirty-one and forty-two one-hundredths feet to a point of tangent on the said side of Independence Road; and (2) South forty-two degrees, thirty-three minutes, forty seconds East along said side of Independence Road nine hundred forty-three and two one-hundredths feet to the place of beginning; thence still along said side of Independence Road the next 2 courses and distances viz: (1) South forty-two degrees, thirty-three minutes, forty seconds East, forty-nine and twenty one-hundredths feet to a point of curve; and (2) on the arc of a curve curving to the right, having a radius of nine hundred seventy-five feet the arc distance of one hundred and ninety-five one-hundredths feet to a point a corner of Lot No. 54 as shown on said plan; thence South fifty-three degrees, twenty-two minutes, sixteen seconds East along Lot No. 54 and Lot No. 55, one hundred ninety-five and eighty-two one-hundredths feet to a point a corner of Lot No. 57 as shown on said plan; thence North forty-two degrees, thirty-three minutes, forty seconds West along Lot No. 57, one hundred twenty-nine and seventy-three one-hundredths feet to a point a corner of Lot No. 52, as shown on said plan; thence North forty-seven degrees, twenty-six minutes, twenty seconds East along Lot No. 52, two hundred feet to a point on the Southwesterly side of Independence Road, the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Harold J. Smith and Ann M. Smith, his wife, by Deed from Norriton Woods, Inc., a Pennsylvania Corporation, by its Attorney in Fact, William B. Murdoch, dated 06/23/1972, recorded 06/28/1972 in Book 3764, Page 400.

Parcel Number: 33-00-04567-00-8.

Location of property: 903 Independence Road, East Norriton, PA 19403-4021.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Harold J. Smith and Ann M. Smith** at the suit of Wells Fargo Bank, N.A. d/b/a Americas Servicing Company. Debt: \$254,277.42.

Mario J. Hanyon, Attorney. I.D. #203993

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

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

09-44770

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **New Hanover Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan showing property of John B. and Ruth J. Trumbauer, made by George F. Klock, Jr., Registered Surveyor, Somerville, New Jersey, dated August 6, 1960 and revised August 13, 1960, as follows, to wit:

BEGINNING at a spike at the intersection of the center line of Swinging Bridge Road (33 feet wide) with the center line of Hill Road (33 feet wide); thence extending along said center line of Hill Road, North forty-eight degrees, West 242.27 feet to a spike in line of land of West Brothers; thence extending along the same, North 25 degrees, 20 minutes East, 187.81 feet to an iron pipe in line of other lands of John B. and Ruth J. Trumbauer; thence extending along the same and passing over an iron pipe at the distance of 12.9 feet from the end of this course South 48 degrees, East 291.12 feet to a point in said center line of Swinging Bridge Road; thence extending along the same South 40 degrees, 24 minutes West, 180 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Theodore Demetriou and Marie E. Demetriou, his wife, by Deed from Ronald P. Asplen, Executor of the Estate of Ralph P. Asplen, a/k/a Ralph P. Asplen, Jr., Deceased, dated 07/26/2005, recorded 08/03/2005 in Book 5564, Page 2844.

Parcel Number: 47-00-02192-00-2.

Location of property: 2397 Hill Road, Perkiomenville, PA 18074-9666.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Theodore Demetriou and Marie E. Demetriou** at the suit of U.S. Bank National Association, as Trustee for The Banc of America Funding 2007-6 Trust. Debt: \$172,583.19.

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

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

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

10-34225

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Providence Township**, County of Montgomery and State of Pennsylvania bounded and described according to a plan of "Perkiomen Woods" by P. X. Ball Associates, Consulting Engineers and Surveyors, Schwenksville, Pennsylvania, dated 4/14/1976 and last revised 12/21/1987 and recorded at Norristown, Pennsylvania in Plan Book A-49, Page 221, as follows, to wit:

BEGINNING at a point on the Northwestern side of Iron Bark Court, a corner of Lot No. 452 on said plan; thence extending from said beginning point along the Northwestern side of Iron Bark Court, South 34 degrees, 0 minutes, 0 seconds West, 20 feet to a point, a corner of Lot No. 450 on said plan; thence extending along line of Lot No. 450, North 56 degrees, 0 minutes, 0 seconds west 100 feet to a point; thence extending North 34 degrees, 0 minutes, 0 seconds East, 20 feet to a point, a corner of Lot No. 452 on said plan; thence extending along line of Lot No. 452, South 56 degrees, 0 minutes, 0 seconds East, 100 feet to a point on the Northwestern side of Iron Bark Court, the first mentioned point and place of beginning.

BEING Lot No. 451 as shown on said plan.

BEING the same property conveyed to David G. Wilson, a single man, who acquired title by virtue of a Deed from Edward A. Hazbun and Joan C. Hazbun, dated June 9, 2000 and recorded June 23, 2000 at Deed Book Volume 5320, Page 2309, Montgomery County, Pennsylvania records.

Parcel Number: 61-00-02667-31-4.

Location of property: 114 Iron Bark Court, Collegeville, PA 19426.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **David G. Wilson** at the suit of Wells Fargo Bank, N.A. Debt: \$153,633.81.

Meredith H. Wooters, Attorney.

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

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

10-35557

ALL THAT CERTAIN lot or piece of ground, situate in **Whitemarsh Township**, Montgomery County, Commonwealth of Pennsylvania, and described according to a subdivision plan prepared for Whitemarsh Glen, Inc., by Chambers Associates, Inc., dated September 22, 1993 and last revised June 13, 1995 and recorded in Montgomery County in Plan Book A-55, Page 381, as follows, to wit:

BEGINNING at a point on the Northwestern side of Olivia Way (56 feet wide) which point of beginning is common to this lot and Lot No. 28 as shown on said plan; thence extending from said point of beginning, along Lot No. 28 as shown on said plan North 46 degrees, 46 minutes, 00 seconds West, 126.27 feet to a point; thence extending North 43 degrees, 15 minutes, 00 seconds East, 80.50 feet to a point, a corner of Lot No. 1 as shown on said plan; thence extending along the same, South 46 degrees, 46 minutes, 00 seconds East, 126.24 feet to a point on the said Northwestern side of Olivia Way; thence extending along the same, South 43 degrees, 14 minutes, 00 seconds West, 80.50 feet to the first mentioned point and place of beginning.

BEING Lot No. 29 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Jack S. Cohen and Jennifer A. Cohen by Deed from Andrew D. Wolfington and Kristy-Ann Wolfington dated 4-8-05, recorded 5-2-06 in Deed Book 5562, Page 1405.

Parcel Number: 65-00-08618-52-4.

Location of property: 528 Olivia Way, Lafayette Hill, PA 19444.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jack Cohen and Jennifer A. Cohen** at the suit of Deutsche Bank National Trust Company, as Trustee for the IndyMac INDX Mortgage Loan Trust 2005-AR9, Mortgage Pass-Through Certificates, Series 2005-AR9 Under the Pooling and Servicing Agreement dated May 1, 2005. Debt: \$720,640.33.

David Neeren, Attorney. I.D. #204252

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

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

11-08418

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot Number 2 on a plan of lots laid out for Harper L. Bean, as recorded at Norristown, Montgomery County, Pennsylvania, in Deed Book 756, Page 600, and being bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point on the center line of Egypt Road (as laid out on said plan), at the distance of 97.10 feet measured Westwardly from a spike set in line of land of the Thomas Brown Estate, a corner of Lot Number 1, on said plan; thence extending along the said center line of Egypt Road, North 87 degrees, 45 minutes West, 25.00 feet to a point, a corner of Lot Number 3, on said plan; thence along Lot Number 3, North 02 degrees, 15 minutes East, 165.00 feet to a point, a corner in line of land now or late of Samuel Scheetz, on said plan; thence along said land, South 87 degrees, 45 minutes East, 25.00 feet to a point, a corner of Lot Number 1, aforesaid; thence along Lot Number 1, South 02 degrees, 15 minutes West, the line for a part of the distance extending through the center of the partition wall dividing the house hereon erected and the house on the adjoining lot, 165.00 feet to the first mentioned point and place of beginning.

BEING the same property conveyed to Michael Zielinski and Danielle Zielinski, husband and wife, as Tenants by the Entirety who acquired title by virtue of a Deed from Michael F. Zielinski, dated February 23, 1998, recorded February 27, 1998, Montgomery County, Pennsylvania records.

Parcel Number: 63-00-01924-00-2.

Location of property: 13 Egypt Road, Norristown, PA 19403.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Michael F. Zielinski and Danielle Zielinski, husband and wife as Tenants by the Entirety and United States of America** at the suit of Nationstar Mortgage, LLC. Debt: \$238,127.28.

Meredith H. Wooters, Attorney.

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

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

11-16011

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements erected thereon, situate in **Cheltenham Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as Section Number 1, Plan of Lots, Max Chipin and Sons by Damon and Foster, Civil Engineers and Surveyors, dated 5/25/1961 and last revised August 15, 1962, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Oak Lane Road (77 feet wide), said point being the two following courses and distances from a point of compound curve on the Northeasterly side of Parkview Road (50 feet wide): (1) leaving Parkview Road on the arc of a circle curving to the left having a radius of 25 feet the arc distance of thirty-nine and twenty-seven one-hundredths feet 59 degrees, 44 minutes, 30 seconds East along the Northwesterly side of Oak Lane Road, one hundred sixty-five and ninety one-hundredths feet to the point of beginning.

CONTAINING in front or breadth Northeastwardly along the Northwesterly side of Oak Lane Road, 76 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to the said Oak Lane Road, 132 feet.

TITLE TO SAID PREMISES IS VESTED IN Sheila Gunn and Wesley Lane, Jr., wife and husband, Joint Tenants With Rights of Survivorship by Deed From Sheila Gunn, a single person dated 02/23/2006 recorded 04/17/2006 in Deed Book 5597, Page 1328.

Parcel Number: 31-00-21319-00-7.

Location of property: 7620 Oak Lane Road, Cheltenham, PA 19012-1035.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Sheila Gunn and Wesley Lane a/k/a Wesley Lane, Jr.** at the suit of Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-OPT3, Asset-Backed Certificates, Series 2006-OPT3. Debt: \$230,403.33.

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

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

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

11-16987

ALL THAT CERTAIN unit designated as Unit No. 106-A-11, being a unit in "International Village" a Condominium located on Fitzwatertown and Moreland Roads in **Upper Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, as being designated in the Declaration of Condominium of "International Village under the Unit Property Act dated September 1, 1978 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania in Deed Book 4351, Page 79, &c, and also as being designated on the Declaration plan of "International Village" dated May 10, 1978 and recorded in the aforesaid Recorder of Deeds Office, in Condominium Plan Book 6, Page 21, 8c.

TOGETHER with a 1.24% undivided interest in and to the Common Element as fully set forth in the aforesaid Declaration of Condominium of "International Village".

Parcel Number: 59-00-07492-06-3.

Location of property: 22 Fitzwatertown Road, Unit A-6, Upper Moreland, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Carly Najera** at the suit of School District of Upper Moreland Township. Debt: \$4,235.56.

Diane M. Boehret, Attorney.

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

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

11-30684

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

BEGINNING at a point on the Southerly side of Heacock Lane (formerly called Mather Avenue) at the distance of 377 feet Westwardly from the Westerly side of Glenside Avenue.

CONTAINING in front or breadth on the said Heacock Lane (formerly called Mather Avenue) 30.51 feet and extending of that width in length or depth Southwardly between parallel lines at right angles to said Heacock Lane (formerly called Mather Avenue) 140 feet.

TITLE TO SAID PREMISES IS VESTED IN Robert Brace and Lizanne B. Friel, by Deed from Michael Hollinger, a/k/a Michael J. Hollinger and Megan Bellowoar Hollinger, a/k/a Megan B. Hollinger, a/k/a Megan Bellwoar Hollinger, h/w, dated 07/20/2007, recorded 08/13/2007 in Book 5660, Page 843.

Parcel Number: 31-00-13921-00-7.

Location of property: 124 Heacock Lane, Wyncote, PA 19095-1517.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lizanne B. Friel and Robert Brace** at the suit of Bayview Loan Servicing, LLC. Debt: \$394,038.92.

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

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

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

11-33384

ALL THAT CERTAIN lot or piece of ground, with improvements thereon, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, and described according to a certain plan thereof known as Subdivision Plan Section Number 5 "Meetinghouse Manor" made by C Raymond Weir, Registered Professional Engineer, dated February 24, 1960, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Edison Drive (50 feet wide) (intended to be dedicated), said point being the three following courses and distances from a point of curve on the Northwestern side of Fort Washington Avenue (50 feet wide): (1) leaving Fort Washington Avenue on the arc of a circle curving to the right having a radius of 10 feet the arc distance of 15.71 feet to a point of tangent on the Northeasterly side of Edison Drive; (2) North 33 degrees, 40 minutes, 40 seconds West along the Northwestwardly side of Edison Drive 190.33 feet to a point of curve on the same; and (3) Northwestwardly still along the Northeasterly side of Edison Drive on the arc of a circle curving to the right having a radius of 200 feet the arc distance of 79.79 feet to the point of beginning; thence extending from said point of beginning Northwestwardly and Northwardly partly along the Northeasterly and partly along the Easterly sides of Edison Drive on the arc of a circle curving to the right having a radius of 200 feet the arc distance of 38.81 feet to a point of tangent on the Easterly side of Edison Drive; thence extending North 00 degrees, 10 minutes West, 45.94 feet to a point; thence extending South 42 degrees, 19 minutes West, 152.87 feet to a point; thence extending South 79 degrees, 10 minutes, 50 seconds West, 136.41 feet to the first mentioned point and place of beginning.

Parcel Number: 54-00-05884-00-2.

Location of property: 1631 Edison Drive, Ambler, PA 19002.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert Gentile and Jennifer A. Gentile** at the suit of Federal National Mortgage Association. Debt: \$312,003.34.

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

11-34187

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Certain Amended Plan of Section #3 Plan of Wunderland, made by Herbert H. Metz, Registered Engineer, Lansdale, Pennsylvania, dated January 30, 1953, and last revised January 5, 1954, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Pershing Avenue (50 feet wide) at the distance of 108 feet measured North 47 degrees, 26 minutes West along the said side of Pershing Avenue produced from its intersection with the Northwestern side of Thomas Road (60 feet wide) (produced).

CONTAINING in front or breadth on said Northeasterly side of Pershing Avenue North 47 degrees, 26 minutes West, 80 feet and extending of that width in length or depth on a course North 42 degrees, 34 minutes East 125 feet.

TITLE TO SAID PREMISES IS VESTED IN Katrina D. Garland, by Deed from Christopher R. Staudt, dated 05/31/2006, recorded 06/28/2006 in Book 5606, Page 448.

Parcel Number: 30-00-53412-00-9.

Location of property: 2739 Pershing Avenue, Abington, PA 19001-2202.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Katrina D. Garland** at the suit of Deutsche Bank National Trust Company, as Trustee for FFML Mortgage Pass-Through Certificates, Series 2006-FF11. Debt: \$238,221.58.

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

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

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

12-14069

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Skipack Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a subdivision plan called "Carriage Run", made for Harry D. Kratz, by Urwiler & Walter, Inc., Summeytown, Pennsylvania, dated September 12, 1978 and last revised October 14, 1981 and recorded in the Montgomery County Office for the Recording of Deeds on January 19, 1982 in plan Book B-40, Page 55, as follows, to wit:

BEGINNING at an interior point, a corner of Lot No. 184, said point being located from a point in line of lands now or late of John T. Stevenson, as follows: (1) Southwestwardly forty and ninety-two one-hundredths feet; and (2) South 82 degrees West, one hundred and fifty one-hundredths feet to the point of beginning; thence extending from said point of beginning along Lot No. 184, South 8 degrees, East eighty feet to a point; thence extending South 82 degrees, West (along a line parallel to and five feet distant from the Northwestern side of Rittenhouse Lane); twenty feet to a point, a corner of Lot No. 182; thence extending along said Lot, North 8 degrees, West eighty feet to a point; thence extending along said lot, North 8 degrees, West eighty feet to a point; thence extending North 82 degrees, East twenty feet to the point and place of beginning.

BEING Lot No. 183 on said plan.

Parcel Number: 51-00-03033-82-2.

Location of property: 4124 Rittenhouse Lane, Skippack Township, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Andrew C. Haner** at the suit of Perkiomen Valley School District.
Debt: \$5,959.35.

Diane M. Boehret, Attorney.

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

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

12-16185

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, and described according to a map of properties made for Gladwyne Estates, Inc. by M. R. and J. B. Yerkes, Civil Engineers and Surveyors, Bryn Mawr, Pennsylvania on 4/18/1956 and last revised 10/17/1960, as follows:

BEGINNING at a point in the center line of Winston Road (50 feet wide), measured the 3 following courses and distances along same from its intersection with the centerline of Brian Will Road (50 feet wide): (1) extending from said point of intersection, South 48 degrees, East 131.56 feet to a point of curve; (2) on a line curving to the left having a radius of 200 feet the arc distance of 89.83 feet to a point of tangent; and (3) South 73 degrees, 44 minutes East, 12.36 feet to the point and place of beginning; thence extending from said beginning point, North 16 degrees, 16 minutes East, 169.40 feet to a point; thence extending North 11 degrees, 14 minutes West, 110.58 feet to a point; thence extending North 80 degrees, 56 minutes East, 90.37 feet to a point; thence extending South 11 degrees, 14 minutes East, 260.62 feet to a point; thence extending South 16 degrees, 16 minutes West, 75 feet to a point in the centerline of Winston Road, aforesaid; thence extending along the same, North 73 degrees, 44 minutes West, 150.96 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jaclyn Pearlman and Barry Pearlman, by Deed from Sherry E. Baskin, dated 08/21/2006, recorded 09/18/2006 in Book 5618, Page 1989.

Parcel Number: 40-00-66532-00-1.

Location of property: 1610 Winston Road, Gladwyne, PA 19035-1252.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jaclyn Pearlman, Barry Pearlman and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of U.S. Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corporation, CSAB Mortgage-Backed Trust 2006-4, CSAB Mortgage-Backed Pass-Through Certificates, Series 2006-4. Debt: \$573,196.84.

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

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

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

12-25331

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

BEGINNING at a stake set for a corner at the Southwesterly property line intersection of Lemon (50 feet wide) and Jefferson Streets (50 feet wide); thence along the Southerly side of Jefferson Street, North 52 degrees, 38 minutes West, 110.00 feet; thence South 37 degrees, 22 minutes West, 52.50 feet to a corner of lands now or about to be conveyed by the grantor to Woodrow Wilson Boyer; thence along the same South 52 degrees, 38 minutes East, 55.53 feet and North 82 degrees, 22 minutes East, 31.82 feet and South 52 degrees, 38 minutes East, 31.97 feet to a corner on the Westerly side of Lemon Street; thence along the same North 37 degrees, 22 minutes East, 30.00 feet to the place of beginning.

BEING all of Lot No. 282 and the Northwestern portion of Lot No. 281 of Plan of Lots as laid out by the Heirs of Adam Roth.

Parcel Number: 64-00-02833-00-1.

Location of property: 129 Jefferson Street, West Pottsgrove, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Francis X. McLaughlin** at the suit of Pottstown Borough Authority.
Debt: \$2,836.72.

Diane M. Boehret, Attorney.

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

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

12-29053

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

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

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

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

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

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

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

Richard J. Nalbandian, Attorney.

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

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

13-06959

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, and described according to a survey and plan thereof made by George B. Mebus, Inc. Engineers, Glenside, PA on the Twenty-Second day of May A.D. 1962 and last revised on the Twenty First day of April A.D. 1962, as follows, to wit:

BEGINNING at a point in the middle line of Indian Creek Road (forty feet wide) said point being at the arc distance of fifty-four and forty-nine one-hundredths feet measured in a Southwesterly direction along the said middle line of Indian Creek Road on the arc of a circle curving to the right with a radius of two hundred and sixteen and eighty-one one-hundredths feet from a point of reverse curve in the same, which point of reverse curve is at the arc distance of three hundred and twenty-five feet measured in a Southwesterly direction still along the said middle line of Indian Creek Road on the arc of a circle curving to the left with a radius of one thousand seven hundred and nineteen and twelve one-hundredths feet from a point of curve in the same, which point of curve is at the distance of thirty-five and thirty-three one-hundredths feet measured South forty degrees, forty-three minutes West still along the said middle line of Indian Creek Road from its point of intersection with the middle line of Lancaster Avenue (sixty feet wide); thence extending from the place of beginning in a Southwesterly direction along the said middle line of Indian Creek Road on the arc of a circle curving to the right with a radius of two hundred and sixteen and eighty-one one-hundredths feet the arc distance of eighty-three and eighty-four one-hundredths feet to a point of compound curve in the same; thence extending in a Southwesterly, Westerly, Northwesterly and Northeasterly direction still along the said middle line of Indian Creek Road on the arc of a circle curving to the right with a radius of one hundred and thirty-one and thirty-eight one-hundredths feet the arc distance of one hundred and eighty-six and eighty-seven one-hundredths feet to another point of compound curve in the same; thence extending in a Northerly direction still along the said middle line of Indian Creek Road on the arc of a curve curving to the right with a radius of four hundred and seventy-eight and thirty-four one-hundredths feet the arc distance of one hundred and thirty-one and fifty-two one-hundredths feet to a point; thence extending North fifty-three degrees, fifty-nine minutes East partly crossing the bed of the said Indian Creek Road one hundred and eighty-nine and twenty-two one-hundredths feet to a point; thence extending through land now or late of Dr. Edward H. Kotin and Dorothy Kotin, his wife the six following courses and distances, viz: (1) South forty-three degrees, eleven minutes, nineteen seconds East, forty-four and sixty-three one-hundredths feet to a point; thence (2) South fifty-five degrees, three minutes, seventeen seconds East, twenty-eight and forty-four one-hundredths feet to a point; thence extending (3) South thirty degrees, twenty-five minutes, nineteen seconds East, fifty-one and thirty-six one-hundredths feet to a point; thence (4) South ten degrees, twenty minutes, nineteen seconds East, twenty-two and thirty-five one-hundredths feet to point; thence (5) South five degrees, forty minutes, forty-one seconds West, twenty-three and fifty-three one-hundredths feet to a point; thence (6) South twenty-seven degrees, thirty-three minutes, nineteen seconds East partly re-crossing the bed of the said Indian Creek Road, one hundred and nine and ninety-one one-hundredths feet to a point in the said middle line of Indian Creek Road the first mentioned point and place of beginning, description of parcel on the Northerly and Easterly side of Indian Creek Road having four hundred and two and three one-hundredths feet along the middle line thereof at the distance of four hundred and fourteen and eighty-two one-hundredths feet Southwest from Lancaster Avenue.

TITLE TO SAID PREMISES IS VESTED IN Tommie St. Hill and Jennifer St. Hill, h/w, as Tenants by Entirety, by Deed from Alan G. Moore and Phyllis V. Moore, h/w dated 07/28/1997 recorded 08/22/1997 in Deed Book 5196, Page 2378.

Parcel Number: 40-00-26756-00-6.

Location of property: 217 West Indian Creek Road, Township of Lower Merion, PA 19096.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Tommie St. Hill and Jennifer L. St. Hill a/k/a Jennifer St. Hill** at the suit of U.S. Bank National Association, as Trustee for C-BASS Mortgage Loan Asset-Backed Certificates, Series 2007-CB4. Debt: \$2,158,172.25.

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

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

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

13-11413

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

BEGINNING at a point on the Southeasterly side of Swede Street at the distance of 14.53 feet, Northeasterly from the Northeasterly side of Spruce (formerly Beech) Street, a corner of this and land now or late of Alice S. Koffel; thence extending along said land, the line passing through the middle of the partition wall of the house on this lot and the house on said Koffel's adjoining land Southeastwardly, parallel with Spruce Street 86.8 feet to the Northwesterly side of a 25-1/2 inch wide passageway or alley extending into Spruce Street, said alley to be forever kept open for the use of the owners and occupiers of the property abutting thereon; thence along said side of said alley Northeastwardly 14.62 feet to a point, a corner of this and land now or late of William C. Fontaine; thence along the said land, the line passing through the middle of the partition wall of the house on this lot and the house on Fontaine's adjoining land Northwestwardly 86.6 feet to a point on the Southeasterly side of Swede Street; thence extending along the Southeasterly side of Swede Street, Southwestwardly 14.62 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael T. Butler, severalty, by Deed from Alphonso Jackson, Secretary of Housing and Urban Development, of Washington, D.C., dated 04/04/2008, recorded 05/02/2008 in Book 5691, Page 785.

Parcel Number: 13-00-36164-00-3.

Location of property: 1102 Swede Street, Norristown, PA 19401-3828.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael Butler a/k/a Michael T. Butler** at the suit of JP Morgan Chase Bank, National Association. Debt: \$114,495.43.

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

13-14559

ALL THAT CERTAIN lot or piece of ground, being Lot #279 located on the Southern side of Sunnyside Avenue (60.00 feet wide) as shown on a Plan of Lots known as "Providencetown" as laid out by David Meixner, Registered Professional Engineer, Lansdale, Pennsylvania, Plan No. 2611-9A-1, dated October 1, 1966 and last revised November 27, 1972, situate in **Lower Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, being more fully bounded and described, as follows, to wit:

BEGINNING at a point on the Southern side of Sunnyside Avenue, a corner in common of Lot No. 279, with Parcel "E"; thence along the Southern side of Sunnyside Avenue, North 81 degrees, 03 minutes, 30 seconds East a distance of 100.00 feet to a point, a corner of Lot #260; thence leaving the Southern side of Sunnyside Avenue and along Lot #260, South 08 degrees, 56 minutes, 30 seconds East a distance of 197.55 feet to a point in line of Lot #266; thence partially along Lot #266 and Lot #267, South 80 degrees, 16 minutes, 50 seconds West a distance of 100.01 feet to a point, a corner of Parcel "E"; thence along Parcel "E", North 08 degrees, 56 minutes, 30 seconds West a distance of 198.91 feet to the place of beginning.

CONTAINING in area 19,832.00 square feet of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN Diane Torres and Christopher A. Torres by Deed from James J. Hoffmayer and Alicia A. Hoffmayer, husband and wife dated January 25, 2007 and recorded January 31, 2007 in Deed Book 5633, Page 02015.

Parcel Number: 43-00-14200-00-4.

Location of property: 812 Sunnyside Avenue, Audubon, PA 19403.

The improvements thereon are: Lot.

Seized and taken in execution as the property of **Diane Torres and Christopher A. Torres** at the suit of Nationstar Mortgage, LLC. Debt: \$438,626.12.

Joseph F. Riga, Attorney.

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

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

13-28173

ALL THAT CERTAIN tract of land, situate in **Marlborough Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot No. 1 on a survey prepared by Urwiler and Walter, Incorporated, dated January 21, 1974 and recorded in Montgomery County Plan Book B-25, Page 24, bounded and described, as follows, to wit:

BEGINNING at a point in the title line of Geryville Pike (ultimate width 60 feet), said point being the intersection of herein described Lot No. 1 and lands of Rufus Long with said title line; thence extending along said title line the following 2 courses and distances: (1) North 33 degrees, 43 minutes West, 34.73 feet to a point; (2) North 20 degrees, 53 minutes West, 167.82 feet to a point in line of Lot No. 2; thence extending along said lot the following 2 courses and distances: (1) North 67 degrees, 32 minutes, 19 seconds East, 245.58 feet to a point; (2) South 24 degrees, 05 minutes, 02 seconds East, 150.26 feet to an iron pin; thence continuing along Lot No. 2 and along lands of Rufus Long South 55 degrees, 45 minutes, 58 seconds West, 253.00 feet to the point and place of beginning.

CONTAINING 1.01 acres of land, more or less.

BEING the same property conveyed to Alexander K. Williams, Jr. and Tammy M.S. Williams, husband and wife who acquired title by virtue of a Deed from Richard Faust and Carole A. Faust, dated April 15, 2009, recorded April 30, 2009, Montgomery County, Pennsylvania records.

Parcel Number: 45-00-00668-00-7.

Location of property: 4515 Geryville Pike, Green Lane, PA 18054.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Alexander K. Williams, Jr. and Tammy M.S. Williams, husband and wife** at the suit of Wells Fargo Bank, N.A. Debt: \$215,123.08.

Meredith H. Wooters, Attorney.

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

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

13-32596

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania bounded and described according to the Subdivision Plan of "Houston Estates" made by C. Raymond Weir and Associates, Incorporated, dated 2/20/1987, last revised 8/16/1988, and recorded in Montgomery County in Plan Book A-50, Page 85, as follows, to wit:

BEGINNING at a point of tangent on the Southwesterly side of Welsh Road, said point being at the distance of 38.83 feet measured on the arc of a circle curving to the right having a radius of 25 feet from a point of curve on the Southeasterly side of Daisy Lane (50 feet wide); thence extending from said point of beginning along the Southwesterly side of Welsh Road South 44 degrees, 49 minutes East, 103.02 feet to a point; thence extending South 43 degrees, 22 minutes, 30 seconds West, 187.17 feet to a point a corner of Lot No. 7 as shown on the above mentioned plan; thence extending along the same North 46 degrees, 37 minutes, 30 seconds East, 137.89 feet to a point on the Southeasterly side of Daisy Lane; thence extending along the same North 46 degrees, 11 minutes East, 186.88 feet to a point of curve; thence extending on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 38.83 feet to the first mentioned point of tangent and place of beginning.

CONTAINING in area of 27,634.83 square feet.

BEING Lot No. 8 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Meryl T. Segan, Saul H. Segan and United States of America by Deed from S. Paone, Inc., a Pennsylvania Corporation dated June 18, 1993 and recorded June 22, 1993 in Deed Book 5045, Page 283.

Parcel Number: 54-00-04518-78-3.

Location of property: 2 Daisy Lane, Maple Glen, PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Meryl T. Segan, Saul H. Segan and United States of America** 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 2005-3. Debt: \$599,217.74.

Joseph F. Riga, Attorney.

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

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

13-34622

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

BEGINNING at a point on the Southeasterly side of Liberty Avenue laid out thirty-three feet wide, seven hundred forty-four and seven one-hundredths feet Northeasterly from the intersection of the Southeasterly side of Liberty Avenue with the Northeasterly side of Ridge Turnpike Road; thence along said side of Liberty Avenue, North fifty-three degrees, eleven minutes East, forty feet to a point, corner of other land of Bertha P. Finn, et al.; thence along the same, South thirty-six degrees, forty-nine minutes East, one hundred feet and nine tenths of a foot to a point, a corner of the land of E. Baldwin, et al.; thence along the same South fifty-three degrees, eleven minutes West, forty feet to a point, a corner of other land of Bertha P. Finn, et al.; thence along the same, nor thirty-six degrees, forty-nine minutes West, one hundred feet and nine tenths of a foot to the point, the place of beginning.

AND ALSO ALL THAT CERTAIN lot or piece of land, situate in **West Norriton Township**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point in the line dividing Lots 22 and 23 on a plan of lots laid out by Hiltner and Hitchcock, Civil Engineers, dated September 1920 for William M. Rogers Estate, said point being at the distance of one hundred feet and nine tenths of a foot Southeastwardly from the Southeasterly side of Liberty Avenue. Being also a point in line of land conveyed by John T. Burns and wife, to Joseph Royle, by D dated April 1, 1929, recorded in

Deed Book Number 1076, Page 306; thence extending by said Joseph Royle's Land, South thirty-six degrees, forty-nine minutes East, fifty feet to a point of land of other land of John T. Burns; thence by the same Southwestwardly parallel with the Southeasterly side of Liberty Avenue, aforesaid, forty feet, more or less, two other land of John T. Burns; thence by lands of said Burns, North thirty-six degrees, forty-nine minutes West, fifty feet, more or less, to a point in line dividing Lots 23 and 24 on the aforementioned plan; thence along the rear line of Lot 23 and said plan Northeastwardly parallel with the Southeasterly side of Liberty Avenue, aforesaid, forty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Thomas Haruch by deed from David Haruch, Marianne Airey and Thomas Haruch, dated July 24, 2004 recorded August 24, 2004 in Deed Book 5522, Page 02369.

Parcel Number: 63-00-04417-00-2.

Location of property: 50 Liberty Avenue, Norristown, PA 19403.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Thomas Haruch** at the suit of J.P. Morgan Chase Bank, National Association. Debt: \$136,488.07.

Terrence J. McCabe, Attorney.

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

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

13-35516

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

BEGINNING at the East line of Warren Street at a corner of this and land of S. Rebecca Smith which point is 69 feet, 3 inches South on the South line of Chestnut Street; thence by the land of said S. Rebecca Smith Eastwardly 90 feet to a 4 feet wide alley; thence by the same Southwardly 24 feet, 8 inches to line of land now or late of Elmer B. Treichler about to be conveyed to Philip Brendler, et ux.; thence along the same Westwardly 90 feet to the East line of Warren Street aforesaid; thence by the same Northwardly 24 feet, 8 inches to the place of beginning.

Parcel Number: 16-00-31436-00-3.

Location of property: 72 North Warren Street, Pottstown, PA 19464.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Jeffrey A. Rhoads and Marisa D. Rhoads** at the suit of Pottstown Borough Authority and Borough of Pottstown. Debt: \$2,082.92.

Diane M. Boehret, Attorney.

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

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

14-02794

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected situate in **Norristown Borough**, County of Montgomery and the Commonwealth of Pennsylvania, described in accordance with subdivision of property made for Jasper DiSanto by Donald H. Schurr, Professional Engineer, Norristown, PA dated 3/6/1959, and last revised 4/14/1959, as follows, to wit:

BEGINNING at a point on the Southwest side of Washington Street (66 feet wide) at the distance of 57.62 feet Northwestwardly from the Northwest side of Hamilton Street (66 feet wide); thence along the Southwest side of Washington Street, North 46 degrees, 43 minutes West, 16 feet to a corner of Lot No. 15, South 43 degrees, 17 minutes West the line for a part of the distance passing through the middle of the partition wall dividing the house hereon erected and the house on the adjoining Lot 75.95 feet to the point on the Northeast side of a 20 foot wide alley; thence along the Northeast side of said alley, South 46 degrees, 43 minutes East, 16 feet to a corner of Lot No. 17; thence along Lot No. 17, North 43 degrees, 17 minutes East the line for a part of the distance passing through the middle of the partition wall dividing the house hereon erected and the house on the adjoining lot, 75.95 feet to the first mentioned point and place of beginning.

BEING the same property conveyed to Luis Santana who acquired title by virtue of a Deed from Ode Dominique Larose, dated October 5, 2007, recorded October 12, 2007, at Deed Book 5668, Page 1040, Montgomery County, Pennsylvania records.

Parcel Number: 13-00-38188-00-4.

Location of property: 1206 West Washington Street (a/k/a Washington), Norristown, PA 19401.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Luis Santana, a/k/a Luis A. Santana** at the suit of Wells Fargo Bank, N.A. Debt: \$134,759.46.

Meredith H. Wooters, Attorney.

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

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

14-07828

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Conshohocken Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof made by John V. Hoey, Registered Engineer, on October 29, 1955, as follows, to wit:

SITUATE on the Southeasterly side of Maple Street (sixty-six feet wide) at the distance of eighty-eight feet, ten inches Northeastwardly from the Northeastly side of Tenth Avenue (eighty feet wide).

CONTAINING in front or breadth on the said Maple Street sixteen feet, one inch and extending of that width in length or depth South forty-nine degrees, East (the Northeastly and Southwesterly lines thereof passing through the party walls of the adjoining premises) ninety-eight feet, including on the rear thereof a certain three foot wide alley.

BEING the same premises which Bridget A. Putnick, by Deed dated 9/4/1997 and recorded 9/12/1997 in Montgomery County in Deed Book 5199, Page 1675 granted and conveyed unto Linda Natale.

Parcel Number: 05-00-06572-00-2.

Location of property: 1011 Maple Street, Conshohocken, PA 19428.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Linda Natale** at the suit of Newlands Asset Holding Trust Care of U.S. Bank Trust National Association. Debt: \$223,563.07.

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

Above Property to be sold by **RUSSELL J. BONO, SHERIFF**.

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

14-08705

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania and described according to a survey and plan thereof made by George B. Mebus Incorporated, Engineers of Glenside, Pennsylvania on the Fourth day of June A.D. 1954 and revised on the 21st day of June and 13th day of August A.D. 1954, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Asbury Avenue (fifty feet wide) which point is at the distance of two hundred eighteen and ninety-two hundredths feet Northeastwardly from a point of tangent therein which point of tangent is at the arc distance of eighty-four and forty-three hundredths feet measured on the arc of a circle curving to the left having a radius of one hundred seventy feet to a point of curve in said side of Asbury Avenue, which point of curve is at the distance of eighty-eight and seventeen hundredths feet measured along the same Northeastwardly terminus of the radial intersection which the Southeasterly side of Asbury Avenue makes with the Northeastly side of Cheltenham Avenue (eighty feet wide).

CONTAINING in front or breadth on said Asbury Avenue sixty feet and extending Southeastward of that width in length or depth between parallel lines at right angles to the said Southeasterly side of Asbury Avenue one hundred twenty-five feet.

SUBJECT TO reservations and restrictions of record.

TITLE TO SAID PREMISES IS VESTED IN Irv Morse and Barbara Morse by Deed from Irv Morse and Barbara Morse, husband and wife, and Eric Morse dated July 19, 2006 and recorded August 10, 2006 in Deed Book 5611, Page 2710.

Parcel Number: 31-00-00547-00-7.

Location of property: 7319 Asbury Avenue, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Irv Morse and Barbara Morse** at the suit of Green Tree Servicing, LLC. Debt: \$189,636.10.

Terrence J. McCabe, Attorney.

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

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

14-09648

ALL THAT CERTAIN lot or piece of ground, with the building and improvements to be erected thereon, situate in **Upper Providence Township**, Montgomery County, Pennsylvania, and described according to a Plan of Subdivision prepared as part of "Majka Property" made by Gilmore & Associates, Inc. dated August 11, 2001 and last revised November 5, 2002 and recorded in Montgomery County in Plan Book A-81, Page 10, as follows, to wit:

BEGINNING at a point of curve on the Northeastly side of Ithan Lane which point of beginning is common to this and Lot No. 9 as shown on said plan; thence extending from said point of beginning, along Lot No. 9, North 49 degrees, 53 minutes, 32/seconds West, the bed of a certain 25 feet wide drainage easement 248.17 feet to a point in line of open space. as shown on said plan; thence extending along the same, South 35 degrees, 16 minutes, 48 seconds East, 194.15 feet to a point, a corner of Lot No. 11 as shown on said plan; thence extending South 67 degrees, 06 minutes, 20 seconds West recrossing the bed of said drainage easement, 262.51 feet to a point on the Northeastly side of Ithan Lane aforesaid; thence extending along the same, Northwestwardly on the arc of a circle curving to the left having a radius of 425.00 feet the arc distance of 117.68 feet to the first mentioned point and place of beginning.

