

## SHERIFF'S SALES

*By virtue of various writs issued out of the Court of Common Pleas of Montgomery County, Pa. to me directed will be sold at public sale on April 26, 2017 at 1:00 o'clock P.M. prevailing time, in Court Room "A", Court House, Swede and Airy Streets, in the Borough of Norristown, said County, the following described Real Estate.*

### To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on May 31, 2017 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

### First Publication

09-12970

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania. BEGINNING at a point in the original center line of Rice's Mill Road (33 feet wide but since widened 3-5/10 feet on each side of its present width of 40 feet) at the distance of 200 feet measured South 45 degrees, 31 minutes, 45 seconds West from the intersection which the said center line of Rice's Mill Road makes with the original center line of Waverly Road (13 feet wide, but since widened 3-5/10 feet on each side to its present width of 40 feet); thence South 43 degrees, 31 minutes, 45 seconds West along the original center line of Rice's Mill Road, a distance of 179.39 feet to a point; thence North 46 degrees, 10 minutes, 28 seconds West along land now or late of Ruby W. Satt, a distance of 221.61 feet to a point; thence North 43 degrees, 31 minutes, 15 seconds East along lands now or late of the United Lutheran Church, a distance of 215.12 feet to a point; thence South 37 degrees, 1 minute, 15 seconds East along land about to be acquired by Samuel Rudin and Lottie, his wife, a distance of 224.66 feet to the point and place of beginning.

FEE SIMPLE TITLE VESTED IN Zenobia Waridi by Deed from Robert C. Gerhard, dated March 28, 1994, recorded April 15, 1994, in the Montgomery County Recorder of Deeds Office in Deed Book 5076, Page 1852

Parcel Number: 31-00-23005-00-4.

Location of property: 220 Rices Mill Road, Wyncote, PA 19095.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Zenobia Waridi** at the suit of Equity Trust Company FBO Dennis T. Regan, IRA. Debt: \$373,562.05.

**Andrew J. Marley**, Attorney.

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

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

09-18110

ALL THOSE TWO CERTAIN lots or pieces of land, situate in **West Pottsgrove Township**, County of Montgomery and State of Pennsylvania on a public road now Glasgow Street leading from the former Reading and Perkiomen Turnpike, now High Street, bounded and described, as follows, to wit:

No. 1 - BEGINNING at a corner in the middle of said public road leading from the former turnpike to Glasgow and land late of Augustus L. Bechtel; thence along the middle of said public road by land late of John Richard, Deceased, Southwardly 30 feet to a stake a corner of land of late of David Levensood; thence by the same Westwardly 120 feet more or less to a stake a corner of this and in line of land late of Philip Koch; thence by the same Northwardly 30 feet to a corner of this and other land late of Augustus L. Bechtel; thence by the same Eastwardly 120 feet more or less to said public road aforesaid, the place of beginning.

No. 2 - BEGINNING on the West side of said public road at a post a corner of this and other land late of Charlotte Frech (Tract No. 1); thence by said road North 36 feet to a post a corner of this and land late of Augustus L. Bechtel of which this was a part; thence by said other land late of said Bechtel West 123 feet more or less to a post a corner of this in line of land late of Philip C. Koch; thence by said land South 36 feet more or less to a post a corner of this and said other land late of Charlotte Frech; thence by the same East 123 feet more or less to the West side of said road, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Michael Daniel Bone, by Deed from Patricia Kay Hoffman, dated 09/30/2008, recorded 10/07/2008 in Book 5710, Page 286.

Parcel Number: 64-00-01618-00-1.

Location of property: 801 Glasgow Street, Pottstown, PA 19464-6245.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael D. Bone a/k/a Michael Daniel Bone and Patricia Hoffman (Intervenor)** at the suit of Flagstar Bank, FSB. Debt: \$160,260.39.

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

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

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

10-00741

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Moreland Township**, Montgomery County, Pennsylvania, bounded and described according to a plan of property made for Priscilla S. Rhoads by George B. Mebus, Inc., dated July 13, 1977, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Paper Mill Road (33 feet wide) said point being measured the five following courses and distances from the point of intersection which the center line of Paper Mill Road makes with the title line in the bed of Terwood Road: (1) South 34 degrees, 25 minutes West along the center line of Paper Mill Road 307.45 feet to a point; (2) South 51 degrees, 22 minutes East crossing the bed of Paper Mill Road 16.55 feet to a point on the Southeasterly side of same; (3) South 34 degrees, 25 minutes West, 125.66 feet to a point; (4) South 54 degrees, 5 minutes West, 320.21 feet to a point; and (5) South 58 degrees, 54 minutes West, 327.94 feet to the point of beginning; thence extending from said point of beginning, South 49 degrees, 14 minutes East, 354.38 feet to a point, a corner of Lot No. 2, thence extending along same, South 42 degrees, 13 minutes, 25 seconds West and crossing a certain 10.00 feet wide right-of-way for utilities 192.09 feet to a point, a corner; thence extending North 49 degrees, 14 minutes West, 418.28 feet to a point on the Southeasterly side of Paper Mill Road; thence extending along same, the two following courses and distances: (1) North 62 degrees, 24 minutes East, 91.80 feet to a point; and (2) North 58 degrees, 54 minutes East, 112.27 feet to the first mentioned point and place of beginning.