BEING Lot No. 10 as shown on said plan.

BEING the same premise which Valley Greene Estates, LLC, by Deed dated October 17, 2003, and recorded December 2, 2003 in Book 5483, Page 2465, granted and conveyed unto Dean Vagnozzi and Christa Vagnozzi, husband and wife, in fee.

Parcel Number: 61-00-01919-02-7.

Location of property: 114 Ithan Lane, Collegeville, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Christa M. Vagnozzi a/k/a Christine Vagnozzi and Dean Vagnozzi** at the suit of Wilmington Savings Fund Society, et al. Debt: \$705,379.43.

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 \$70,537.94. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

14-09747

ALL THAT CERTAIN lot or piece of ground, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described to a Final Plan of Subdivision "Gwynmont Farms" by Jonathan J. Tabas, dated 4/24/1986 last revised 12/10/1987 and recorded in Montgomery County in Plan Book A-49, Page 363, as follows, to wit:

BEGINNING at a point on the Easterly side of Trotter Lane (50 feet wide) said point being a corner of Lot No. 40 as shown on the above mentioned plan; thence extending along said side of Trotter Lane North 5°, 55' West, 140 feet to a point, a corner of Lot No. 42 as shown on said plan; thence extending North 84°, 5' East, 197.55 feet to a point in line of Lot No. 47 on said plan; thence extending South 29°, 58' West, 172.79 feet to a point, a corner of Lot No. 40 and Lot No. 48 as shown on said plan; thence extending South 84°, 5' West, 96.26 feet to a point, a corner of Lot No. 40, the first mentioned point and place of beginning.

BEING Lot No. 41 as shown on the above mentioned plan.

Parcel Number: 46-00-03873-52-7.

Location of property: 107 Trotter Lane, North Wales, PA 19454.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Cary Goldberg** at the suit of Green Tree Servicing, LLC. Debt: \$381,349.60.

Gregory Javardian, Attorney. I.D. #55669

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

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

14-09760

ALL THAT CERTAIN lot or piece of land, situate in **Hatboro Borough**, County of Montgomery, and State of Pennsylvania, and being Lot No. 76 on a certain plan of lots made by Herbert H. Metz, April 2, 1924, and known as "Hatboro Heights" and recorded at Norristown, PA, in Deed Book No. 768, Page 600, bounded and described, as follows:

BEGINNING at a point in the Southwesterly side of Harding Avenue (forty feet wide) at a distance of four hundred twenty and fifty-eight one-hundredths feet Northwestwardly from a point of tangent at the junction of Harding Avenue with Williams Lane (forty feet wide); thence North fifty-six degrees, ten minutes West, fifty feet to a corner of Lot No. 75 on said plan; thence by the same South thirty-three degrees, fifty minutes West, one hundred forty feet to a corner of Lot No. 90 on said plan; thence by the rear of Lot No. 90 South fifty-six degrees, ten minutes East, fifty-three degrees, fifty minutes East, one hundred forty feet to the first mentioned point and place of beginning.

BEING the same property conveyed to Norris Shoemaker, singleman who acquired title by virtue of a Deed from Barbara Jane Burnett, Executrix Under the Will of Jessie N. Shoemaker, deceased, dated August 13, 1984, recorded August 13, 1984, at Deed Book 4744, Page 2373, Montgomery County, Pennsylvania records.

Parcel Number: 08-00-02053-00-9.

Location of property: 47 Harding Avenue, Hatboro, PA 19040.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Norris Shoemaker a/k/a Robert N. Shoemaker** at the suit of Wells Fargo Bank, N.A., Successor by Merger to Wachovia Bank, N.A., formerly known as First Union National Bank. Debt: \$127,639.30.

Michael E. Carleton, Attorney.

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

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

14-10050

ALL THAT CERTAIN tract of land, situate in **Franconia Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Plan of Subdivision made for William Lewis by Urwiler and Walter, Inc., and dated November 10, 1969, as follows, to wit:

BEGINNING at a point on the centerline of Allentown Road (L.R. 46043 thirty-three feet wide), said point being approximately one thousand two hundred two feet Northwest of the centerline of Mininger Road; thence from said point and along the centerline of Allentown Road, North eleven degrees, forty-five minutes West, one hundred seventy-six and ten one-hundredths feet to a point on the centerline of Allentown Road, a corner of this and Lot No. 3 of the above mentioned subdivision; thence from said point and along Lot No. 3, North fifty-two degrees, fifty-eight minutes, thirty-seven seconds East, four hundred six and four one-hundredths feet to a point, a corner of this and Lot No. 3 and in line of lands of Earl M. Anders; thence from said point and along lands of Earl M. Anders, the next two (2) courses and distances: (1) South thirty-two degrees, zero minutes, forty seconds East, sixty and ninety-seven one-hundredths feet to a point, a corner; and (2) South forty-one degrees, sixteen minutes, fifty-six seconds West, four hundred eighty-five and ninety-eight one-hundredths feet to the point and place of beginning.

CONTAINING 1.0679 acres of land more or less.

Parcel Number: 34-00-00018-00-2.

Location of property: 81 Allentown Road, Franconia Township, PA.

The improvements thereon are: Commercial - Contractor's Facilities.

Seized and taken in execution as the property of **William Y. Lewis and Naomi E. Lewis** at the suit of Souderton Area School District. Debt: \$5,311.53.

Diane M. Boehret, Attorney.

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

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

14-10201

ALL THAT CERTAIN lot or tract of land, with the buildings and improvements thereon erected, situate in **Skippack Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan thereof made by Charles E. Shoemaker, Registered Professional Engineer, of Abington, PA, dated April 12, 1957, as follows, to wit:

BEGINNING at a point in the center line of Store Road (thirty-three feet wide) at the distance of five hundred seventy-two and five one-hundredths feet measured North thirty-four degrees, twenty-three minutes, thirty seconds East from an angle point in the center line of Store Road, said angle point being at the distance of nine hundred twenty-one feet measured North thirty-one degrees, forty-five minutes East from the point of intersection which the center line of Store Road makes with the center line of Skippack Pike; thence extending from place of beginning North forty-five degrees, twenty-eight minutes, thirty seconds West, two hundred sixty-nine and twelve one-hundredths feet to a point; thence North forty-four degrees, eight minutes East, one hundred feet to a point; thence South forty-five degrees, twenty-eight minutes, thirty seconds East, two hundred sixty-six and fifty-one one-hundredths feet to a point in the aforementioned center line of Store Road; thence along the same, the next two courses and distances: (1) South forty-four degrees, eight minutes West, eighty-four and seventy-seven one-hundredths feet to an angle; and (2) South thirty-four degrees, twenty-three minutes, thirty seconds West, fifteen and forty-seven one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot #9 on the aforementioned plan

Parcel Number: 51-00-03745-00-2.

Location of property: 2061 Store Road, Skippack Township, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Dennis H. Stong** at the suit of Perkiomen Valley School District. Debt: \$6,069.36.

Diane M. Boehret, Attorney.

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

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

14-10469

ALL THAT CERTAIN tract of land, situate in **Upper Salford Township**, Montgomery County, Pennsylvania, known as Lot No. 31 bounded and described according to Part 2-B Plan of Lots, made for S.E.B., Inc., dated March 30, 1964 made by F. Richard Urwiler, Surveyor, said plan being recorded in Plan Book A-12, Page 66, as follows, to wit:

BEGINNING at a point on the Northwest side of Bittersweet Drive (fifty feet wide) which point is measured North seventy-six degrees, thirty-four minutes East, one hundred thirty feet to a point of curve which last mentioned point is measured along the arc of a circle curving to the right having a radius of two hundred twenty-five feet the arc distance of one hundred nine and four one-hundredths feet from a point which last mentioned point is measured North forty-six degrees, forty-eight minutes East, sixteen and seventy-one one-hundredths feet from a point of curve which last mentioned point is measured along 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 from a point and the Northeasterly side of Oak Lane (fifty feet wide); thence extending from said point of beginning along Lot No. 30 on said plan North thirteen degrees, twenty-six minutes West, three hundred forty-four and fifty-one one-hundredths feet to a point in line of Lot No. 12.A; thence extending along the same the two following courses and distances, to wit: (1) South forty-one degrees, twelve minutes East, ninety-one and thirty-six one-hundredths feet to a point; and (2) North forty-eight degrees, forty-eight minutes East, ninety-eight and eighty-two one-hundredths feet to a point a corner of Lot No. 32; thence extending along the same South thirteen degrees, twenty-six minutes East, three hundred nine and seventy-one one-hundredths feet to a point on the aforesaid Northwest side of Bittersweet Drive; thence extending along the Same South seventy-six degrees, thirty-four minutes West, one hundred thirty feet to the first mentioned point and place of beginning.

Parcel Number: 62-00-00079-02-1.

Location of property: 2741 Bittersweet Drive, Upper Salford, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **James E. Fetscher** at the suit of Souderton Area School District. Debt: \$5,241.90.

Diane M. Boehret, Attorney.

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

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

14-10853

ALL THAT CERTAIN, frame message or tenement and two lots of land, situate in **West Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

TRACT NO. 1

BEGINNING at a distance of 150 feet East from the Southeast corner of Howard and Berks Streets; thence Southwardly between Lots Nos. 5 and 6, 145 feet, 8 inches to a 12 feet wide; thence Westwardly along said alley; thence Westwardly along said alley 45 feet to the middle of Lot No. 4; thence Northwardly thru the middle of the Lot No. 4, 143 feet, 7 inches more or less, to Berks Street aforesaid; thence Eastwardly along Berks Street 45 feet to the corner of Lot No. 6, the place of beginning.

BEING Lot No. 5 and the Eastern half of Lot No. 4 on plan of Harry B. Levengood and surveyed by Ralph E. Shaner, CE December 1919.

TRACT NO. 2

BEGINNING at a point on the South side of Berks Street at a distance of 150 feet Southeastwardly from the Southeast corner of Berks and Howard Streets, a corner of this and Lot No. 5; thence by Lot No. 5 Southwardly 145 feet, 8 inches to the North line of a 12 feet wide alley; thence by said alley Eastwardly 50 feet to a point a corner of this and Lot No. 7; thence by the said Lot No. 7 Northwardly 147 feet, 10 inches to the South side of Berks Street aforesaid; thence by said Berks Street Westwardly 30 feet to the point and place of beginning.

BEING Lot No. 6 in a plan of lots laid out by Harry B. Levengood.

Parcel Number: 64-00-00358-00-1.

Location of property: 319 Berks Street, West Pottsgrove, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Robert L. Patten** at the suit of Pottsgrove School District. Debt: \$3,772.63.

Diane M. Boehret, Attorney.

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

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

14-15206

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in Overbrook Hills, **Lower Merion Township**, Montgomery County, Pennsylvania, and described according to a survey and plan thereof made by Over and Tingley, C.E., on May 3, 1941, as follows, to wit:

SITUATE on the Northeast corner of Rockglen Road (45 feet wide) and Edgevale Road (45 feet wide).

CONTAINING in front or breadth on the said Edgevale Road fifty-four feet, and extending of the width in length or depth Northwestward between parallel lines at right angles to the said Edgevale Road, the Southwestly line thereof along the Northeastly side of Rockglen Road, one hundred feet.

BEING the same premises which Tom P. Monteverde and William A. Downey, Trustees Under the Will of Russell J. Brennan, deceased by Indenture bearing date October 19, 2000 and intended to be forthwith recorded at Norristown in the Office for the Recording of Deeds in and for County of Montgomery granted and conveyed unto Mary O. Russell the mortgagor herein, in fee.

BEING the same property conveyed to Mary O. Russell who acquired title by virtue of a Deed from William A. Downey, dated October 19, 2000, recorded July 18, 2001, at Deed Book 5367, Page 2303, Montgomery County, Pennsylvania records.

Parcel Number: 40-00-16896-00-2.

Location of property: 1427 Edgevale Road, Wynnewood, PA 19096.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Mary O'Donnell Russell, a/k/a Mary O Donnell Russell a/k/a Mary O. Russell** at the suit of Wells Fargo Bank, N.A., Successor by Merger to Wachovia Bank, N.A. Debt: \$59,177.43.

Meredith H. Wooters, Attorney.

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

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

14-18097

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Frederick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a Subdivision Plan for Warren A. Jacobs and Jodie Ritto, made by John E. Mickna, Professional Engineer, 1819 West Main Street, Norristown, PA, dated 09/05/1984 and last revised 11/02/1984, as recorded at Norristown, PA, in Plan Book A-46, Page 30, as follows, to wit:

BEGINNING at a point on the title line in the bed of Fulmer Road, said point being located in a Southeasterly direction 2075.66 feet, more or less, from the centerline of Salford Station Road, said point also being a corner of this lot and Lot No. 4 as shown on the above mentioned plan; thence extending from said point of beginning in and through the bed of Fulmer Road, South 61 degrees, 45 minutes East, 50.00 feet to a R.R. spike found a corner; thence extending from said spike, crossing the Southwestly side of Fulmer Road along lands now or late of James A. Eroh, South 45 degrees, 21 minutes, 10 seconds West, 538.35 feet to a point a corner; thence extending from said point still along lands now or late of the said Eroh, South 46 degrees, 08 minutes, 53 seconds East, 300.00 feet to an iron pin found a corner; thence extending from said iron pin found along Lot No. 1, South 45 degrees, 51 minutes, 07 seconds West, 200.00 feet to a point a corner; thence extending from said point still along Lot No. 1, North 46 degrees, 08 minutes, 53 seconds East, 355.26 feet to a point a corner; and thence extending from said point partially along Lot No. 1, also along Lot No. 2 and Lot No. 4 recrossing the Southwestly side of Fulmer Road, North 45 degrees, 21 minutes, 10 seconds East, 724.03 feet to a point, said point being the first mentioned point and the place of beginning.

CONTAINING in area 2.21 acres.

BEING Lot Number 5 as shown on plan.

BEING the same premises which Warren A. Jacobs and Jodie Ritto, by Deed dated March 29, 1985 and recorded in the Montgomery County Recorder of Deeds Office on April 2, 1985 in Deed Book 4762, Page 2438, granted and conveyed unto Stephen C. Jacobs and Linda A. Jacobs, his wife.

Parcel Number: 38-00-00386-00-8.

Location of property: 246 Fulmer Road, Perkiomenville, PA 18074.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Linda A. Jacobs and Stephen C. Jacobs** at the suit of JPMC Specialty Mortgage, LLC. Debt: \$179,601.30.

Sarah K. McCaffery, Attorney.

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

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

14-18349

ALL THAT CERTAIN, lot or piece of ground, situate in **Cheltenham Township**, Montgomery County Pennsylvania. BEGINNING at a point in the Northwesterly side of Easton Road (as laid out 50 feet wide) at the distance of 485 feet, 3 3/4 inches Northeastwardly from the Northeasterly side of Spring House Lane 40 feet wide); thence North 47 degrees, 37 minutes West, 205 feet, 6 1/2 inches to a point in the Southeasterly side of a 20 foot creek right-of-way; thence along the same, North 60 degrees, 48 minutes, 46 seconds East, 96 feet, 1/2 inch to a point; thence South 47 degrees, 37 minutes East, 191 feet 5, 1/2 inches to a point in the aforesaid Northwesterly side of Easton Road; thence along the same, South 42 degrees, 23 minutes West, 95 feet to the place of beginning.

EXCEPTING THEREOUT AND THEREFROM a strip of land described, as follows:

BEGINNING at a point in line of land of The Atlantic Refinancing Company and land of Walter D. Riley, and wife said point being at the distance of 185 feet, 11/8 inches measured, North 47 degrees, 37 minutes West from a point on the Northwesterly side of Easton Road (70 feet wide) as widened 10 feet on each side from the former width of 50 feet, said last mentioned point being at the distance of 985 feet, 3 3/4 inches measured, North 42 degrees, 23 minutes East along the said Northwesterly side of Easton Road from the point of intersection which the said side of Easton Road produced makes with the Northeasterly side of Spring House Lane (940 feet wide) produced; thence from the first mentioned point and place of beginning, North 47 degrees, 37 minutes West, 10 feet 53/8 inches to a point on the Southeasterly side of a right-of-way for drainage; thence along said side of right-of-way for drainage, North 50 degrees, 48 minutes, 46 seconds East, 95 feet, 0 1/2 inches to a point a corner of land of George W. Coupe, and other; thence along land of George W. Coupe and other, South 47 degrees, 37 minutes East, 14 feet, 10 inches to a point; thence passing through land of the Atlantic Refining Company by a line extending in a Southwesterly direction and curving to the right with a radius of 260 feet, 5 1/2 inches the arc distance of 20 feet, 6 3/8 inches to a point of tangent; thence still passing through land of The Atlantic Refining Company, South 53 degrees, 51 minutes, 37 seconds West, 76 feet, 3 1/4 inches to the place of beginning.

Parcel Number: 31-00-08833-00-1.

Location of property: 246 South Easton Road, Cheltenham, PA.

The improvements thereon are: Repair shop or garages.

Seized and taken in execution as the property of **GM Burke, L.L.C.** at the suit of School District of Cheltenham Township. Debt: \$18,605.72.

Diane M. Boehret, Attorney.

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

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

14-20049

SITUATE in **Upper Hanover Township**, Montgomery County, Pennsylvania bounded and described according to a plan of subdivision of Goshenhoppen Village by Urwiler and Walter, Inc., dated 8/31/81 and last revised 10/30/81 said plan being recorded in the Office for the Recording of Deeds for Montgomery County at Norristown in Plan Book A-44, Page 56, as follows, to wit:

BEGINNING at a point on the title line in the bed of Church Road (LR 46167) said point being measured the two following courses and distances from a point of intersection formed by a point on the title line in the bed of Church Road and a point on the center line of Fruitville Road: (1) Southeastwardly 15.15 feet more or less to a point; (2) North 54 degrees, 14 minutes, 57 seconds East, 41.10 feet to the place of beginning, said point of beginning also being a corner of land now or late of Edward Hildenbrand; thence extending partially along same and partially along land now or late of Benjamin H. Denny, Jr. North 54 degrees, 14 minutes, 57 seconds East, 353.31 feet to a point a corner of Lot #2 as shown on the above mentioned plan; thence extending along same South 36 degrees, 52 minutes, 55 seconds East, 261.60 feet to a point; thence extending South 53 degrees, 7 minutes, 5 seconds West, 325 feet to a point on the Northeasterly side of Church Road; thence extending along same the two following courses and distances: (1) North 36 degrees, 52 minutes, 55 seconds West, 52.20 feet to a point; (2) North 42 degrees, 28 minutes, 50 seconds West, 95.59 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN William M. Dunn and Linda J. Dunn, his wife, by Deed from Keith L. Miller and Sandra M. Miller, his wife, dated 06/27/1985, recorded 07/03/1985 in Book 4771, Page 603.

Linda J. Dunn was a co-record owner of the mortgaged premises as a Tenant by the Entirety. By virtue of Linda J. Dunn's death on or about 09/13/2010, her ownership interest was automatically vested in William M. Dunn, the Surviving Tenant by the Entirety.

Parcel Number: 57-00-00271-00-5.

Location of property: 1109 Church Road, East Greenville, PA 18041-2214.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William M. Dunn** at the suit of JP Morgan Chase Bank, National Association. Debt: \$304,299.78.

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

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

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

14-20299

ALL THAT CERTAIN lot or piece of ground, situate in **Perkiomen Township**, County of Montgomery and Commonwealth of PA, described according to a Plan of Portion of Brookwater Park, made by George C. Heilman, Registered Engineer, Norristown, PA, dated 8/24/1961, as follows, to wit:

BEGINNING at a point of intersection of the Northeasterly side of Cherry Lane (40 feet wide) and the Northwesterly side of Maple Avenue (40 feet wide); thence from said point of beginning, along the said side of Cherry Lane, North 10 degrees, 50 minutes West, 200 feet to a point; thence North 79 degrees, 10 minutes East, 125 feet to a point; thence South 10 degrees, 50 minutes East, 200 feet to a point on the Northwesterly side of Maple Avenue; thence along the same, South 79 degrees, 10 minutes West, 125 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Edwin R. Kenworthy and Laura L. Dove, by Deed from Linda M. Kulp, Executrix of the Estate of Mae A. Halterman a/k/a Mae Merkel Halterman, Deceased, dated 10/13/1967, recorded 10/16/1967, in Book 3488, Page 388.

Parcel Number: 48-00-01441-00-5.

Location of property: 277 Maple Avenue, Collegeville, PA 19426-1627.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Laura L. Dove and Edwin R. Kenworthy** at the suit of Wells Fargo Bank, National Association, as Trustee for Asset Backed Securities Corporation Home Equity Loan Trust 2004-HE3, Asset Backed Pass-Through Certificates, Series 2004-HE3. Debt: \$182,462.55.

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

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

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

14-21011

ALL THAT CERTAIN lot or piece or ground, situate in **Lower Moreland Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan "Philmont Manor", by Eastern Engineers & Surveyors, Inc., dated 2/17/1985 and last revised 4/23/1986, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Philmont Avenue (81.00 feet wide)(L.R. 198) said point being measured the two following courses and distances along the Northwesterly side of Philmont Avenue from a point of curve on the Northeasterly side of Manor Road (5.00 feet wide): (1) leaving Manor Road on the arc of a circle curving to the left having a radius of 25 feet, (the arc distance or 393.78 feet to a point of tangent; (2) North 58 degrees, 10 minutes, 20 seconds East, 673.67 feet to the point of beginning, said point also being a corner of Lot No.21 as shown on the above mentioned plan; thence extending from said point of beginning along Lot No. 21 as shown on the above mentioned plan North 31 degrees, 49 minutes, 40 seconds West, 132.50 feet to a point; thence extending North 58 degrees, 10 minutes, 20 seconds East 103.09 feet to a point a corner of Lot No. 23 as shown on the above mentioned plan; thence extending along the same South 28 degrees, 12 minutes, 05 seconds East, 135.15 feet to a point on the Northwesterly side of Philmont Avenue; thence extending along the same the two following courses and distances: (1) on the arc of a circle curving to the left having a radius of 1,190 feet, the arc distance of 75.31 feet to a point of tangent; and (2) South 58 degrees, 10 minutes, 20 seconds West, 19.27 feet to the first mentioned point and place of beginning. BEING Lot No. 22 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Grigoriy Bagramyan by Deed from Linda E. Mazaud dated September 29, 2006 and recorded October 25, 2006 in Deed Book 5621, Page 01361.

Parcel Number: 41-00-06856-00-6.

Location of property: 3170 Philmont Avenue, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Grigoriy Bagramyan** 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: \$475,237.10.

Joseph F. Riga, Attorney.

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

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

14-21157

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

BEGINNING at a point on the Northeasterly side of Airy Street at the distance of 168 feet Southeasterly from Walnut Street; thence Northeasterly by land of Filippo Marchese, parallel with Walnut Street, the line passing through the middle of the partition wall between the house on this lot and said Marchese's adjoining house, 100 feet to a point in the Southwesterly side of a 20 feet wide alley; thence along said side of said alley, Southeasterly 16 feet to a point, a corner; thence Southwesterly parallel with the first course, by land of Maria Alba, the line passing through the middle of the partition wall between the house on this lot and said Alba's adjoining house 100 feet to Airy Street and along the Northeasterly side thereof Northwesterly 16 feet to a point, the place of beginning.

UNDER AND SUBJECT to restrictions as of record.

TITLE TO SAID PREMISES IS VESTED IN Maria Ann Pettineo, Known Surviving Heir of John D. Pettineo, Deceased Mortgagor and Real Owner and Paul Pettineo, Known Surviving Heir of John D. Pettineo, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of John D. Pettineo, Deceased Mortgagor and Real Owner by Deed from Dae Soo Kim dated March 28, 2006 and recorded April 12, 2006 in Deed Book 05597, Page 0025.

Parcel Number: 13-00-00408-00-2.

Location of property: 421 East Airy Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Maria Ann Pettineo, Known Surviving Heir of John D. Pettineo, Deceased Mortgagor and Real Owner and Paul Pettineo, Known Surviving Heir of John D. Pettineo, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of John D. Pettineo, Deceased Mortgagor and Real Owner** 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: \$89,313.82.

Joseph F. Riga, Attorney.

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

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

14-22037

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Towamencin Township**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a certain Plan thereof known as "Plan of Property" made for Anna Trumbauer Fenstermacher made by Herbert M. Metz, Inc., Registered Professional Engineer and Surveyor, dated March 4, 1958, as follows, to wit:

BEGINNING at the point formed by the intersection of the Southwesterly side of Allentown Road (thirty-three feet wide) with the Northwesterly side of Troxel Road (thirty-three feet wide); thence extending from said point of beginning South forty-five degrees, forty-four minutes West along the Northwesterly side of Troxel Road one hundred eighty and two one-hundredths feet to a point; thence extending North forty-four degrees, sixteen minutes West three hundred eighty-six and fifty-eight one-hundredths feet to a point; thence extending North forty-six degrees, twenty-five minutes, thirty seconds East, one hundred sixty-two and forty-nine one-hundredths feet to a point on the Southwesterly side of Allentown Road aforesaid; thence extending along the Southwesterly side of Allentown Road the two following courses and distances: (1) South forty-six degrees, twenty-one minutes East, three hundred thirty-two and twenty-two one-hundredths feet to a point an angle in the same; and (2) South fifty degrees, eighteen minutes East, sixty-nine and twenty-nine one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot #9 as shown on the above mentioned plan.

BEING the same premises which Clinton R. Spencer, Jr. and Elaine Spencer, husband and wife by Indenture bearing date 11/23/2005 and recorded 12/5/2005 in the Office of the Recorder of Deeds in and for the County of Montgomery, State of Pennsylvania in Deed Book 5581, Page 2126 granted and conveyed unto Duane Spencer and Marian Spencer, in fee.

UNDER AND SUBJECT to certain restrictions as appear of record.

Parcel Number: 53-00-08712-00-1.

Location of property: 5 Avalon Way, Lansdale, PA 19446.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Duane Spencer and Marian Spencer** at the suit of Nationstar Mortgage, LLC. Debt: \$287,833.47.

Crystal T. Espanol, Attorney. I.D. #315477

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

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

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.

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

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

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

14-24002

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Plymouth Township**, County of Montgomery, Commonwealth of Pennsylvania, and described according to a survey made by Will D. Hiltner, R. L. S. on April 24, 1950 and recorded at Norristown in Deed Book 2106, Page 601, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Clover Lane (40 feet wide) at the distance of 273.11 feet Southeastwardly from a point of curve formed by the intersection of the Southwesterly side of Clover Lane and the Southeastly side of Valley Road (40 feet wide); thence extending along Clover Lane, South 30 degrees, 15 minutes, 10 seconds East, 78 feet to a point; thence extending on a line South 59 degrees, 44 minutes, 50 seconds West, 190 feet to a point; thence extending on a line, North 30 degrees, 15 minutes, 10 seconds West, 78 feet to a point; thence extending on a line North 59 degrees, 44 minutes, 50 seconds East, 121 feet to a point; and thence continuing along said line through the center of a 9 feet wide driveway 69 feet to the place of beginning.

BEING known as Lot No. 260 on said plan.

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

TITLE TO SAID PREMISES IS VESTED IN Charles M. Lowe and Maria Jordan, father and daughter by Deed from Charles M. Lowe, Maria Jordan and Dennis E. Allen, as Joint Tenants With Right of Survivorship and not as Tenants in Common dated 10/29/2003 recorded 12/04/2003 in Deed Book 5484, Page 1476.

Parcel Number: 49-00-02266-00-7.

Location of property: 704 Clover Lane, Plymouth Meeting, PA 19462-2406.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Charles M. Lowe and Maria Jordan** at the suit of Wilmington Trust, National Association, Not in its Individual Capacity but as Trustee of ARLP Securitization Trust, Series 2014-2. Debt: \$295,848.23.

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

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

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

14-25472

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan of Lands of Carl Bincarusky, Jr., made by Warren H. Keator, Registered Surveyor, dated March 22, 1977, said plan recorded in the Office for the Recording of Deeds, etc. for Montgomery County at Norristown, Pennsylvania in Plan Book B-32, Page 43, as follows, to wit:

BEGINNING at an iron pin on the Easterly side of Shelmire Street (41.50 feet wide) said point being at the distance of 331.66 feet measured North 9 degrees, 11 minutes, 30 seconds West along the Easterly side of Shelmire Street from the Northerly terminus of a radius round corner connecting the Easterly side of Shelmire Street with the Northwesterly side of Church Road (42.50 feet wide), said point of beginning also being a corner of Parcel No. 2 as shown on the above mentioned plan; thence extending from said point of beginning along the Easterly side of Shelmire Street the 2 following courses and distances: (1) North 9 degrees, 11 minutes, 30 seconds West, 36.97 feet to a monument found; and (2) North 6 degrees, 41 minutes, 30 seconds East, 25.51 feet to an iron pin, a corner of lands now or late of Ross; thence extending along the last mentioned lands South 83 degrees, 18 minutes, 30 seconds East, 131.65 feet to an iron pin found, a corner of lands now or late of Montifiore Cemetery Company; thence extending along the last mentioned lands South 22 degrees, 05 minutes East, 26.12 feet to a point, a corner of Parcel No. 2; thence extending along same South 80 degrees, 48 minutes, 30 seconds West, 139.43 feet to the first mentioned point and place of beginning.

CONTAINING in area 5,923 square feet or 0.136 acres of land, more or less.

BEING the same premises which Karen P. Pashley, by Indenture dated 02/26/04 and recorded 03/29/04 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5501, Page 1210, Granted and conveyed unto Danielle Pashley as sole owner.

TITLE TO SAID PREMISES IS VESTED IN Karen P. Pashley, by Deed from Danielle Pashley, dated 05/21/2013, recorded 05/22/2013 in Book 5874, Page 178.

Parcel Number: 30-00-62282-00-4.

Location of property: 229 Shelmire Street, Jenkintown, PA 19046-5020.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Danielle Pashley and Karen Pashley** at the suit of Pennymac Holdings, LLC f/k/a Pennymac Mortgage Investment Trust Holdings I, LLC. Debt: \$231,061.41.

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

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

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

14-27195

ALL THAT CERTAIN lot or piece of land, situate at the Northwest corner of West and Warren Street in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at the stake, a point marking the Northwest corner of West and Warren Streets; thence along said Warren Street, Northeastwardly 140 feet to a 20 feet wide alley; thence along said alley 35 feet, 2 inches to Lot No. 41; thence along said lot, Southwestwardly 140 feet to West Street aforesaid; thence along the same Eastwardly 35 feet, 2 inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN William Bewley, a/k/a William C. Bewley and Barbara Bewley, a/k/a Barbara E. Bewley by Deed from Barbara A. Swanson dated September 30, 2005 and recorded October 21, 2005 in Deed Book 05576, Page 0620.

Parcel Number: 16-00-32788-00-1.

Location of property: 563 West Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **William Bewley a/k/a William C. Bewley and Barbara Bewley a/k/a Barbara E. Bewley** at the suit of LSF8 Master Participation Trust c/o Caliber Home Loans, Inc. Debt: \$266,398.20.

Joseph F. Riga, Attorney.

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

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

14-28072

ALL THAT CERTAIN message and lot or piece of lands, situate in **Schwenksville Borough**, (formerly the Township of Lower Frederick), County of Montgomery and State of Pennsylvania, bounded and described according to a survey made in March 1942, by Smith & Dimmig, Registered Surveyors of Pennsburg, Pennsylvania, as follows, to wit:

BEGINNING at a point in State Game Farm Road (formerly Park Avenue) (formerly Mill Street) leading from Schwenksville to Limerick Center a corner of this and land now or late of Pritz Metzger and Helen, his wife; thence in and through said State Game Farm Road (formerly Park Avenue), South 87 degrees, 18 minutes West, 75 feet to a point, a corner of land of now or late of Elsie I. Heffelfinger, of which this was a part; thence along said land, North 02 degrees, 45 minutes West, 263.00 feet to a point a corner of land of now or late H. Baldwin; thence by the same, North 89 degrees, 15 minutes East, 176.25 feet to an iron pin, a corner of land of now or late John Smith; thence by the same, South 16 degrees, 14 minutes East, 124.35 feet to an iron pin, a corner of land now or late of Pritz Metzger, et ux. South 85 degrees, 28 minutes West, 129.75 feet to an iron pin, a corner; thence still by said now or late Metzger's land, South 02 degrees, 45 minutes East, 138.70 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Robert S. Bradbury and Michele A. Bradbury, h/w, by Deed from Robert S. Bradbury and Michele A. Muscarella, dated 01/14/1994, recorded 01/27/1994 in Book 5067, Page 2087.

Parcel Number: 20-00-00524-65-3.

Location of property: 141 Park Avenue a/k/a 141 Game Farm Road, Schwenksville, PA 19473.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michele A. Bradbury and Robert S. Bradbury** at the suit of Ocwen Loan Servicing, LLC. Debt: \$54,102.99.

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

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

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

14-29320

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 being known as Unit No. 5, Building "P" on final plan of building lots prepared For Applewood, Sawmill Valley Section 2, said plan recorded March 3, 1986 in Plan Book A-47, Page 144.

AND THE GRANTEES, for themselves, their heirs and assigns by acceptance of this indenture agree with the grantor its successors and assigns, that all covenants, restrictions, easements, charges, liens, terms and conditions as set forth in the Declaration of Applewood Limited Partnership dated 9/18/1986 and recorded at Norristown, Pennsylvania in Deed Book 4814, Page 703, shall be covenants running with the land and that in any Deed of Conveyance of said premises, or any part thereof, to any person or persons, said covenants, restrictions, easements, charges, liens, terms and conditions shall be incorporated by reference to this indenture and the record hereof or as fully as the same are contained herein.

Parcel Number: 36-00-00855-16-2.

Location of property: 71 Black Watch Court, Horsham, PA 19044.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Daniel H. Josephson and Andrea J. Josephson** at the suit of U.S. Bank, National Association, as Successor by Merger of U.S. Bank National Association, ND. Debt: \$250,142.82.

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

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

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

14-30215

ALL THAT CERTAIN lot or piece of ground, situate in **Limerick Township**, Montgomery County, PA, bounded and described according to a Subdivision and Land Development Plan "Walnut Crossing" made by Snowalter & Associates Chalfont, PA, dated 12/9/1994 and last revised 8/5/1996 and recorded in Montgomery County of Plan Book A-56, Page 376-377, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Road "A" now known as Long Meadow Lane (50 feet wide) said point being a corner of Lot 44 as shown on the above mentioned plan; thence extending from said point of beginning along the Southwesterly side of road "A" South 49 degrees, 14 minutes, 22 seconds East, 100 feet to a point a corner of Lot 42; thence extending along the same South 40 degrees, 45 minutes, 38 seconds West, 125 feet to a point; thence extending North 63 degrees, 16 minutes, 32 seconds West, 103.08 feet to a point a corner of Lot 44; thence extending along the same North 40 degrees, 45 minutes, 38 seconds East, 150 feet to the first mentioned point and place of beginning.

CONTAINING in area of 13,750 square feet, more or less.

BEING Lot No. 43 as shown on the above mentioned plan.

BEING the same property conveyed to Marc D. Swartz, husband who acquired title by virtue of a Deed from Marc D. Swartz and Laura K. Swartz, husband and wife, dated May 17, 2007, recorded June 22, 2007, in the Montgomery County Clerk's/Register's Office in Deed Book 5651, Page 2793.

Parcel Number: 37-00-02577-31-1.

Location of property: 19 Long Meadow Road, Royersford, PA 19468.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Marc D. Swartz** at the suit of Wells Fargo Bank, N.A. Debt: \$252,022.22.

Meredith H. Wooters, Attorney.

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

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

14-31064

ALL THAT CERTAIN message and lot, known as No. 815 West Elm Street, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania bounded and described, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Elm Street at the distance of 120 feet Northwesterly from the Northwest side of Haws Avenue, a corner of this and land now or late of Samuel K. Cressman and Ida, his wife (Deed Book 1728, Page 122 etc.); thence along the same Northeasterly at right angles to Elm Street, the line passing through the center of the partition wall between this house and the said adjoining premises, one hundred and twenty feet to land now or late of James M. Martino and Della M. his wife (Deed Book 3274, Page 624 etc.); thence along said Martino's land and parallel to Elm Street Northwesterly 20 feet to land now or late of Elizabeth Y. Prouty (Deed Book 2800, Page 387 etc.); thence along said land Southwesterly, parallel with the first course 120 feet to the Northeast side of Elm Street aforesaid; and thence along the same, Southeasterly, 20 feet to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2000-D Asset-Backed Certificates, Series 2000-D, by Deed from John P. Durante, Sheriff of Montgomery County, recorded May 4, 2005 Book 05552, Page 2437.

Parcel Number: 13-00-11064-00-2, Map #13186 032.

Location of property: 815 West Elm Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Ricky Coleman** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$78,419.47 plus interest to sale date.

Heather Riloff, Attorney.

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

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

15-00340

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Salford Township**, County of Montgomery, Commonwealth of Pennsylvania, described in accordance with a subdivision plan made for Butera and Clemens called Country Squire Estates Section 11 by David Meixner, Registered Professional Engineer, Collegeville, Pennsylvania dated February 13, 1968, as follows, to wit:

BEGINNING at a point on the Southwest side of Manor Road, fifty feet wide, measured the three following courses and distances along said side of Manor Road from its intersection with the Southeast side of Alderfer Road,

fifty feet wide both lines produced: (1) South forty-one degrees, forty-one minutes, fifty-three seconds East, two hundred fifty-three and thirty-three one-hundredths feet; (2) Southeastwardly on the arc of a circle curving to the right with a radius of one hundred fifty feet the arc distance of thirty-seven and eighty-six one-hundredths feet; (3) South twenty-seven degrees, fourteen minutes, seventeen seconds East, one hundred thirty-nine and sixty-eight one-hundredths feet; thence from said point of beginning along the Southwest side of Manor Road, South twenty-seven degrees, fourteen minutes, seventeen seconds East, one hundred twenty feet to a point, a corner of Lot No. 15; thence along Lot No. 15, South sixty-two degrees, forty-five minutes, forty-three seconds West, two hundred one and eighty one-hundredths feet to a point on line of land of A.R. Leister; thence along said land, North forty-one degrees, eleven minutes, fifty-three seconds West, one hundred twenty-three and sixty-five one-hundredths feet to a point a corner of Lot No. 17; thence along Lot No. 17; North sixty-two degrees, forty-five minutes, forty-three seconds East, two hundred thirty-one and sixty-three one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 16 on said plan.