BEING the same premises which Stephen F. Hope and Maureen Eleanor Hope, husband and wife by her Attorney in Fact Joseph H. Dougherty, by Deed dated July 27, 2006 and recorded August 7, 2006 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5611, Page 1015, granted and conveyed unto Christopher Siliquini and Kara Siliquini, husband and wife.

Parcel Number: 41-00-06570-00-4.

Location of property: 2231 Paper Mill Road, Huntingdon Valley, PA 19006-5819.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Christopher Siliquini and Kara Siliquini** at the suit of Wells Fargo Bank, N.A. s/b/m to Wells Fargo Bank Southwest, N.A. f/k/a Wachovia Mortgage, FSB f/k/a World Savings Bank. Debt: \$932,273.27.

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

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

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

10-05448

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

BEGINNING at a point on the Northeast corner of Prospect Avenue and Rambo Street; thence Northeastwardly along the Northwesterly side of Prospect Avenue, 20 feet to a point a corner of this and property of Gaetano Ritrovato and Rosina, his wife (by Deed Book 1245, Page 591); thence by said Ritrovato's property the line passing through the middle of the partition wall of the house on this property and the said adjoining house Northwestwardly 110 feet to the Southeasterly side of a 20 feet wide alley; thence along the said side of said alley Southwestwardly 20 feet to the Northeastly side of Rambo Street; thence along said side of Rambo Street Southeastwardly 110 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Raymond Gambone and Dina Gambone, as Tenants by the Entireties Deeded by Bruce C. Colliluori and Patricia Colliluori, husband and wife, dated 05/05/06, recorded 05/16/06, in Book 5600, Page 2722.

Parcel Number: 02-00-04800-00-4.

Location of property: 451 Prospect Street a/k/a 451 Prospect Avenue, Bridgeport, PA 19405-1532.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Dina Gambone and Raymond Gambone** at the suit of Wilmington Trust, National Association, Not in its Individual Capacity but as Trustee of ARLP Securitization Trust, Series 2015-1. Debt: \$206,949.16.

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

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

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

10-06463

ALL THAT CERTAIN lot or piece of land, situate in **Worcester Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey thereof made 7-10-1958, by John E. Burkhardt and Associates, Lansdale, Pennsylvania, as follows, to wit:

BEGINNING at a spike in the center line of Stump Hall Road (33 feet wide) which spike is at the distance of 129 feet measured North 19 degrees, 30 minutes West from a point in the center line of a proposed road (33 feet wide) being also a corner of other land of Martha S. Fulmer; thence crossing said Stump Hall Road and along other lands of Martha S. Fulmer, South 67 degrees, 31 minutes West, 243.73 feet to a pin a corner; thence extending along lands of now or late John S. Demcisak, the two following courses and distances, to wit: North 31 degrees, 52 minutes West, 8.60 feet to a point; thence North 45 degrees, 30 minutes West, 98.43 feet to a pin a corner; thence extending along other lands of Martha S. Fulmer and lands of Thomas R. and Marian E. Williamson, North 67 degrees, 22 minutes East, 288.85 feet to a spike in the center line of Stump Hall Road aforesaid, said point being 45.10 feet Southeast from an angle point in said Stump Hall Road; thence extending along the center line of said Stump Hall Road, South 19 degrees, 30 minutes East, 100 feet to the first mentioned point and place of beginning.

BEING the same premises which Shirley J. Fulmer, by Deed dated 03/31/2006 and recorded 04/19/2006 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5597, Page 2019, granted and conveyed unto Michael Ciriello and Tina Ciriello.

Parcel Number: 67-00-03724-00-7.

Location of property: 3034 Stump Hall Road, Collegetown, PA 19426.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael Ciriello and Tina Ciriello** at the suit of Wells Fargo Bank, N.A., s/b/m to Wells Fargo Bank, Southwest, N.A. f/k/a Wachovia Mortgage, FSB f/k/a World Savings Bank, FSB. Debt: \$349,821.08.

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

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

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

10-15803

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania and described according to a Plan of Wyncote Hills, made for Evans Construction Company by George B. Mebus, Engineers, Glenside, Pennsylvania, on 1/17/1956 and last revised 9/4/1956, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Redwood Lane (formerly Evans Lane) (50 feet wide) measured the three following courses and distances from the point formed by the intersection of the Westerly side of Redwood Lane (50 feet wide) with the Northerly side Gribbel Road (50 feet wide) (both lines produced): (1) extending from said point of intersection North 67 degrees, 31 minutes West, 63.98 feet to a point of curve; (2) on a line occurring to the left having a radius of 165 feet, the arc distance of 120.95 feet to a point of tangent; and (3) North 48 degrees, 31 minutes West, 35.68 feet to the point and place of beginning; thence extending from said beginning South 41 degrees, 29 minutes West, 79.05 feet to a point; thence extending South 83 degrees, 9 minutes, 15 seconds West, 114 feet to a point; thence extending North 68 degrees, 1 minute West, 101.10 feet.

BEING the same premises that Walter W. Reeder and Lydia H. Reeder, by Deed dated 4/13/2006 and recorded 4/20/2006 in the County of Montgomery (Book 5597, Page 2542) (as Document No. 2006046227) granted and conveyed unto Walter W. Reeder, married, his heirs and assigns, in fee.

Parcel Number: 31-00-22816-00-4.

Location of property: 1516 Redwood Lane, Wyncote, PA 19095.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Walter W. Reeder and the USA** at the suit of Residential Mortgage Loan, et al. Debt: \$427,326.81.

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

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

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

11-25916

ALL THAT CERTAIN message tract of land, situate on the Northwest side of East Broad Street, in **Souderton Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at an iron pin in the middle of East Broad Street, said pin being also a corner of land of Oswin R. Barndt; thence along said land now or late of Oswin R. Barndt, No. 19.5 degrees, West 195 feet to an iron pin on the South side of a 15 feet wide alley; thence along the South side thereof, North 70.5 degrees, East 55 feet to an iron pin in line of land now or late of Allen W. Roeder; thence along the same, South 19.5 degrees, East 195 feet to the middle of East Broad Street aforesaid; thence along the middle thereof, South 70.5 degrees, West 55 feet to the point and place of beginning.

CONTAINING 10,725 square feet of land more or less.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey Kratz and Marguerite Kratz by Deed from Jeffrey F. Kratz, dated November 14, 2008 and recorded November 14, 2008 in Deed Book 5714, Page 00225.

Parcel Number: 21-00-00664-00-8.

Location of property: 415 East Broad Street, Souderton, PA 18964.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Marguerite Kratz and Jeffrey Kratz a/k/a Jeffrey F. Kratz** at the suit of Federal National Mortgage Association. Debt: \$226,121.43.

**Joseph I. Foley**, Attorney.

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

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

11-32394

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

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

TITLE TO SAID PREMISES VESTED IN Chae Yi and Son Hui Yi by Deed from Samuel M. Lybrand and Beverly Klumpp Lybrand, husband and wife dated November 24, 2004 and recorded on December 28, 2004 in the Office of the Recorder of Deeds in Book 5538 and Page 1074.

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

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

The improvements thereon are: Residential dwelling.

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

**Jessica Manis**, Attorney.

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

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

12-14447

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

BEING Lot No. 71 as shown on said plan.

BEING part of the same premises which NVR, Inc., a Virginia Corporation Trading as Ryan Homes in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Record Book 5805, Page 2611, granted and conveyed unto Raffaele Cimina, in fee.

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

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

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Raffaele Cimina** at the suit of U.S. Bank National Association, Not in its Individual Capacity but Solely as Trustee on Behalf of The OWS REO Trust 2012-1. Debt: \$421,405.20.

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

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

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

12-19780

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

BEGINNING at point on the Northwest side of Connor Avenue (30 feet wide) at the distance of 100 feet Southwesterly from the Southwest side of Rahway Avenue (50 feet wide) a corner of this and Lot No. 19, Block No. 17; thence continuing along the said side of Connor Avenue South 15 degrees, 40 minutes West the distance of 60 feet to a point, a corner of Lot No. 23, Block No. 17; thence along said lot North 74 degrees, 20 minutes West, the distance of 100 feet to a point; thence North 15 degrees, 40 minutes East the distance of 60 feet to a point; thence extending South 74 degrees, 20 minutes East along the rear line of Lots 15, 16, 17, 18 and 19, Block 17 the distance of 100 feet to the Northwest side of Connor Avenue and place of beginning.

BEING the same premises which Pauline Macrina, by Deed dated 05/03/2007 and recorded 05/18/2007 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5647, Page 2265, granted and conveyed unto Richelle C. Johnson.

Parcel Number: 33-00-01774-00-2.

Location of property: 311 Connor Street a/k/a 311 Connor Avenue, Norristown, PA 19401-2120.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Richelle C. Johnson and The United States of America** 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: \$224,860.75.