TITLE TO SAID PREMISES IS VESTED IN James W. Keyser, Jr. and Michele Keyser, h/w, by Deed from James W. Keyser, Sr., dated 03/12/1999, recorded 05/14/1999 in Book 5271, Page 1279.

Parcel Number: 50-00-02281-00-9, Map #50024B003.

Location of property: 275 Manor Road, Harleysville, PA 19438.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Michele L. Keyser and James Keyser Jr.** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$272,473.29 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 \$3,000. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

15-00687

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Hatboro Borough**, County of Montgomery, Commonwealth of Pennsylvania bounded and described according to a survey and plan thereof made by Franklin and Lindsay, Civil Engineers, dated August 16, 1944, bounded and described, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Earl Lane at the arc distance of twenty feet Eastwardly from a point of reverse curve on the said Northeasterly side of Earl Lane measured on the arc of a circle with a radius of three hundred fifty feet said point of reverse curve being at the arc distance of forty-seven and twelve one-hundredths feet from a point of intersection of the Southeasterly side of Madison Avenue with the Northeasterly side of Earl Lane measured on the arc of a circle with a radius of thirty feet; thence North eight degrees, twenty-nine minutes, fifty-five seconds East passing partly through the center of the party wall between this and the message adjoining on the Southeast the distance of ninety-four and forty-seven one-hundredths feet to a point; thence North eighty-four degrees, forty-six minutes, thirty-two seconds West, fifty-five feet and thirty-nine one-hundredths feet to a point in the Southeasterly side of Madison Avenue; thence along the Southeasterly side of Madison Avenue South five degrees, thirteen minutes, twenty-eight seconds West, sixty-three and seventy-four one-hundredths feet to a point of curve on the said Southeasterly side of Madison Avenue at the intersection of the Northeasterly side of Earl Lane; thence on a line along the said Northeasterly side of Earl Lane curve to the left with a radius of thirty feet the arc distance of forty-seven and twelve one-hundredths feet to a point of reverse curve in the said Northeasterly side of Earl Lane; thence still along the said side of Earl Lane on a line curving to the right with a radius of three hundred fifty feet the arc distance of twenty feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Lee K. Snekot, by Deed from Suzanne M. Reilly and Hugh Reilly, dated 05/31/2006, recorded 06/02/2006 in Book 5602, Page 2504.

Parcel Number: 08-00-01447-00-3.

Location of property: 184 Earl Lane, Hatboro, PA 19040-2103.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lee K. Snekot** at the suit of Bayview Loan Servicing, LLC. Debt: \$233,643.32.

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

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

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

15-01698

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, and described according to a Final Plan of 'Dublin Chase' made by Michael Britts, Registered Surveyor, dated July 2, 1984 and last revised August 20, 1984 and recorded in Montgomery County in Plan Book A-46, Page 50, as follows, to wit:

BEGINNING at a point of curve on the Northwestern side of Barton Drive (50 feet wide) at the distance of 22.27 feet measured on the arc of a circle curving to the right having a radius of 15 feet from a point on the Southwesterly side of Petty Circle (50 feet wide); thence extending from said point of beginning, Southeastwardly along the Northwestern side of Barton Drive on the arc of a circle curving to the left having a radius of 450 feet the arc distance of 113.54 feet to a point, a corner of Lot No. 119; thence extending along the same, South 73 degrees, 52 minutes, 00 seconds West, 189.21 feet to a point, a corner of Lot No. 117; thence extending along the same, North 13 degrees, 22 minutes, 00 seconds East, 190.45 feet to a point of curve on the said Southwesterly side of Petty Circle; thence extending along the same, the two following courses and distances, viz: (1) Eastwardly on the arc of a circle curving to the left having a radius of 75 feet the arc distance of 13.74 feet to a point of tangent; and (2) South 87 degrees, 08 minutes, 00 seconds East, 91.72 feet to a point of curve thereon; thence extending on the arc of a circle curving to the right having a radius of 15 feet the arc distance of 22.27 feet to the first mentioned point of curve and place of beginning.

BEING Lot No. 118 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Mitchell A. Gerson and Andrea Gerson, h/w, by Deed from Gwynedd Chase, Inc. (a PA Corporation), dated 03/21/1986, recorded 03/31/1986 in Book 4795, Page 939.

Parcel Number: 54-00-13407-06-6.

Location of property: 5 Petty Circle 165 a/k/a 5 Petty Circle, Fort Washington, PA 19034-2825.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mitchell A. Gerson and Andrea Gerson** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A. Debt: \$397,252.10.

Robert P. Wendt, Attorney. I.D. #89150

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

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

15-01880

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a certain plan thereof known as Subdivision Plan, Section No. 2 Redate made for Carsek Corn. by Herbert H. Metz, Inc., Registered Engineers dated May 4, 1965 and revised July 6, 1965 said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania, in Plan Book B-10, Page 118, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Hancock Road (41.50 feet wide) said point being the three following courses and distances from a point of curve on the Southeasterly side of Ivy Lane (50 feet wide): (1) leaving Ivy Lane on the arc of a circle curving to the left, having a radius of 20.00 feet, the arc distance of 31.81 feet to a point of tangent on the Northeasterly side of Hancock Road; (2) South 46 degrees, 41 minutes East along the Northeasterly side of Hancock Road, 319.63 feet to a point, an angle; and (3) South 46 degrees, 34 minutes, 30 seconds East, still along the Northeasterly side of Hancock Road, 505.03 feet to the point of beginning; thence extending from said point of beginning, North 44 degrees, 26 minutes East, 185.48 feet to a point; thence extending South 45 degrees, 34 minutes East, 100.00 feet to a point; thence extending South 44 degrees, 26 minutes West, 183.72 feet to a point on the Northeasterly side of Hancock Road aforesaid; thence extending North 46 degrees, 34 minutes, 30 seconds West, along the Northeasterly side of Hancock Road, 100.02 feet to the first mentioned point and place of beginning.

BEING Lot No. 48 as shown on the above mentioned plan.

Parcel Number: 56-00-03727-00-6.

Location of property: 207 East Hancock Road, North Wales, PA 19454.

The improvements thereon are: Single family residential.

Seized and taken in execution as the property of **Aaron Lowery and The United States of America Department of Justice Room 4400** at the suit of The Bank of New York Mellon et al. Debt: \$319,856.50.

Richard J. Nalbandian, Attorney.

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

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

15-02133

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

BEGINNING at a stake a point on the North side of Chestnut Street at the distance of 110 feet from the Northwest corner of York and Chestnut Streets, marking the division line of this and the brick message adjoining on the East, now or late of Franklin Hutt, et al.; thence Northwardly said line passing in part of said course and distance through the middle of the division wall or partition wall of the hereby granted brick message and the brick message now or late of Franklin Hutt, et al. adjoining to the East, 140 feet to a 20 feet wide alley; thence along said alley Westwardly 20 feet to a point marking the division line of this land now or late of Franklin Hutt, et al., adjoining on the West; thence along said line Southwardly 140 feet to Chestnut Street; thence Eastwardly along said Chestnut Street 20 feet to the place of beginning.

Parcel Number: 16-00-05940-00-2.

Location of property: 57 Chestnut Street, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Thomas B. McGinn and Judith McGinn a/k/a Jedith M. McGinn** at the suit of Federal National Mortgage Association. Debt: \$85,917.80.

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

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

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

15-02763

ALL THAT CERTAIN parcel of land, situate in **West Norriton Township**, County of Montgomery, Commonwealth of Pennsylvania, being known and designated as Lot 7 Section A on plan of Burnside Estates recorded in the Office for the Recording of Deeds in and for the County of Montgomery, Norristown, PA, in Deed Book 1304, Page 601 and described according to a Survey and Plan thereof made by Will D. Hiltner, Registered Surveyor of Norristown, PA on 3/26/1946, as follows, to wit:

BEGINNING at a point on the Southeast side of Liberty Avenue (50 feet wide) et the distance of 247.50 feet Northeast from the intersection of one extended Southeast line of Liberty Avenue with the extended Northeast line of Marshall Street (50 feet wide) containing in front or breadth on the Southeast side of Liberty Avenue 55 feet and extending of that width in length or depth Southeast between parallel lines at right angles to said Liberty Avenue 15633 feet.

BEING the same property as conveyed from Vincent R. Zinno and Karen L. Zinno, husband and wife to Leonard G. Bisignaro, Jr. and Christina G. Bisignaro, husband and wife, as Tenants by the Entireties, dated 10/27/1995 as described in Deed Book 5129, Page 2406, recorded 10/31/1995, in Montgomery County Records.

Parcel Number: 63-00-04435-00-2.

Location of property: 112 Liberty Avenue, Jeffersonville, PA 19403.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Christina G. Bisignaro and Leonard G. Bisignaro, Jr.** 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 2005-4. Debt: \$202,990.08.

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

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

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

15-03192

ALL THAT CERTAIN lot or piece of land, with the buildings thereon erected, situated in **North Wales Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, according to a survey and plan thereof, made by John E. Burkhardt, Registered Surveyor, North Wales, Pennsylvania in May of 1955, as follows, to wit:

BEGINNING at a point, on the Northwest side of Washington Avenue (50 feet wide) at the distance of 650 feet, Northeastwardly, from the Northeasterly side of Center Street (40 feet wide) a corner of Lot 76; thence extending along Lot 76, North 48 degrees, West, the line for a part of the distance passing through the center of the partition wall, dividing the house erected hereon and the house on the adjoining premises, 180 feet, to a point; thence extending North 42 degrees, East 50 feet, to a point, a corner of Lot 78; thence, extending along Lot 78, South 48 degrees, East 180 feet, to a point, on the Northwest side of Washington Avenue, aforesaid; thence, extending along the Northwest side of Washington Avenue, South 42 degrees, West 150 feet, to the place of beginning.

UNDER AND SUBJECT to certain rights and restrictions as may now appear of records.

BEING Lot 77 as shown on a plan of lots of North Wales Land Association.

BEING the same premises which John C. McClain and Amy E. McClain, by Deed dated 7/15/2005 and recorded 8/4/2005 in Montgomery County in Deed Book 5565, Page 372 granted and conveyed unto Eric M. Gould.

Parcel Number: 14-00-04680-00-4.

Location of property: 304 Washington Avenue, North Wales, PA 19454.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Eric M. Gould** at the suit of PNC Bank, National Association. Debt: \$146,812.36.

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

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

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

15-03438

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as 902 York Road Condominium, located in **Upper Moreland Township**, County of Montgomery and the Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the recording of the Office of Recording of Deeds of Montgomery County, a Declaration dated May 31, 1978 and recorded on August 21, 1978 in Deed Book 4333, Page 401 and Declaration Plan dated June 28, 1978 and recorded on August 21, 1978 in Condominium Plan Book 6, Pages 19 and 20 and a Code of Regulations dated May 31, 1978 and recorded on August 21, 1978 in Deed Book 4333, Page 427 and First Amendment thereto dated 1/28/1992 and recorded 5/19/1993 in Deed Book 5041, Page 1986.

BEING Unit No. 5 on said aforesaid Declaration Plan and Condominium Documents.

TOGETHER with a proportionate undivided interest in the Common Elements as defined in such Declaration of Condominium documents that may be changed from time to time by any Amendments that may be recorded.

BEING Block 35 A, Unit 5.

BEING the same premises which Carl M. Loadenthal by Deed dated 2/10/2012 and recorded 2/14/2012 in Montgomery County in Deed Book 5827, Page 01437 granted and conveyed unto Adam B. Loadenthal.

Parcel Number: 59-00-19656-04-9.

Location of property: 902 York Road, Unit 5 a/k/a 902 North York Road, Unit 5, Willow Grove, PA 19090.

The improvements thereon are: Residential - condominium townhouse.

Seized and taken in execution as the property of **Joseph Loadenthal, Sonia Loadenthal, Adam B. Loadenthal and Carl M. Loadenthal** at the suit of Bayview Loan Servicing, LLC. Debt: \$147,758.16.

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

15-05179

ALL THAT CERTAIN tract or parcel of land, situate in **New Hanover 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 and Son, Engineers, of Pottstown, Pennsylvania, as follows, to wit:

BEGINNING at a corner other lands Elizabeth Detwiler, said point being in the middle of Buckert Road and distant along the same from a point of center-line intersection of the same with the middle of Romig Road North 50 degrees, West 144.0 feet; thence from said point of beginning continuing along the middle of Buckert Road North 50 degrees, West 256.0 feet to a corner lands now or late of Howard Chester Detwiler; thence along the same North 40 degrees, East 225.0 feet to a corner other lands of Elizabeth Detwiler; thence along the same South 52 degrees, 37 minutes East, 219.0 feet to a corner and continuing along the same South 31 degrees, West 237.93 feet to the place of beginning.

CONTAINING 1.32451 acres of land.

TITLE TO SAID PREMISES IS VESTED IN Michael N. Wassiluk and Laura A. Wassiluk, his wife, by Deed from Stanley R. Wassiluk and Nancy R. Wassiluk, his wife, dated 11/17/1998, recorded 12/21/1998 in Book 5253, Page 614. Parcel Number: 47-00-00720-00-7.

Location of property: 635 Buchert Road, Gilbertsville, PA 19525-9168.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Laura A. Wassiluk and Michael N. Wassiluk** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A. Debt: \$275,826.60.

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

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

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

15-05863

ALL THAT CERTAIN message or tenements and lot or piece of ground, situate on the Northwesterly side of Elm Avenue (being an extension of and sometimes called School Street), being the Westerly half of a certain lot of ground formerly laid out and marked Nos. 1 and 2 on a plan made by Isaac Freed, Surveyor, in **North Wales Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on said side of Elm Avenue (or School Street) at a corner of this and the Easterly half of said two lots of ground, said point of beginning being at the distance of 50 feet Southwardly from premises formerly of Kahlon R. Swartley and opposite Pennsylvania Avenue and on an extension of one of the lines of said avenue; thence extending along the said side of Elm Avenue (or School Street), South 36 degrees, 45 minutes West, 50 feet to a corner in the line of other land formerly of said Mahlon R. Swartley; thence along the same North 53 degrees, 15 minutes West, 153 1/3 feet to a corner in line of land formerly of Samuel R. Gordon; thence along the same, North 39 degrees, 45 minutes East, 50 feet, 1/2 inch to a corner of this and the other land of said two above mentioned numbered lots now or late of Mary A Rorer and John O. Rorer, her husband; thence extending along the same South 53 degrees, 15 minutes East, and passing through the middle of partition wall of the double dwelling erected upon this and the other side of said two lots, 145 1/2 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Lissa Gottschalk by Deed from William Hewitt and Lissa Gottschalk dated 02/10/2010 recorded 03/19/2010 in Deed Book 5761, Page 01695.

Parcel Number: 14-00-00564-00-7.

Location of property: 204 Elm Avenue West, North Wales, PA 19454.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Lissa Gottschalk also known as Lissa A. Gottschalk and William Hewitt** at the suit of U.S. Bank National Association, as Trustee for Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2005-5. Debt: \$177,259.27.

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

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

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

15-05910

Premises A:

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, Montgomery County, Pennsylvania described according to a survey and plan thereof made by William T. Muldrew, Civil Engineers, dated 9/7/1920, as follows:

BEGINNING in the center of Waverly Road, 33 feet wide, at the distance of 151.85 feet Westwardly from the Westerly side of Limekiln Turnpike, 50 feet wide; thence South 88 degrees, 15 minutes West along the center of said Waverly Road, 43.53 feet to a point; thence North 01 degree, 45 minutes West, 124.61 feet to a point; thence North 79 degrees, 05 minutes, 40 seconds East, 16.52 feet to a point; thence South 13 degrees, 49 minutes, 30 seconds East, 130.11 feet to the first mentioned point and place of beginning.

BOUNDED on the Easterly side of said lot by a certain 10 feet wide driveway laid out for the use of those premises and other premises adjoining.

TOGETHER with the free and common use, right, liberty and privilege of the said 10 feet wide driveway as and for a passageway, driveway and watercourse at all times hereafter forever.

Premises B:

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

BEGINNING at a point North 13 degrees, 49 minutes, 30 seconds West, 107.50 feet from the center line of Waverly Road (33 feet wide) being a point 151.85 feet Southwest of the intersection of the centerline of the said Waverly Road with the Westerly side of Limekiln Turnpike (50 feet wide); thence North 13 degrees, 49 minutes, 30 seconds West, 22.61 feet to a point a corner; thence North 79 degrees, 05 minutes, 40 seconds East, 10.01 feet to a point a corner; thence South 13 degrees, 49 minutes, 30 seconds East, 22.09 feet in a point a corner; thence South 76 degrees, 10 minutes, 30 seconds West, 10 feet to the place of beginning.

TOGETHER with the free and common use, right, liberty and privilege of a certain 10 feet wide driveway leading from Waverly Road in a Northerly direction and leading to the said premises.

THE SAID 10 feet wide driveway is laid out for the use of these premises and other premises adjoining the driveway and is to be use as and for a passageway, driveway and water course at all times hereafter forever.

BEING the same property conveyed to Evelyn A. Maiden who acquired title by virtue of a Deed from Michael C. Kline and Colleen Kline, husband and wife, dated March 26, 2009, recorded April 3, 2009, at Deed Book 5726, Page 114, Montgomery County, Pennsylvania records.

Parcel Number: 31-00-28156-00-1.

Location of property: 407 West Waverly Road, Glenside, PA 19038.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Evelyn A. Maiden** at the suit of Wells Fargo Bank, N.A. Debt: \$211,456.11.

Michael E. Carleton, Attorney.

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

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

15-07114

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be thereon erected, situate in **Upper Pottsgrove Township**, Montgomery County, PA bounded and described according to Subdivision Plan I of Chestnut Grove made by Nave Newell, Engineers, Surveyors and Landscape Architects dated 8/21/1996 and last revised 10/25/2002 and recorded in Plan Book A-81, Page 64, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Fallbrook, Lane (50.00 feet wide) said point of beginning being a point a corner of Lot 67 as shown on above plan; thence from said point of beginning and along aforesaid lot South 43 degrees, 45 minutes, 04 seconds West, 110.00 feet to a point a corner of lands marked Common Open Space B; thence along same North 46 degrees, 14 minutes, 56 seconds West, 77.75 feet to a point a corner of Lot 69 as shown on above plan; thence along said lot North 43 degrees, 45 minutes, 04 seconds West and passing through the title line in the bed of a certain 20 feet wide drainage easement a distance of 110.00 feet to a point on the Southeasterly side of Fallbrook Lane; thence along same South 46 degrees, 14 minutes, 56 seconds East and crossing the Northeasterly side of the aforesaid easement a distance 77.75 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN William S. Wasykowski and Susan A. Wasykowski, h/w, by Deed from Rex Salvador L. Rosario and Ivey B. Rosario, h/w, dated 02/16/2008, recorded 08/28/2008 in Book 5705, Page 1692.

Parcel Number: 60-00-00387-30-9.

Location of property: 1017 Fallbrook Lane, Pottstown, PA 19464-1744.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William S. Wasykowski and Susan A. Wasykowski** at the suit of Wells Fargo Bank, N.A. Debt: \$289,548.79.

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

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

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

15-07362

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, and described according to a certain plan thereof known as Subdivision Plan 'Tannerie Run' Section Number 2 made for Loudon Construction, Inc., by C. Raymond Weir Associates, Inc., Civil Engineers and Surveyors, dated August 11, 1969, and last revised December 15, 1969, said plan being recorded in the Office for the Recorder of Deeds of Montgomery County at Norristown, Pennsylvania, in Plan Book B-17, Page 62, as follows, to wit:

BEGINNING at a point of tangent on the Northwesterly side of Joel Drive (50 feet wide) said point being at the distance of 15.71 feet measured on the arc of a circle curving to the right having a radius of 10.00 feet from a point of curve on the Southwesterly side of Meetinghouse Road (41.50 feet wide); thence extending from said point of beginning, South 40 degrees, 30 minutes, 15 seconds West along the Northwesterly side of Joel Drive 100.11 feet to a point; thence extending North 49 degrees, 29 minutes, 45 seconds West, 200.00 feet to a point; thence extending North 40 degrees, 30 minutes, 15 seconds East, 110.11 feet to a point on the Southwesterly side of Meetinghouse Road aforesaid; thence extending South 49 degrees, 29 minutes, 45 seconds East along the Southwesterly side of Meetinghouse Road 190.00 feet to a point, of curve on the same; thence extending on the arc of a circle curving to the right having a radius of 10.00 feet the arc distance of 15.71 feet to the first mentioned point of tangent and place of beginning.

CONTAINING in area 22,000.5 square feet, more or less.

BEING Lot No. 1 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Eun Soo Park, (father) and Myo Juom Park, (mother), his wife, by Deed from Eun Soo Park, (father) and Myo Juom Park, (mother), his wife and Sang Mok Park, (son) and Chang Mi Park, (daughter-in-law), his wife, dated 12/05/1990, recorded 12/13/1990 in Book 4965, Page 387.

Parcel Number: 54-00-11875-01-4.

Location of property: 1488 Joel Drive a/k/a 745 Meetinghouse Road, Ambler, PA 19002-3908.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Myo J. Park a/k/a Myo Juom Park and Eun Soo Park** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A. Debt: \$275,460.14.

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

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

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

15-07410

ALL THAT CERTAIN message and lot or piece of land, No. 36 in a plan of lots laid out by Frederick Reitmeyer, situate on the South side of Chestnut Street in **Pottstown Borough**, Montgomery County, Pennsylvania, limited and described, as follows, to wit:

BEGINNING at a point for a corner on the South side of Chestnut Street and land of Henry Sassaman at a distance of 150 feet from the East side of Washington Street; thence Southerly along lands of Lots No. 37 of Henry Sassaman, aforesaid 140 feet to a 20 feet wide alley; thence along said alley, Easterly 30 feet to other lands of William Gaily, Lot No. 35; thence Northwardly and parallel to Washington Street 140 feet to Chestnut Street aforesaid; thence along the same Westwardly 30 feet to the place of beginning.

BEING the same property conveyed to Patricia A. McGovern who acquired title by virtue of a Deed from Angel E. Casiano and Luz Casiano, dated February 9, 2006, recorded March 2, 2006, at Deed Book 5592, Page 189, Montgomery County, Pennsylvania records.

Parcel Number: 16-00-05684-00-6.

Location of property: 516 Chestnut Street, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Patricia A. McGovern** at the suit of U.S. Bank National Association, as Trustee for Bear Stearns Asset Backed Securities I Trust 2006-AC3, Asset-Backed Certificates, Series 2006-AC3. Debt: \$70,116.66.

Meredith H. Wooters, Attorney.

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

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

15-07779

ALL THAT CERTAIN lot or piece of land, with the improvements erected thereon, situate in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with Subdivision Plan made for Orchard Courts Wemco, Inc., by Yerkes Engineering Company, dated May 10, 1971, and revised 12/09/1971, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Court at a corner of Lot No. 59 on said plan; thence extending from said point of beginning along said Lot No. 59, North 64 degrees, 38 minutes, 39 seconds West, 116 feet to a point, a corner; thence extending North 25 degrees, 21 minutes, 30 seconds East, 20 feet to a point, a corner of Lot No. 61 on said plan; thence extending along the same, South 64 degrees, 38 minutes, 30 seconds East, 116 feet to a point on the Northwesterly side of the aforesaid Court; thence extending along the same, South 25 degrees, 21 minutes, 30 seconds West, 20 feet to the first mentioned point and place of beginning.

AND the Grantees for themselves, their heirs and assigns by acceptance of this Indenture agree with the Grantor, its successors and assigns, that the covenants, restrictions, easements, charges, liens, terms, and conditions as set forth in the Declaration by Wemco Builders, Inc., the Developer, dated September 15, 1972 and recorded at Norristown, Pennsylvania in Deed Book 3807, Page 225, shall be covenants running with the land and that in any Deed of conveyance of said premises or any part thereof, to any person or persons, said covenants, restrictions, easements, charges, liens, terms and conditions shall be incorporated by reference to this Indenture and the record hereof or as fully as the same are contained herein.

BEING Lot No. 60 on the aforesaid plan.

BEING the same premises which Kathleen DePaul, unmarried, by Deed dated 6/11/2007 and recorded 6/28/2007 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5652, Page 02509 and Instrument #2007077263, granted and conveyed unto Dolores R. Bechtel, unmarried.

Parcel Number: 61-00-04076-58-8.

Location of property: 54 Orchard Court, Royersford, PA 19468.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Dolores R. Bechtel** at the suit of U.S. Bank National Association, as Trustee for American General Mortgage Loan Trust 2010-1 American General Mortgage Pass-Through Certificates, Series 2010-1. Debt: \$178,911.07.

Sarah K. McCaffery, Attorney.

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

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

15-10548

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Merion Township**, County of Montgomery and State of Pennsylvania bounded and described according to a survey for Cannon Run West made for Anthony M. Dilucia Company, (original plan title Carriage Hill Farms) by Yerkes Associates, Inc. Bryn Mawr, Pennsylvania dated 11/05/1973, as follows, to wit:

BEGINNING at a point on the Northeasterly side of a cul-de-sac at the terminus of Bunker Hill Road (with a 50 feet radius, which point is measured the four following courses and distances from a point of reverse curve on the Northwesterly side of Champlain Drive (50 feet wide): (1) on the arc of a circle curving to the left having a radius of 25 feet the arc distance of 32.96 feet to point of tangent on the Northwesterly side of Bunker Hill; (2) thence along the same North 52 degrees, 20 minutes, 00 seconds East, 50.30 feet to a point of curve; (3) on the arc of a circle curving to the left having a radius of 25 feet the arc distance of 21.03 feet to a point of reverse curve being the end of Bunker Hill Road and the beginning of a cul-de-sac; (4) thence along said cul-de-sac on the arc of a circle curving to the right having a radius of 50 feet the arc distance of 108.73 feet to the point of beginning; thence extending from said point of beginning along the Lot No. 86 on said plan, North 33 degrees, 01 minute East, 135.21 feet to a point on the Southerly side of Beidler Road; thence extending on the arc of a circle curving to the right having a radius of 25 feet and leaving Beidler Road the arc distance of 15.05 feet to a point on the Southwesterly side of Caley Road; thence along the same 24 degrees, 56 minutes East, 124.03 feet to a point a corner of Lot No. 114 on said plan; thence along the same South 75 degrees, 41 minutes, 50 seconds West, 116.86 feet to a point on said cul-de-sac; thence along same the arc of a circle curving to the left having a radius of 50 feet the arc distance of 46.76 feet to the first mentioned point and place of beginning.

BEING Lot No. 87 on said plan.

TITLE TO SAID PREMISES IS VESTED IN John E. Roberts, Jr. and Colletta L. Roberts, as Tenants by Entireties by Deed from Richard J. Cole and Elizabeth A. Cole, acting herein by her attorney-in-fact Lynne A. Collins dated 01/31/2006 recorded 03/29/2006 in Deed Book 06595, Page 0470.

Parcel Number: 58-00-02502-01-4.

Location of property: 763 Bunker Hill Road, King of Prussia, PA 19406.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Colletta L. Roberts and John E. Roberts, Jr.** at the suit of Gateway Funding Diversified Mortgage Services, L.P. Debt: \$374,084.60.

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

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

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

15-10638

ALL THAT CERTAIN tract of land, with the buildings thereon erected, situate in **Lower Pottsgrove Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made by George F. Shaner, of Pottstown, PA, on August 24, 19460, as follows, to wit:

BEGINNING at an iron pin in the intersection of the center lines of a State Highway (33 feet wide) otherwise known as Legislative Application 2696 or Traffic Route 663, leading from Pottstown to Swamp and another State Rural Road (33 feet wide) Leg. Route 46005 leading from North Keim Street, Pottstown to Engleville; thence along the middle of said State Application 2696 or the middle of a 16 feet wide concrete strip South 45 degrees, 07 minutes West, 160 feet to a point and corner of land of the late Samuel J. Kurtz; thence along the said Kurtz lands South 43 degrees, 45 minutes East, 100 feet to a corner of lands of now or late Harvey N. Levengood; thence along lands of Harvey N. Levengood North 45 degrees, 07 minutes East, 160 feet to a point in the middle of the aforesaid State Rural Road leading towards North Keim Street, Pottstown; thence along the middle of said road in a Northerly direction towards the State Application Road, North 43 degrees, 45 minutes West, 100 feet to the place of beginning.

CONTAINING 58.73 perches of land.

Parcel Number: 42-00-02491-00-5.

Location of property: 1997 North Keim Street, Pottstown, PA 19464.

The improvements thereon are: Commercial - gas station.

Seized and taken in execution as the property of **Daniel G. Strunk, Jr., Executor of the Estate of Patricia E. Strunk** at the suit of Pottsgrove School District. Debt: \$4,802.18.

Diane M. Boehret, Attorney.

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

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

15-10694

ALL THAT CERTAIN lot or piece of land, with the frame dwelling thereon erected, situate in **Whitpain Township**, County of Montgomery and State of Pennsylvania, being Lot No. 9 on Plan of Lots of B. F. Hendricks, said lot being bounded and described, as follows:

BEGINNING at a stake set for a corner of this and land of J. G. Thompson on the West side of the public road dividing the Townships of Whitpain and Lower Gwynedd; thence along the line of said Thompson's land South thirty-four degrees, forty minutes West, one hundred fifty feet to a stake set on the North side of a certain street laid out twenty feet wide called Beach Street; thence along the North side of Beach Street North fifty-five degrees,

twenty minutes West fifty feet to a stake a corner of this and land now or late of J. Watson Craft; thence along the line of said Craft's lands North thirty-four degrees, forty minutes East, one hundred fifty feet to a stake set for a corner on the West side of the said Township Line Road; thence along the line of said road South fifty-five degrees, twenty minutes East, fifty feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jerry L. Burgess and Diane R. Burgess, his wife, by Deed from Sadie N. Williams, dated 10/01/1986, recorded 10/06/1986 in Book 4815, Page 831.

Parcel Number: 66-00-05806-00-5.

Location of property: 314 Railroad Avenue, Ambler, PA 19002-5722.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jerry L. Burgess a/k/a Jerry Burgess and Diane R. Burgess** at the suit of U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust, Inc. 2007-Ah11, Asset-Backed Pass-Through Certificates Series 2007-Ah11. Debt: \$236,318.63.

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

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

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

15-12259

ALL THAT CERTAIN lot or parcel of land known as Lot No. 1, lands now or late of Edwin S. Alderfer and Jeremiah S. Alderfer, situated in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, as shown on a Subdivision Plan prepared by Bursich Associates, Inc. of Pottstown, Pennsylvania, Drawing No. 061264-1 dated June 26, 1986, last revised August 18, 1986, said Lot being more fully bounded and described, as follows:

BEGINNING at a point in line of lands now or late Alto Grandview Acres, Inc. and a point in the Easterly side of an unnamed road (50 feet wide), said point being situated 349.23 feet measured North 83 degrees, 38 minutes, 30 seconds East from an iron pin, a common corner of Lot No. 2 Alderfer, lands now or late Alto Grandview Acres, Inc. and lands now or late St. Aloysius Roman Catholic Church; thence from said point of beginning and extending along lands now or late Alto Grandview Acres, Inc. North 83 degrees, 38 minutes, 30 seconds East, 363.36 feet to a pin in line of lands now or late Duncan M. Hunsberger; thence along the same crossing a 20 feet wide utility Easement South 45 degrees, 57 minutes, 56 seconds West, 490.67 feet to a corner of Lot No. 2; thence along the same and recrossing above said 20 feet wide utility easement North 6 degrees, 21 minutes, 30 seconds West, 249.90 feet to a point in the Southerly terminus of a portion of a 50 foot wide unnamed road to be dedicated to Lower Pottsgrove Township; thence along the same North 83 degrees, 30 minutes, 30 seconds East, 25.00 feet; thence along the Easterly side of said unnamed road North 6 degrees, 21 minutes, 30 seconds West, 50.00 feet to the first mentioned point and place of beginning.

ALSO TOGETHER WITH a 20 foot wide utility easement, said easement being more fully bounded and described, as follows:

BEGINNING at a point in the boundary line between lands now or late Duncan M. Hunsberger and these lands, said point being situated 288.70 feet measured South 45 degrees, 57 minutes, 56 seconds West from a pin, a corner of lands now or late Alto Grandview Acres, Inc., these lands and a point in line of lands of Hunsberger; thence from said point of beginning and extending along lands now or late Hunsberger South 45 degrees, 57 minutes, 56 seconds West, 20.23 feet; thence through Lot No.1 South 86 degrees, 08 minutes, 30 seconds West, 143.99 feet to a point in line of Lot No.2; thence along the same North 67 degrees 21 minutes, 30 seconds West, 20.02 feet; thence through Lot No. 1 North 86 degrees, 08 minutes 30 seconds East, 155.10 feet; thence continuing along the same South 40 degrees, 45 minutes, 00 second East, 8.69 feet to the first mentioned point and place of beginning.

Parcel Number: 42-00-02416-00-8.

Location of property: 1612 North Adams Street, Lower Pottsgrove, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Michelle M. Roberts** at the suit of Pottsgrove School District. Debt: \$11,123.52.

Diane M. Boehret, Attorney.

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

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

15-12722

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

BEGINNING at a point on the North side of Walnut Street in the division line of this and the one-half of a double brick house owned by Morris and Sadie Jacobson; thence along said division line Northwardly one hundred forty feet, more or less, to a twenty feet wide alley, passing in part of said course and distance through the middle of the partition or division wall erected between this and one-half of a double brick dwelling immediately adjoining on the West; thence extending Eastwardly along said alley a distance of fifteen feet to a point; thence Southwardly and parallel with the first described line, a distance of one hundred forty feet, more or less, to the North side of Walnut Street aforesaid; thence along the same Westwardly fifteen feet to the point or place of beginning.

Parcel Number: 16-00-30844-00-1.

Location of property: 511 Walnut Street, Pottstown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Shirley Mae Henderson** at the suit of Pottstown School District.
Debt: \$2,015.24.

Diane M. Boehret, Attorney.

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

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

15-12987

ALL THAT CERTAIN lot or tract of land, situate in **Limerick Township**, County of Montgomery, State of Pennsylvania bounded and described according to a survey by Francis W. Wack, Registered Surveyor, dated 4/25/1952, as follows, to wit:

BEGINNING at an iron pin in the centre of Lewis Road (33 feet wide); thence along the center line of said Lewis Road North 16 degrees, 3 minutes West, 125 feet to an iron pin still in the centre of said Lewis Road; thence leaving said Lewis Road and along lands now or late of Robert P. Wynn and crossing over an iron pin on the margin of said Lewis Road 16 1/2 feet from the centre thereof North 69 degrees, 37 minutes East, 788 feet to an iron pin, a corner of land now or late of Nathaniel Gottshall; thence along the same South 44 degrees, 37 minutes East, 134.12 feet to an iron pin, a corner of land now or late of Charles C. and E. Pauline Rimmel; thence along the same South 69 degrees, 37 minutes West, 853.55 feet crossing over an iron pin on the margin of said Lewis Road 16 1/2 feet from the centre thereof, to an iron pin, the place of beginning.

BEING the same property conveyed to Christopher Taphorn who acquired title by virtue of a Deed from Joseph J. White, Sr., by his Attorney in Fact Lorraine W. Lee by Virtue of Power of Attorney recorded 5/11/2010 in POA Book 234, Page 47, dated July 30, 2010, recorded August 2, 2010, at Deed Book 5775, Page 1021, Montgomery County, Pennsylvania records.

Parcel Number: 37-00-01555-00-1.

Location of property: 408 North Lewis Road, Royersford, PA 19468.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Christopher Taphorn** at the suit of Wells Fargo Bank, N.A.
Debt: \$241,330.02.

Meredith H. Wooters, Attorney.

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

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

15-13126

ALL THAT CERTAIN lot or piece of ground, situate in **Plymouth Township**, County of Montgomery, Commonwealth of Pennsylvania and described according to a survey by Will D. Hilter, Reg. dated November 1948, as follows, to wit:

BEGINNING at a point on the Northeasterly boundary of Germantown Pike at the distance of 238.42 feet Southeastwardly from the intersection of said side of said pike with the Southeasterly side of Marple Lane (22 feet wide) as shown on said plan; thence along land about to be conveyed to Charles G. Wager, et ux., North 41 degrees, 29 minutes East, 199.57 feet more or less to a point in line of land late of John J. Willaman and now of Charles G. Wager, et ux., said line passing through the middle of the partition wall separating the house on this from the house on the adjoining lot; thence along said land South 48 degrees, 45 minutes East, 30.82 to a point; thence along land of George N. Danchower, South 45 degrees, West 200 feet more or less to a point on the Northeasterly boundary of Germantown Pike; thence along the said side of said pike, North 48 degrees, 45 minutes West, 18.55 feet to the point and place of beginning.

ALSO ALL THAT CERTAIN lot or piece of land with the buildings thereon erected, situate in **Plymouth Township**, Montgomery County and State of Pennsylvania, bounded and described, as follows, viz:

BEGINNING at a stone on the Northwest side of a public road leading from Plymouth Meeting to North Wales and in the line now or late of Joel Supplee's Land; thence along said side of said road, South 39 degrees, West 18.28 perches to a stake, a corner of this and other lands now or late of Samuel Powell Childs; thence by the same, North 51 and degrees West, 17.54 perches to a stake, a corner of this and in line of said now or late of child's land; thence by the same, North 43 and ? degrees East, 18.34 perches to a stake in the line of said now or late Joe Supplee's land; thence by the same south 51 and 1/2 degrees East (erroneously given as South 15 and 1/2 degrees West in the Deed by Samuel Powell Childs, et ux. to Plymouth Valley Creamery Association) 16 perches to the beginning.

CONTAINING one acre and 146 perches of land.

BEING the same premises which Charles E. Weeks, Jr. sale heir to the Estate of Roianda W. Weeks, deceased, by Deed dated July 28, 1995, and recorded August 3, 1995, in Book 5120, Page 1459, granted and conveyed unto Charles E. Weeks, Jr. and Carolyn Weeks, husband and wife, in fee.

Parcel Number: 49-00-12020-00-9.

Location of property: 502 Township Line Road, Plymouth Meeting, PA 19462.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Carolyn Weeks and Charles E. Weeks, Jr.** at the suit of HSBC Bank USA National Association, as Trustee for the Holders of The Ellington Loan Acquisition Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1. Debt: \$446,442.71.

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

15-13159

ALL THAT CERTAIN dwelling and lot, piece or parcel of land, situate and known as 322 Ash Street, Stowe, **West Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described according to a survey made thereof by George F. Shanor, R.E., as follows, to wit:

BEGINNING on the South side of Ash Street at a corner of land of John W. Cooney; thence along the same South 29 degrees, 53 minutes West, 140 feet to the North side of a 20 feet wide alley; thence along said alley North 60 degrees, 7 minutes West, 19.85 feet to lands about to be conveyed to Frank Hillpot and wife; thence North 29 degrees, 53 minutes East, 140 feet to the South side of Ash Street; thence along the same South 60 degrees, 7 minutes East, 19.85 feet to the place of beginning.

Parcel Number: 64-00-00172-00-7.

Location of property: 322 Ash Street, West Pottsgrove, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Richard J. Mullen** at the suit of Pottsgrove School District. Debt: \$3,841.00.

Diane M. Boehret, Attorney.

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

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

15-15424

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in the Village of Cheltenham and **Cheltenham Township**, in the County of Montgomery and Commonwealth and described in accordance with a survey and plan thereof made May 8, 1920, by William T. Muldrew, Civil Engineer, as follows:

BEGINNING at a point on the Northwesterly side of Franklin Avenue (fifty feet wide) at the distance of one hundred feet Southwestwardly from the Southeasterly side of Elm Avenue (fifty feet wide).

CONTAINING in front or breadth on the said Franklin Avenue twenty-four one ninety-six hundredths feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to the said Franklin Avenue one hundred and fifty feet.

BEING the same property conveyed to James Fagan and Linda Riebow, as Joint Tenants With the Right of Survivorship who acquired title by virtue of a Deed from Joseph A. Vescovich and Margaret A. Vescovich, his wife, dated April 25, 2008, recorded May 9, 2008, at Deed Book 5692, Page 606, Montgomery County, Pennsylvania records.

Parcel Number: 31-00-10561-00-1.

Location of property: 331 Franklin Avenue, Cheltenham, PA 19012.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **James Fagan and Linda Riebow as Joint Tenants With the Right of Survivorship** at the suit of Wells Fargo Bank, N.A. Debt: \$234,970.01.

Meredith H. Wooters, Attorney.

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

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

15-15534

ALL THAT CERTAIN tract or parcel of land, situate in the Fifth Ward (formerly Ninth Ward), of **Pottstown Borough**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described in accordance with the revised lot plan as of 8/20/1964 and revised 12/17/1964, as follows, to wit:

BEGINNING at the Southwesterly corner of Lot No. 2, said point being on the Easterly property line of North Adams Street (50 feet wide) and distant along the same from a corner lands John B. and Gladys L. Amwake South 43 degrees, 30 minutes West, 285.00 feet; thence from said point of beginning along the Southerly side of Lot No. 2 South 46 degrees, 30 minutes East, 148 feet, 8 inches to a corner; thence South 43 degrees, 30 minutes West, 44 feet, 8 inches to a corner of lands of Adam P. Rapchinski; thence along the same North 46 degrees, 30 minutes West, 148 feet, 8 inches to a corner of the Easterly property line of North Adams Street; thence along the same North 43 degrees, 30 minutes East, 44 feet, 8 inches to the place of beginning.

BEING all of Lot No. 1.

Parcel Number: 16-00-00052-00-4.

Location of property: 520 North Adams Street, Pottstown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Rebecca S. Sweet** at the suit of Pottstown School District. Debt: \$3,981.63.

Diane M. Boehret, Attorney.

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

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

15-19197

ALL THAT CERTAIN lot or piece of ground, with buildings and improvements thereon to be erected, situated in **Lower Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, and described according to a plan thereof known as Providence Hills Subdivision #3 made by Donald H. Schurr, Registered Professional Engineer dated this 2nd date of September 1955 as follows, to wit:

BEGINNING at a point on the Southeasterly side of Wayne Avenue (fifty feet wide) at the distance of 85 feet measured on the bearing of North 45 degrees, no minutes East along the said side of Wayne Avenue from a point of tangent in the same, said point of tangent being at the distance of 23.56 feet measured on the arc of a circle curving to the right having a radius of fifteen feet from the point of curve on the Northeasterly side of Mann Road (fifty feet wide).

CONTAINING in front or breadth on the said East of Wayne Avenue 87 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to Wayne Avenue 155 feet.

BEING the same property conveyed to Bruce Hunsberger and Cheryl A. Hunsberger, husband and wife as Tenants by the Entirety who acquired title by virtue of a Deed from Bruce Hunsberger, dated November 1, 2005, recorded November 4, 2005, at Deed Book 5678, Page 1026, Montgomery County, Pennsylvania records.

Parcel Number: 43-00-15790-00-7.

Location of property: 106 Wayne Avenue, Norristown, PA 19403.

The improvements thereon are: Single family dwelling

Seized and taken in execution as the property of **Bruce Hunsberger and Cheryl A. Hunsberger, husband and wife as Tenants by the Entirety** at the suit of Wells Fargo Bank, N.A. Debt: \$247,243.21.

Meredith H. Wooters, Attorney.

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

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

15-20062

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a survey and plan thereof made of Section 3, Logan Circle, by William Spencer Erwin, Professional Engineer, Fairless Hills, Pennsylvania, dated February 4, 1960, as follows, to wit:

BEGINNING at a point on the Northwesterly side of North Hills Drive (50 feet wide) at the distance of 819 feet measured Northeastwardly along said side of North Hills Drive from its point of intersection with the Northeastly side of Glenn Valley Drive (50 feet wide) the 2 following courses and distances: (1) North 40 degrees, 46 minutes East, 577.06 feet; (2) on the arc of a circle curving to the right, having a radius of 325 feet, the arc distance of 241.94 feet; thence extending along the Northwesterly side of North Hills Drive on the arc of a circle curving to the right, having a radius of 325 feet, the arc distance of 23.80 feet to a corner of Lot No. 398; thence along the same North 2 degrees, 23 minutes, 15 seconds West, 120 feet to a point; thence extending South 89 degrees, 21 minutes West, 32.75 feet to a corner of Lot No. 396; thence along the same South 6 degrees, 34 minutes, 59 seconds East, 122.39 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 397 on the said plan.

BEING the same premises which Deutsche Bank National Trust Company, as Trustee of Ameriquest Mortgage Securities, Inc., Asset Backed Pass Through Certificates, Series 2005-R4CGM Under the Pooling and Servicing Agreement dated as of May 1, 2005, without recourse by Citi Residential Lending, Inc., its attorney-in-fact by a power of attorney recorded 5/30/2008 in Book 229, Page 125, by Deed dated 11/11/2008 and recorded 11/24/2008 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5714, Page 2951 granted and conveyed unto Maureen A. Gavlick.

Parcel Number: 13-00-28564-00-7.

Location of property: 1755 North Hills Drive, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Maureen A. Gavlick** at the suit of Nationstar Mortgage, LLC. Debt: \$146,162.01.

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

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

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

15-20072

ALL THAT CERTAIN tract or parcel of land and premises lying, being and situate in **Horsham Township**, County of Montgomery, and State of Pennsylvania being more particularly described, as follows:

BEING the same land and premises more particularly described in Deed Book 5186, Page 599.

BEING the same premises which Sherry L. Smith, f/k/a Sherry L. Breithaupt, by Deed dated 05/15/1997 and recorded 05/21/1997 in the Office of the Recorder of Deeds in and for the County of Montgomery in Instrument Number 1997040397 in Book 5186, Page 0599, granted and conveyed unto J. Thomas Spicer and Glenna T. Spicer, husband and wife, as Tenants by the Entirety.

Parcel Number: 36-00-01036-00-8.

Location of property: 36 Blair Mill Road, Hatboro, PA 19040, Horsham Township.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Thomas J. Spicer and Glenna T. Spicer** at the suit of Bank of America, N.A. Debt: \$373,786.50.

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

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

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

15-20975

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Plan of Sycamore Village made September 23, 1953 by Charles E. Shoemaker, Registered Professional Engineer of Abington, Pennsylvania, as follows, to wit:

BEGINNING at a point on the Northeast side of Carrell Lane (50 feet wide) measured along same the two following courses and distances from a point of curve on the Southeast side of Township Line Road (41.50 feet wide) (as widened by 8.5 feet on the Southeast side thereof): (1) on the arc of a circle curving to the left having a radius of 25 feet the arc distance of 39.65 feet to a point of tangent; (2) South 47 degrees, 32 minutes, 38 seconds East, 588.97 feet to the point and place of beginning.

CONTAINING in front or breadth on the said side of Carrell Lane 60 feet measured South 47 degrees, 32 minutes, 38 seconds East from the said beginning point and extending of that width in length or depth North 42 degrees, 27 minutes, 22 seconds East between parallel lines at right angles to the said Carrell Lane 220 feet.

BEING Lot Number 5 on said plan.

BEING the same premises which Beth Estel, by Deed dated 11/3/2005 and recorded 11/21/2005 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5580, Page 250 and Instrument #2005169978, granted and conveyed unto Christopher Harter and Andrea Ely, as Joint Tenants With the Right of Survivorship, not as Tenants in Common.

Parcel Number: 59-00-02368-00-3.

Location of property: 2701 Carrell Lane, Willow Grove, PA 19090.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Andrea Ely, Christopher Harter and United States of America, Department of the Treasury - Internal Revenue Service** at the suit of Nationstar Mortgage, LLC. Debt: \$226,267.93.

Sarah K. McCaffery, Attorney.

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

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

15-21358

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Plymouth Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of "Plymouth Hill", made by M.R. and J.B. Yerkes, Civil Engineers and Surveyors, of Bryn Mawr, Pennsylvania, dated 12/16/1954 and last revised 2/7/1956 and recorded at Norristown, Pennsylvania in the Office for the Recording of Deeds, etc., in and for the County of Montgomery on 7/25/1956 in Plan Book A-3, Page 19, as follows, to wit:

BEGINNING at a point in the middle line of Red Rowen Lane at the distance of 63 feet, measured South 42 degrees, 55 minutes West from a point formed by the intersection of the middle lines of Red Rowen Lane and Oawain Road (each 50 feet wide); thence extending from said point of beginning South 42 degrees, 55 minutes West along the middle line of Red Rowen Lane, 75 feet to a point; thence extending North 47 degrees, 5 minutes West passing along the middle line of a drainage easement (10 feet wide), 175.52 feet to a point; thence extending North 43 degrees, 6 minutes East, along the Northwesterly side of a utility easement (10 feet wide), 75 feet to a point; and thence extending South 47 degrees, 5 minutes East, 175.28 feet to the first mentioned point and place of beginning.

BEING Lot No. 49 on said plan.

BEING the same premises that Charles L. Stinneford and Jane Stinneford, his wife by Deed dated 09/06/79 and recorded on 09/13/79 in the Office of Recorder of Deeds in and for Montgomery County, at Book 4452 and Page 526, conveyed unto Columbus Johnson and Albertina Johnson, his wife, Grantees herein.

Parcel Number: 49-00-09628-00-7.

Location of property: 52 Red Rowen Lane, Plymouth Meeting, PA 19462.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Albertina Johnson** at the suit of LSF8 Master Participation Trust. Debt: \$254,581.03.

Bradley J. Osborne, Attorney.

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

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

15-22508

ALL THAT CERTAIN tract or piece of land, with the buildings and improvements thereon erected, situate in **Lower Gwynedd Township**, County of Montgomery and State of Pennsylvania, and described in accordance with a plan and survey thereof made by William T. Muldrew, Civil Engineer, bearing date the 12th day of September, 1935, being known as Plan No. 6915, as follows, to wit:

BEGINNING at a point in the center line of the DeKalb Pike (40 feet wide) at the distance of 1,773.43 feet Southwest of the center line of the Sumneytown Pike; thence extending along the center line of the said DeKalb Pike Southwardly 34 degrees, 10 minutes West, 297.75 feet; thence extending by land now or late of William A. Carlisle Northwardly 55 degrees, 52 minutes, 30 seconds West passing over a corner stone on the Westerly side of the said DeKalb Pike 445.11 feet to a corner stone; thence extending by land now or late of Charles C. Coolbaugh, Jr. Northwardly 15 degrees, 8 minutes East, 430.27 feet to a stone on the Northeasterly side of a 24 foot wide private road leading to the DeKalb Pike; thence extending along the Northeasterly side of the said private road and by land now or late of G. Edwin Brumbaugh, et al, the three following courses and distances to wit. Southwardly 69 degrees, 32 minutes East, 60 feet and Southwardly 15 degrees, 8 minutes West, 129.55 feet and Southwardly 55 degrees, 47 minutes East passing over a stone on the Westerly side of the said DeKalb Pike, 484.89 feet to the center line of the said DeKalb Pike and place of beginning.

CONTAINING 35662 acres, more or less.

TITLE TO SAID PREMISES IS VESTED IN James R. Federer and Jennifer L. Curry, Joint Tenants With Right of Survivorship, by Deed from Miles J. Lewis and Josephine Wall Lewis, h/w, Dated 06/26/2000, recorded 07/27/2000, in Book 5325, Page 150.

Parcel Number: 39-00-00952-00-8.

Location of property: 917 DeKalb Pike, Lower Gwynedd, PA 19002-1923.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jennifer L. Curry-Federer a/k/a Jennifer L. Curry and James R. Federer** at the suit of Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2004-1, Asset-Backed Certificates, Series 2004-1. Debt: \$407,696.45.

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

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

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

15-22778

ALL THAT CERTAIN brick message or tenement and lot of land upon which the same is erected, situate on the North side of Walnut Street, between Franklin and Evans Streets in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a post on the North side of Walnut Street, a corner of land now or late of Hiram Hauberger; thence Northwardly along said Hauberger's land one hundred and forty feet to a twenty feet wide alley; thence along said alley Westwardly thirty feet to a post a corner of this and land formerly belonging to J. Dutton Steele; thence Southwardly along the same one hundred and forty feet to the North side of Walnut Street; thence Eastwardly along the same thirty feet to the place of beginning.

BEING the same premises which William H. Fosnocht, III and Donna Catherine Fosnocht, husband and wife, by Deed dated 5/12/2010 and recorded 10/7/2010 in the Office for the Recorder of Deeds in and for the County of Montgomery, and Commonwealth of Pennsylvania in Deed Book 5781, Page 1917, granted and conveyed unto Dustin D. Wade and Laurel M. Wade, husband and wife.

Parcel Number: 16-00-30704-00-6.

Location of property: 371 Walnut Street, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Dustin D. Wade and Laurel M. Wade** at the suit of U.S. Bank National Association (Trustee for The Pennsylvania Housing Finance Agency). Debt: \$132,024.43.

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

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

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

15-22805

ALL THAT CERTAIN unit, designated as Unit Number 119, being a unit in the Chelbourne Plaza Condominium, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA C.S. 3101 et seq. as designated in the Declaration of Condominium of Chelbourne Plaza Condominium bearing date 7/18/1988 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania on 7/29/1988 in Deed Book 4881, Page 817, and Plats and Plans for Condominium bearing date 7/18/1988 and recorded as Exhibit 'B' and The By-Laws of Chelbourne Plaza Condominium dated 7/18/1988 and recorded 7/29/1988 in Deed Book 4881, Page 888.

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

TITLE TO SAID PREMISES IS VESTED IN Alexander J. Rastelli, Jr., by Deed from Samuel Apfelbaum, dated 01/15/2003, recorded 02/03/2003 in Book 5444, Page 2232.

Parcel Number: 31-00-26563-46-9.

Location of property: 46 Township Line Road #119 a/k/a 46 Township Line Road Condominium 119, Elkins Park, PA 19027-2226.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Alexander Rastelli a/k/a Alexander J. Rastelli, Jr.** at the suit of Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$46,337.06.

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

15-22885

TRACT NO. 1

ALL THOSE TWO CERTAIN contiguous 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 No. 441 and 442 described according to a plan made by William T. Muldrew, Surveyor and Regulator, Jenkintown, PA dated June 25, 1921 and recorded at Norristown in Deed Book 828, Page 600, as follows, to wit:

BEGINNING at a point in the middle line of Radcliffe Avenue (40 feet wide) at the distance of 210 feet Southeastwardly from the middle line of Colonial Avenue (40 feet wide).

CONTAINING together in front or breadth on the said middle line of Radcliffe Avenue 40 feet (each lot being 20 feet in front) and extending together of that width in length or depth Northeastwardly between lines at right angles to the said middle line of Radcliffe Avenue 120 feet.

TRACT NO. 2

ALL THOSE TWO CERTAIN contiguous lots or pieces of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, described according to a plan thereof made by William T. Muldrew, Surveyor and Regulator, Jenkintown, Pennsylvania dated June 25, 1921 and recorded at Norristown, Pennsylvania in Deed Book 828, Page 600, as follows:

BEGINNING at a point in the middle line of Radcliffe Avenue (40 feet wide) at the distance of 170 feet Southeastward from the middle line of Colonial Avenue (40 feet wide).

CONTAINING together in front or breadth on the said middle line of Radcliffe Avenue 40 feet (each lot being 20 feet in front) and extending together of that width in length or depth Northeastward between at right angles to the said middle line of Radcliffe Avenue 120 feet.

TITLE TO SAID PREMISES IS VESTED IN George A. Thompson and Deborah Thompson, by Deed from George A. Thompson and Deborah Barber, n/k/a, Deborah Thompson, dated 06/13/2006, recorded 06/29/2006 in Book 5606, Page 1064.

Parcel Number: 30-00-54988-00-8.

Location of property: 2473 Radcliffe Avenue, Roslyn, PA 19001-4213.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **George A. Thompson and Deborah Thompson a/k/a Deborah A. Thompson** at the suit of Deutsche Bank National Trust Company as Trustee for Soundview Home Loan Trust 2006-Wf Asset-Backed Certificates, Series 2006-Wf. Debt: \$251,794.82.

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

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

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

15-24462

ALL THOSE TWO CERTAIN lots or pieces of ground with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at point in the center line of Patterson Avenue (formerly Sampson Avenue) (40 feet wide) at the distance of 899.58 feet measured Northwestwardly from the intersection of the said center line of Patterson Avenue with the center line of York Road (45 feet wide).

CONTAINING in front or breadth on the said center line of Patterson Avenue measured Northwestwardly 100 feet (each lot being 50 feet in width) and extending of that width in length or breadth Northeastwardly between parallel lines at right angles to the center line of Patterson Avenue 141.40 feet.

BEING Lots Nos. 17 and 18 on Plan of "Sampson Heights" and now known as House No. 901 Patterson Avenue, Willow Grove, PA 19090.

BEING the same premises which John J. McGrath and Mary Ann McGrath, h/w by Deed dated 2/26/1990 recorded 3/6/1990 in Volume 4940, Page 418 granted and conveyed to Kevin P. McKelvey and Judith R. McKelvey, h/w, in fee.

BEING the same premises which Kevin P. McKelvey and Judith R. McKelvey, h/w, by Deed dated 10/5/2005 recorded 10/19/2005 in the Office for the Recording of Deeds, Montgomery County, in Deed Book 5575, Page 2036, granted and conveyed to Kevin P. McKelvey, in fee.

TITLE TO SAID PREMISES IS VESTED IN Geraldine F Dolan by Deed from John F. Dolan and Anna I. Dolan, husband and wife, was recorded 6/3/2011, in the Montgomery County Recorder of Deeds, in Book 5802, Page 02579.

Parcel Number: 59-00-14206-00-9.

Location of property: 901 Patterson Avenue, Willow Grove, PA 19090.

The improvements thereon are: Single family.
Seized and taken in execution as the property of **Geraldine Dolan** at the suit of FV-I, Inc. in Trust for Morgan Stanley et. al. Debt: \$391,891.38.

Richard Nalbandian, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$39,189.13 dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

15-24579

ALL THAT CERTAIN lot or piece of land, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey thereof made by Will D. Hiltner, Registered Surveyor in December 1952, as follows, to wit:

BEGINNING at a stake on the Northwest side of Tremont Avenue at the distance of 120 feet Northeasterly from the Northeast side of Basin Street a corner of this and land of Mary Tuturice; thence extending along said Tuturice's land, North 49 degrees, 30 minutes West, 130 feet to a point, a corner of this and land of Joseph Amoroso and Catharina Amoroso, his wife; thence extending along said Amoroso's land, North 40 degrees, 30 minutes East, 100 feet to a point a corner of this and other land of said Joseph Amoroso and Catharina Amoroso, his wife; thence extending along said Amoroso's land, South 49 degrees, 30 minutes West, 130 feet to a point on the Northwest side of Tremont Avenue; and thence extending along said Tremont Avenue, South 40 degrees, 30 minutes West, 100 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Gail Collazo, by Deed from Samuel L. Rinehart, dated 06/06/2003, recorded 08/05/2003 in Book 5467, Page 1766.

Samuel Rinehart died on February 8, 2004, leaving a Will dated May 3, 2000. Letters Testamentary were granted to Gail Collazo on March 10, 2006 in Montgomery County, No. 2006-X0816. Decedent's surviving devisee is Gail Collazo. Gail Collazo died on 10/27/2013, and upon information and belief, her surviving heirs are Gabriella Rinehart, Leonardo D. Collazo, and Samuel Collazo. All other heirs are unknown.

Parcel Number: 13-00-36956-00-3.

Location of property: 1215 Tremont Avenue, Norristown, PA 19401-3541.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Unknown Successor Executor of The Estate of Samuel Rinehart, Samuel Collazo, in His Capacity as Heir of Gail Collazo, Deceased, Leonardo D. Collazo, in His Capacity as Heir of Gail Collazo, Deceased, Gabriella Rinehart, in Her Capacity as Heir of Gail Collazo, Deceased, Unknown Successor Trustees of The Samuel Rinehart Trust, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Gail Collazo, Deceased** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A. f/k/a First Union National Bank. Debt: \$76,371.07.

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

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

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

15-24687

ALL THAT CERTAIN lot or piece of ground, with the building and improvements to be erected thereon, situate in **West Pottsgrove Township**, Montgomery County, PA described according to a certain plan thereof known as Plan of Lots 'Colonial Village' made for McClatchy Davis Corporation by William W. Reader, Registered Professional Engineer dated 6/2/1964, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Pulaski Street (50 feet wide) said point being the 2 following courses and distances from a point of curve on the Northwesterly side of Glasgow Street (50 feet wide): (1) leaving Glasgow Street on the arc of a circle curving to the right having a radius 20.00 feet the arc distance of 30.53 feet to a point of tangent on the Northeasterly side of Pulaski Street; and (2) North 51 degrees, 17 minutes West along the Northeasterly side of Pulaski Street 340.95 feet to the point of beginning.

CONTAINING in front or breadth Northwestwardly along the Northeasterly side of Pulaski Street, 53.00 feet and extending of that width in length or depth Northwardly between parallel lines at right angles to Pulaski Street 100.00 feet.

BEING Lot No. 48, as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Michael A. Harbach, by Deed from Michael A. Harbach and Kathaleen M. Harbach, his wife, dated 09/07/2001, recorded 12/19/2002 in Book 5439, Page 537.

Mortgagor Michael A. Harbach died on 09/09/2014, and Michael A. Harbach, Jr. was appointed Administrator of his estate. Letters of Administration were granted to him on 12/02/2014 by the Register of Wills of Montgomery County, No. 2014-X4172. The Decedent's surviving heirs at law and next-of-kin are Michael A. Harbach, Jr. and Mark A. Keck.

Parcel Number: 64-00-03892-00-4.

Location of property: 120 Pulaski Street, Stowe, PA 19464-6261.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael A. Harbach, Jr., in His Capacity as Administrator and Heir of The Estate of Michael A. Harbach, Mark A. Keck a/k/a Marcus Allan Harbach, in His Capacity as Heir of The Estate of Michael A. Harbach and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Michael A. Harbach a/k/a Michael A. Harbach, Sr., Deceased** at the suit of Santander Bank, N.A., formerly known as Sovereign Bank. Debt: \$106,844.31.

Paul Cressman, Attorney. I.D. #318079

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

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

15-25165

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitemarsh Township**, County of Montgomery, State of Pennsylvania, and described according to a plan of part of Whitemarsh Green, Section #1, made for Oakwood Homes, Inc., on June 30, 1952, by George B. Mebus, Registered Professional Engineer of Glenside, Pennsylvania, and recorded at Norristown, in the Office for the Recording of Deeds, in Deed Book 1962, Page 601, as follows:

BEGINNING at a point on the Northeast side of Marble Lane (fifty feet wide), at the distance of twenty feet, measured along same, North forty-six degrees, twenty-four minutes West, along the Northeast side of Marble Lane, eighty-one and fifty one-hundredths feet to a point; thence extending from the said beginning point, North forty-six degrees, twenty-four minutes West, along the Northeast side of Marble Lane, eighty-one and fifty one-hundredths feet to a point; thence extending North forty-three degrees, thirty-six minutes East, partly through and driveway laid out between these premises and the premises adjoining to the Northwest, one hundred twenty feet to a point; thence extending South fifty-eight and eleven one-hundredths feet to a point on the Northwest side of Indian Guide Road; thence extending along same, the two following courses and distances: (1) on the arc of a circle curving to the right, in a general Southwesterly direction, having a radius of three hundred seventy-five feet, the arc distance of fifty-eight and seventy-eight one-hundredths feet to a point of tangent; (2) south forty-three degrees, thirty-six minutes West, fifty-six and seventy-seven one-hundredths feet to a point of curve; thence extending on the arc of a circle curving to the right, having a radius of twenty feet, the arc distance of thirty-one and forty-two one-hundredths feet to a point on the Northeast side of Marble Lane, the point and place of beginning.

BEING known as 43 on said plan.

TOGETHER with and reserving thereout the free and common use, right, liberty an privilege of the aforesaid driveway, as and for a driveway, passageway and watercourse at all times hereafter forever, in common with the owners, tenants and occupiers of the lots or piece of ground bounding there upon and entitled to the use thereof.

UNDER AND SUBJECT to the proportionate share of the cost and expense of maintaining the said driveway in good order, condition and repair.

BEING the same premises which Genevieve B. Paxson by Deed dated 3/14/08 and recorded 3/19/08 in Montgomery County in 5686, Page 286 conveyed unto Thomas O'Donnell, in fee.

TITLE TO SAID PREMISES IS VESTED IN Kurt O. Philippsen and Leslie B. Philippsen husband and wife, as Tenants by the Entireties by Deed from Thomas O'Donnell dated 06/18/2009 recorded 06/23/2009 in Deed Book 5734, Page 01227.

Parcel Number: 65-00-07486-00-9.

Location of property: 203 Marble Lane, (Whitemarsh Township), Lafayette Hill, PA 19444.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kurt O. Philippsen and Leslie B. Philippsen** at the suit of Ocwen Loan Servicing, LLC. Debt: \$321,649.19.

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

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

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

15-26177

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a survey dated July 16, 1973, last revised November 27, 1973 made by Serdy Bursich & Associates, Inc., as follows, to wit:

BEGINNING at a point on the Northwesterly side of Valley Road (50 feet wide), being a point on the Northeasterly side of Lot #21; thence extending along the said side of Lot #21 North 22 degrees, 20 minutes West, 154.25 feet to a point in line of land now or late of the St. Aloysius Roam Catholic Church; thence along the line of land of the Church North 38 degrees, 04 minutes East, 66.77 feet to a point in line of Lot #19; thence extending along line of Lot #19 South 27 degrees, 25 minutes, 21 seconds East, 190.98 feet to a point on the Northwesterly side of Valley Road aforesaid; thence along the said side of Valley Road South 67 degrees, 40 minutes West, 75 feet to the first mentioned point and place of beginning.

CONTAINING 11,698 square feet and being Lot #20 on a plan of lots known as Valley Road Extension.

TITLE TO SAID PREMISES IS VESTED IN R. Neal Petenbrink and Gloria A. Petenbrink, husband and wife, from R. Neal Petenbrink Deed, dated 03/24/94 recorded 04/07/94, in Book 5074, Page 0251, Instrument #005297.

Parcel Number: 42-00-05041-15-5.

Location of property: 1375 North Valley Road, Pottstown, PA 19464-2439.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **R. Neal Petenbrink and Gloria A. Petenbrink** at the suit of Branch Banking and Trust Company. Debt: \$225,444.41.

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

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

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

15-26595

THE LAND REFERRED TO in this report is situated in the State of Pennsylvania, County of Montgomery, **Cheltenham Township**, and described, as follows:

BEGINNING at a point on the Northeasterly side of Beech Avenue (fifty feet wide), said point being at the distance of seventy-five and seventy one-hundredths feet measured South forty-eight degrees, thirty-nine minutes West from the intersection which the said side of Beech Avenue makes with the Southeasterly side of Sycamore Avenue (fifty feet wide); thence by a line at right angles to Beech Avenue and along land of Charles Knauf, North forty-one degrees, twenty-one minutes East, one hundred twenty feet to a point; thence by a line parallel to Beech Avenue South forty-eight degrees, thirty-nine minutes East, six and fifty one-hundredths feet to a point; thence by another line at right angles to Beech Avenue and through land of Elizabeth C. Knauf of which this was a part, South forty-one degrees, twenty-one minutes West, one hundred twenty feet to a point on the aforementioned Northeasterly side of Beech Avenue; thence along the said side of Beech Avenue North forty-eight degrees, thirty nine minutes West, six and fifty one-hundredths feet to a point the place of beginning.

AND, ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a survey and plan thereof made by George B. Mebus, Registered Professional Engineer, on May 12, 1948, as follows, to wit:

BEGINNING at a point of intersection which the Northeasterly side of Beech Avenue (fifty feet wide) makes with the Southeasterly side of Sycamore Avenue (fifty feet wide); thence along the said Southeasterly side of Sycamore Avenue, North forty-one degrees, twenty-one minutes East, one hundred twenty feet to a point; thence South forty-eight degrees, thirty-nine minutes East, eighty-two and twenty one-hundredths feet to a point; thence South forty-one degrees, twenty-one minutes West, one hundred twenty feet to a point in the said Northeasterly side of Beech Avenue; thence along the same North forty-eight degrees, thirty-nine minutes West, eighty-two and twenty one-hundredths feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Charles W. Knauf by Deed from Charles W. Knauf, Surviving Joint Tenant dated 12/16/2003 recorded 12/26/2003 in Deed Book 05487, Page 1492.

Parcel Number: 31-00-01843-00-7.

Location of property: 1649 Beech Avenue, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Charles W. Knauf** at the suit of Bank of America, N.A. Debt: \$188,033.00.

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

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

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

15-26872

ALL THAT CERTAIN lot or tract of land with the dwelling thereon erected, situate in **Upper Dublin Township**, County of Montgomery and State of Pennsylvania, more particularly bounded and described, as follows, to wit:

BEGINNING at a point on the Northwestern side of Randolph Avenue (40 feet wide) at the distance of three hundred seventy-eight and eighty-nine one-hundredths feet measured Northeastwardly from a point marking the intersection of the said side of Randolph Avenue with the Northeasterly side of South Main Street (40 feet wide) a corner of this and land formerly of Keasbey & Mattison Company; thence extending along said land formerly of Keasbey & Mattison Company, North seventeen degrees, twelve minutes, thirty seconds West, one hundred five and seven one-hundredths feet to a point in the center line of a ten foot wide alley; thence extending along said center line of said alley North seventy-two degrees, forty-seven minutes, thirty seconds East, twenty-two and eight-tenths feet, more or less, to a point in line of land about to be confirmed to William Petruzo; thence by said land and passing through the center line of a party wall dividing this and the messuage of the said William Petruzo South seventeen degrees, twelve minutes, thirty seconds East, one hundred five and seven one-hundredths feet to the Northwestern side of Randolph Avenue aforesaid; thence by the said Northwestern side of Randolph Avenue seventy-two degrees, forty-seven minutes, thirty seconds West, twenty-two and eight tenths feet more or less to the point and place of beginning.

UNDER AND SUBJECT to restrictions of record.

UNDER AND SUBJECT to Advance Mortgage Company, dated 3/3/1980, recorded 3/5/1980 in Mortgage Book 4862, Page 552, in the amount of \$44,150.00.

TITLE TO SAID PREMISES IS VESTED IN John E. Ozga, Jr. by Deed from John E. Ozga, Jr. and Jean Marie Ozga dated April 5, 1984 and recorded August 27, 1984 in Deed Book 4746, Page 182. The said John E. Ozga, Jr. died on May 5, 2015 thereby vesting title in Jamie L. Ozga, Administratrix of the Estate of John E. Ozga, Jr.

Parcel Number: 54-00-13669-00-2.

Location of property: 324 Randolph Avenue, Ambler, PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jamie L. Ozga, Administratrix of the Estate of John E. Ozga, Jr.** at the suit of CIT Bank, N.A. Debt: \$170,166.33.

Joseph F. Riga, Attorney.

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

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

15-26913

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.

TOGETHER with all and singular the buildings and improvements, way, streets, alleys, driveways, passages, waters, water-courses, rights liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title interest, property, claim and demand whatsoever of him, the said grantor, as well at law as in equity, of, in and to the same. To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said grantees, their heirs and assigns, to and for the only proper use and behalf of the said grantees as Joint Tenants With Right of Survivorship.

AND the said grantor, for himself and his heirs, executors and administrators, does by these presents, covenant, grant and agree to and with the said grantees, their heirs and assigns, that he, the said grantor, and his heirs, all and singular the hereditaments and premises herein described and granted or mentioned and intended so to be, with the appurtenances, unto the said grantees, their heirs and assigns, against him.

TITLE TO SAID PREMISES IS VESTED IN Clifford E. Webb, Jr. and Lakieshah Webb, his wife, by Deed from Clifford E. Webb, Jr. and Clifford Webb and Lakieshah Webb, f/k/a, Lakieshah 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 Lakieshah Webb a/k/a Lakieshah Barfield** at the suit of Matrix Financial Services Corporation. Debt: \$224,039.24.

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

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

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

15-26967

ALL THAT CERTAIN brick message and lot of land, situation the North side of Walnut Street, between Charlotte and Evans Streets, in **Pottstown Borough**, Montgomery County, PA being known as 319 Walnut Street, bounded and described, as follows:

BEGINNING on the North side of Walnut Street at a corner of this and lot now or late of George Leader; thence Eastwardly and parallel with said Walnut Street 30 feet to a corner of Lot 3; thence by same in a Northwardly course 140 feet to a 20 feet wide alley; thence by and parallel with the same Westwardly 30 feet to the said lot now or late George Leader; thence along same Southwardly 140 feet to the place of beginning.

CONTAINING and embracing in said description Lot 1 in a plan of lots laid out by William Mintzer and Abner Evans.

TITLE TO SAID PREMISES IS VESTED IN by Deed from date 09/30/2005 recorded 11/14/2005 in Deed Book DE 05579, Page 0310.

Parcel Number: 16-00-30636-00-2.

Location of property: 319 Walnut Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Tina M. Young and Warren Michael Young** at the suit of Deutsche Bank National Trust Company, as Indenture Trustee for American Home Mortgage Investment Trust 2006-1. Debt: \$78,452.38.

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

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

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

15-28189

ALL THOSE TWO CERTAIN lots of land situate, lying and being in **Norristown Borough**, County of Montgomery and State of Pennsylvania, known and designated as Lots Numbered 52, 53, Block A, Coleman Terrace Development of Norristown Realty Company, a map of which is now 011 file in the Office for the Recording of Deeds of the County of Montgomery in Deed Book No. 857, Page 600, and are bounded and described in accordance therewith, as follows:

BEGINNING at a point on the Northwesterly side of Freedley Street, at the distance of 60 feet Northwestwardly from the Northwesterly side of Juniper Street, a corner of Lot No. 51 Block A; thence extending Northeastwardly along said lot, at right angles to said Freedley Street, 140 feet to a point on the Southwesterly side of a 20 feet wide alley; thence extending along said side of said alley Northwestwardly 46 feet to a point on the Southeasterly side of another 20 feet wide alley; thence extending Southwestwardly along the said Southeasterly side of the last mentioned 20 feet wide alley, 140 feet to a point on the Northeasterly side of Freedley Street aforesaid; thence extending along the said side thereof Southeastwardly 46 feet to the place of beginning.

BEING the same premises which Albert Dudley, Sr., by Deed dated June 7, 2001 and recorded June 9, 2011 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5803, Page 01620, granted and conveyed unto Albert Dudley, Sr. and Alessa Dudley. Sharon L. Dudley departed this life on 5/18/2010.

Parcel Number: 13-00-12760-00-7.

Location of property: 307 West Freedley Street, Norristown, PA 19401.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Albert Dudley Sr. a/k/a Albert Dudley and Alessa Dudley** at the suit of U.S. Bank, National Association, as Trustee for C-BASS 2007-CB2 Trust, C-BASS Mortgage Loan Asset-Backed Certificates, Series 2007-CB2 c/o Ocwen Loan Servicing, LLC. Debt: \$224,899.56.

Jessica N. Manis, Attorney.

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

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

15-28572

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a survey dated May 14, 1974, last revised November 30, 1977, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Oakdale (50 feet wide) which point of beginning is measured the following two courses and distances from a point of curve on the Northwesterly side of Woodmere Road (50 feet wide): (1) on the arc of a circle curving to the left having a radius of 25 feet the arc distance of 38.03 feet to a point of tangent; (2) North 44 degrees, 38 minutes, 07 seconds West, 176.45 feet to the beginning point, being a point in line of Lot No. 103; thence extending along line of Lot No. 103, South 42 degrees, 31 minutes, 26 seconds West, 166.12 feet to a point in the center line of a 20 feet wide sanitary sewer easement; thence extending along line of partly of Lot No. 101 and partly of Lot No. 76 North 47 degrees, 28 minutes, 24 seconds West the distance of 100 feet to a point in line of Lot No. 105D; thence extending along line of Lot No. 105D North 42 degrees, 17 minutes, 57 seconds East, 171.12 feet to a point on the Southwesterly side of Oakland Drive aforesaid; thence along the said side of Oakdale Drive, South 44 degrees, 38 minutes, 07 seconds East, 100.81 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Liza Temple and Adrian Temple, w/h and Karen Temple, an unmarried woman, all as Joint Tenants With Right of Survivorship and not as Tenants in common, by Deed from Adrian Temple and Liza Temple, h/w, as Tenants by the Entirety, dated 07/14/2009, recorded 08/26/2009 in Book 5741, Page 2488.

Parcel Number: 42-00-03230-38-2.

Location of property: 1452 Oakdale Drive, Pottstown, PA 19464-2778.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Liza Temple, Karen Temple and Adrian Temple** at the suit of Loandepot.Com. Debt: \$216,001.30.

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

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

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

15-29192

ALL THAT CERTAIN tract of land, situate in **Salford Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a recent survey and plan dated March 25, 1963, as prepared by Virgil H. Kaufman, Registered Surveyor of Hatfield, Pennsylvania, as follows, to wit:

BEGINNING at a point, a corner in the center line of County Line Road, said point being at the distance of 118.96 feet Southeasterly from the intersection of the center lines of County Line Road and Ridge Road; thence along the center line of County Line Road South 44 degrees, 30 minutes East, the distance of 165.50 feet to a point a corner of this and land of now or late Steward Y. Barndt (formerly John B. Barndt); thence along the same South 47 degrees, 50 minutes West, the distance of 193.07 feet to an iron pin, a corner of this and land of now or late Ray Moss; thence along the same North 45 degrees, 16 minutes West, the distance of 159.77 feet to an iron pin, a corner of this and land of now or late Karl W. Hartwigs; thence along the same North 46 degrees, 8 minutes East, the distance of 187.27 feet to the first mentioned point and place of beginning.