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

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

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

12-19785

ALL THAT CERTAIN lot or parcel of land, with the buildings and improvements thereon erected, situate in **Lower Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision prepared for Ritter Estates, Inc., by Urwiler & Walter, Inc., dated June 20, 1988, with revisions through September 26, 1988, as recorded in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-52, Page 208, last revised October 26, 1990, as follows, to wit:

BEGINNING at a point on the Southwesterly side of the cul-de-sac (of irregular widths) at the terminus of Raleigh Court, a corner of this and Lot No. 64, as shown on said plan, which point is measured the six following

courses and distances from a point of curve on the Northwesterly side of Pine Hurst Drive (50.00 feet wide), as shown on said plan: (1) leaving Pine Hurst Drive on the arc of a curve, curving to the right in a Southwestwardly to Northwestwardly direction, having a radius of 15.00 feet, the arc distance of 23.56 feet to a point of compound curve, marked by a monument, on the Northeasterly side of Raleigh Court (50.00 feet wide); (2) extending along the Northeasterly side of Raleigh Court on the arc of a curve, curving to the right in a Northwestwardly direction, having a radius of 125.00 feet, the arc distance of 65.78 feet to a point of tangent, marked by a monument; (3) continuing along the Northeasterly side of Raleigh Court, North 15 degrees, 44minutes, 64 seconds West, 100.00 feet to a point of curve, marked by a monument; (4) continuing along the Northeasterly side of Raleigh Court on the arc of a curve, curving to the left in a Northwestwardly direction, having a radius of 175.00 feet, the arc distance of 79.14 feet to a point of tangent, marked by a monument; (5) continuing along the Northeasterly side of Raleigh Court, North 41 degrees, 39 minutes, 25 seconds West, 226.83 feet to a point of curve, marked by a monument, at the beginning of the cul-de-sac at the terminus of Raleigh Court; and (6) along the cul-de-sac at the terminus of Raleigh Court on the arc of a curve, curving to the left in a Northwestwardly to Southeastwardly direction, having a radius of 50.00 feet, the arc distance of 142.04 feet to the point of beginning; thence extending from said point of beginning, continuing along the Southwestly side of the cul-de-sac at the terminus of Raleigh Court on the arc of a curve, curving to the left in a Southeastwardly direction, having a radius of 50.00 feet, the arc distance of 49.29 feet to a point a corner of Lot No. 66, as shown on said plan; thence extending along line of Lot No. 66 the two following courses and distances: (1) South 05 degrees, 06 minutes, 04 seconds West, 30.00 feet to a point; and (2) South 43 degrees, 10 minutes, 43 seconds West, 216.51 feet to a point a corner in line of lands of James Meloy, as shown on said plan; thence extending North 46 degrees, 49 minutes, 30 seconds West along line of land of Meloy 161.39 feet to a point a corner of Lot No. 64, aforesaid; thence extending North 65 degrees, 34 minutes, 39 seconds East along line of Lot No. 64, 255.86 feet to a point on the Southwestly side of the cul-de-sac at the terminus of Raleigh Court, the first mentioned point and place of beginning.

Parcel Number: 42-00-03932-08-5.

Location of property: 9 Raleigh Court, Sanatoga, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Louis J. Crocetto and Deborah C. Crocetto** at the suit of Ditech Financial, LLC f/k/a Green Tree Servicing, LLC. Debt: \$154,879.42.

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

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

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

12-23394

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

BEGINNING at a point on the Southeastly side of Cherry Street at the distance of five hundred twenty-five and forty-five one-hundredths feet Northeasterly from Elm Street; thence Southeastly through the middle of a two feet wide alley between this house and house now or late of Morgan and George W. Marsh and through the middle of the partition wall above and by and now or late of the said Morgan Wright and George W. Marsh, eighty-nine and three-tenths feet to a twenty feet wide alley; thence along the Northwesterly side of said alley Northeasterly sixteen feet to lot of land now or late of George H.L. Miller; thence by said now or late Miller's land Northwesterly the line passing through the middle of the partition wall between this and said now or late Miller's house eighty-nine and three-tenths feet to Cherry Street, aforesaid; and thence along the Southeastly side of said street Southwestly sixteen feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Terry S. Hamilton and Linda Milito, by Deed from Frank Bono, dated 02/03/2000, recorded 02/25/2000 in Book 5308, Page 306.

Parcel Number: 13-00-07960-00-1.

Location of property: 1056 Cherry Street, Norristown, PA 19401-3802.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Linda Milito and Terry S. Hamilton** at the suit of JPMC Specialty Mortgage, LLC f/k/a WM Specialty Mortgage, LLC. Debt: \$111,384.39.

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

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

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

12-31998

ALL THOSE CERTAIN three lots or pieces of land with the improvements erected thereon situated in the 9th Ward of **Pottstown Borough**, County of Montgomery, Commonwealth of Pennsylvania, herein after described in one tract, bounded and described, as follows, to wit:

BEGINNING at a point on the South side of Glasgow Street, a corner of this and land now or late of Clyde W. Ludwig; thence along said Glasgow Street, North 40 degrees 24 minutes East, 148 feet to the West side of a proposed street 50 feet wide; thence along the same in an Eastwardly direction 161 feet, 8 inches to the North side of a proposed alley; thence along said alley in a Southwestly direction 67 feet to a point, a corner of this land of said Clyde W. Ludwig; thence along said Clyde W. Ludwig land Northwesterly 140 feet to the place of beginning.