BEING the same property conveyed to Jeffrey E. Shoemaker and Virginia M. Shoemaker who acquired title by virtue of a Deed from Robert W. Keyser, dated October 5, 2007, recorded October 12, 2007, at Deed Book 5668, and recorded in Book 00905, Page, Montgomery County, Pennsylvania records.

Parcel Number: 44-00-00430-00-3.

Location of property: 8 South County Line Road, Telford, PA 18969.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Jeffrey E. Shoemaker and Virginia M. Shoemaker** at the suit of Wells Fargo Bank, N.A. Debt: \$292,362.98.

Michael E. Carleton, Attorney.

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

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

15-29318

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

BEGINNING at a point in the center line of Penrose Avenue at the distance of 53.72 feet Northeast from the center line of Willow Avenue; thence extending northeast along the center line of Penrose Avenue, 27.28 feet; thence extending Northeast, parallel with Willow Avenue, 106.75 feet; thence extending Southwest at right angles to Willow Avenue, 27.28 feet; and thence extending Northwest, 106.75 feet to the first mentioned point and place of beginning.

BEING the same premises which Nolan Anderson Homes, Inc., by Deed dated July 31, 2007 and recorded August 14, 2007 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5660, Page 01810, granted and conveyed unto Everett K. Terry, Jr.

Parcel Number: 31-00-22387-00-1.

Location of property: 7403 Penrose Avenue, Elkins Park, PA 19027.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Everett K. Terry, Jr.** at the suit of EverBank. Debt: \$217,004.56.

Sarah K. McCaffery, Attorney.

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

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

15-29660

ALL THAT CERTAIN lot or piece of land with the message thereon erected, situate in **Hatfield Township**, County of Montgomery and Commonwealth of Pennsylvania, being more particularly bounded and described according to a survey thereof made by Herbert H. Metz, Registered Engineer and Land Surveyor of Lansdale, Pennsylvania, as follows, to wit:

BEGINNING at a point, a corner on the Southeast side of Public Road, known as Walnut Street, as laid out 40 feet wide, at the distance of 360?feet Northeast of an angle in the said road, being a corner of other land of the said George, and Annie D. Alexander; thence extending along the Southeast side of said Walnut Street North 53 degrees, 53 minutes, 30 seconds East, 30 feet to a point, a corner of other land now or late of the said George and Annie D. Alexander; thence extending along said other land now or late of the said George and Annie D. Alexander, South 36 degrees, 6 minutes, 30 seconds East, 226.47 feet to a point, a corner on the North side of the Doylestown Branch of the North Pennsylvania, Railroad; thence extending along the same South 54 degrees, 6 minutes, 30 seconds West, 30 feet to a point, a corner of other land now or late of the said George and Annie D. Alexander; thence extending along the same North 36 degrees, 6 minutes, 30 seconds West, 226.36 feet to the place of beginning.

BOUNDED on the Northeast by other land now or late of the said George and Annie D. Alexander; on the Southeast by land of the North Pennsylvania Railroad Company, on the Southwest by other land of the said George and Annie Alexander and on the Northwest by said Walnut Street.

BEING the same premises which James H. Pepe and Joyce A Sherman, by Deed dated December 15, 2005 and recorded in the Recorder of Deeds Office in and for Montgomery County, Pennsylvania on December 23, 2005 in Book 5584, Page 548 and Instrument Number 2005186990 granted and conveyed unto Riley F. Hogans and Sandra L. Hogans, as Tenants by Entireties.

Parcel Number: 35-00-11044-00-9.

Location of property: 2919 East Walnut Street, Colmar, PA 18915.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Riley F. Hogans and Sandra Lee Hogans** at the suit of Bank of America, N.A. Debt: \$287,024.14.

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 \$28,702.41 dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

15-29679

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 according to a survey thereof made by James Cresson, Civil Engineer, as follows, to wit:

BEGINNING at a point on the Northwest side of Locust Street at the distance of 120 feet Northeasterly from the North corner of Wood and Locust Streets said point of beginning being also at the distance of 293 feet, 10 inches more or less Southwestwardly from the Southwesterly side of Boorse Alley, as shown on said plan; thence along the

Northwest side of Locust Street Northeasterly 25 feet, 10 inches more or less to a point, a corner of other land of the said Joseph A. Bailey, of which this was a part; thence Northwestwardly at right angles to Locust Street, the line passing through the middle of the partition wall between this house and the house on the adjoining ground, 140 feet more or less to the Southeast side of Land Alley, as shown on said plan laid out 20 feet wide; thence along said side of said alley Southwestwardly 25 feet, 10 inches more or less to a point; thence Southeasterly parallel to Wood Street and 2 inches Southwestwardly from the Southwest side of a stone wall and along the rear lots fronting on Wood Street and belonging to several people, 140 feet more or less to the Northwest side of Locust Street the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Alpha Bryant, by Deed from William T. Gildea and Karen H. Gildea, his wife, dated 06/20/1986, recorded 06/27/1986 in Book 4803, Page 1801.

Mortgagor Alpha Bryant a/k/a Alpha Golden died on 01/25/2014, and upon information and belief, his heirs or devisees, and personal representative, are unknown.

Parcel Number: 13-00-20812-00-1.

Location of property: 1315 Locust Street, Norristown, PA 19401-3319.

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 Alpha Bryant a/k/a Alpha Golden, Deceased** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association. Debt: \$87,141.28.

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

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

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

15-30417

ALL THAT CERTAIN lot or piece of ground, situate in **Douglass Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a Master Plan of 'Summer Hill' made for Gambone Brothers Development Company by Bursich Associates, Inc., Pottstown, PA dated 7/27/1998 and last revised 12/5/2000 and recorded in the Office of the Recorder of Deeds at Norristown in Plan Book A-59, Pages 435 and 436, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Summer Hill Drive (50 feet wide) a corner of Lot 129 on said plan; thence extending along said Summer Hill Drive on the arc of a circle curving to the left having a radius of 800.00 feet the arc distance of 103.43 feet to a point a corner of Lot 131 on said plan; thence extending along said Lot 131 North 29 degrees, 07 minutes, 56 seconds West, 150.45 feet to a point a corner of Drainage Easement A; thence extending along said Drainage Easement A North 65 degrees, 06 minutes, 21 seconds East, 122.72 feet to a point a corner of Lot 129 on said plan; thence extending along said Lot 129 South 21 degrees, 43 minutes, 30 seconds East, 149.30 feet to a point on the Northwesterly side of Summer Hill Drive, aforesaid; being the first mentioned point and place of beginning.

BEING Lot 130 on said plan.

BEING part of the same premises which Charles H. Silcox, Jr., Executor of the Estate of Charles H. Silcox, a/k/a Charles H. Silcox, Sr., deceased and Charles H. Silcox, Jr., Individually by Indenture bearing date the 31st day of July, A.D. 2000 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, PA, in Deed Book 5326, Page 1983, granted and conveyed unto Gambone Brothers Development Company, a Pennsylvania Corporation, in fee.

UNDER AND SUBJECT to a Declaration of Summer Hill Planned Community recorded in Deed Book 5354, Page 2380, in the County aforesaid, affecting the unit or lot described above.

TITLE TO SAID PREMISES IS VESTED IN Todd E. McNear and Karen A. McNear, h/w, by Deed from Gambone Brothers Development Company, a Pennsylvania Corporation, by its Attorney in Fact, William B. Murdoch by virtue of a Letter of Attorney filed in the Montgomery County Letter of Attorney Book 157, Page 562, dated 03/06/2003, recorded 03/27/2003 in Book 5451, Page 609.

Parcel Number: 32-00-02525-40-4, Map #32041B130.

Location of property: 155 Summer Hill Drive, Gilbertsville, PA 19525.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Karen A. McNear and Todd E. McNear** at the suit of Mortgage America, Inc. Debt: \$233,655.46 plus interest to sale date.

Heather Riloff, Attorney.

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

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

15-30875

ALL THAT CERTAIN lot or piece of land, with the frame dwelling house thereon erected, situate in **Jenkintown Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a corner on the Southwesterly side of Cedar Street at the distance of 251.03 feet Southeastwardly from the Southeasterly side of Summit Avenue being also a corner of land now or late John Alexander.

CONTAINING in front or breadth on said side of Cedar Street 25 feet of that width in length or depth between parallel lines at right angles thereto Southwestwardly 150 feet the Southeasterly line thereof passing through the middle of the partition wall between the house erected on this and the adjoining lot, bounded Northwestwardly by land of the sale of John Alexander, Northeastwardly by Cedar Street, Southeastwardly by land about to be conveyed to now or late of John J. Killon and the Southwestwardly by land formerly owned by William J. Stringer.

TITLE TO SAID PREMISES IS VESTED IN by Deed from dated 12/20/2002 recorded 01/30/2003 in Deed Book 5444, Page 1148.

Parcel Number: 10-00-00256-00-4.

Location of property: 141 Cedar Street, Jenkintown, PA 19046.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jane A. Baxter and Cara A. Rumsey** at the suit of Deutsche Bank National Trust Company, as Trustee for New Century Home Equity Loan Trust, Series 2005-B, Asset Backed Pass-Through Certificates. Debt: \$205,620.12.

David Neeren, Attorney. I.D. #204252

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

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

15-31447

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Providence Township**, County of Montgomery, and State of PA, bounded and described according to a Subdivision Plan of Char-Mar Acres, made by David Meixner Registered Professional Engineer dated 4/21/1970 and recorded in Plan Book A-16, Page 85, as follows, to wit:

BEGINNING at a point on the Northwestern side of a cul-de-sac of irregular width at the end of West Char-Mar Lane said point being measured the 4 following courses and distances from a point of curve on the Southwesterly side of Sixth Avenue (50 feet wide): (1) leaving Sixth Avenue on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 31.2 feet to a point of tangent on the Northwestern side of West Char-Mar Lane; (2) South 52 degrees, 19 minutes, 30 seconds West, 147.92 feet to a point of curve; (3) Northwestwardly on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 21.03 feet to a point of reverse curve at the beginning of the cul-de-sac of irregular width at the end of West Char-Mar Lane; and (4) Northwestwardly, Westwardly and Southwestwardly on the arc of a circle curving to the left having a radius of 50 feet the arc distance of 62.04 feet to the point of beginning; thence extending from said beginning point and along the aforesaid cul-de-sac Southwestwardly, Southerly and Southeastwardly on the arc of a circle curving to the left having a radius of 50 feet the arc distance of 20 feet to a point; thence extending North 73 degrees, 39 minutes, 18 seconds West, 179.39 feet to a point; thence extending North 52 degrees, 19 minutes, 30 seconds East, 65.20 feet to a point; thence extending South 60 degrees, 35 minutes, 11 seconds East, 145.41 feet to the first mentioned point and place of beginning.

BEING Lot No. 44 as shown on the above mentioned plan.

BEING the same premises which Shonna Schulz by Deed dated 9/13/2013 and recorded 9/25/2013 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5890, Page 714 and Instrument #2013100693, granted and conveyed unto John A. Dunham.

Parcel Number: 61-00-00884-05-4.

Location of property: 7 Char Mar Lane, Royersford, PA 19468.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **John A. Dunham** at the suit of JP Morgan Chase Bank, National Association. Debt: \$163,794.36.

Sarah K. McCaffery, Attorney.

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

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

15-32287

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitemarsh Township**, County of Montgomery and State of Pennsylvania, and described according to a Plan of Plymouth Meeting Village, made by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania, dated April 24, 1950, which plan is recorded in the Office for the Recording of Deeds, etc. at Norristown, Pennsylvania, in Deed Book No. 2160, Page 601&c, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Germantown Pike (sixty feet wide) which point is at the distance of two hundred ninety-five feet measured North forty-six degrees, twenty-four minutes West along said side of Germantown Pike from its intersection with the Northwestern side of Mayflower Road (fifty feet wide) (both lines produced); thence extending from said beginning point South forty-three degrees, thirty-six minutes West, one hundred seventy-five feet to a point; thence extending North forty-six degrees, twenty-four minutes West, seventy-three feet and eighty-one one-hundredths of a foot to a point; thence extending North forty-three degrees, thirty-six minutes East, one hundred seventy-five feet to a point on the Southwesterly side of Germantown Pike aforesaid; thence extending along the same South forty- six degrees, twenty-four minutes East, seventy-three feet and eighty-one one-hundredths of a foot to the first mentioned point and place of beginning.

BEING Lot No. 4 as shown on said plan.

UNDER AND SUBJECT to certain Building Restrictions, Conditions and Covenants of record.

TOGETHER with the free and common use, right, liberty and privilege of a certain driveway, ten feet in width, as and for a driveway, passageway and watercourse at all times, hereafter, forever, in common with the owners, tenants and occupiers of the premises adjoining to the Southeast. Subject, however, to the proportionate part of the expense of keeping said driveway in good order, condition and repair at all times hereafter forever.

TITLE TO SAID PREMISES IS VESTED IN Blase Pronsati, as Tenants by the Entirety by Deed from Michelle Perron Pronsati dated 09/05/2014 recorded 09/08/2014 in Deed Book 5926, Page 2315.

Parcel Number: 65-00-04681-00-6.

Location of property: 118 East Germantown Pike a/k/a 118 Germantown Pike, Plymouth Meeting, PA 19462-1507.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Blase Pronsati and Michelle Pronsati** at the suit of Finance of America Mortgage, LLC formerly known as Gateway Funding Diversified Mortgage Services, L.P. Debt: \$354,087.56.

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

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

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

15-32662

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot No. 29 according to a plan made for Sunnysbrook, Inc. made by C. Raymond Weir, Registered Professional Engineer, on April 14, 1951, and recorded June 19, 1951 in the Office for the Recording of Deeds at Norristown, Pennsylvania, in Deed Book 2175, Page 601, which said plan shows revisions of Roslyn Valley No. 5 and portions of Roslyn Park, Sections No. 1 and 2, said lot being more fully bounded and described, as follows:

BEGINNING at a point on the Southwesterly side of Fernwood Avenue (forty feet wide) (where the same extends in a Southeasterly direction) at the arc distance of thirty-eight feet and twenty-one one-hundredths of a foot measured along the arc of a circle deflecting to the right having a radius of fifty feet from a point of compound curve at its Northeasterly and said curve connecting the Southwesterly side of Fernwood Avenue (forty feet wide) (where the same extends in a Northeasterly direction); thence from a point of beginning and along Lot No. 50 on said plan, South fifty-two degrees, forty-eight minutes, thirty seconds East, one hundred four feet and fifty one-hundredths of a foot to a point; thence along the rear of part of Lot No. 18, all of Lot No. 19 and part of Lot No. 20 on said plan, and partially crossing a certain right of way for Township drainage (forty feet wide) South twenty-three degrees, nineteen minutes, thirty seconds West, one hundred forty-two feet and sixteen one hundredths of a foot to a point; thence recrossing said right-of-way for Township drainage and along Lot No. 46 on said plan, North sixteen degrees, thirty-six minutes, thirty seconds West, one hundred eighty-three feet and sixty-eight one-hundredths of a foot to a point on the Southwesterly side of Fernwood Avenue (where the same extends in a Southeasterly direction); thence along said side of Fernwood Avenue along the arc of a curve deflecting to the left having a radius of fifty feet, the arc distance of thirty-one feet and fifty-nine one-hundredths of a foot to the first mentioned point and place of beginning.

HAVING THEREON erected a dwelling known as 2632 Fernwood Avenue, Abington, PA 19001. (Erroneously referred to as 2631 Fernwood Avenue in prior legal description).

BEING the same premises which Robert W. Agans, Jr. and Michele B. Agans, by Deed dated 11/14/09 and recorded 11/30/09 in Montgomery County Deed Book 5751, Page 2642, granted and conveyed unto Joseph Sletten.

Parcel Number: 30-00-20236-00-2.

Location of property: 2632 Fernwood Avenue, Abington, PA 19001.

The improvements thereon are: A residential dwelling house.

Seized and taken in execution as the property of **Joseph Sletten** at the suit of U.S. Bank National Association, as Trustee for The Pennsylvania Housing Finance Agency. Debt: \$254,144.03 (total amount of judgment).

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

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

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

15-32675

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in the Third (formerly the ninth) Ward, **Pottstown Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a Plan made by George F. Shaner, R.E., of Pottstown, PA in July 1953, and Development by Pottsgrove Manor, Inc., and known and designated as Lot No. 322 West Beech Street, as follows, to wit:

BEGINNING at the Northeasterly corner of Lot No. 279, said point being on the Southerly property line of West Beech Street (50 feet wide) and distant along the same from a point marking the Southeasterly property line intersection, as projected, of the aforesaid West Beech Street and another public road or street known as Potts Drive (50 feet wide), the following two (2) courses and distances: (1) South 77 degrees, 35 minutes East, 131.66 feet to a point of deflection; and (2) continuing along the same, South 63 degrees, 39 minutes East, 670.01 feet; thence from said point of beginning continuing along the Southerly property line of West Beech Street, South 63 degrees, 39 minutes East, 50.00 feet to a corner of Lot No. 277; thence along the same, South 26 degrees, 21 minutes West, 100.00 feet to a joint corner of property line of Lots Nos. 277, 240 and 241; thence along the Northerly side of Lot No. 241, North 63 degrees, 39 minutes West, 50.00 feet to a joint corner of Lots Nos. 241, 242, and 279; thence along the Easterly property line of Lot No. 279, North 26 degrees, 21 minutes East, 100.00 feet to a corner and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Rachel Jo Grasso, by Deed from Rachel J. Koneski, n/k/a, Rachel Jo Grasso, dated 03/26/2012, recorded 04/03/2012 in Book 5831, Page 1625.

Parcel Number: 16-00-01924-00-4.

Location of property: 322 West Beech Street, Pottstown, PA 19464-6404.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Rachel Jo Grasso** at the suit of Wells Fargo Bank, N.A. Debt: \$143,060.19.

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

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

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

15-32679

ALL THAT CERTAIN lot or tract of land known as Lot 58 of the Gary Heights Development, situate in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania, as shown on a Boundary Survey Plan prepared by Ralph E. Shaner & Sons, Pottstown, Pennsylvania, dated January 18, 1956 and last revised September 17, 1956, being more fully bounded and described, as follows:

BEGINNING at a point on the Easterly right-of-way line of SR 100 (40 feet wide), said point being a common corner of Lot 58 and lands of now or late SJA Associates of New Jersey, Inc., being Lot 59, said point being located the following two courses and distances from the center line intersection of SR 100 and Irwin Place (60 feet wide): (1) North 02 degrees, 00 minutes, 00 seconds East, 165.00 feet; (2) South 88 degrees, 00 minutes, 00 seconds East, 20.00 feet, as shown on the aforementioned plan; thence from said point of beginning along said Lot 59 South 88 degrees, 00 minutes, 00 seconds East, 200.00 feet; thence along lands now or late Thomas S. and Mary K. Sojstrom, being Lot 32 and lands now or late Dennis L. and Helen M. Miller being South 02 degrees, 00 minutes, 00 seconds West, 135.00 feet to a point on the Northerly legal right-of-way line of Irwin Place; thence along said right-of-way line of Irwin Place the following two courses and distances: (1) North 88 degrees, 00 minutes, 00 seconds West, 150.00 feet to a point of curvature; (2) along a curve concave Northeasterly having a radius of 50.00 feet, an arc distance of 78.54 feet, a chord bearing of North 43 degrees, 00 minutes, 00 seconds West and a chord distance of 70.71 feet; thence along the Easterly right-of-way line of SR 100 North 02 degrees, 00 minutes, 00 seconds East, 85.00 feet to the mentioned point and place of beginning.

CONTAINING 26463.82 square feet or 061 acres.

TITLE TO SAID PREMISES IS VESTED IN Tyler Hung Bui and Diana L. Bui, husband and wife, as Tenants by the Entirety by Deed from Hung Minh Bui, n/k/a Tyler Hung Bui, and Hang Kim Bui, n/k/a Jaime Hang Bui by her attorney in fact Tyler Hung Bui, duly appointed by power of attorney dated 09/09/2005 recorded 10/19/2005 in Deed Book 5575, Page 2200.

Parcel Number: 60-00-01610-00-4.

Location of property: 57 Irwin Place, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Diana Bui also known as Diana L. Bui and Tyler Bui also known as Tyler H. Bui also known as Tyler Hung Bui** at the suit of U.S. Bank National Association, as Trustee for Lehman XS Trust Mortgage Pass-Through Certificates, Series 200S-5N. Debt: \$263,322.20.

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

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

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

15-33110

ALL THAT CERTAIN tract of land as shown on a Plan of Survey made for Warner Hales by Urwiler and Walter, Registered Professional Engineer, dated March 8, 1968, situate in **Skippack Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the center line of Hales Road (33 feet wide) ultimate width 50 feet wide, said point being located at the intersection of said center line of said road with lands of the Commonwealth of Pennsylvania; thence extending from said point of beginning along the center line of Hales Road South 45 degrees, 59 minutes, 21 seconds East, 508.17 feet to a point a corner of Tract #2; thence extending along Tract #2 and crossing the Southwesterly side of Hales Road South 47 degrees, 00 minutes West, 152.52 feet to an iron pin in line of lands now or late of Mary Ann Keirstead; thence extending along the aforementioned lands and lands now or late of Pearl Tanara, North 46 degrees, 00 minutes West, 496.00 feet to an iron pin in line of lands of the Commonwealth of Pennsylvania; thence extending along the aforesaid lands and recrossing the Southwesterly side of Hales Road North 42 degrees, 30 minutes East, 152.46 feet to the point and place of beginning.

BEING Tract #1 as shown on said plan.

BEING the same premises which Paul D. Keirstead, by Deed dated 9/30/1996 and recorded 10/3/1996 at Norristown in the Office for the Recorder of Deeds, in and for the County of Montgomery in Deed Book 5163, Page 443 granted and conveyed unto Thomas J. McGuigan, in fee.

Parcel Number: 51-00-00364-00-8.

Location of property: 4361 Hale Road, Skippack, PA 19474.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Thomas J. McGuigan a/k/a Thomas McGuigan** at the suit of First Niagara Bank, N.A. s/b/m Harleysville National Bank and Trust Company. Debt: \$176,436.95.

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

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

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

15-33130

ALL THAT CHRTAIN lot or piece of land, situate in **Lower Providence Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey and plan thereof made by John V. Kosy, R.E., Norristown, PA on April 22, 1955, as follows:

BEGINNING at a point in the center line of East Mount Kirk Avenue, a corner of land of J. Earl Rutter, thence along the center line of East Mount Kirk South thirty-seven degrees, fifty minutes West, one-hundred feet to a point; thence by other land of Norman Z. Rutter and Frances E., his wife, of which this is part, the two following courses and distances; North fifty-one degrees, West two hundred feet to a stake; thence North thirty-seven degrees, fifty minutes East, one hundred feet to a stake in line or land of J. Earl Rutter, aforesaid; thence along said land South fifty-one degrees, East two hundred feet to the place of beginning.

UNDER AND SUBJECT to such exemptions, reservations restrictions and conditions as set forth in prior instruments of record.

BEING the same property which Ellis G. Johnson a/k/a Ellis G. Johnson, Jr. and Colleen Johnson, husband and wife, by Deed dated 10/9/2000 and recorded 11/20/2000 in the Recorder of Deeds Office of Montgomery County, Pennsylvania in Deed Book 5339, Page 13 granted and conveyed unto Ellis G. Johnson Jr.

Parcel Number: 43-00-08902-00-1.

Location of property: 247 East Mount Kirk Avenue, Eagleville, PA 19403.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Ellis G. Johnson, Jr.** at the suit of Ditech Financial, LLC f/k/a Green Tree Servicing, LLC. Debt: \$150,193.23.

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

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

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

16-00321

ALL THAT CERTAIN lot of land No. 19 on a plan of lots laid out by John M. Jacobs, et al., with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the East Ward of **Lansdale Borough**, County of Montgomery and State of Pennsylvania, bounded and described as per a survey made thereof by A.D. Johnson, as follows, to wit:

BEGINNING at an iron stake set for a corner of Lot No. 18 now or late of Louis F. Sloan, on the Southeasterly side of Broad Street at the distance of 306 feet Northeastly from the Northeastly side of 4th Street; thence extending by the side of the said Broad Street Northeastwardly 55 feet, 8 inches to a point on the Southwestly side of 5th Street as now laid out and opened by order of Court (48 feet wide); thence extending by the side of the said 5th Street Southeastwardly 170 feet to a point on the Northwestly side of an alley (20 feet wide); thence extending by the side of the said 20 foot wide alley Southwestwardly 55 feet, 8 inches to an iron stake set for a corner of the said Lot No. 18 now or late of the said Louis F. Sloan; thence extending along the said lot Northwestwardly 170 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Daniel A. Decoteau, by Deed from Brenda W. Kieffer and David Weiner, by his attorney in fact, Brenda W. Kieffer, Executors Under the Will of Cecelia Weiner, a/k/a Cecelia J. Weiner, Deceased, dated 10/30/1998, recorded 11/16/1998 in Book 5248, Page 1912.

Parcel Number: 11-00-00620-00-8.

Location of property: 417 North Broad Street, Lansdale, PA 19446-2413.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Daniel A. Decoteau and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of JP Morgan Chase Bank, National Association. Debt: \$110,131.22.

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

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

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

16-00344

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot No. 1 / #820 Roscommon Road and described in accordance with the Plan Entitled "2, Lot Subdivision - Roscommon Road" Lot Line Change Plan - Site Plan Sheet 1 of 3 prepared by Momenee-King Associates, Ardmore, Pennsylvania, dated May 16, 1985 and last revised January 20, 1986, as follows, to wit:

BEGINNING at a point on the centerline of Morris Avenue, which point being measured North 21 degrees, 40 minutes, 50 seconds West, 205.00 feet from the intersection of the centerline of Roscommon Road (50 feet wide) and Morris Avenue; thence from the point of beginning along the centerline of Morris Avenue, North 21 degrees, 40 minutes, 50 seconds West, 160.00 feet; thence along the lands of now or former Ronald and Helen Vounas and crossing the street line of Morris Avenue, being 30 feet from centerline, North 68 degrees, 19 minutes, 10 seconds East, 340.00 feet to a point on the Western Street Line of Roscommon Road; thence along the same, South 21 degrees, 40 minutes, 50 seconds East, 160.00 feet to a point; thence along Lot #2, South 68 degrees, 19 minutes, 10 seconds West, 340.00 feet to the point and place of beginning.

CONTAINING 1.249 acres of land to be the same more or less.

BEING the same premises which LeRoy Sacks and Florence Sacks, h/w, by Deed dated September 15, 2003 and recorded on September 25, 2003 in the Office for the Recording of Deeds in Book 5474 and Page 1429 conveyed unto LeRoy Sacks.

Parcel Number: 40-00-41292-00-5.

Location of property: 820 Roscommon Road, Bryn Mawr, PA 19010.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Elias B. Landau a/k/a Elias Landau and United States of America** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Successor in Interest to JP Morgan Chase Bank, N.A., as Trustee for C-Bass Mortgage Loan Asset-Backed Certificates, Series 2005-RP2 c/o Ocwen Loan Servicing, LLC. Debt: \$1,401,260.74.

Jessica N. Manis, Attorney.

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

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

16-01228

ALL THAT CERTAIN lot or piece of ground, with the improvements thereon erected, situate in **East Norriton Township**, Montgomery County, Pennsylvania described according to a plan thereof made by Donald H. Schurr, Registered Surveyor on May 17, 1954 designated as subdivision No. 4 Penn Square Village and recorded at Norristown, in Plan Book A-1, Page 4, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Norwood Lane (fifty feet wide) at the distance of three hundred thirty and fifty-four one-hundredths feet Northwestwardly from a point of curve forming the intersection of the Northeasterly side of Norwood Lane and the Northwesterly side of Stony Creek Road (sixty feet wide); thence extending Northwestwardly along Norwood Lane on the arc of a circle curving to the left with a radius of six hundred twenty-five feet the arc distance of fifty-two and eighty-one one-hundredths feet to a point of tangent; thence continuing along Norwood Lane North forty-five degrees, twelve minutes West, twelve and thirty-six one-hundredths feet to a point; thence extending North forty-four degrees, forty-eight minutes East, one hundred thirty and eighteen one-hundredths feet to a point; thence extending South forty-five degrees, nineteen minutes, twenty seconds East, seventy-six and thirty-four one-hundredths feet to a point; and thence extending South forty-nine degrees, thirty-eight minutes, twenty-eight seconds West, one hundred thirty-two and ninety-nine one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 569 on said plan.

BEING part of the same premises which John DeMay and Jennie, his wife, by Indenture bearing date the 10th day of March A.D. 1952, and recorded the 13th day of March A.D. 1952, in the Office for the Recording of Deeds &c., in and for the County of Montgomery in Deed Book 2260/532, granted and conveyed unto Margaret K. Hoban, single woman, in fee.

TITLE TO SAID PREMISES IS VESTED IN Charles Raymond Sacks, Jr. and Marguerite A. Sacks, his wife, by Deed from Margaret K. Hoban, single woman, dated 02/23/1955, recorded 02/24/1955 in Book 2550, Page 34.

Parcel Number: 33-00-06328-00-2, Map #33006D051.

Location of property: 111 Norwood Lane, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Marguerite A. Sacks** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$186, 127.20 plus interest to sale date.

Martha E. Von Rosenstiel, Attorney.

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

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

16-01758

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

BEGINNING at a point on the Southeasterly side of Norris Street at the distance of 232 feet, 8 inches Southwestwardly from Marshall Street.

CONTAINING in front or breadth on said Norris Street 13 feet, 10 inches and extending of that width in length or depth Southeastwardly between parallel lines at right angles to said Norris Street 100 feet to Orange Alley, bounded on the Northeast by Lot Number 9, late of Joseph Lyson, South by Orange Alley, Southwest by house and Lot Number 11, late of Charles White; and Northwest by said Norris Street.

TOGETHER with the use of an alley on the Southwest side of and between this and said Lot Number 11 and White's house, in common with said White, his heirs and assigns.

TITLE TO SAID PREMISES IS VESTED IN Richelle C. Johnson, by Deed from Maximum Properties, LLC, a Pennsylvania Limited Liability Company dated 07/03/2007 recorded 07/12/2007 in Deed Book 5655, Page 942.

Parcel Number: 13-00-28252-00-4.

Location of property: 516 Norris Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Richelle C. Johnson a/k/a Richelle Johnson and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of Bank of America, N.A. Debt: \$96,094.65.

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

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

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

16-01804

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration referred to below as "Summit Mews Condominium" located on Farmington Avenue, **Pottstown Borough**, County of Montgomery, and Commonwealth of Pennsylvania, which has heretofore been submitted to the Provisions of the Pennsylvania Uniform Condominium Act 58 PSA Section 3101 et seq. by the recording in the Montgomery County Recorder of Deeds Office at Norristown, PA of a Declaration recorded in Deed Book 4835, Page 1792 and Amendments thereto in Deed Book 4836, Page 783, 4838, Page 2143, 4851, Page 2143, 4887, Page 1729, 4911, Page 1804, and 4915, Page 923, being and designated in such Declaration as Unit 17 as more fully described in such Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 3.5714%.

BEING the same premises which Shirley J. Hinkle by Deed dated 4/29/2005 and recorded 5/6/2005, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5553, Page 715 and Instrument# 2005063393, granted and conveyed unto Dawn P. Cozart-Williams, as sole owner.

Parcel Number: 16-00-28600-00-4.

Location of property: 700 Farmington Avenue, Unit C-17, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Dawn P. Cozart-Williams** at the suit of Nationstar Mortgage, LLC. Debt: \$202,979.20.

Sarah K. McCaffery, Attorney.

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

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

16-02313

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be erected thereon, situate in **West Pottsgrove Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as Plan of Lots "Colonial Village" made for McClatchy Davis Corporation by William W. Reeder, Registered Professional Engineer, dated 6/2/1964, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Pulaski Street (50 feet wide) said point being the two following courses and distances from a point of curve on the Northwesterly side of Glasgow Street (50 feet wide): (1) leaving Glasgow Street on the arc of a circle curving to the left having a radius of 20 feet, the arc distance of 12.30 feet to a point of tangent on the Southwesterly side of Pulaski Street; and (2) North 51 degrees, 17 minutes West along the Southwesterly side of Pulaski Street, 283.61 feet to the point of beginning.

CONTAINING in front or breadth Northwestwardly along the Southwesterly side of Pulaski Street 53.00 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to Pulaski Street, 100 feet.

BEING Lot No. 35, as shown on the above mentioned plan.

BEING the same premises which Maureen H. Ladjanski formerly known as Maureen H. Youngers, by Deed dated 3/6/2006 and recorded 5/16/2006 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 05601, Page 0012 and Instrument #2006059239, granted and conveyed unto Chad J. Weniger.

Parcel Number: 64-00-03862-00-7.

Location of property: 105 Pulaski Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Chad J. Weniger** at the suit of The Bank of New York Mellon as Indenture Trustee for Nationstar Home Equity Loan Trust 2009-A. Debt: \$277,969.12.

Sarah K. McCaffery, Attorney.

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

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

16-05816

ALL THAT CERTAIN store and commercial building and lot or land, situate on the South side of High Street, between Charlotte and Penn Streets, in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows:

BEGINNING at a point on the South side of High Street at the distance of one hundred fifty feet (150') East from the East side of Penn Street, a corner of this and land of the Estate of Thomas Taylor; thence Southwardly by the same one hundred fifty-three feet (153') to land now or late of Johathan Kehl; thence by the same Westwardly and parallel with High Street, nineteen feet (19') to land now or late of Walton S. Rhoads; thence by the same Northwardly one hundred fifty-three feet (153') to the South side of High Street aforesaid, passing in part of said course and distance through the middle of the brick division or partition wall of this and messuage of the said Walton S. Rhoads immediately adjoining to the West; thence by the same Eastwardly nineteen feet (19') to the place of beginning.

BEING the same premises which Christy A. Christ and Victoria G. Christ, his wife, and John J. Brower and Helen F. Brower, his wife, by Deed dated August 10, 2007 and recorded September 5, 2007 in and for the Montgomery County Recorder of Deeds Office, Commonwealth of Pennsylvania, in Deed Book 5663, Page 570, granted and conveyed unto The Very Best Restaurant, LLC.

Parcel Number: 16-00-13932-00-2.

Location of property: 252 High Street, Pottstown, PA.

The improvements thereon are: Restaurant.

Seized and taken in execution as the property of **The Very Best Restaurant, LLC** at the suit of PNC Bank, National Association. Debt: \$248,155.56.

James W. Hennessey, Attorney.

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

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

To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on July 27, 2016 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

ARTICLES OF INCORPORATION

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

337 Harleysville Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

McCreesh, McCreesh, McCreesh & Cannon
7053 Terminal Square
Upper Darby, PA 19082

Camahalode, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

K. Kirk Karagelian, Esquire
Carroll & Karagelian LLP
15 W. Front Street, P.O. Box 1440
Media, PA 19063

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Pennsylvania Department of State of October 16, 2015, to incorporate the proposed corporation, **Camp Timberledge, Inc.**, under the Pennsylvania Business Corporation Law of 1988, as amended.

Eric F. Wert, Esq., Solicitor
Dischell, Bartle & Dooley
1800 Pennbrook Parkway, Suite 200
Lansdale, PA 19446-0107

ERICA FETTEROLF INC has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

High Swartz, LLP, Solicitors
40 E. Airy Street
Norristown, PA 19404

JL Tree Care Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

The Parkins-Yablonovitz Team, Ltd. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

David J. Kramer, Esquire
425 Commerce Drive, Suite 150
Fort Washington, PA 19034

ARTICLES OF INCORPORATION NONPROFIT

26 Montgomery Associates has been incorporated under the provisions of the PA Nonprofit Corporation Law of 1988.

Goldfein and Joseph, P.C.
1880 JFK Blvd., 20th Floor
Philadelphia, PA 19103

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on May 23, 2016, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Colonel's Place Homeowners' Association**
Michael J. Clement, Esquire
Wisler Pearlstine, LLP
Blue Bell Executive Campus, Suite 110
460 Norristown Road
Blue Bell, PA 19422

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on May 9, 2016, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **The Advocacy Center for Abortion Access, Inc.**

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2016-09831

NOTICE IS HEREBY GIVEN that on May 16, 2016, the Petition of HongSoo Woo, Christina Hyesun Woo, Kaitlin Yeonjae Woo and Alan Siyoon Woo was filed in the above named Court, praying for a Decree to change their names to JASON HONGSOO OH, CHRISTINA HYESUN OH, KAITLIN YEONJAE OH AND ALAN SIYOON OH.

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

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2016-10179

NOTICE IS HEREBY GIVEN that the Petition of Kelley O'Dell, on behalf of minor child, Shane O'Dell-Richmond, was filed in the above named Court, praying for a Decree to change his name to SHANE O'DELL.

The Court has fixed August 10, 2016, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2016-10153

NOTICE IS HEREBY GIVEN that on May 20, 2016, the Petition of Mousinkhan Rathod, on behalf of minor child, Ahana Rathod, was filed in the above named Court, praying for a Decree to change the name to ALIA RATHOD.

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

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2016-10435

NOTICE IS HEREBY GIVEN that on May 24, 2016, the Petition of Peter James Valerio was filed in the above named Court, praying for a Decree to change his name to PETER WOLFRAM OTT.

The Court has fixed July 20, 2016, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Stephen I. Baer, Esquire
1288 Valley Forge Road, Suite 63
P.O. Box 952
Valley Forge, PA 19482-0952

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2016-10234

NOTICE IS HEREBY GIVEN that on May 20, 2016, the Petition of Yi-Ling Liu was filed in the above named Court, praying for a Decree to change her name to EILEEN CHIA.

The Court has fixed July 20, 2016, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

CIVIL ACTION

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2016-08442

**NOTICE OF ACTION
IN MORTGAGE FORECLOSURE**

Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2006-1, Asset-Backed Certificates, Series 2006-1, c/o Ocwen Loan Servicing, LLC,
Plaintiff

vs.

Estate of James V. Saiber, James V. Saiber, Jr., as Known Heir and as Personal Representative of the Estate of James V. Saiber and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under James V. Saiber,
Defendant(s)

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under James V. Saiber, Defendant(s), whose last known address is 386 Holme Avenue, Elkins Park, PA 19027.