CONTAINING in said description Lots #2, 3 and 4 in a plan of lots laid out by the Pottstown Iron Company, as surveyed in 1923 by Ralph E. Shaner, Engineer.

EXCEPT, HOWEVER, ALL THOSE CERTAIN two lots or pieces of land with the improvements erected thereon, situated in the Ninth Ward of **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, hereinafter described in one tract, bounded and described as follows:

BEGINNING at a point on the South side of Glasgow Street, a corner of this and land now or late of Frank John; thence along said Glasgow Street, Northwardly 60 feet to a corner of land now or late of Clyde W. Ludwig; thence Eastwardly 140 feet to an alley, thence Southwardly along said alley 60 feet to a point and corner of the land now or late of Frank Jones; thence Westwardly 140 feet to the place of beginning.

UNDER AND SUBJECT, NEVERTHELESS, to all reservations, restrictions, covenants, conditions, easements, leases and rights-of-way appearing of record.

TITLE TO SAID PREMISES IS VESTED IN Robert A. Bainbridge by Deed from Robert A. Bainbridge and Amanda L. Bainbridge dated December 8, 2014 and recorded December 12, 2014 in Deed Book 5398, Page 00015. Parcel Number: 16-00-11276-00-3.

Location of property: 528 Glasgow Street, Pottstown, PA 19464

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Robert A. Bainbridge and Amanda L. Bainbridge** at the suit of Queens Park Oval Asset Holding Trust. Debt: \$393,112.68.

**Jacob M. Ottley**, Attorney.

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

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

13-04589

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania and described according to a plan and survey thereof made by George B. Mebus, Registered Engineer of Glenside, Pennsylvania, on the 20th day of December, A.D., 1940, as follows, to wit:

BEGINNING at a point of tangent of a radius corner (having a radius of 10 feet) formerly by the intersection of the Northeasterly side of Marvin Road (40 feet wide) and the Southeasterly side of Cedar Road (40 feet wide); thence extending South 47 degrees, 10 minutes East along the said Northeasterly side of Marvin Road, 130 feet to a point; thence extending North 42 degrees, 50 minutes East, 150 feet to a point; thence extending North 47 degrees, 10 minutes West, 140 feet to a point on the said Southeasterly side of Cedar Road; thence extending along the said Southeasterly side of Cedar Road, South 42 degrees, 50 minutes West, 140 feet to a point of curve; thence on a line curving to the left with a radius of 10 feet the arc distance of 15.71 feet to the Northeasterly side of Marvin Road, the point and place of beginning.

ALSO ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, aforesaid and described according to a plan and survey thereof made by George B. Mebus, Registered Engineer of Glenside, Pennsylvania, on the 20th day of December, A.D. 1940, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Marvin Road (40 feet wide) at the distance of 130 feet Southeastwardly from the point of tangent of a radius corner (having a radius of 10 feet) formed by the intersection on the Northeasterly side of Marvin Road and the Southeasterly side of Cedar Road (40 feet wide); thence extending South 47 degrees, 10 minutes East along the said Northeasterly side of Marvin Road 85 feet to a point; thence extending North 42 degrees, 50 minutes East, 150 feet to a point; thence extending North 47 degrees, 10 minutes West, 85 feet to a point; thence extending South 42 degrees, 50 minutes West, 150 feet to a point on the Northeasterly side of Marvin Road, the point and place of beginning.

TITLE TO SAID PREMISES VESTED IN Robert M. Greenbaum and Amy Blum by Deed from Miles H. Shore and Joan E. Shore dated 10/16/2006 and recorded 11/09/2006 in the Montgomery County Recorder of Deeds in Book 5624, Page 1005.

Parcel Number: 31-00-04409-00-6.

Location of property: 8301 Cedar Road, Elkins Park, PA 19027-2132.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert M. Greenbaum and Amy Blum** at the suit of U.S. Bank, National Association as Trustee for Residential Funding Mortgage Securities, Inc., Mortgage Pass-Through Certificates, Series 2007-SA1. Debt: \$528,277.17.

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

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

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

13-21414

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

BEGINNING at a point on the South side of Queen Street, 52 feet, 6 inches West of Price Street and at the division line between this and land now or late of Annie Miller adjoining on the East; thence Southwardly said line passing in part of said course and distance thru the middle of the division or partition wall of the hereby granted message and brick message adjoining on the East, 140 feet to a 20 feet wide alley; thence Westwardly along the same 21 feet, 6 inches to a stake a point in line of this and the adjoining property; thence Northwardly along said lot 140 feet to Queen Street aforesaid; thence Eastwardly along the same 22 feet, 6 inches to the place of beginning.