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2006-1, Asset-Backed Certificates, Series 2006-1, c/o Ocwen Loan Servicing, LLC, has filed a Foreclosure Complaint endorsed with a No Notice to Defend, against you in the Court of Common Pleas of Montgomery County, Pennsylvania, docketed to NO. 2016-08442, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 386 Holme Avenue, Elkins Park, PA 19027, whereupon your property would be sold by the Sheriff of Montgomery County.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

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

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

Mark J. Udren
Lorraine Gazzara Doyle
Sherri J. Braunstein
Elizabeth L. Wassall
John Eric Kishbaugh
Nicole B. Labletta
David Neeren
Morris Scott
Attys. for Plaintiff
Udren Law Offices, P.C.
111 Woodcrest Rd., Ste. 200
Cherry Hill, NJ 08003
(856) 669-5400

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2016-09750-0

**NOTICE OF ACTION
IN MORTGAGE FORECLOSURE**

Finance of America Reverse LLC,
Plaintiff

vs.

Marie Urban, Known Surviving Heir of Pauline S. Timberg and Unknown Surviving Heirs of Pauline S. Timberg,
Defendants

TO: Unknown Surviving Heirs of Pauline S. Timberg
Premises subject to foreclosure: 431 Dresher Road,
Horsham, Pennsylvania 19044

NOTICE

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

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

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

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

McCabe, Weisberg & Conway, P.C.
Attorneys for Plaintiff
123 S. Broad St., Ste. 1400
Phila., PA 19109
215-790-1010

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2016-10364

Ali Floyd,
Plaintiff

vs.

Unknown,
Defendant

I, Ali Floyd, am requesting Transfer of Title for my 2000 Cadillac Deville, VIN#1G6KD54Y3YU233081. The hearing date will be Monday, June 27, 2016 at 1:30 P.M.

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2016-09864

Robert J. Kreh,
Plaintiff

vs.

Unknown,
Defendant

I am requesting Transfer of Title for my 1985 Porsche Convertible 911 VIN#WP0EB0917FS170414. The hearing date will be June 28, 2016 at 1:30 P.M.

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

ALDEN, YADAH HEINRICHS, dec'd.

Late of Borough of Bryn Athyn.

Executor: MARK E. ALDEN,

P.O. Box 204,

Bryn Athyn, PA 19009.

BERGER, STEVEN A., dec'd.

Late of Lower Merion Township.

Executrix: LAURIE A. LOEVNER,

110 Maple Hill Road,

Gladwyne, PA 19035.

ATTORNEY: TRACY BLAKE DeVLIEGER,

GADSDEN SCHNEIDER & WOODWARD, LLP,

201 King of Prussia Road, Suite 100,

Radnor, PA 19087-5152

BIENENFELD, HELEN, dec'd.

Late of Abington Township.

Personal Representative: JACK BIENENFELD,

828 Red Lion Road, Suite E-1,

Philadelphia, PA 19115.

ATTORNEY: DOUGLAS C. LOVISCKY,

1500 W. College Avenue,

State College, PA 16801

BOYLE, JANET MARY, dec'd.

Late of Upper Merion Township.
 Executor: CHRISTOPHER J. BOYLE,
 1132 Heritage Place, Apt. D,
 Waldorf, MD 20602.
 ATTORNEY: GREGORY P. DiPIPPLO,
 PIZONKA, REILLEY, BELLO & McGRORY, P.C.,
 144 E. DeKalb Pike, Suite 300,
 King of Prussia, PA 19406

BRAXTON, ROBERT E., III, dec'd.

Late of Borough of North Wales.
 Co-Administrators: ROBERT E. BRAXTON, JR. AND
 HILDA L. BRAXTON,
 103 Arden Circle,
 Lansdale, PA 19446.
 ATTORNEY: JASON B. MARTIN,
 725 Skippack Pike, Suite 337,
 Blue Bell, PA 19422

CREVELING, DOROTHY, dec'd.

Late of Lower Gwynedd Township.
 Executor: JAMES H. CREVELING,
 c/o McLafferty & Kroberger, P.C.,
 807 Bethlehem Pike,
 Erdenheim, PA 19038.
 ATTORNEY: BERNARD J. McLAFFERTY,
 McLAFFERTY & KROBERGER, P.C.,
 807 Bethlehem Pike,
 Erdenheim, PA 19038

DIEM, SUSAN also known as**SUSAN MACHO DIEM, dec'd.**

Late of Borough of Lansdale.
 Executrix: BARBARA DIEM,
 129 High Street,
 Phoenixville, PA 19460.
 ATTORNEY: JOSEPH J. BALDASSARI,
 1043 S. Park Avenue,
 Audubon, PA 19403

DINERSTEIN, GERALD B., dec'd.

Late of Upper Moreland Township.
 Administratrix: ROBIN DINERSTEIN,
 c/o Harvey Ballard & Bornstein, LLC,
 800 Lancaster Avenue, Suite T-2,
 Berwyn, PA 19312-1780.
 ATTORNEY: RYAN M. BORNSTEIN,
 800 Lancaster Avenue, Suite T-2,
 Berwyn, PA 19312

DiROCCO, ARCANGELO F. also known as
ARCANGELO FRANCHI DiROCCO, dec'd.

Late of Franconia Township.
 Executrix: PHYLLIS J. DiROCCO,
 c/o Jay C. Glickman, Esquire,
 Rubin, Glickman, Steinberg & Gifford,
 2605 N. Broad Street, P.O. Box 1277,
 Lansdale, PA 19446.
 ATTORNEY: JAY C. GLICKMAN,
 RUBIN, GLICKMAN, STEINBERG & GIFFORD,
 2605 N. Broad Street, P.O. Box 1277,
 Lansdale, PA 19446

FERRAIOLI, NICHOLAS ANTHONY, dec'd.

Late of Borough of Conshohocken.
 Executor: NICHOLAS FERRAIOLI,
 26 E. Germantown Pike, P.O. Box 713,
 Plymouth Meeting, PA 19462.

FIRN, VERNA E. also known as**VERNA ELAINE FIRN, dec'd.**

Late of Whitmarsh Township.
 Executor: DAVID FIRN,
 c/o Suzanne M. Hecht, Esquire,
 795 E. Lancaster Avenue, #280,
 Villanova, PA 19085.
 ATTORNEY: SUZANNE M. HECHT,
 HANEY & HECHT,
 795 E. Lancaster Avenue, #280,
 Villanova, PA 19085

FRANGIOSA, MICHAEL also known as**MICHAEL A. FRANGIOSA,
MICHAEL FRANGIOSA, III and
MICHAEL A. FRANGIOSA, III, dec'd.**

Late of Borough of Conshohocken.
 Administratrix CTA: BERNICE KLIAMOVICH,
 c/o Thomas J. Speers, Esquire,
 651 W. Germantown Pike,
 Plymouth Meeting, PA 19462.
 ATTORNEY: THOMAS J. SPEERS,
 651 W. Germantown Pike,
 Plymouth Meeting, PA 19462

FULMER, ALFRED CHARLES, dec'd.

Late of Lower Pottsgrove Township.
 Administrator: WAYNE FULMER,
 c/o Stephen P. Imms, Jr., Esquire,
 396 Main Street,
 Harleysville, PA 19438.
 ATTORNEY: STEPHEN P. IMMS, JR.,
 396 Main Street,
 Harleysville, PA 19438

GREISER, S. JEAN, dec'd.

Late of Lower Salford Township.
 Co-Executrices: NANCY L. KAELIN AND
 DONNA J. BUCHER,
 c/o John H. Filice, Esquire,
 Rubin, Glickman, Steinberg & Gifford,
 2605 N. Broad Street, P.O. Box 1277,
 Lansdale, PA 19446.
 ATTORNEY: JOHN H. FILICE,
 RUBIN, GLICKMAN, STEINBERG &
 GIFFORD,
 2605 N. Broad Street, P.O. Box 1277,
 Lansdale, PA 19446

GROSS, HARRY S. also known as**HARRY GROSS, dec'd.**

Late of Abington Township.
 Executrix: HELEN R. GROSS,
 c/o Robert H. Louis, Esquire,
 Centre Square West, 38th Floor,
 1500 Market Street,
 Philadelphia, PA 19102.
 ATTORNEY: ROBERT H. LOUIS,
 SAUL EWING LLP,
 Centre Square West, 38th Floor,
 1500 Market Street,
 Philadelphia, PA 19102

HENRY, KARIN, dec'd.

Late of Lower Gwynedd Township.
 Executor: JOSEPH J. FIANDRA,
 426 N. Easton Road,
 Glenside, PA 19038.
 ATTORNEY: JOSEPH J. FIANDRA,
 426 N. Easton Road,
 Glenside, PA 19038

HUTTANUS, MARY L., dec'd.

Late of Borough of Lansdale.
 Executrix: BRIGID E. HUTTANUS,
 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, PC,
 375 Morris Road, P.O. Box 1479,
 Lansdale, PA 19446-0773

MacARTHUR, DUGALD Van ORDEN also known as**DUGALD MacARTHUR, dec'd.**

Late of Cheltenham Township.
 Executrix: CHRISTINE MacARTHUR,
 P.O. Box 30263,
 Elkins Park, PA 19027.

MANOPPELO, RALPH J., dec'd.

Late of Borough of Conshohocken.
 Administrator: KELLIE A. MANOPPELO,
 c/o Janet E. Amacher, Esquire,
 311 N. Sumneytown Pike, Suite 1A,
 North Wales, PA 19454.
 ATTORNEY: JANET E. AMACHER,
 311 N. Sumneytown Pike, Suite 1A,
 North Wales, PA 19454

MILNAZIK, ANNE COLE, dec'd.

Late of Upper Dublin Township.
 Administratrix: JoANNE AMOROSO,
 4298 Arbor Lane,
 Doylestown, PA 18902.
 ATTORNEY: JOHN P. KOOPMAN,
 BEGLEY, CARLIN & MANDIO, LLP,
 680 Middletown Boulevard,
 Langhorne, PA 19047

MONTICCILO, BENEDETTO, dec'd.

Late of Upper Gwynedd Township.
 Executrix: MARIA LIVINGSTON,
 c/o Alan G. Wandalowski, Esquire,
 131 W. State Street, P.O. Box 50,
 Doylestown, PA 18901.
 ATTORNEY: ALAN G. WANDALOWSKI,
 ANTHEIL MASLOW & MacMINN, LLP,
 131 W. State Street, P.O. Box 50,
 Doylestown, PA 18901

MOUNTFORD, BERTHA K., dec'd.

Late of Lower Gwynedd Township.
 Executor: RICHARD T. KRATZ,
 136 Deer Run Road,
 Perkasio, PA 18944.
 ATTORNEY: FRANCIS X. BUSCHMAN, JR.,
 BUSCHMAN & JOHNSON,
 228 N. Main Street,
 Souderton, PA 18964

NELSON, CECILIA M., dec'd.

Late of Lower Salford Township.
 Executor: EDWARD D. NELSON,
 c/o Sommar, Tracy & Sommar,
 210 S. Broad Street,
 Lansdale, PA 19446.
 ATTORNEY: JAMES C. SOMMAR,
 SOMMAR, TRACY & SOMMAR,
 210 S. Broad Street,
 Lansdale, PA 19446

**OTT, HERMAN J., JR. also known as
HERMAN JOHN OTT and
HERMAN J. OTT, dec'd.**

Late of Lower Frederick Township.
 Executrix: DIANNE L. MITCHELL,
 3329 Salford Station Road,
 Perkiomenville, PA 18074.
 ATTORNEY: JEFFREY C. KARVER,
 7 E. Philadelphia Avenue,
 Boyertown, PA 19512

PFISTER, FRANK, III, dec'd.

Late of Montgomery Township.
 Executor: BRENT REEB,
 c/o Stephanie M. Shortall, Esquire,
 116 E. Court Street,
 Doylestown, PA 18901.
 ATTORNEY: STEPHANIE M. SHORTALL,
 HIGH SWARTZ, LLP,
 116 E. Court Street,
 Doylestown, PA 18901

POLLAK, HENRY M. also known as**HENRY MARTIN POLLAK, dec'd.**

Late of Lower Pottsgrove Township.
 Executors: FRANCES S. POLLAK,
 ANDREW N. POLLAK AND
 LORA C. PLACIK,
 c/o Lawrence S. Chane, Esquire,
 One Logan Square,
 130 N. 18th Street,
 Philadelphia, PA 19103-6998.
 ATTORNEY: LAWRENCE S. CHANE,
 BLANK ROME LLP,
 One Logan Square,
 130 N. 18th Street,
 Philadelphia, PA 19103-6998

POWER, WILLIAM A. also known as**WILLIAM A. POWER, II and
WILLIAM POWER, dec'd.**

Late of Upper Gwynedd Township.
 Executor: DAVID J. POWER,
 c/o Robert M. Slutsky, Esquire,
 600 W. Germantown Pike, #400,
 Plymouth Meeting, PA 19462.
 ATTORNEY: ROBERT M. SLUTSKY,
 ROBERT M. SLUTSKY ASSOCIATES,
 600 W. Germantown Pike, #400,
 Plymouth Meeting, PA 19462

ROSS, DONNA LEE also known as**DONNA L. ROSS, dec'd.**

Late of Lower Providence Township.
 Executor: JOSEPH W. HORROCKS,
 135 Crooked Lane,
 King of Prussia, PA 19406.
 ATTORNEY: ERIC J. FABRIZIO,
 BINGAMAN HESS,
 2 Meridian Boulevard, Suite 100,
 Wyomissing, PA 19610

RULLMAN, WILLIAM H. also known as**WILLIAM RULLMAN, dec'd.**

Late of Lower Providence Township.
 Executor: L. FREDERICK GIEG, JR.,
 2 Fish Hawk Drive,
 Fernandina Beach, FL 32034.
 ATTORNEY: RICHARD B. ANTHONY,
 200 Eagle Road, Suite 106,
 Wayne, PA 19087-3115

SCHOEMAKER, KATHLEEN K., dec'd.

Late of Whitpain Township.
 Executor: PNC BANK, N.A.,
 c/o Geoffrey A. McCarthy, VP,
 P.O. Box 3822,
 Lancaster, PA 17604-3822.
 ATTORNEY: STEVENS & LEE,
 840 W. Hamilton Street, Suite 521,
 Allentown, PA 18101

SCHWARTZ, KAY LINER, dec'd.

Late of Cheltenham Township.
 Executor: MARILYNNE ROSE,
 907 Summit Road,
 Penn Valley, PA 19072.
 ATTORNEY: BENJAMIN G. LIPMAN,
 1525 Locust Street, Suite 14,
 Philadelphia, PA 19102

STAHL, ROBERT K., dec'd.

Late of West Norriton Township.
 Executrix: LINDA S. MOSER,
 c/o Patrick D. McDonnell, Esquire,
 527 Main Street,
 Royersford, PA 19468.
 ATTORNEY: PATRICK D. McDONNELL,
 WOLPERT SCHREIBER, P.C.,
 527 Main Street,
 Royersford, PA 19468

STRAUSS, HILARY, dec'd.

Late of Lower Merion Township.
 Executrix: IONE A. STRAUSS,
 c/o James L. Hollinger, Esquire,
 60 E. Penn Street, P.O. Box 150,
 Norristown, PA 19404.
 ATTORNEY: JAMES L. HOLLINGER,
 SMITH, AKER, GROSSMAN & HOLLINGER, LLP,
 60 E. Penn Street, P.O. Box 150,
 Norristown, PA 19404

STROHL, MILLARD DONALD also known as MILLARD STROHL, dec'd.

Late of Lower Pottsgrove Township.
 Executrix: BARBARA R. STROHL,
 c/o Jessica R. Grater, Esquire,
 c/o Wolf, Baldwin & Associates,
 P.O. Box 444,
 Pottstown, PA 19464

STROHM, ERIC C., dec'd.

Late of Marlborough Township.
 Administrator: ERIC G. STROHM,
 c/o Keenan, Ciccitto & Associates, LLP,
 376 E. Main Street,
 Collegeville, PA 19426.
 ATTORNEY: THOMAS M. KEENAN,
 KEENAN, CICCITTO & ASSOCIATES, LLP,
 376 E. Main Street,
 Collegeville, PA 19426,
 610-489-6170

STROUSE, LOUISE A. also known as LOUISE STROUSE, dec'd.

Late of Borough of Hatboro.
 Executor: ROBERT J. STROUSE,
 7232 Titonka Way,
 Derwood, MD 20855.

STRUBILLA, ROSE, dec'd.

Late of Montgomery Township.
 Executrix: MARY BRIGIDI,
 c/o Joseph J. Witiw, Esquire,
 1140-B York Road,
 Warminster, PA 18974-2072.
 ATTORNEY: JOSEPH J. WITIWI,
 1140-B York Road,
 Warminster, PA 18974-2072

VARCONDA, AMANDA V. also known as AMANDA VARCONDA, dec'd.

Late of Montgomery County, PA.
 Executor: RICHARD V. VARCONDA.
 ATTORNEY: LAURALEE F. DAMBRINK,
 110 Ellis Woods Road,
 Pottstown, PA 19465

WEISER, LESLIE M., dec'd.

Late of Lower Merion Township.
 Executrix: MADELEINE C. WEISER,
 c/o Morey S. Rosenbloom, Esquire,
 One Logan Square,
 130 N. 18th Street,
 Philadelphia, PA 19103-6998.
 ATTORNEY: MOREY S. ROSENBLUM,
 BLANK ROME LLP,
 One Logan Square,
 130 N. 18th Street,
 Philadelphia, PA 19103-6998

ZALESKI, REGINA K., dec'd.

Late of Lower Providence Township.
 Executrix: KATHLEEN Z. EY,
 3043 Taft Road,
 East Norriton, PA 19403.
 ATTORNEY: JOHN J. KILCOYNE,
 KILCOYNE & KELM, LLC,
 P.O. Box 528,
 Worcester, PA 19490

ZETTLEMOYER, EARL A., dec'd.

Late of Lower Gwynedd Township.
 Executrix: LINDA A. PEDDIGREE,
 903 Main Street,
 Pennsburg, PA 18074.
 ATTORNEY: RICHARD S. WATT,
 298 Wissahickon Avenue,
 North Wales, PA 19454

ZWEIFEL, LONNIE, dec'd.

Late of Franconia Township.
 Executrix: RENEE A. ZWEIFEL,
 221 Heatherfield Drive,
 Souderton, PA 18964.
 ATTORNEY: J. OLIVER GINGRICH,
 BRICKER, LANDIS, HUNSBERGER &
 GINGRICH, LLP,
 114 E. Broad Street, P.O. Box 64769,
 Souderton, PA 18964

Second Publication**ALDERFER, JEREMIAH S., dec'd.**

Late of Lower Pottsgrove Township.
 Executor: BARRY W. KERCHNER,
 976 Stuart Drive,
 Pottstown, PA 19464.

BOCLAIR, LEONARD D., JR. also known as LEONARD D. BOCLAIR, dec'd.

Late of Worcester Township.
 Executrix: HELENE B. BOCLAIR,
 c/o John T. Dooley, Esquire,
 1800 Pennbrook Parkway, Ste. 200,
 Lansdale, PA 19446.
 ATTORNEY: JOHN T. DOOLEY,
 DISCHELL, BARTLE & DOOLEY, PC,
 1800 Pennbrook Parkway, Ste. 200,
 Lansdale, PA 19446

CAMPBELL, MARILYN W. also known as MARILYN B. CAMPBELL, dec'd.

Late of Jeffersonville, PA.
 Executrix: MONICA C. JACKSON,
 c/o Anya Morrison Davis, Esquire,
 Zarwin Baum DeVito Kaplan Schaer & Toddy, PC,
 1818 Market Street, 13 Fl.,
 Philadelphia, PA 19103.
 ATTORNEY: ANAY MORRISON DAVIS,
 ZARWIN BAUM DeVITO KAPLAN SCHAER &
 TODDY, PC,
 1818 Market Street, 13 Fl.,
 Philadelphia, PA 19103

CROSSLEY, LOUISE, dec'd.

Late of New Hanover Township.
 Executrix: BARBARA STOUdT,
 204 Peter Lane,
 Gilbertsville, PA 19525.
 ATTORNEY: THOMAS D. LEIDY,
 42 E. 3rd Street,
 Boyertown, PA 19512

DIEHL, EVELYN A. also known as EVELYN DIEHL and EVELYN ARLENE DIEHL, dec'd.

Late of Upper Hanover Township.
 Executors: HARRY DIEHL,
 P.O. Box 1289,
 Albrightsville, PA 18210,
 DAVID DIEHL,
 196 Spruce Street,
 Lehigh, PA 18235.
 ATTORNEY: THOMAS S. NANOVIC,
 NANOVIC LAW OFFICES,
 57 Broadway, P.O. Box 359,
 Jim Thorpe, PA 18229-0359

HAMILTON, CARL D. also known as**CARL HAMILTON, SR. and
CARL D. HAMILTON, SR., dec'd.**

Late of Whitmarsh Township.

Executors: CARL D. HAMILTON, JR. AND

CYNTHIA R. HAMILTON,

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

HARRIS, RITA S., dec'd.

Late of Whitmarsh Township.

Executor: THOMAS G. HARRIS,

c/o Russell J. Ressler, Esquire,

30 Valley Stream Parkway,

Malvern, PA 19355-1481.

ATTORNEY: RUSSELL J. RESSLER,

STRADLEY, RONON, STEVENS & YOUNG, LLP,

30 Valley Stream Parkway,

Malvern, PA 19355-1481

HERTLER, SANDRA also known as**SANDRA CHIRIANO, dec'd.**

Late of Hatfield Township.

Executrix: MEGHANN QUESTAD,

c/o John T. Dooley, Esquire,

1800 Pennbrook Parkway, Ste. 200,

Lansdale, PA 19446.

ATTORNEY: JOHN T. DOOLEY,

DISCHELL, BARTLE & DOOLEY, PC,

1800 Pennbrook Parkway, Ste. 200,

Lansdale, PA 19446

HYATT, SUSAN, dec'd.

Late of Lower Merion Township.

Executor: GLENN A. HYATT,

c/o Robert A. Cohen, Esquire,

717 Constitution Drive, Ste. 201,

P.O. Box 1265,

Exton, PA 19341.

ATTORNEY: ROBERT A. COHEN,

RILEY RIPER HOLLIN & COLAGRECO,

717 Constitution Drive, Ste. 201,

P.O. Box 1265,

Exton, PA 19341

JACKSON, FLORENCE ELOISE, dec'd.

Late of Upper Providence Township.

Administrator: STEVEN S. COLLINS,

c/o Sheilah D. Vance, Esquire,

210 Pheasant Run Drive,

Paoli, PA 19301.

ATTORNEY: SHEILAH D. VANCE,

210 Pheasant Run Drive,

Paoli, PA 19301

MARTIN, HELEN W. also known as**HELEN WRIGHT MARTIN, dec'd.**

Late of Lower Merion Township.

Executor: BRANDON C. MARTIN,

c/o J. Earl Epstein, Esquire,

1515 Market Street, 15th Floor,

Philadelphia, PA 19102.

ATTORNEY: J. EARL EPSTEIN,

EPSTEIN, SHAPIRO & EPSTEIN, P.C.,

1515 Market Street, 15th Floor,

Philadelphia, PA 19102

McKENNA, MARYANNE C., dec'd.

Late of West Norriton Township.

Executrices: AMY CLINEFF AND

KAREN DeSIMONE,

c/o P.O. Box 262,

Kimberton, PA 19442.

NICKERSON, WILLIAM, II also known as**WILLIAM D. NICKERSON, II, dec'd.**

Late of Upper Hanover Township.

Executor: DOUGLAS NICKERSON,

c/o Tomlinson & Gerhart,

414 Main Street, P.O. Box 14,

East Greenville, PA 18041.

ATTORNEY: MICHELLE M. FORSELL,

TOMLINSON & GERHART,

414 Main Street, P.O. Box 14,

East Greenville, PA 18041

PIFANI, SARAH J., dec'd.

Late of Borough of Hatboro.

Executrix: CARMELA DOUGHERTY,

604 Orchard Way,

Hatboro, PA 19040.

SCHOECK, MICHAEL B., dec'd.

Late of Upper Providence Township.

Administratrix: SANDRA SCHOECK,

c/o King Laird, P.C.,

360 W. Main Street,

Trappe, PA 19426.

ATTORNEY: THOMAS C. RENTSCHLER,

KING LAIRD, P.C.,

360 W. Main Street,

Trappe, PA 19426

YOCUM, MARGARET E., dec'd.

Late of Abington Township.

Executor: ALAN W. KOHR,

518 Krause Road,

Schwensksville, PA 19473.

ATTORNEY: ADAM L. FERNANDEZ,

WISLER PEARLSTINE, LLP,

460 Norristown Road, Ste. 110,

Blue Bell, PA 19422

Third and Final Publication**ADAMSKI, GEORGE C. also known as****GEORGE C. ADAMSKI, JR., dec'd.**

Late of Lower Pottsgrove Township.

Administrator: GEORGE C. ADAMSKI, III,

346 W. Beech Street,

Pottstown, PA 19464.

ATTORNEY: STEPHEN J. ROSS,

152 E. High Street, Suite 100,

Pottstown, PA 19464

AMMONS, GERALDINE, dec'd.

Late of Upper Moreland Township.

Co-Executors: DAWN GUARINO AND

MARK AMMONS,

c/o Hopkins & Hopkins,

114 N. Main Street,

Doylestown, PA 18901.

ATTORNEY: ERIC W. HOPKINS,

HOPKINS & HOPKINS,

114 N. Main Street,

Doylestown, PA 18901

BONENBERGER, GLORIA also known as**GLORIA E. BONENBERGER, dec'd.**

Late of Borough of Red Hill.
Co-Executors: DAVID A. BONENBERGER AND
JoANNE REHAK,
c/o Tomlinson & Gerhart,
414 Main Street, P.O. Box 14,
East Greenville, PA 18041.

ATTORNEY: ALLEN K. TOMLINSON,
TOMLINSON & GERHART,
414 Main Street, P.O. Box 14,
East Greenville, PA 18041

BROOKS, CONSTANCE MARIE, dec'd.

Late of Franconia Township.
Executrix: MARIAN E. COVAIS,
1131 Boyd Avenue,
Lansdale, PA 19446.

COSTELLO, JAMES P., dec'd.

Late of Lower Salford Township.
Executor: MICHAEL W. COSTELLO,
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

CURTIN, PATRICIA A., dec'd.

Late of Borough of Hatboro.
Executor: JAMES J. CROCKETT,
c/o Laura M. Mercuri, Esquire,
104 N. York Road,
Hatboro, PA 19040.

ATTORNEY: LAURA M. MERCURI,
104 N. York Road,
Hatboro, PA 19040

FOSTER, JOSEPH H. also known as**JOSEPH FOSTER, dec'd.**

Late of Cheltenham Township.
Executor: CHRISTOPHER H. FOSTER,
c/o William C. Hussey, II, Esquire,
One Liberty Place, Suite 1800,
1650 Market Street,
Philadelphia, PA 19103-7395.
ATTORNEY: WILLIAM C. HUSSEY, II,
WHITE and WILLIAMS LLP,
One Liberty Place, Suite 1800,
1650 Market Street,
Philadelphia, PA 19103-7395

FOX, CARY JOHN, dec'd.

Late of Upper Dublin Township.
Administrators: ROSE MARIE FOX AND
ERNEST J. FOX,
c/o James F. Crotty, Esquire,
P.O. Box 262,
Blue Bell, PA 19422.
ATTORNEY: JAMES F. CROTTY,
P.O. Box 262,
Blue Bell, PA 19422,
215-643-2992

FRANCOIS, ROGER, dec'd.

Late of Cheltenham Township.
Administrator: MICHEL M. A. FRANCOIS,
308 Hedgerow Lane,
Wyncote, PA 19095.
ATTORNEY: CHARLES L. TANNENBAUM,
1432 Bethlehem Pike, Suite F,
Flourtown, PA 19031

GOLDBERG, ELIZABETH, dec'd.

Late of Whitpain Township.
Executors: DANIEL GOLDBERG AND
TAMAR OLITSKY,
c/o Alan J. Mittelman, Esquire,
Seven Penn Center, 7th Floor,
1635 Market Street,
Philadelphia, PA 19103.
ATTORNEY: ALAN J. MITTELMAN,
SPECTOR GADON & ROSEN, P.C.,
Seven Penn Center, 7th Floor,
1635 Market Street,
Philadelphia, PA 19103

GOODOLF, ANGELINE T. also known as**ANGELINE GOODOLF, dec'd.**

Late of Borough of Lansdale.
Executor: HARRY GOODOLF,
233 E. 3rd Street,
Lansdale, PA 19446.

GRAZIANO, MICHAEL, dec'd.

Late of Abington Township.
Executor: EDWARD GRAZIANO,
8632 Midland Avenue,
Philadelphia, PA 19136.

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

Late of Lower Salford Township.
Executors: ROBERT G. HARDT AND
LAURA H. ABRAMSON,
c/o Joseph C. DeMaria, Esquire,
237 Weadley Road,
King of Prussia, PA 19406.
ATTORNEY: JOSEPH C. DeMARIA,
LAW OFFICES OF JOSEPH C. DeMARIA,
237 Weadley Road,
King of Prussia, PA 19406

**HARDT, RICHARD B. also known as
RICHARD BENNETT HARDT and
RICHARD HARDT, dec'd.**

Late of Lower Salford Township.
Executors: ALEXANDER B. HARDT AND
ROBERT G. HARDT,
c/o Joseph C. DeMaria, Esquire,
237 Weadley Road,
King of Prussia, PA 19406.
ATTORNEY: JOSEPH C. DeMARIA,
LAW OFFICES OF JOSEPH C. DeMARIA,
237 Weadley Road,
King of Prussia, PA 19406

HOFF, DONALD RABLE, SR. also known as**DONALD R. HOFF and
DONALD R. HOFF, SR., dec'd.**

Late of Borough of Ambler.
Executrix: LUCY D. HOFF,
c/o Don J. Solomon, Esquire,
300 N. York Road,
Hatboro, PA 19040.
ATTORNEY: DON SOLOMON,
300 N. York Road,
Hatboro, PA 19040

HUNTER, CHARLES W., dec'd.

Late of Upper Merion Township.
Executor: JASON C. HUNTER,
c/o Laura E. Stegossi, Esquire,
1608 Walnut Street, Suite 900,
Philadelphia, PA 19103.
ATTORNEY: LAURA E. STEGOSSI,
DIAMOND, POLSKY & BAUER, P.C.,
1608 Walnut Street, Suite 900,
Philadelphia, PA 19103

KATES, WILLIAM K., SR. also known as**WILLIAM K. KATES, dec'd.**

Late of Whitemarsh Township.
 Executor: PAUL H. KATES,
 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, P.C.,

375 Morris Road, P.O. Box 1479,
 Lansdale, PA 19446-0773

KENNY, JOHN H. also known as**JOHN KENNY,****JOHN KENNEY and****JACK KENNY, dec'd.**

Late of Horsham Township.
 Executrix: ANN SCHIELE,
 78 Patriot Drive,
 Chalfont, PA 18914.

LATSHAW, PAULA also known as**PAULA JEAN LATSHAW, dec'd.**

Late of Lower Pottsgrove Township.
 Administratrix: KATHLEEN LATSHAW,
 c/o Mary C. Crocker, Esquire,
 1296 East High Street,
 Pottstown, PA 19464.

LEWARS, CAROLYN D. also known as**CAROLYN D'ANGELIS LEWARS, dec'd.**

Late of Borough of Spring City.
 Executor: ANDREW C. LAIRD, ESQUIRE,
 King Laird, P.C.,
 360 W. Main Street,
 Trappe, PA 19426.

ATTORNEY: THOMAS C. RENTSCHLER,
 KING LAIRD, P.C.,
 360 W. Main Street,
 Trappe, PA 19426

MADDEN, NANCY ELIZABETH also known as**NANCY ELIZABETH CAMPBELL, dec'd.**

Late of Upper Dublin Township.
 Executrix: CHRISTINE MADDEN,
 447 Clairemont Road,
 Villanova, PA 19085.

MAUGER, BETTY J., dec'd.

Late of Lower Pottsgrove Township.

Co-Executors: LEE F. MAUGER,
 475 Red Corner Road,
 Douglassville, PA 19518,
 SUSAN M. RUDY,
 2513 Cromwell Drive,
 Wyomissing, PA 19610.

ATTORNEY: LEE F. MAUGER,
 MAUGER & METER,
 240 King Street, P.O. Box 698,
 Pottstown, PA 19464

McGUIRE, ROBERT also known as**ROBERT G. McGUIRE and****ROBERT AUGUSTINE McGUIRE, dec'd.**

Late of Borough of Lansdale.
 Executor: THOMAS P. McGUIRE,
 c/o John P. McGuire, Esquire,
 552 Ridge Road,
 Telford, PA 18969.
 ATTORNEY: JOHN P. McGUIRE,
 552 Ridge Road,
 Telford, PA 18969

McINTYRE, MARGARET ELIZABETH also known as**MARGARET ELIZABETH SCHRAUT and****MARGARET ELIZABETH CHILDS, dec'd.**

Late of Upper Moreland Township.
 Executor: RAYMOND WILLIAM McINTYRE,
 2003 Berks Road,
 Lansdale, PA 19446.

McLANE, MARY JO, dec'd.

Late of Horsham Township.
 Executrix: ANNA M. EDLING,
 130 Upper Stump Road,
 Chalfont, PA 18914.

ATTORNEY: FRANCIS X. BUSCHMAN, JR.,
 BUSCHMAN & JOHNSON,
 228 N. Main Street,
 Souderton, PA 18964

McLOUGHLIN, GERALD ENGLISH also known as**GERRY McLOUGHLIN, dec'd.**

Late of Abington Township.
 Executrix: LETTICE MOON,
 2560 Radcliffe Avenue,
 Roslyn, PA 19001.

ATTORNEY: CHRISTINE EMBERY WALTZ,
 300 Huntingdon Pike,
 Rockledge, PA 19046-4445

PFEIFER, JOANNE also known as**JOANNE DAMPMAN PFEIFER, dec'd.**

Late of Limerick Township.
 Executor: RALPH R. PFEIFER,
 c/o Joseph A. Bellinghieri, Esquire,
 17 W. Miner Street,
 West Chester, PA 19382.

ATTORNEY: JOSEPH A. BELLINGHERI,
 MacELREE HARVEY, LTD.,
 17 W. Miner Street,
 West Chester, PA 19382

PURCELL, JANE M., dec'd.

Late of Lower Moreland Township.
 Executrix: CLARE ANNE NEWMAN,
 25 Sophia Drive,
 Churchville, PA 18966.

ATTORNEY: RICHARD L. NEWMAN,
 P.O. Box 1260,
 Southampton, PA 18966

SCHWARTZ, GOLDIE, dec'd.

Late of Upper Dublin Township.
 Executor: HARRY W. SCHWARTZ, M.D.,
 6 Narwyn Lane,
 Narberth, PA 19072.

ATTORNEY: MARK S. HARRIS,
 KRAUT HARRIS, P.C.,
 5 Valley Square, Suite 120,
 Blue Bell, PA 19422

STEWART, CHARLOTTE C., dec'd.

Late of Franconia Township.
 Executor: WILLIAM STEWARD,
 c/o Harriet R. Litz, Esquire,
 Mullaney & Mullaney, LLC,
 3881 Skippack Pike, P.O. Box 1368,
 Skippack, PA 19474-1368

STOVES, EDWARD J. also known as**STOVES, EDWARD J., JR., dec'd.**

Late of Lower Providence Township.
 Executrix: CAROLYN E. ZIMMERMAN,
 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, P.C.,
 375 Morris Road, P.O. Box 1479,
 Lansdale, PA 19446-0773

UTTI, EMANUEL F., dec'd.

Late of Lower Salford Township.
 Executrix: ANNA STRAZZERI,
 c/o Tatyana V. Gleyzer, Esquire,
 1701 Walnut Street, 6th Floor,
 Philadelphia, PA 19103.

ATTORNEY: TATYANA V. GLEYZER,
 LAW OFFICES OF PETER L. KLENK &
 ASSOCIATES,

1701 Walnut Street, 6th Floor,
 Philadelphia, PA 19103

WADDINGTON, ROBERT T., dec'd.

Late of Horsham Township.

Co-Executors: MARGARET A. POLINSKI,
 208 Silvestri Drive,
 Hatboro, PA 19040,

ROBERT M. WADDINGTON,
 5709 NE Breyman Orchards Road,
 Dayton, OR 97114,

DIANNE D. WADDINGTON,
 575 W. Main Street, Apt. D6,

Trappe, PA 19426.

YANEK, ANNE, dec'd.

Late of Skippack Township.

Administratrix: MARY A. ROCK,
 c/o Jay C. Glickman, Esquire,
 Rubin, Glickman, Steinberg & Gifford,
 2605 N. Broad Street, P.O. Box 1277,
 Lansdale, PA 19446.

ATTORNEY: JAY C. GLICKMAN, ESQ.,
 RUBIN, GLICKMAN, STEINBERG & GIFFORD,
 2605 N. Broad Street, P.O. Box 1277,
 Lansdale, PA 19446

ZERBE, FRANCES V. also known as

FRANCES VOGEL ZERBE and
FRANCES VIRGINIA VOGEL, dec'd.

Late of Lower Gwynedd Township.

Executors: DONALD L. HALLMAN AND
 PATRICIA L. HALLMAN,
 c/o George Luskus, Esquire,
 745 Yorkway Place,
 Jenkintown, PA 19046.

ATTORNEY: GEORGE LUSKUS,
 LUSKUS & FUELLEBORN, P.C.,
 745 Yorkway Place,

Jenkintown, PA 19046

ZERBENSKI, LOUIS J., dec'd.

Late of Montgomery County, PA.

Executrix: JAYNE L. ZERBENSKI.

ATTORNEY: CHRISTOPHER H. MEINZER,
 516 Main Street,
 Pennsburg, PA 18073,
 215-679-4554

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

CCET SOLUTIONS with its principal place of business at 1808 Harmon Road, Conshohocken, PA 19428.

The name of the person owning or interested in said business is: Jonathan L. Martin.

The application was filed on April 13, 2016.

Collaborative Counseling and Consulting with its principal place of business at 860 W. Lancaster Avenue, Bryn Mawr, PA 19010.

The name and address of the person owning or interested in said business is: Sion Segal, Ph. D., 860 W. Lancaster Avenue, Bryn Mawr, PA 19010.

The application was filed on May 20, 2016.

Harmony Dental Health with its principal place of business at 1244 Fort Washington Avenue, Fort Washington, PA 19034.

The name and address of the entity owning or interested in said business is: White Willow Dental Arts LLC, 1244 Fort Washington Avenue, Fort Washington, PA 19034.

The application was filed on April 25, 2016.

Justin Weaver, Esquire

230 S. Broad Street, Suite 305
 Philadelphia, PA 19102

PROFESSIONAL CORPORATION

I. M. Dougherty & Company, P.C. has been incorporated under the provisions of Chapter 29 of the Business Corporation Law of 1988 as a Professional Corporation.

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation have been filed with and approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Professional Corporation Act of the Commonwealth of Pennsylvania.

The name of the corporation is: **Vellner Law, PC**

Michelle A. Winter, Esquire
 190 Bethlehem Pike, Suite 1
 Colmar, PA 18915

SALE OF REAL ESTATE

RECEIVER'S SALE
 UNITED STATES DISTRICT COURT
 FOR THE EASTERN DISTRICT OF PENNSYLVANIA
 DOCKET #5215-cv-06639-MSG (the "Action")

Wherein, U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee, Successor by Merger to LaSalle Bank National Association, as Trustee for the registered holders of Bear Sterns Commercial Mortgage Securities Inc., Commercial Mortgage Pass-Through Certificates, Series 2006-PWR14, is the plaintiff and Gwynedd Office Park Associates, L.P. is the defendant.

Execution for Sale of Premises

Dinsmore & Shohl LLP
 Attorney(s)
 (610) 408-6020

By virtue of the Consent Judgment in Mortgage Foreclosure entered in favor of the Plaintiff and against the Defendant on February 22, 2016, NAI Geis Realty Group, Inc., the Court-appointed Receiver in the Action, shall expose for sale by public sale, pursuant to 28 U.S.C. § 2001, et seq., and shall sell to the highest bidder, on **July 7, 2016, at 11:00 a.m.**, prevailing time, the following:

714 N. Bethlehem Pike, Lower Gwynedd, Pennsylvania, 19002, a/k/a Parcel Id. No.: Premises A 39-00-03890-03-1; Premises B 39-00-00201-10-2; and Premises C 39-00-00201-20-1 (collectively the "Property") together with all fixtures and things thereon secured by the Mortgage at issue in the Action. The sale will take place at the Property.

Claims must be filed at the offices of Dinsmore & Shohl LLP, 1200 Liberty Ridge Drive, Suite 310, Wayne, PA 19087, Attn: Richard A. O'Halloran, Esq. (610-408-6020) before the sale date. Claims to the proceeds from the sale, if any, must be made with the offices of Dinsmore & Shohl LLP, to the attention of Richard A. O'Halloran before distribution. A schedule of distribution will be filed with the Court by the Court-appointed Receiver no later than thirty (30) days from the date of the delivery of the deed to the Property to the successful bidder unless plaintiff is the successful bidder, and funds, if any, shall be distributed not more than ten (10) days later following the posting of the schedule of distribution. If the plaintiff is the successful bidder, no schedule of distribution will be filed.

Approximate amount due to Plaintiff on the execution as of December 15, 2015 is \$5,665,812.18, with continuing interest and costs thereafter.

Court-appointed Receiver makes no representations expressed or implied as to the existence or validity of any liens and encumbrances on the Property which is the subject matter of this Sale. Lienholders and/or claimants are hereby notified that liens and claims relating to the Property will be divested as a result of the Sale unless lienholders or claimants take necessary steps to protect their rights.

If the winning bidder is not the Plaintiff, the winning bidder will be required to pay to the Receiver 20% of its winning bid price as a non-refundable deposit at the time the Receiver accepts the winning bid. The non-refundable deposit must be paid in cash to the Receiver or by bank check payable to and held by the Receiver. The balance of the winning bidder's purchase price must be paid not later than 30 days following the date of the Sale and no continuances or extensions of time will be given. Plaintiff is entitled to make credit bids against its judgment and will not be required to post a deposit or tender cash on any credit bid it makes. The Sale may also be subject to additional terms and conditions which may be announced on the date of the sale.

Court-appointed Receiver hereby reserves the right to adjourn this Sale from time to time. Any adjournment or adjournments will be announced at the sale date or adjourned sale date, and Receiver will not be required to advertise any such new date(s).

For questions, contact Richard A. O'Halloran, Esquire at 610-408-6020, richard.ohalloran@dinsmore.com.

Notice of Marshal's Sale of Real Estate

IN THE UNITED STATES DISTRICT COURT FOR
THE EASTERN DISTRICT OF PENNSYLVANIA

No. 2:16-CV-00155

**WELLS FARGO BANK, N.A. AS TRUSTEE FOR
THE REGISTERED HOLDERS OF BANC
OF AMERICA COMMERCIAL MORTGAGE INC.,
COMMERCIAL MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2005-4,
Plaintiff**

v.

**NORRITON RETAIL LP,
Defendant**

Marshal's Sale of Real Estate on June 23, 2016, at 10:00 A.M., at the U.S. Marshals Service, 2110 U.S. Courthouse, 601 Market St., Philadelphia, PA 19106.

TO BE SOLD: Leasehold and related non-fee interests only in the certain tract of land known as 23 West Germantown Pike, East Norriton, Montgomery County, Pennsylvania, as more particularly described in Exhibit A to the Mortgage recorded on August 11, 2005, and kept at Book 11550, Page 2389 in the Montgomery County Recorder of Deeds Office. Please note that this is NOT a sale of the real property itself or of any fee interest therein.

SEIZED IN EXECUTION as the Property of NORRITON RETAIL, LP. Entered 3/24/2016: \$12,893,359.84, plus interests and costs throughout the date of the Marshal's sale.

The improvements are: Commercial

10% of the bid is due at the time of sale in the form of money order, cashier's check or certified funds (no cash); the balance is due 10 days after the Court confirms the sale. Other terms and conditions to be announced at the sale. Schedule of Distribution will be filed by Plaintiff's attorney within 30 days of the date of sale.

For more information, contact Suzanne O. Lufadeju, Esq. at (215) 864-8213.

TRUST NOTICES

First Publication

HELEN JANKE TRUST

Notice is hereby given of the death of **Helen Janke, late of Upper Gwynedd Township, Montgomery County, Pennsylvania**. All persons having claims or demands against said decedent or the Helen Janke Trust are requested to make known to the Trustee or the Trust's attorney and all persons indebted to said decedent or the Trust are requested to make payment without delay to the Trustee named below:

Trustee: Dana Janke Bruckner
c/o Norman Mittman, Esquire
593-1 Bethlehem Pike
Montgomeryville, PA 18936

**Trustee's Attorney: Norman Mittman
Mittman & Liebman Associates**
593-1 Bethlehem Pike
Montgomeryville, PA 18936

HELENA PASHKO ASSET MANAGEMENT TRUST

Notice is hereby given of the death of HELENA PASHKO, late of Souderton, Borough, Montgomery County, Pennsylvania. All persons having claims or demands against said decedent or the HELENA PASHKO ASSET MANAGEMENT TRUST, are requested to make known the same to the Trustees or the Trust's attorney and all persons indebted to the decedent or said Trust are requested to make payment without delay to the Trustees named below:

Trustee: John M. Pashko
c/o 200 Highpoint Drive #211
Chalfont, PA 18914

Trustee's Attorney: Peter J. Gilbert
200 Highpoint Drive #211
Chalfont, PA 18914

TRUST OF DOROTHY CREVELING DATED MARCH 19, 1999 DOROTHY CREVELING, DECEASED Late of Lower Gwynedd Township, Montgomery County, PA

All persons having claims or demands against the Trust of the decedent to make known the same, and all persons indebted to the decedent to make payment, without delay, respectively to:

Trustees: James H. Creveling and Linda D. Corish
c/o McLafferty & Kroberger, P.C.
807 Bethlehem Pike
Erdenheim, PA 19038

Trustee's Attorney: Bernard J. McLafferty
McLafferty & Kroberger, P.C.
807 Bethlehem Pike
Erdenheim, PA 19038
215-233-3960

Third and Final Publication

LIVING TRUST OF LEONARD P. ULAN & JANICE Z. ULAN DTD. 03-21-1994

Notice is hereby given of the death of Leonard P. Ulan, late of Lower Moreland Township, Montgomery County, Pennsylvania. All persons having claims or demands against said decedent or the Living Trust of Leonard P. Ulan & Janice Z. Ulan dtd. 03-21-1994, are requested to make known the same to the Trustee or the Trust's attorney and all persons indebted to said decedent or his Trust are requested to make payment without delay to the Trustees named below.

Trustee: Leonard P. Ulan, Jr.
c/o Charles G. Cheleden, Esquire
21 A E. Ashland Street
Doylestown, PA 18901

Trustee's Attorney: Charles G. Cheleden
21 A E. Ashland Street
Doylestown, PA 18901

EXECUTIONS ISSUED

Week Ending May 31, 2016

The Defendant's Name Appears First in Capital Letters

ALEX PEZESHKIAN: MELVIN ROBERT SEABERG JR: UNKNOWN HEIRS SUCCESSORS ASSIGNS AND ALL PERSONS FIRMS OR A - James B Nutter & Company; 201429005.
ALSBROOKS, ROBERT: KAZEMINEZHAD, ZHABIZ - Lakeview Loan Servicing, LLC, et al.; 201418940; ORDER/JDMT 292,656.54.
BINDER, MICHAEL: DONNA - Bank Of America Na; 201322772; AMEND IN REM/685,678.71.
BISHOP, ROLAND: PNC BANK, GRNSH. - Butler Park Condominium Assoc; 201327532; \$6,715.94.
BLR ASSOCIATES LTD - Cheltenham Township School District; 201515361; WRIT/EXEC.
BLYTHE, LEOPOLD: LEOPOLD: ARLENE, ET AL. - Wells Fargo Bank Na, et al.; 201605419; \$385,608.54.
CLEAVER, BARBARA: TD BANK, GRNSH. - American Express Centurion Bank; 201112299; WRIT/EXEC.
DALY, PRENTICE: FERRIS, JOEL - Green Tree Servicing, LLC; 201429072; ORDER/269,372.98.
DELAWARE VALLEY ORTHOPEDIC AND SPINE CENTER, P.C.: ESSA BANK AND TRUST, GRNSH. - Cardinal Health, Inc.; 201601462; WRIT/EXEC.
DESSNER, STUART - Smolens, Eugene; 201526703; IN REM ORDER/445,925.48.
GILBERT, AHMED: WOODFOREST NATIONAL BANK, GRNSH. - Lvnv Funding, LLC; 201610500; \$11,596.42.
HOME DEPOT, INC.: HOME DEPOT STORE - Patrick, Michael; 201508673; WRIT/EXEC.
JACKSON, ROCHELLE - Abington School District; 201325012; WRIT/EXEC.
KONIDARIS, ATHANASIOS: CITIZENS BANK OF PENNSYLVANIA, GRNSH. - American Express Bank Fsb; 200921744; WRIT/EXEC.
LAPENSOHN, HOWARD: JILL: LAPENSOHN ACCOUNTING PROFESSIONALS, LLC: TD BANK, GRNSH. - Facial Concepts, Inc.; 201604346; WRIT/EXEC.
MACFARLANE, JOSEPH: BANK OF AMERICA, GRNSH. - Lvnv Funding, LLC; 201306747; \$1,628.68.
MBM INDUSTRIES, INC.: PAPER PRESERVE, INC.: PHILADELPHIA GROUP: WAL-MART STORES, INC., GRNSH., ET AL. - Paper Creative Limited; 201607019; \$1,699,804.86.
MCGEE, CHARLES: CHARLES: THE UNITED STATES OF AMERICA - Citimortgage, Inc., et al.; 201501118.
MCQUINN, BRUCE - Upper Dublin School District; 201324769; WRIT/EXEC.
MURRAY, EDWARD: MARIA - Pottstown Borough Authority, et al.; 201417197; WRIT/EXEC.
NADEV, JONATHAN: EMILY - Lower Moreland Township School District; 201525036; WRIT/EXEC.

NUCCI, EV: DINO: UNITED STATES OF AMERICA CO
UNITED STATES ATTORNEY FOR THE -
Wells Fargo Bank Na; 201304378; \$570,748.92.

OMALLEY, ANN: URBANSKI, MICHAEL -
Homebridge Financial Services, Inc.; 201422339.

PAONE WOODWORKING CORPORATION:
PAONE, JOSEPH: JUDITH: PENN LIBERTY BANK,
GRNSH. - Liberty Mutual Insurance Company;
201610802; \$134,413.26.

PETRILLO, BRUNO - Champion Mortgage Company,
et al.; 201603437.

POATE, HERBERT: PATRICIA - Cheltenham Township
School District; 201425896; WRIT/EXEC.

PRIMAVERA ARDMORE, LLC: TD BANK, GRNSH. -
Breastcancer Org; 201608794; \$13,292.67.

PRYOR, MIRIAM - The Bank Of New York Mellon,
et al.; 201408760; \$673,596.84.

REDLEAF CORPORATION: MOMONEE &
ASSOCIATES, INC.: WISE PRESERVATION
PLANNING, LLC: BENEFICIAL BANK, GRNSH.,
ET AL. - Cross Country Development Co, Inc.;
201303697.

ROMERO, DIANE - Wells Fargo Bank Na, et al.;
201532023; \$255,542.04.

RUGGIA, ANTHONY: ROBYN - Jpmorgan
Chase Bank National Association; 201532604;
\$209,305.08.

SCHIAVO, MICHAEL - Pottstown Borough;
201118896; WRIT/EXEC.

TOKARCHIK, JOHN: ROSEMARY -
Onwest Bank Fsb, et al.; 201014052;
ORDER/JDMT VACATED.

UNGER, DONNA - Perkiomen Valley School District;
201513196; WRIT/EXEC.

VALENTINE, DEMETRA - Condor Capital Corp;
201601584; WRIT/EXEC.

WALLACE, GINA: RUBY - Pnc Bank
National Association; 201418334; ORDER IN
REM/138,733.40.

WENGER, JENA - Lakeview Loan Servicing, LLC,
et al.; 201401592; ORDER/353,457.10.

WESTLEY, INC.: FUSARO, ROBERT: KAREN:
BUCKS COUNTY BANK, GRNSH. - Bakers Bay
Elderly Associates, L.P.; 201605374; \$208,777.15.

WHITE, MICHAEL: FREEDOM CU, GRNSH. -
Discover Bank; 200941635; \$781.81.

YAMBOR, WILLIAM - First Niagara Bank Na;
201603535.

BRAIN PAD INC - Miraglia, Julian; 201610293;
Complaint In Confession of Judgment; \$65140.29.

BUNNING, KEVIN - Midland Funding Llc;
201610157; Judgment fr. District Justice; \$942.89.

CARLISLE, JOHNNY: ATHLETE FACTORY: CAGE -
Kocotas, Alan; 201609999; Judgment fr.
District Justice; \$6,385.50.

CHRISTINE, DAVID - Midland Funding Llc;
201610285; Judgment fr. District Justice; \$1968.66.

COLEMAN, ADA - Midland Funding Llc; 201610294;
Judgment fr. District Justice; \$930.05.

COSTELLO, JAMES - Midland Funding Llc;
201610307; Judgment fr. District Justice; \$2348.65.

CUETO, DEBORAH - Providence Reserve Hoa;
201610109; Judgment fr. District Justice; \$2423.58.

CUNNING, LESLIE - Capital One Bank; 201610345;
Judgment fr. District Justice; \$7214.12.

DETWILER, DAVID - Midland Funding Llc;
201610186; Judgment fr. District Justice; \$1050.20.

DRIVEN AUTOPEX LLC: BERMAN, ALLEN:
SCA LP - Meridian Bank; 201610241; Complaint
In Confession of Judgment; \$2,528,365.94.

EGLETON, MARY - Midland Funding Llc;
201610286; Judgment fr. District Justice; \$2397.21.

EHRET CONSTRUCTION CO INC - Yocum Glass Inc;
201610225; Judgment fr. District Justice; \$7540.71.

EVANICK, GEORGE - Midland Funding Llc;
201610292; Judgment fr. District Justice; \$6266.76.

FINK, JOEL - Midland Funding Llc; 201610089;
Judgment fr. District Justice; \$1622.71.

FOSTER, STACY - Midland Funding Llc; 201610086;
Judgment fr. District Justice; \$1844.94.

GAHC3 KING OF PRUSSIA MOB LLC:
VASCULAR ACCESS CENTERS - Tradesmen
International Llc; 201610084; Mechanics Lien
Claim; \$3,557.58.

GARRETT, DEBORAH - Midland Funding Llc;
201609886; Judgment fr. District Justice; \$910.65.

GO MOBILE INC - Wireless Buybaks Llc; 201610373;
Complaint In Confession of Judgment; \$82780.00.

GODSHALL, LAVERNE - Midland Funding Llc;
201609895; Judgment fr. District Justice; \$5197.05.

GRACE, FRANK - Lvnv Funding Llc; 201610172;
Certification of Judgment; \$2,537.64.

GREEN, LEROY - Midland Funding Llc; 201610196;
Judgment fr. District Justice; \$2515.08.

HARPER, KELLY - Midland Funding Llc;
201610309; Judgment fr. District Justice; \$1769.47.

HOUSTPN, CASSANDRA - Midland Funding Llc;
201610300; Judgment fr. District Justice; \$1163.31.

JACKSON, MATTHEW - Midland Funding Llc;
201609900; Judgment fr. District Justice; \$927.40.

KELLY, KAHLA - Cavalry Spv I Llc; 201610144;
Judgment fr. District Justice; \$1678.65.

KIENLEN, CHRISTOPH - Midland Funding Llc;
201610120; Judgment fr. District Justice; \$1138.89.

KOZUCH, EUGENE - Good Will Steam Fire Engine
Company No 1; 201608290; Judgment fr.
District Justice; \$WRIT/EXEC.

LAUBERT, RAYMOND - Midland Funding Llc;
201610183; Judgment fr. District Justice; \$1702.80.

LENHARDT, RACHYL - Midland Funding Llc;
201609898; Judgment fr. District Justice; \$1088.27.

MABERY, RAHAIM: NEWLIN-MABERY, LAURA -
Kocotas, Alan; 201609998; Judgment fr.
District Justice; \$3,736.90.

JUDGMENTS AND LIENS ENTERED

Week Ending May 31, 2016

**The Defendant's Name Appears
First in Capital Letters**

ALI, KHAN - Cavalry Spv I Llc; 201610370;
Judgment fr. District Justice; \$1202.15.

APOLON, JUDELYNE: DELPHIN, FRANTZ -
Koury, John; 201610011; Judgment fr.
District Justice; \$1160.90.

BADER, KEVIN - Midland Funding Llc; 201610116;
Judgment fr. District Justice; \$1984.35.

BALDASSANO, JOSEPH - Midland Funding Llc;
201610062; Judgment fr. District Justice; \$1472.25.

BALLIET, JASON - Midland Funding Llc; 201610123;
Judgment fr. District Justice; \$2978.73.

MARTINEZ, RACHELLE - Capital One; 201610240; Judgment fr. District Justice; \$2277.77.

MISHCHENKO, MIKHAIL - Midland Funding Llc; 201610100; Judgment fr. District Justice; \$1360.42.

MISKIV, JENNIFER: JUSTIN - Crosswinds Li Community Association; 201610145; Judgment fr. District Justice; \$2609.29.

MOLINARI, JODY - Midland Funding Llc; 201610165; Judgment fr. District Justice; \$6557.35.

MOLINARI, MICHAEL - Midland Funding Llc; 201609903; Judgment fr. District Justice; \$2586.14.

MOLYNEAUX, NIKKI - Midland Funding Llc; 201610315; Judgment fr. District Justice; \$7307.13.

MORROW, JAMES - Midland Funding Llc; 201610091; Judgment fr. District Justice; \$1524.98.

MULBAH, PETER - Midland Funding Llc; 201610295; Judgment fr. District Justice; \$1793.29.

MULHERIN, JEFFREY - Midland Funding Llc; 201610174; Judgment fr. District Justice; \$1306.88.

MULLEN, WILLIAM - Midland Funding Llc; 201610308; Judgment fr. District Justice; \$1486.77.

MURRAY, JOSEPH - Midland Funding Llc; 201610313; Judgment fr. District Justice; \$3264.92.

MYERS, ANDREA - Midland Funding Llc; 201610180; Judgment fr. District Justice; \$1156.53.

PEIFFER, MARK - Midland Funding; 201610210; Judgment fr. District Justice; \$1344.10.

PRITZ, THOMAS - Midland Funding Llc; 201610288; Judgment fr. District Justice; \$1941.33.

RADER, GREGORY - Midland Funding Llc; 201610112; Judgment fr. District Justice; \$1035.15.

REBITZ, KELLY - Midland Funding Llc; 201610213; Judgment fr. District Justice; \$869.25.

ROBINSON, TIMOTHY - Midland Funding Llc; 201610117; Judgment fr. District Justice; \$915.27.

ROCCO, DOMENIC - Midland Funding Llc; 201610190; Judgment fr. District Justice; \$946.32.

SAILE, ROBERTA - Midland Funding Llc; 201610093; Judgment fr. District Justice; \$1378.22.

SEASIDE COMMUNITIES RDC LLC - Frost Development Company; 201610351; Complaint In Confession of Judgment; \$481,575.00.

SIMPSON, SHARON - Midland Funding Llc; 201610099; Judgment fr. District Justice; \$986.03.

SINGH, RUSTAM - Midland Funding Llc; 201610094; Judgment fr. District Justice; \$7729.74.

SY, CHACHI - Midland Funding Llc; 201610201; Judgment fr. District Justice; \$1450.01.

TALASKA, ELENA - Midland Funding Llc; 201610289; Judgment fr. District Justice; \$3618.67.

TAYLOR, JOVONNE - Kurien, Sam; 201610224; Judgment fr. District Justice; \$5878.46.

THOMAS, BRIAN - Midland Funding; 201610169; Judgment fr. District Justice; \$8340.49.

TRAUB, DAVID: TRACEY: ZYWALEWSKI, LORI - Divitantonio, Roseann; 201610001; Judgment fr. District Justice; \$3162.72.

TRI STATE IMAGING PA HOLDINGS LLC - P & L Realty Management Llc; 201610369; Complaint In Confession of Judgment; \$147,165.89.

UZZELL, LATOYIA - Midland Funding Llc; 201610161; Judgment fr. District Justice; \$1873.66.

VALENTINE, ANTHONY - Midland Funding Llc; 201609894; Judgment fr. District Justice; \$3063.78.

WALL, MISTY - Midland Funding Llc; 201610306; Judgment fr. District Justice; \$947.22.

WAWRZYNCAK, WITOLD - Midland Funding Llc; 201609888; Judgment fr. District Justice; \$7734.38.

WILLIAMS, AMANDA - Midland Funding; 201610178; Judgment fr. District Justice; \$1249.84.

WILSON, ROBIN - Midland Funding Llc; 201610297; Judgment fr. District Justice; \$928.19.

WINTERS, JANA - Bouvia, Shannon; 201610238; Judgment fr. District Justice; \$285.50.

YOUNG, DAWN - Midland Funding Llc; 201610097; Judgment fr. District Justice; \$1260.72.

**ABINGTON TWP. -
entered municipal claims against:**

Dijoseph, Louis: Deborah; 201610000; \$904.50.

**CHELtenham TWP. -
entered municipal claims against:**

613 Sonada Associates Llc; 201610023; \$3520.84.

Dalessandro, Sandra: Estate Of Walter J Magill Jr; 201610055; \$2522.84.

Janks, Robert: Betty; 201610022; \$2919.84.

Katuran, Stewart; 201610026; \$1213.84.

Young, Efelda; 201610056; \$1818.84.

**CHELtenham TWP. SCHOOL DIST. -
entered municipal claims against:**

Bendel, Joy; 201610270; \$1433.72.

Green, Florazell; 201609982; \$2186.84.

Katuran, Stewart; 201609985; \$4540.84.

Villinski, Ann: Desmond, Kathleen; 201610396; \$6383.84.

Walsh, Brian: Jane; 201609986; \$5009.84.

Young, Efelda; 201609987; \$7464.84.

**LOWER MORELAND TWP. SCHOOL DIST. -
entered municipal claims against:**

70 Tracey Rd Lp; 201609988; \$9165.85.

Naday, Jonathan: Emily; 201610049; \$57674.13.

Traurig, Joseph; 201610051; \$9854.82.

Wener, Robert: Bonnie; 201610046; \$26717.82.

**LOWER POTTSgrove TWP. -
entered municipal claims against:**

Pellicano, Gail; 201610020; \$899.33.

Pellicano, Gail; 201610021; \$889.43.

**LOWER POTTSgrove TWP. MUN. AUTH. -
entered municipal claims against:**

Carpenter, Kimberly; 201610052; \$1497.23.

Carpenter, Kimberly; 201610053; \$2509.62.

**PENNA. UNEMP. COMP. FUND -
entered claims against:**

Acts Retirement Life Communities Inc; 201661084; \$2889.04.

Almeklafi Inc: Double Tt Diner; 201661082; \$1419.13.

Asian Bento Cafe Inc: Asian Bento Cafe; 201661096; \$1193.52.

Ciaffone Inc; 201661094; \$4984.49.

Cygnat Manufacturing Co Inc; 201661083; \$27636.80.

Dimarco Management Group Llc; 201661092; \$26423.42.

Drmd Delivery Services Inc; 201661088; \$3350.80.

Freas, Jeremiah: Millennium Restoration; 201661091; \$1272.07.

Gant, Renee; 201661095; \$2022.42.

Hmi Acquisition Company: Hardy Machine Llc;
201661089; \$5863.98.
Jam Excavating Llc; 201661086; \$1380.39.
Johnson, Mark; 201661087; \$1000.00.
North Penn Technology Inc: Micross Components;
201661093; \$1823.10.
Ram Construction Enterprises Inc; 201661085; \$4187.08.
Sbg Management Inc; 201661081; \$162031.83.
Trade Show Associates Lp: Reber Friel Company;
201661090; \$48309.05.

**PERKIOMEN VALLEY SCHOOL DIST. -
entered municipal claims against:**

Disanto Partners Lp; 201610014; \$5266.78.
Dougherty, Richard; 201610012; \$4493.66.
Hanna, William; 201610015; \$4848.18.
Lutz, Catherine; 201610277; \$3296.86.
Mccouch, Thomas; 201610016; \$5626.36.
Mcneil, Roderick; 201610017; \$792.09.
Mcneil, Roderick; 201610018; \$1533.36.
Schlott, Bruce: Desta; 201610024; \$3307.53.
Schwarz, Adam: Melody; 201610273; \$5712.70.
Shibilski, Leonard: Stefania; 201610027; \$3712.82.

**POTTSGROVE SCHOOL DIST. -
entered municipal claims against:**

Brennan, Thomas; 201610276; \$3987.13.
Bruno, Sharon; 201610265; \$6061.80.
Bui, Tyler: Diana; 201610267; \$6548.56.
Collins, Gregory: Kathleen; 201610399; \$7663.14.
Dorris, James: Linda; 201610269; \$4409.94.
Goodman, D.; 201610352; \$3908.29.
Goodman, D.; 201610353; \$3645.00.
Goodman, D.; 201610400; \$12286.52.
H K Partners; 201610247; \$1170.43.
Kalin, Peter: Pearl; 201610271; \$4638.20.
Kalin, Peter: Pearl; 201610272; \$3040.96.
Kauffman, Robert; 201610274; \$1713.64.
Leck, Michael: Geri; 201610278; \$3631.49.
M&M Realty Partners; 201610259; \$1868.72.
Manfredi, Peter; 201610283; \$1281.08.
Mento, Robert; 201610356; \$3195.19.
Mento, Robert: Rose; 201610398; \$3203.45.
Messier, Jack; 201610284; \$4275.51.
Mullen, Richard; 201610260; \$3130.84.
Newlands Asset Holding Trust; 201610262; \$3371.44.
Pellicano, Gail; 201610261; \$5569.30.
Pellicano, Gail; 201610279; \$5540.86.
Quay Ed Customs Llc; 201610264; \$9189.71.
Reitz, Merle: Meribah; 201610263; \$4459.77.
Roberts, Michelle; 201610266; \$10322.14.
Steinmetz, Tobiah; 201610268; \$3512.14.
Vanderslice, Amber; 201610239; \$3542.80.
Weand, Polly: Estate Of Lynne J Manescu; 201610282;
\$5805.04.

**POTTSTOWN BORO. AUTH. -
entered municipal claims against:**

Delaney, John: James: Martin, Et.Al.; 201610110;
\$665.88.
Fontaina, John: Rita; 201610389; \$708.74.
Johnson, James; 201609975; \$807.55.
Karisa, Azah; 201609977; \$647.37.
Masucci, Michael; 201610386; \$277.23.
Revel Pursuit Property Llc; 201609971; \$646.18.
Unknown Heirs Successors Or Assigns Of Byron C Rick;
201609980; \$1426.85.

Unknown Heirs Successors Or Assigns Of Ronald B
Pace; 201609979; \$1409.01.
Unknown Heirs Successors Or Assigns Of William R
Baily; 201609972; \$1186.34.
Wilkinson, Richard: Wendy; 201610385; \$474.96.

**POTTSTOWN BORO. -
entered municipal claims against:**

Cn Properties Llc; 201610242; \$660.32.
Cn Properties Llc; 201610245; \$660.32.
Cn Properties Llc; 201610246; \$684.05.

**POTTSTOWN SCHOOL DIST. -
entered municipal claims against:**

Aad Properties Llc; 201609953; \$571.76.
Aad Properties Llc; 201609964; \$571.76.
Allen, Abraham: Geraldine; 201609961; \$3092.87.
Allen, Abraham: Geraldine; 201610387; \$2508.43.
Anderson, Christopher; 201609963; \$2293.66.
Another Investment 1 Llc; 201609954; \$2442.19.
Balog, David: Tracy; 201609934; \$4137.33.
Borz, Dawn; 201609930; \$1731.24.
Bui, Tyler: Diane; 201609931; \$2672.76.
Cimino, S.: Betty; 201609933; \$2784.59.
Cn Properties Llc; 201609955; \$2383.04.
Jar Investments Inc; 201609956; \$1974.15.
Jar Investments Inc; 201609957; \$3285.01.
Jar Investments Inc; 201609958; \$3160.65.
Jdl Property Management Llc; 201609959; \$8765.49.
Meyers, Jason: 367 North Charlotte Street Trust;
201609938; \$4109.45.
Sabia Properties; 201609960; \$3579.48.
Unknown Heirs Successors Or Assigns Of William R
Baily; 201609936; \$1957.91.
Velez, Daniel; 201609925; \$3492.26.

**SKIPPACK TWP. -
entered municipal claims against:**

Bangert, David: Lisa; 201610395; \$427.50.
Bompartito, Joseph; 201610394; \$512.05.
Daugherty, Carol; 201610392; \$573.35.
Davis, Boyd: Laurele; 201610393; \$869.44.
Federal National Mortgage Association; 201610397;
\$541.53.
Monaco, Christopher; 201610391; \$418.00.
Stueben, Robert: Melissa; 201610390; \$418.00.

**SODERTON AREA SCHOOL DIST. -
entered municipal claims against:**

121 Partners Lp; 201610354; \$17998.68.
Adams, Russell: Bettina; 201610058; \$4463.98.
Borge, Gil: Elaine; 201610059; \$4521.85.
Brown, William: Susan; 201610359; \$6081.60.
Brumbaugh, Carol; 201610060; \$5448.28.
Burke, John: Terry; 201610063; \$4508.48.
Cosentino, Fara; 201610064; \$5839.53.
Dickson, Eileen: D & D Development Properties Llc;
201610066; \$6448.61.
Do, Hyung: Young; 201610360; \$7731.88.
Fooks, Shawn: Dorsey; 201610067; \$876.91.
Haladay, Michael; 201610068; \$3274.20.
Haladay, Michael; 201610069; \$771.53.
Labosh, Michael: Joan; 201610072; \$5979.51.
Mccarron, Stephen: Maryanne; 201610074; \$5449.72.
Mcconnell, Dale: Lorrie; 201610076; \$11558.66.
Tenley, Pearl; 201610362; \$6508.50.
Welsh, David; 201610078; \$5199.55.
Zehr, Darwin: Karen; 201610079; \$5173.29.

**SOUDERTON BORO. -
entered municipal claims against:**

Deshong, Christine; 201610057; \$2365.07.
Polowczuk, Steven; 201610281; \$741.64.

**UNITED STATES INTERNAL REV. -
entered claims against:**

American Waste Digest Corporation; 201670447;
\$6,929.45.
Form Tech Construction Services Inc; 201670448;
\$3,510.00.
Ginsberg, David; 201670445; \$42,531.35.

**UPPER DUBLIN SCHOOL DIST. -
entered municipal claims against:**

Hughes, Paris; Olivia; 201610034; \$11248.84.
Kaithern, Reginald; 201610036; \$5813.05.
Mastroni, Joanne; Donnamaria; 201610033; \$4711.26.
Mcquinn, Bruce; 201610037; \$4766.06.
Milnazik, Joseph; Anne; 201610039; \$7647.11.
Polk, Raymond; 201610042; \$6338.56.
Witsen, William; Barbara; 201609981; \$12275.33.

**UPPER PERKIOMEN SCHOOL DIST. -
entered municipal claims against:**

Henry, Thomas; 201609989; \$3842.11.

LETTERS OF ADMINISTRATION

Granted Week Ending May 31, 2016

**Decedent's Name Appears First,
Then Residence at Death, and
Name and Address of Administrators**

BRAXTON, ROBERT E. III - Upper Gwynedd Township;
Braxton, Hilda L., 103 Arden Circle
Lansdale, PA 19446; Braxton, Robert E., Jr.,
103 Arden Circle Lansdale, PA 19446.
BROTHERS, DOREEN M. - Pottstown Borough;
Brothers, David B., 479 Spruce Street
Pottstown, PA 19464.
CRONIN, JOSEPH R. - Skippack Township;
Parkins, William H., 1144 Bridge Rd
Creamery, PA 19430.
DINKINS, DENISE W. - Cheltenham Township;
Dinkins, Michael B., 1642 Hillcrest Road
Laverock, PA 19038.
DONDEIGO, VITO M. - Horsham Township;
Savoca, Bridget, 7 James Place
Metuchen, NJ 08840.
FRANCIS, EDWARD L. - Norristown Borough;
Rivas, Shaina, 407 E. Miner Street
West Chester, PA 19382.
GULLIFORD, BECKY S. - Upper Merion Township;
Gulliford, Robert C., Jr., 1405 Dogwood Lane
Chester Springs, PA 19425; Obrien, Wilma J.,
460 Hillview Road King Of Prussia, PA 19406.
HOLMES, THELMA A. - Norristown Borough;
Butler, Tiffany, 120 Hamilton St
Norristown, PA 19401.
JACKSON, VIRGINIA C. - Norristown Borough;
Moore, Rochelle J., 218 Bessemer Ave E
Pittsburgh, PA 15112.
LEE, DOROTHY E. - Abington Township;
Saunders, Susan E., 2559 Lamott Avenue
Willow Grove, PA 19090.

MAGARGAL, LAUREN A. - Perkiomen Township;
Magargal, Arlene F., 16 Patterson Avenue
East Norriton, PA 19401.

MEREDITH, HELEN - Abington Township;
Meredith, Theresa, Po Box 292
Quakertown, PA 18951.

MILEY, BARBARA A. - Lower Merion Township;
Raspberry, Dara, 4635 Hazel Avenue
Philadelphia, PA 19143.

PARKER, EDNA M. - Lower Merion Township;
Parker, Gregory H., 636 Keebler Rd
King Of Prussia, PA 19406.

RAIMONDI, ALBERT - Norristown Borough;
Raimondi, Michael D., 129 Egypt Rd
Norristown, PA 19403.

REIFF, DOLORES A. - Upper Merion Township;
Reiff, Theresa, 210 Stonybrook Drive
Norristown, PA 19403.

RICE, DIANE S. - Conshohocken Borough;
Rice, Peter N., 139 East 5Th Avenue
Conshohocken, PA 19428.

RIGGS, MARY E. - Upper Merion Township;
Riggs, Angela D., 7022 Redcoat Drive
Flourtown, PA 19031.

STROHL, MILLARD D. - Lower Pottsgrove Township;
Strohl, Barbara R., 265 S Pleasant View Rd
Sanatoga, PA 19464.

STROHM, PATRICIA A. - Marlborough Township;
Strohm, Eric G., 105 Meadowland Drive
Collegeville, PA 19426.

SUCOLOSKI, CAROLYN M. - Bridgeport Borough;
Dougherty, John P., 187 Riverview Road
King Of Prussia, PA 19406.

WALL, LINDA D. - Upper Merion Township;
Wall, William M., Jr., 1241 Supplee Lane
West Conshohocken, PA 19428.

YOCUM, MARGARET E. - Abington Township;
Kohr, Alan W., 518 Krause Rd
Schwenksville, PA 19473.

SUITS BROUGHT

Week Ending May 31, 2016

**The Defendant's Name Appears
First in Capital Letters**

ALVARADO, DEISY: REYES, JOANNE -
Allstate Insurance Company; 201610118;
Civil Action; Dougherty, Michael J.
BEARD, CHRIS - Beard, Donna; 201610419;
Complaint Divorce.
BECKER, ERIC - Becker, Sharon; 201610071;
Complaint Divorce.
BOLOGNESE, BARBARA - Bolognese, Michael;
201610355; Complaint Divorce; Wassel, Joseph B.
BRACY, RAYMOND - Bracy, Jamie; 201610158;
Complaint Divorce.
BRAUNING, RONALD - Meyer, Danielle;
201609835; Complaint for Custody/Visitation.
BUTLER, TIFFANY: WILLIAM - Providence
Real Estate Mgmt Corp; 201610129; Defendants
Appeal from District Justice.
CARTER, ISAIAH - Harris, Julia; 201610405;
Civil Action; Cornett, Bradley R.
CONTI, MARK - Conti, Marie; 201610155;
Complaint Divorce.