BEING the same property conveyed to James D. Olshefski and Dorothy J. Olshefski, his wife, and the survivor of them, who acquired title, with Rights of Survivorship, by virtue of a Deed from Penrose Keller, dated January 23, 1979, recorded January 26, 1979, at Deed Book 4382, Page 411, Montgomery County, Pennsylvania records.

Parcel Number: 16-00-23364-00-2.

Location of property: 1066 Queen Street, Pottstown, PA 19464.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **James D. Olshefski and Dorothy J. Olshefski** at the suit of Nationstar Mortgage, LLC f/k/a Centex Home Equity Company, LLC. Debt: \$129,333.44.

**Cristina L. Connor**, Attorney.

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

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

13-33137

ALL THAT CERTAIN lot or parcel of ground, situate in **Perkiomen Township**, County of Montgomery and State of Pennsylvania, described according to a final subdivision plan prepared for Mask Trust, Inc. by Pickering, Corts and Summerson, Inc. dated 8/21/2003 last revised 2/23/2005 in Plan Book 24, Page 339, as follows, to wit:

BEGINNING at a point on the legal right-of-way line of Gravel Pike Route 29 (S.R. 0029) which point is measured North 00 degrees, 10 minutes, 00 seconds East, 85.06 feet from the former right-of-way line of the Perkiomen Branch of the Philadelphia and Reading Railroad Company; thence extending from said point of beginning South 12 degrees, 04 minutes, 16 seconds East, 199.13 feet to a point; thence South 77 degrees, 52 minutes, 00 seconds West, 179.88 feet to a point in the bed of Stormwater Management Easement; thence extending thru said easement on a line curving left having a radius of 137.50 feet to a point distance of 15.75 feet to a point continuing along same line radius of 212.50 feet distance of 85.49 feet to a point a concrete monument a corner of Lot No. 1; thence recrossing said easement North 04 degrees, 00 minutes, 00 seconds West crossing a 20 feet wide sanitary sewer easement 200.28 feet to a point a corner of land n/f of Nicholas J. Markey; thence partially along said easement North 86 degrees, 00 minutes, 00 seconds East, 247.86 feet to the legal right-of-way line of Gravel Pike, being the first mentioned point and place of beginning.

BEING Lot No. 2.

TOGETHER with the use of a certain entrance drive in common with the owners and occupiers of adjoining lots as set forth in Deed Book 5524, Page 148.

TITLE TO SAID PREMISES IS VESTED IN Terri M. Jones, by Deed from 15 Willow Lane, L.P., a Limited Partnership, dated 04/30/2007, recorded 05/10/2007, in Book 5646, Page 2088.

Parcel Number: 48-00-01249-01-7.

Location of property: 777 Gravel Pike, Collegeville, PA 19426-1639.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Terri M. Jones** at the suit of PHH Mortgage Corporation, f/k/a Era Mortgage. Debt: \$493,254.30.

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

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

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

13-33261

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Perkiomen Township**, County of Montgomery and Commonwealth of Pennsylvania, and described according to a survey for Russell V. Doran by Meixner Civil Engineers and Surveyors dated August 15, 1984 and last revised September 12, 1984, as follows, to wit:

BEING the same premises in which Edna Doran, widow, by Deed dated May 1, 1990 and recorded May 2, 1990 in Montgomery County in Deed Book 4945, Page 64, granted and conveyed unto Wyetta M. Rowden and Betty E. Rowden, h/w, as Tenants by the Entireties, and collectively as one co-partner and Effa Mae Doran, single woman.

Parcel Number: 48-00-00994-05-6.

Location of property: 842 Gravel Pike, Collegeville, PA 19426.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Betty Rowden a/k/a Betty E. Rowden and Effa M. Doran a/k/a Effa Mae Doran** at the suit of PMT NPL Financing 2015-1. Debt: \$188,115.85.

**Samantha Gable**, Attorney.

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

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

14-01592

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitpain Township**, Montgomery County, PA, described according to a Map of Section A of the land of Center Square Green, Inc., by R. and J.B. Yerkes, Civil Engineers of Bryn Mawr, PA, dated 3/3/1955 and recorded at Norristown in the Office for the Recording of Deeds &c., in and for the County of Montgomery, PA, in Plan Book B-2, Page 52 and further described, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Pulaski Drive (50 feet wide) at the distance of 812 feet measured in a Northwestwardly direction along the said side of Pulaski Drive from the Westernmost terminus of a radial round corner connecting the Northeasterly side of Pulaski Drive with the Northwesterly side of Lafayette Way (50 feet wide).

CONTAINING in front or breadth along the Northeasterly side of Pulaski Drive, 110 feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles with the said Pulaski Drive, the Southeasterly line thereof being along the center line of a 20 feet wide drainage and pedestrian easement, 128.33 feet to point on the Southweststerly side of Yost Road, the rear line thereof being along the Southwesterly side of Yost Road.

BEING known as Lot 17 on the above mentioned plan.

BEING the same premises which Dennis Fattore by Deed dated 6/21/2012 and recorded 7/2/2012 in Montgomery County in Deed Book 5840, Page 81 conveyed unto Jena H. Wenger, in fee.

Parcel Number: 66-00-05557-00-2.

Location of property: 1565 Pulaski Drive, Blue Bell, PA 19422.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Jena H. Wenger** at the suit of LSF9 Master Participation Trust. Debt: \$353,457.10.

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

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

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

14-05030

ALL THAT CERTAIN lot or piece of ground, situate in **West Conshohocken Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a master plan "Merion Hill" made for Westcon Construction Company Inc., by Bursich Associates, Inc., Engineers, Planners, Surveyors, Landscape Architects, dated 9/9/1994 and last revised on 7/7/1997 and recorded in Plan Book A-57, Pages 137 to 142, as follows, to wit:

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

UNDER AND SUBJECT to the terms and provisions as contained in a certain Declaration of Merion Hill dated 1/29/1997 and recorded in Deed Book 5157, Page 2045 and as may be amended from time to time.

BEING the same premises which Westcon Construction Company, Inc., by Deed dated 06/23/1998 and recorded 07/20/1998 in the Montgomery County Recorder of Deeds Office in Deed Book 5233, Page 1651, granted and conveyed unto Morton L. Zieve and Judith Zieve, husband and wife, in fee.

Parcel Number: 24-00-02222-22-9.

Location of property: 412 Merion Hill Lane, West Conshohocken Borough, PA.

The improvements thereon are: Residential - single family dwelling house.

Seized and taken in execution as the property of **Morton L. Zieve and Judith Zieve** at the suit of 21st Mortgage Corporation, Assignee of Wells Fargo Bank, N.A. Debt: \$484,192.18.

**Thomas A. Capehart**, Attorney. I.D. #57440

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

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

14-07159

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Horsham Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision prepared for "Country Springs Phase III" made by Urwiler and Walter, Inc., Sumneytown, PA dated December 21, 1984, last revised January 18, 1985 and recorded in the Office of the Recorder of Deeds in Plan Book A-46, Pages 136 and 173, as follows, to wit:

BEGINNING at a point in the cul-de-sac of Steeplechase Circle measured the eight following courses and distances from a point of curve on the Southeasterly side of Hunt Drive 50 feet wide: (1) on the arc of a circle curving to the right having a radius of 25 feet the arc distance of 34.70 feet to a point of tangent; (2) North 84 degrees, 32 minutes, 00 seconds East, 93.14 feet to a point of curve; (3) on the arc of a circle curving to the right having a radius of 280 feet the arc distance of 162.08 feet to a point of tangent; (4) South 61 degrees, 58 minutes, 0 seconds East, 71.21 feet to a point of curve; (5) on the arc of a circle curving to the right having a radius of 220 feet the arc distance of 147.06 feet to a point of tangent; (6) North 79 degrees, 44 minutes, 0 seconds, 11.14 feet to a point of curve; (7) on the arc of the curve curving to the right having a radius of 50 feet the arc distance of 59.77 feet to a point of reverse curve; (8) on the arc of a circle curving to the right having a radius of 50 feet the arc distance of 129.93 feet to a point; thence extending from said point in place of beginning along said cul-de-sac on the arc of a circle curving to the left having a radius of 50 feet the arc distance of 19.74 feet to a point, a corner of Lot No. 237; thence extending along said lot North 43 degrees, 48 minutes, 12 seconds East, 135.09 feet to a point, a corner of Lot No. 270; thence extending along said lot and also long Lots Nos. 271, 272 and 273, South 31 degrees, 23 minutes, 12 seconds East, 71.85 feet to a point, a corner of Lot No. 235; thence extending along said lot passing through a partition wall South 66 degrees, 25 minutes, 24 seconds West, 130.62 feet to the first mentioned point and place of beginning.

BEING Lot No. 236 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Bruce Potter, by Deed from David J. Wells and Eleonora T. Pileggi, n/k/a Eleonora T. Wells, his wife, dated August 14, 2006, recorded August 26, 2006 in Book 5614, Page 707.

Parcel Number: 36-00-10717-86-6.

Location of property: 28 Steeplechase Circle, Horsham, PA 19044-1147.



The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Bruce W. Potter** at the suit of LSF9 Master Participation Trust. Debt: \$188,485.38.

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

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

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

14-10132

ALL THAT CERTAIN lot or piece of ground, with the dwelling thereon erected, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a survey thereof made July 30, 1919 by Albright and Mebus, Civil Engineers, as follows, viz:

BEGINNING at a point in the center line of Susquehanna Road (33 feet wide) at the distance of 528.16 feet Southwestwardly from the center line of Highland Avenue.