- COPELAND, MARK - Ridge, Joan; 201610008;
Complaint Divorce; Cullen, Sean E.
- DAVIS, GREGORY - Davis, Ashley; 201610346;
Complaint Divorce.
- DIDOMENICO, LAUREN - Didomenico, Matthew;
201610326; Complaint Divorce.
- DIXON, DAYLE - Wells Fargo Bank Na; 201610082;
Complaint In Mortgage Foreclosure; Wapner, Peter.
- DOE, JOHN: OCCUPANT - Deutsche Bank
National Trust Company; 201610040; Complaint
in Ejectment; Scott, Morris A.
- DURAND, KELLY - Portfolio Recovery Associates Llc;
201610185; Civil Action; Polas, Robert N., Jr.
- FINKENSTADT, ERIC - Specter, Janet; 201610147;
Complaint Divorce.
- FLEMING, SUSAN: OLDER, STEPHEN -
Fleming, Michael; 201610296; Complaint Divorce;
Tornetta, David A.
- FOGA, ELIZABETH - Foga, Robert; 201610429;
Complaint Divorce.
- FREEMAN, JEFFREY - Satiro, Francesco; 201610298;
Defendants Appeal from District Justice.
- GAIBISELIS, ANDREW: OLAFS - Huynh, Johnny;
201610073; Civil Action; Wilson, Val P.
- GRIFFIN, JANE - Evans, Lisa; 201610423;
Defendants Appeal from District Justice.
- GRIFFIN, MONICA - Russell, Glen; 201610156;
Defendants Appeal from District Justice.
- HALL, JOHN - Portfolio Recovery Associates Llc;
201610181; Civil Action; Polas, Robert N., Jr.
- HART, CHAD: PORTOCK, JEFFREY:
POTTSTOWN BOROUGH POLICE DEPARTMENT -
Bullock, Lea; 201610107; Plaintiffs Appeal from
District Justice.
- HATFIELD, KYRA - Zachary, Denise; 201610226;
Petition for Protection From Intimidatio.
- HERDER, MICHAEL - German, Heidi; 201609862;
Complaint for Custody/Visitation; Rodriguez, Gabriela.
- HOUSE, KEITH - Sohn, Lauren; 201610122;
Complaint for Custody/Visitation.
- JAMES, DIONNE: OCCUPANTS - Federal National
Mortgage Association; 201610349; Complaint in
Ejectment; Wapner, Peter.
- JOHNSON, CHRISTINA - Jpmorgan Chase Bank Na;
201609974; Complaint In Mortgage Foreclosure;
Wapner, Peter.
- JONES, MARCUS - Hass, Rachel; 201610030;
Complaint for Custody/Visitation.
- JONES, PERRY - Jones, Ciera; 201610371;
Complaint Divorce; Solomon, Don J.
- KAISER, TIMOTHY: ESTATE OF JOSE MIRANDA -
Holiday, Wilhemina; 201609984; Foreign Subpoena.
- KIM, SA: OCCUPANTS - Federal National
Mortgage Association; 201610314; Complaint in
Ejectment; Davis, Adam H.
- KINTSCH, JAMES - Law Offices Of Alan R Mege;
201610050; Civil Action; Mege, Alan R.
- KLINE, JEFFREY - Amerihome Mortgage Company Llc;
201610133; Complaint In Mortgage Foreclosure;
Wapner, Peter.
- KOSHNEY, JAMES: OCCUPANTS - Vrm; 201610054;
Complaint in Ejectment; Wapner, Peter.
- LABELLA, ANTHONY - Giuffrida, Jennifer; 201610422;
Support/Exceptions.
- LAWYERS VIDEO SERVICE INC - Pnc Bank Na;
201610121; Civil Action; Dougherty, Michael J.
- LE ROUX, PETER: LANKENAU MEDICAL CENTER:
MAIN LINE HEALTH CARE BRAIN &
SPINE CENTER AT LANKENAU MEDICAL CENTER -
Chinnici, Robert; 201610275; Civil Action;
Murphy, Frank P.
- LOMONACO, JESSE - Lomonaco, Jennifer; 201610424;
Complaint Divorce.
- MALIN, DONNA - Wells Fargo Bank Na; 201609970;
Complaint In Mortgage Foreclosure; Zem, Christina M.
- MANSOUR, ANTWAN - Moyers Services Group Inc;
201609969; Defendants Appeal from District Justice.
- MARZOCCO, CARMEN - Discover Bank; 201609552;
Civil Action; Cawley, Jonathan Paul.
- MCANDREWS, DEBRA: DEPARTMENT OF
THE TREASURY - INTERNAL REVENUE
SERVICE: MC ANDREWS, DEBRA, ET.AL. -
Deutsche Bank National Trust Company; 201610160;
Complaint In Mortgage Foreclosure; Dobaria, Vishal.
- MEDINA, CLAUDIA - Portfolio Recovery
Associates Llc; 201610173; Civil Action;
Polas, Robert N., Jr.
- MONTGOMERY MILLS - Bisch, Joseph; 201610280;
Plaintiffs Appeal from District Justice.
- MOREHOUSE, TODD - Morehouse, Jennifer;
201609945; Complaint Divorce; Young, Cheryl L.
- MORGAN, MAUREEN: MAUREEN -
Wells Fargo Bank Na; 201610080; Complaint In
Mortgage Foreclosure; Wapner, Peter.
- MULLEN, JONATHAN: JONATHAN:
KIMBERLY, ET.AL. - Wells Fargo Bank Na;
201610127; Complaint In Mortgage Foreclosure;
Dobaria, Vishal.
- MULLEN, JONATHAN: JONATHAN: KIMBERLY,
ET.AL. - Wells Fargo Bank Na; 201610127;
Complaint In Mortgage Foreclosure; Dobaria, Vishal.
- NEWMARK GRUBB KNIGHT & FRANK:
800 ADAMS AVENUE ASSOCIATES LP -
Legare, James; 201610228; Civil Action;
Caiola, Frank L.
- NOLL, JOHN - Noll, Elizabeth; 201609414;
Complaint Divorce; Snyder, Nathan.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Morrow, Jamesa; 201610019;
Appeal from Suspension/Registration/Insp;
Guyer, Edwin L.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Segal, Jake; 201609990;
Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Morrell, Nicholas; 201610113;
Appeal from Suspension/Registration/Insp;
Guyer, Edwin L.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Morrow, Jamesa; 201610019;
Appeal from Suspension/Registration/Insp;
Guyer, Edwin L.
- PENNSYLVANIA DEPARTMENT OF
TRANSPORTATION - Graham, Donovan; 201610212;
Appeal from Suspension/Registration/Insp.
- PIERCE, SHANNON: KEENAN, SHANNON -
Pierce, Corey; 201610402; Complaint Divorce.
- REID, ANGELO - Reid, Elizabeth; 201610105;
Complaint Divorce; Cappolella, Lisa J.
- ROBINSON, JOHN: ESTATE OF JOAN MILLER:
ESTATE OF JOAN MILLER, ET.AL. -
Wells Fargo Bank Na; 201610131; Complaint In
Mortgage Foreclosure; Dobaria, Vishal.

- ROBINSON, JOHN: ESTATE OF JOAN MILLER: ESTATE OF JOAN MILLER, ET.AL. - Wells Fargo Bank Na; 201610131; Complaint In Mortgage Foreclosure; Dobaria, Vishal.
- ROFFMAN, DEBORA - Robinson, Thomas; 201610350; Civil Action.
- ROLA, DANIEL - Rola, Madeline; 201610010; Complaint Divorce; Cullen, Sean E.
- RUGGIERO, JENNIFER: VINCENT - Td Bank Usa Na; 201610236; Plaintiffs Appeal from District Justice.
- RUIZ, MARVIN: ADEISO, SANTOS - Kane, Alan; 201609932; Civil Action; Kane, Alan B.
- SATTERWHITE, ERIC - Satterwhite, Tina; 201610316; Complaint Divorce; Cohen, Richard E.
- SCHROGIE, SUE - Gibbons, Ian; 201609976; Defendants Appeal from District Justice.
- SCHURR, ADAM: BISHOP, MICHAEL: CRAWFORD, DAVID, ET.AL. - Tuggle, Izek; 201609588; Petition.
- SHERIFF OF MONTGOMERY COUNTY - Kennett Square Properties Llc; 201610227; Petition; Marshall, Alvin B.
- SMITH, JEFFREY - Portfolio Recovery Associates Llc; 201610177; Civil Action; Polas, Robert N., Jr.
- SNYDER, RALPH - Snyder, John; 201610009; Civil Action.
- STEVE MEYER CARPENTRY INC - Moy, Christopher; 201610237; Defendants Appeal from District Justice.
- STOREY, TIFFANY: FEDERMAN, JOSHUA - Davis, Amanda; 201609952; Petition to Appeal Nunc Pro Tunc.
- THOMPSON, JEFFREY: JOVITA - Federal National Mortgage Association; 201610232; Complaint In Mortgage Foreclosure; Zern, Christina M.
- UNKNOWN HEIRS SUCCESSORS ASSIGNS UNDER CAROL LYNN SINE - Citimortgage Inc; 201610312; Complaint In Mortgage Foreclosure; Wapner, Peter.
- UNKOWN HEIRS SUCCESSORS ASSIGNS UNDER WILBUR I CROUTHAMEL: UNKOWN HEIRS SUCCESSORS ASSIGNS UNDER GORDON W CROUTHAMEL - Wells Fargo Bank Na; 201610085; Complaint In Mortgage Foreclosure; Wapner, Peter.
- VELEZ, LEONEL - Stahlecker, Jackie; 201609698; Complaint for Custody/Visitation.
- VERMUTH, MICHAEL - Catagnus, Karen; 201610461; Civil Action; Wassel, Joseph B.
- VIRGILIO, STEPHANIE - Eder, Maria; 201610182; Complaint for Custody/Visitation.
- WOODS AT WAYNE HOMEOWNERS ASSOCIATION: CAMPBELL, NANCY: CSK MANAGMENT, ET.AL. - Vasys, Anthony; 201610302; Civil Action.
- BOYLE, JANET M. - Upper Merion Township; Boyle, Christopher J., 1132 Heritage Place, Apt D Waldorf, MD 20602.
- BRADLEY, MARGARET M. - Hatfield Township; Johnson, Rosalind, 505 Sharon Rd Colmar, PA 18915.
- BRADLEY, RICHARD - Abington Township; Bradley, Sabrina, 2732 Phipps Ave Willow Grove, PA 19090.
- BRAND, ISOBEL W. - Upper Gwynedd Township; Angelozzi, Gloria, 522 Ballytore Rd Wynnewood, PA 19096; Brown, Rita Kaye H., 2528 Bergey Rd Hatfield, PA 19440.
- CHAREN, JEROME M. - Whitpain Township; Charen, Raela C., 105 St Andrews Way Blue Bell, PA 19422; Rinaudo, Marcia E., 116 Pendula Ct West Chester, PA 19380.
- CIRILLO, DOLORES M. - Whitpain Township; Radicioni, James, 219 Old Church Road North Wales, PA 19454.
- CONNERS, WILLIAM J. - Norristown Borough; Grady, Sarah M., 1302 Cooper Circle Audubon, PA 19403.
- CUNNINGHAM, GWEN M. - Ambler Borough; Fahmy, Lynn E., 575 Hawthorne Lane Mansfield, OH 44907; Morgan, Susan B., 29 School St Ambler, PA 19002.
- DIROCCO, ARCANGELO F. - Franconia Township; Dirocco, Phyllis J., 837 Rising Sun Road Telford, PA 18969.
- GREISER, S. J. - Lower Salford Township; Bucher, Donna J., 620 Keystone Drive Sellersville, PA 18960; Kaelin, Nancy L., 378 W. Broad Street Souderton, PA 18964.
- HAAS, MARK - Abington Township; Haas, Allen, 185 Ann Lane Warminster, PA 18974.
- HASAPES, HELEN C. - Worcester Township; Puleo, Theresa M., 604 Penllyn Pike Penllyn, PA 19422.
- HEISLER, EDWARD G. - Whitmarsh Township; Heisler, Michael, 2611 Hirst Terrace Havertown, PA 19083; Heisler, Robert, P.O. Box 242 Gwynedd, PA 19436.
- HERTLER, SANDRA - Hatfield Township; Questad, Meghann A., 2105 Country Club Drive Huntingdon Valley, PA 19006.
- KATES, WILLIAM K., SR. - Whitmarsh Township; Kates, Paul H., 448 Waynebrook Dr Chester Springs, PA 19425.
- KICHLINE, JEANNETTE M. - Lansdale Borough; Kichline, Alan P., P. O. Box 104 Milford Square, PA 18935; Kichline, Norman W., 2962 Richlandtown Pike Coopersburg, PA 18036.
- LYNCH, MAUREEN M. - Horsham Township; Burnett, Patricia, 32 N. 10Th Street Stroudsburg, PA 18360.
- MARTIN, EDWARD J. - Whitmarsh Township; Glatz, Joseph M., 102 Madison Court North Wales, PA 19454.
- MONTICCILOLO, BENEDETTO - Upper Gwynedd Township; Livingston, Maria, 514 Gablefield Lane Apex, NC 27502.
- MOUNTFORD, BERTHA K. - Lower Gwynedd Township; Kratz, Richard T., 136 Deer Run Road Perkasia, PA 18944.
- MURRAY, BERNARD J. III - Whitmarsh Township; Falconero, George J., 22 Tranquility Dr Malvern, PA 19355; Murray, Catherine A., 416 Conlin Rd Plymouth Meeting, PA 19462.

WILLS PROBATED

Granted Week Ending May 31, 2016

Decedent's Name Appears First, Then Residence at Death, and Name and Address of Executors

- BAILEY, MARY M. - Lower Gwynedd Township; Bailey, Thomas R., 501 W. 120Th Street New York, NY 10027.
- BOCLAIR, LEONARD D., JR. - Worcester Township; Boclair, Helene B., 93 Willow Way Lansdale, PA 19446.

RULLMAN, WILLIAM H. - Lower Providence Township;
Gieg, L. F. Jr., 2 Fish Hawk Dr
Fernandina Beach, FL 32034.

SANDGARTEN, VERA - Upper Moreland Township;
Roman, Gail R., 604 Wiltshire Lane
Newtown Square, PA 19073.

SAURMAN, ROBERT J. - Abington Township;
Saurman, Jennifer L., 122 York Road
Jenkintown, PA 19046.

SCHMELE, HARRY - Horsham Township;
Embery, Joseph R. Iv, 2300 Computer Avenue
Willow Grove, PA 19090; Fraiser, Florence,
205 Cedar Avenue Horsham, PA 19044.

SCHMIDT, MARY R. - Upper Dublin Township;
Schmidt, Bruce E., 1811 Ft Washington Ave
Maple Glen, PA 19002; Schmidt, Robert E.,
14 Spruce Lane Gorham, ME 04038.

SCHWARTZ, KAY - Cheltenham Township;
Rose, Marilynn, 907 Summit Rd
Narberth, PA 19072.

SEKELICK, JOSEPH - Upper Moreland Township;
McKenna, Eleanor, 1612 Harvest Moon Lane
Hatfield, PA 19440; Sekelick, Daniel E.,
317B Edgely Avenue Horsham, PA 19044;
Sekelick, Joseph J., 317 Edgely Avenue
Horsham, PA 19044.

SHUSTER, SOLOMON - Montgomery Township;
Shuster, Marc, 115 Sacramento Drive
Quakertown, PA 18951.

SMART, DIANE D. - Abington Township; Abel, Lori,
872 Phillips Road Warminster, PA 18974.

SMITH, TAMARA S. - Springfield Township;
Wheeler, Caleb H., 8327 Flourtown Avenue
Glenside, PA 19038.

SONIS, JO ANN - Lower Merion Township;
Sonis, William, 120 Sibley Ave Apt306
Ardmore, PA 19003.

STRAUSS, HILARY - Lower Merion Township;
Strauss, Ione A., Grays Lane House
Haverford, PA 19041.

STROUSE, LOUISE - Upper Moreland Township;
Strouse, Robert J., 7232 Titonka Way
Rockville, MD 20855.

TAGNON, ALEXANDER J. - Lower Providence
Township; Orlor, Amy T., 2599 Faust Road
Gilbertsville, PA 19525; Tagnon, Raymond J.,
1300 Fayette Street Conshohocken, PA 19428.

WEISER, LESLIE M. - Lower Merion Township;
Weiser, Madeleine C., 814 N Woodbine Avenue
Narberth, PA 19072.

ZERBE, FRANCES V. - Lower Gwynedd Township;
Hallman, Donald L., 609 Hartman Avenue
Fort Washington, PA 19034; Hallman, Patricia L.,
609 Hartman Avenue Fort Washington, PA 19034.

ZWEIFEL, LONNIE J. - Franconia Township;
Zweifel, Renee A., 221 Heatherfield Dr
Souderton, PA 18964.

RETURN DAY LIST

June 20, 2016
COURT ADMINISTRATOR

All motions "respecting discovery" in civil cases are subject to the provisions of Local Rule 4019* - Discovery Master. If such a motion is answered in opposition on or before the rule return date, the matter is automatically listed for argument before the Discovery Master at 9:00 a.m. on the Friday of the week in which the rule was made returnable. Check the MCCH electronic directory for assigned courtroom.

1. Alvarez v. Gibson - Motion to Compel Discovery Responses Addressed to Defendant, A&S Services Group, LLC (Seq. 20 D) - **T. Bass - S. Kivisto.**
2. Arbab-Thompson v. Nevvas Eye Associates - Plaintiff's Motion to Compel Precomplaint Discovery and Extend Time (Seq. 8 D) - **S. Gontkosky - E. Hosmer.**
3. Awad v. Community Development Head Start - Motion to Compel Plaintiff's Discovery Responses (Seq. 44 D) Only Docket #201525337 - **M. Simon - P. Casey.**
4. Bailey v. McCray - Motion to Compel (Seq. 8 D) - **J. DiGiovanni - L. Sabato.**
5. Baird v. Michaels Family Restaurant - Motion to Withdraw as Counsel (Seq. 9) - **F. DiMeo - P. Burns.**
6. Bank of America, N.A. v. Glazer - Motion to Vacate a Void Judgment (Seq. 24) - **C. Donati.**
7. Bank of America, N.A. v. Stoltz - Plaintiff's Motion to Amend Complaint (Seq. 4) - **P. Wapner.**
8. Bank of New York Trust v. Khan - Petition for Leave to Amend Defendant's Answer to Plaintiff's Complaint (Seq. 19) - **T. McCabe - R. Isgate.**
9. Bank of The West v. Shoemaker - Plaintiff's Motion to Compel Defendant to Appear at Oral Deposition (Seq. 6 D) - **M. Lessa.**
10. Blumenfeld v. Blumenfeld - Petition to Withdraw as Counsel (Seq. 139) Only Docket #201301-626 - **W. Harvey.**
11. Bowman v. Wigrizer - Motion of Defendants to Compel Plaintiff's Discovery Answers (Seq. 10 D) - **K. Harbison - S. Eichler.**
12. Bretzel v. Abington Memorial Hospital - Motion to Compel Against Plaintiff, Kathleen Bretzel (Seq. 25 D) - **D. Rosenbaum - D. Adelsberger.**
13. Bryn Mawr Trust Company v. Amin - Motion to Compel Discovery (Seq. 17 D) - **P. Berger.**
14. Buccelli v. FSP Horsham, L.P. - Plaintiff's Motion to Compel Defendant FSP Horsham, L.P., et al. to Provide Answers to Plaintiff's Interrogatories and Request for Production of Documents (Seq. 6 D) - **C. Culleton - P. Callahan.**
15. Calvecchio v. Fan - Motion for Entry of Default Judgment Against Defendant Cheryl A. Laing for Failure to Answer a Crossclaim (Seq. 48) - **J. Bates.**
16. Calvecchio v. Fan - Motion for Entry of Default Judgment for Failure to Answer Crossclaim (Seq. 49) - **J. Bates.**
17. Cannella v. Resnick Amsterdam Leshner, P.C. - Motion to Overrule Objections to Subpoena (Seq. 84 D) - **S. Pachman - J. Resnick - W. Testa.**

18. Cheltenham Township v. Teamsters Local 115 - Motion to Strike Exhibits Ck from Petitioner's Petition to Vacate the Arbitration Award (Seq. 9) - **B. Betack - N. Brainard.**
19. Churchill Court Condominium Association v. Karden Construction Services, Inc. - Motion to Compel Plaintiff's Answers to Discovery (Seq. 84 D) - **B. Binder - M. Turetsky.**
20. Citimortgage, Inc. v. Ford - Motion to Reassess Damages (Seq. 21) - **P. Wapner.**
21. Clark v. Eastern Janitorial Services, Inc. - Plaintiff's Motion to Compel Discovery Directed to Defendants (Seq. 28 D) - **A. Sagoskin - D. Schwadron.**
22. Crawford v. Woo Cho - Defendant's Motion to Compel Plaintiff's Discovery Responses (Seq. 10 D) - **K. Saffren - A. Zabicki.**
23. CVI Loan GT Trust I v. Ford - Motion to Amend Caption (Seq. 10) - **D. Apothaker.**
24. Datesman v. Schweitzer - Motion to Compel Discovery (Seq. 22 D) - **S. Shelly - C. Fiore.**
25. Deutsche Bank National Trust Company v. Magnatta - Motion to Compel Responses to Interrogatories and Requests for Production of Documents (Seq. 13 D) - **R. Williams - J. Ruder.**
26. DiGirolamo v. Valley Forge Casino Resort - Motion to Enforce Compliance With Subpoena and Compel Penn Medicine Radnor to Provide Documents (Seq. 11 D) - **D. Penna - G. Lipski.**
27. Doe v. Dressler-Carre - Motion to Compel Plaintiff Jane Doe to Provide More Specific Answers to Interrogatories (Seq. 53 D) - **T. Weber - W. Banton.**
28. Doe v. Dressler-Carre - Motion to Compel Plaintiff Jane Doe's Signed Authorization for the Records of Heiki Laranyce (Seq. 54 D) - **T. Weber - W. Banton.**
29. Duca v. Frank - Motion to Compel Expert Reports (Seq. 144 D) - **G. Baldino - D. Ryan - K. Chancellor.**
30. Early v. Touby - Motion to Compel Discovery (Seq. 18 D) - **D. Brewster - D. Breidenbach.**
31. Early v. Touby - Petition for Leave to Amend Counterclaim and to Join Additional Defendants (Seq. 20) - **D. Brewster - D. Breidenbach.**
32. Epstein v. Bhalala - Motion to Compel Discovery (Seq. 180 D) - **L. Haft - D. Shafkowitz.**
33. Evalon, Inc. v. Kaplan - Motion to Compel Discovery Responses from Co-Defendant Michael Kaplan (Seq. 15 D) - **M. Dougherty - T. Bielli.**
34. Evalon, Inc. v. Kaplan - Motion to Compel Discovery Responses from Plaintiff (Seq. 14 D) - **M. Dougherty - T. Bielli.**
35. Evans v. Holy Redeemer Health Systems, Inc. - Motion to Compel Discovery Responses (Seq. 28 D) - **J. Lindheim - A. Romanowicz.**
36. Everbank v. Johnson - Petition of Plaintiff to Divest Lien (Seq. 23) - **J. Frechie.**
37. Ezekowitz v. Main Line Health System - Motion to Strike and Compel Discovery (Seq. 19 D) - **M. McCaney - A. Kumer.**
38. Farrell v. Lansdale Hospital - Lansdale Hospital's Motion to Strike Plaintiff's Objections to Subpoena (Seq. 123) - **D. Feinberg - J. Orsini-Ford.**
39. Foster v. DePaoli - Motion to Consolidate (Seq. 14) Both Docket Numbers - **M. Simon - D. Bailey.**
40. Friedman v. Bryn Mawr Hospital - Motion to Strike (Seq. 246 D) - **S. Friedman - K. Chancellor.**
41. Garvey v. Garvey - Petition to Withdraw as Counsel (Seq. 98) - **J. Miller - P. Vangrossi.**
42. Gaskins v. Abington Health Lansdale - Motion to Compel Discovery Responses of Plaintiff (Seq. 48 D) - **S. Depillis - D. Martz.**
43. Gilyard v. Trojnecki - Motion to Compel Plaintiff's Answers to Discovery (Seq. 10 D) - **L. Thomas - D. Wall.**
44. Goldring v. Insdorf - Motion to Compel Discovery (Seq. 15 D) - **A. Grutzmacher - D. Dean.**
45. Goldstein v. Independent Research Group, Inc. - Motion to Compel Dx Requests (Seq. 410 D) - **J. O'Brien - W. Cilingin.**
46. Goliash v. Corne - Motion to Compel Discovery (Seq. 15 D) - **S. Carpey - J. Godin - R. Wolfe.**
47. Gordon v. Allegheny Valley School - Motion to Compel Inspection of Original Records (Seq. 40 D) - **D. Caputo.**
48. Gordon v. Allegheny Valley School - Motion to Overrule Objection Based on PRPA (Seq. 41 D) - **D. Caputo.**
49. Grande at Riverview Condominium v. DR Horton, Inc. New Jersey - Motion to Determine Sufficiency of Plaintiff's Responses to Requests for Admissions (Seq. 1040 D) - **M. Collins - S. Reidenbach.**
50. Grande at Riverview Condominium v. DR Horton, Inc. New Jersey - Motion to Determine Sufficiency of DRH Defendants' Responses to Requests for Admissions (Seq. 1041 D) - **M. Collins - S. Reidenbach.**
51. Greenfish Fund II, L.P. v. International Portfolio, Inc. - Joint Motion for Discontinuance (Seq. 258) - **M. Haltzman - A. Moore - P. Smith - J. Goldberg - M. Kichline.**
52. Griffin v. Merrill - Defendants' Motion to Deem Plaintiff's Responses to Request for Admissions Admitted (Seq. 24 D) - **C. Srogoncic - B. Pancio.**
53. Guy v. Corbeyervin - Petition to Withdraw as Counsel (Seq. 53) - **F. McBrien - W. Johnson.**
54. Halifax Group, Inc. v. Delaware Valley Orthopedic and Spine Center, P.C. - Motion to Compel Responses to Discovery (Seq. 27 D) - **P. Willan - C. Curley.**
55. Harling v. GAC Holdings, LLC - Motion to Compel Plaintiff's Answers to Interrogatories and Request for Production of Documents (Seq. 5 D) - **E. Levine - L. Santiago.**
56. Harper v. Redpath - Motion for Judgment of Non Pros (Seq. 1) - **M. Simon - R. Mennies.**
57. Herther v. Brown - Motion to Compel Answers to Interrogatories (Seq. 9 D) - **D. Kleiner - J. Gilman.**
58. Holland v. Gateway Plaza - Motion to Compel Answers to Interrogatories and Request for Production of Documents (Seq. 30 D) - **K. Kofsky.**
59. Horgan v. Horgan - Plaintiff John F. Horgan's Motion to Compel Defendants' Answers to Plaintiff's First Request for Production of Documents and Things (Seq. 12 D) - **M. Avrigian - W. Benner.**
60. Horsch v. Suburban Management Company, Inc. - Motion to Compel Answers to Discovery (Seq. 25 D) - **S. Lipschutz - M. Himsworth.**
61. HSBC Bank USA National Association v. Myers - Motion to Vacate Order (Seq. 16) - **M. Wooters - D. Mudrick.**
62. Husler v. Pennsylvania American Water Company - Plaintiff's Motion to Compel Defendant, Pennsylvania American Water Company's Responses to Plaintiff's Discovery Requests (Seq. 39 D) - **L. Bendesky - A. Scaricamazza.**

63. Ingram v. Lotz - Motion to Compel Discovery (Seq. 9 D) - **J. Robertson - D. Bailey.**
64. Jenkins v. Mosher - Motion to Compel Answers to Interrogatories and Document Requests (Seq. 11 D) - **N. Mittin - P. Bemiller.**
65. Jones v. Wise - Motion to Compel Discovery and Authorizations (Seq. 16 D) - **C. Falcone - E. Merrigan.**
66. JP Morgan Chase Bank, N.A. v. Edelman - Motion to Reassess Damages (Seq. 24) - **J. Kolesnik - P. Cressman.**
67. JP Morgan Chase Bank National Association v. Hepburn - Motion to Amend Complaint (Seq. 14) - **J. Krohn - T. Masciocchi - J. Kobeski.**
68. Kaller v. Pierson - Motion to Compel Answers to Interrogatories and Requests for Production of Documents (Seq. 8 D) - **H. Spirt - F. Gartner.**
69. Kamco Building Supply Corporation v. Providence Property, Inc. - Motion to Compel Corporate Designee of Gambone Construction (Seq. 29d) Only Docket #201328810 - **L. Miller - B. Elias.**
70. Kamco Building Supply Corporation v. Providence Property, Inc. - Motion to Compel Deposition of Defendant (Seq. 30 D) Only Docket #201328810 - **L. Miller - B. Elias.**
71. Kathleen v. Willemin - Motion to Compel Plaintiff's Answers to Defendant Shelia Willemin's Interrogatories and Responses to Request for Production of Documents (Seq. 15 D) - **L. Cohan - F. Gartner.**
72. Kelley v. Alldridge Hardscaping and Landscaping - Motion to Break and Enter (Seq. 8) - **M. Lawrence - W. Johnson.**
73. Keyser v. Orthopedic Surgery and Sports Medicine, P.C. - Motion to Compel Deposition of Defendant Lewis S. Sharps, M.D. (Seq. 35 D) - **J. Goslee - J. Shusted.**
74. Klein v. Winkworth - Defendants' Motion to Compel Plaintiff's Answers to Interrogatories (Seq. 14-D) - **A. Riemenschneider - J. Gilman.**
75. Kukulak v. Montgomery County Tax Claim Bureau - Petition of New Wave Consulting and Investments 401k Trust to Intervene (Seq. 5) - **P. Hitchens - A. Glassman.**
76. Kumar v. Kumar - Petition to Withdraw as Counsel (Seq. 69) - **E. Warner - J. Berner.**
77. Law Offices of Alan R. Mege v. Halsey - Motion to Compel (Seq. 7 D) - **A. Mege.**
78. Laws v. Pennsylvania Convention Center - Plaintiff Theresa Laws' Motion to Compel Full and Complete Disclosure of Redacted ESI Documents (Seq. 21 D) - **T. Wolpert - P. Doran.**
79. Lee v. Kremenets - Motion to Compel Discovery (Seq. 4 D) - **R. Brand - C. Ackley.**
80. Liberty Insurance Corporation v. Benedict - Plaintiff's Motion to Compel Defendants' Answers to Discovery (Seq. 1 D) - **R. Harris - A. Quasti.**
81. Litchmore v. Mirabile - Motion to Compel Answers to Plaintiff's Discovery (Seq. 19 D) - **R. Gerson - J. Gilman.**
82. LNV Corporation v. Theerasukprasan - Plaintiff's Motion to Amend Judgment to Reassess the Damages (Seq. 22) - **R. Williams.**
83. Lower Merion Township v. Tooke - Petition to Reinstate (Seq. 16) - **G. High.**
84. Mazer v. Cornbluth - Motion of Defendant Brook Glen Behavioral Hospital to Deem Admitted Requests for Admissions to Plaintiff the April 12, 2016 Requests for Admissions (Seq. 59 D) - **J. Currie - P. Kulp - J. Orsini-Ford.**
85. Mazer v. Cornbluth - Motion to Compel (Seq. 63 D) - **J. Currie - P. Kulp - J. Orsini-Ford.**
86. McCaig v. Firstrust Savings Bank - Petition to Open and/or Strike Judgment (Seq. 104) - **D. Strick - M. Sparks.**
87. McLeod v. Allstate Insurance Company - Motion to Compel Plaintiff Deposition (Seq. 17 D) - **F. DiMeo - M. Bradley.**
88. McTamney v. McTamney - Petition to Withdraw Appearance (Seq. 81) Only Docket #2013020-39.
89. Miconi v. Halfpenny - Motion to Compel Deposition (Seq. 21 D) - **J. Devlin.**
90. Mitchell v. Kalmon Dolgin Affiliates, Inc. - Motion to Strike and Compel (Seq. 21 D) - **M. Riesenfeld - R. Siegel - J. Fowler.**
91. Morris v. Read - Motion to Compel Advanced Physiotherapy's Compliance With a Valid Subpoena (Seq. 18 D) - **G. DiPippo.**
92. Muhammed v. Wolfe - Defendant's Motion to Compel Plaintiff's Answers to Interrogatories (Seq. 5-D) - **A. Lopresti - A. Ibrahim.**
93. Murray v. Community Development Institute Head Start, Inc. - Motion for Consolidation of Actions (Seq. 26) - **G. Lewis - J. Walsh.**
94. Murray v. Foley - Motion to Compel Answers to Supplemental Interrogatories (Seq. 49 D) - **R. Kaplan - T. Simmons.**
95. Nardi v. Bristol West Insurance Company - Motion to Consolidate (Seq. 1) Both Docket Numbers - **R. Axelrod - J. Guthrie.**
96. National Collegiate Student Loan Trust v. Jett - Motion to Dismiss (Seq. 10) - **M. Ratchford - G. Artim.**
97. Nationstar Mortgage, LLC v. Hampton - Motion for Leave to Amend Caption (Seq. 9) - **J. Ackerman.**
98. Nationstar Mortgage, LLC d/b/a v. Kulp - Motion to Amend Complaint (Seq. 19) - **C. Connor.**
99. Perez v. Washington - Petition to Open and/or Strike the Confession of Judgment (Seq. 5).
100. Postell v. Podob - Defendant's Motion to Compel Depositions (Seq. 72 D) - **R. Ross - G. Hirtzel.**
101. Pricesspective, LLC v. Foster - Motion to Compel Full and Complete Answers to Interrogatories (Seq. 9 D) - **M. Halaiko - S. Green.**
102. Providence Ridge Associates, L.P. v. Asian Expandere, Inc. - Petition for Leave to Withdraw as Counsel for Asian Expandere, Inc. (Seq. 59) - **D. Plon - T. Kao.**
103. Pulte Homes of PA Limited Partnership v. Cutler, Group Inc. - Defendant's Motion for Protective Order (Seq. 15 D) - **J. Oravetz - R. McBride.**
104. Quinco Contracting and Maintenance v. Metropolitan Steel Industries - Motion to Dismiss (Seq. 9) - **J. Quinn.**
105. Rapoport v. Lundy - Motion to Compel Deposition (Seq. 1 D) - **M. Weisberg - B. Salehi.**
106. Reid v. Stenderowicz - Motion to Compel Plaintiff's Interrogatories and Responses to Request for Production of Documents (Seq. 10 D) - **D. Aaron - K. Nosari.**

107. *Renwick v. Giulianos Deli, Inc.* - Plaintiff's Motion to Compel Discovery Responses Without Objection (Seq. 96 D) - **D. Brooks - A. Hinkle.**
108. *Romano v. Monterosso* - Motion to Compel Discovery (Seq. 15 D) - **K. Greenbaum - K. May.**
109. *Royal Bank America v. Horsham Valley Golf Club* - Verified Petition to Strike or, in the Alternative, to Open April 7, 2016 Confessed Judgment and Request for Immediate Stay (Seq. 14) - **G. Cirillo - M. Haltzman.**
110. *Rubin v. Ballou* - Defendant Univest Corporation of Pennsylvania's Motion to Dismiss (Seq. 45) - **E. Smith.**
111. *Rubin v. Ballou* - Motion to Dismiss (Seq. 42) - **E. Smith.**
112. *Saldutti v. Clement* - Motion to Strike and Compel (Seq. 43 D) - **V. Vangrossi - J. Weiss.**
113. *Schwartz v. Sydoryak* - Petition for Intervention (Seq. 10) - **M. Shechtman.**
114. *Schweitzer v. Valley Forge Convention Center* - Motion to Compel Release of Neuropsychological Testing Raw Data Materials (Seq. 12 D) - **J. Rosen - L. Apelian.**
115. *Shipley School v. Bolis* - Motion to Compel Defendants to Answer Post Judgment Interrogatories (Seq. 16-D) - **A. Sklar.**
116. *Silverang Development Company v. Worth & Company, Inc.* - Plaintiff's Motion to Compel Defendants to Respond to Interrogatories and Request for Production (Seq. 3 D) - **M. Haltzman - L. Eckell.**
117. *Silverman v. Holy Redeemer Ministries* - Plaintiff's Motion to Strike Objections of Defendant Holy Redeemer Health System, et al. (Seq. 164 D) - **J. Feller - A. Romanowicz - J. Shusted.**
118. *Silverman v. Holy Redeemer Ministries* - Plaintiff's Motion to Substitute the Named Defendant (Dr. Consultant).
119. *Slemmer v. Slemmer* - Petition to Withdraw as Counsel (Seq. 42) Only Docket #2008153-39 - **F. Recchuiti.**
120. *Smith v. Larson* - Motion to Compel Plaintiff's Answers to Discovery (Seq. 10 D) - **J. Zimmerman - R. Michetti.**
121. *Strauss v. S&H Express, Inc.* - Defendant's Motion to Compel Plaintiff's Answers to Discovery (Seq. 13 D) - **M. Strauss - J. Fox.**
122. *Sund v. The Galman Group, LTD* - Motion to Compel Deposition (Seq. 83 D) - **M. Greenfield - M. Dankanich.**
123. *Trahan v. Ferinden* - Motion to Compel Defendants to Respond to Plaintiffs' First Set of Interrogatories (Seq. 4 D) - **H. Smith.**
124. *Trevethan v. Indian Valley Family YMCA* - Motion to Compel Discovery from Plaintiff (Seq. 41 D) - **C. Srogoncik - M. Boomsma.**
125. *Tuggle v. Schurr* - Writ of Habeas Corpus (Seq. 0).
126. *University of Pennsylvania v. Fiorilli* - Motion to Reassess Damages (Seq. 13) - **G. Allard.**
127. *Upper Merion Area School District v. Montgomery County Board of Assessment Appeals* - Motion to Compel (Seq. 31 D) - **L. Szczesny - J. Price.**
128. *Van Eerden Coatings, Inc. v. GW Construction, Inc.* - Motion to Compel Depositions (Seq. 8 D) - **N. Stein - M. Kats.**
129. *Waldron v. Main Line Hospitals, Inc.* - Motion to Overrule Def's Objections and Compel Full and Complete Responses to Plaintiffs' Discovery Requests (Seq. 18 D) - **S. Seach - M. Schwartz.**
130. *Waverly Custom Homes, LLC v. Smith* - Motion to Compel Supplemental Discovery Responses (Seq. 40 D) - **M. Tanner - J. McShea.**
131. *Wells Fargo Bank v. Unknown Heirs Successors* - Assig. Motion to Reassess Damages (Seq. 12) - **P. Wapner.**
132. *Wells Fargo Bank, N.A. v. Alexander* - Motion to Reassess Damages (Seq. 29) - **M. Wooters - W. Schroeder.**
133. *Wells Fargo Bank, N.A. v. Saladino* - Motion to Compel (Seq. 45 D) - **J. Lobb - D. Tosta - J. Baldassari.**
134. *Whalen v. Whalen* - Petition to Withdraw as Counsel (Seq. 22) Only Docket #2015092-77 - **M. Bleczinski - D. Henry.**
135. *With Josephine Lontok, M.D.* (Seq. 165) - **J. Feller - A. Romanowicz - J. Shusted.**
136. *Yuan v. Barkan* - Motion to Compel Discovery (Seq. 9 D) - **A. Levin - M. Henry.**
137. *Ziegler v. Handley* - Petition to Withdraw Appearance (Seq. 36) - **J. Riley - K. Balzer.**