CONTAINING in front or breadth on said Susquehanna Road 29.51 feet and extending of that width Southwestwardly between parallel lines at right angles to said Susquehanna Road in length or depth 166.51 feet the Southeastwardly line thereof passing through the party wall of a twin dwelling house.

BEING the same property which Mary Fiume and Anthony V. Fiume, Executors of the Estate of Margaret Larkin, n/k/a Margaret C. Larkin, Deceased, granted and conveyed unto Anthony Venuto and Sandra Venuto, as Tenants by the Entireties by Deed dated October 15, 1993 and recorded November 8, 1993 in the Recorder's Office of said County in Book 5060, Page 517.

Parcel Number: 30-00-65136-00-3.

Location of property: 1934 Susquehanna Road, Abington, PA 19001.

The improvements thereon are: Residential - single family.

Seized and taken in execution as the property of **Anthony Venuto and Sandra Venuto** at the suit of PNC Bank, National Association. Debt: \$198,058.19.

**Michael C. Mazack**, Attorney.

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

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

14-10357

ALL THAT CERTAIN lot or piece of ground, situate in **Limerick Township**, County of Montgomery, Commonwealth of Pennsylvania described according to a Plan of Subdivision prepared as part of Bradford Woods made by Richard C. Mast Associates, P.C. dated 3/9/1998 and last revised 6/1/1999 and recorded in Montgomery County in Plan Book A58, Page 340, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Bartlett Drive (50 feet wide) which point of beginning is common of this lot and Lot No. 156 as shown on said plan; thence extending from said point of beginning along Lot No. 156, South 48 degrees 37 minutes, 20 seconds East, 160.00 feet to a point a corner at Open Space as shown on said plan; thence extending along the same South 41 degrees, 39 minutes, 35 seconds West, 103.76 feet to a point, a corner of certain variable width access/sanitary sewer easement as shown on said plan; thence extending along the same, North 46 degrees, 39 minutes, 35 seconds West, 150.00 feet to a point of curve on the said Southeasterly side of Bartlett Drive; thence extending along the same, the 2 following courses and distances, viz: (1) Northeastwardly on the arc of a circle curving to the left having a radius of 275.00 feet the arc distance of 5.62 feet to a point of tangent thereon; (2) North 41 degrees, 32 minutes, 40 seconds West, 80.44 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 157 as shown on said plan.

BEING the same premises which NVR, Inc., a Virginia Corporation, Trading as Ryan Homes, by Deed dated October 31, 2000, and recorded November 6, 2000, in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Deed Book 5337, Page 1416 granted and conveyed unto Paul R. Siles and Sharon R. Siles, in fee.

Parcel Number: 37-00-00095-49-8.

Location of property: 99 Bartlett Drive, Limerick Township, Schwenksville, PA.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Paul R. Siles, Sharon R. Siles and The United States of America** at the suit of Franklin Mint Federal Credit Union. Debt: \$410,949.11.

**Michael S. Bloom**, Attorney.

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

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

14-20432

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a subdivision plan prepared for Quaker Construction by Showalter & Associates, Surveyors, Chalfont, PA, dated March 1, 1986 and last revised December 5, 1986 and recorded in the Office of the Recorder of Deeds in Plan Book A 48, Page 71, as follows, to wit:

BEGINNING at a point of curve in the cul-de-sac of Coventry Circle measured the three following courses and distances from a point of curve on the Northeasterly side of Montgomery Glen Drive (20.00 feet wide): (1) 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 a point of tangent; (2) North 40 degrees, 54 minutes, 50 seconds East, 416.00 feet to a point of curve; (3) on the arc of a circle curving to the left having a radius of 60.00 feet the arc distance of 1040 feet to a point; thence extending, from said point and place of beginning along said cul-de-sac on the arc of a circle curving to the left having a radius of 60.00 feet the arc distance of 2893 feet to a point, a corner of Lot No. 38; thence extending along said lot the two following courses and distances: (1) South 86 degrees, 38 minutes, 16 seconds East, 5834 feet to a point; (2) South 49 degrees, 05 minutes, 10 seconds East, 5634 feet to a point, a corner of Lot No. 58; thence extending along said lot South 40 degrees, 54 minutes, 50 seconds West, 58.00 feet to a point, a corner of Lot No. 40; thence extending along said lot the two following courses and distances: (1) passing through a partition wall North 49 degrees, 05 minutes, 10 seconds West, 70.00 feet to a point; (2) North 59 degrees, 00 minutes, 48 seconds West, 2122 feet to the first mentioned point and place of beginning.

BEING Lot Number 39 on said plan.

BEING the same premises which Anil K. Chaudhry and Ashok K. Chaudhry by their agent Chander Chaudhry acting under Power of Attorney, dated April 16, 2000 and to be recorded forthwith by Deed dated April 28, 2000, and recorded on May 18, 2000, in the Office of the Recorder of Deeds, in and for the County of Montgomery, Pennsylvania, in Deed Book 5317, Page 860, granted and conveyed unto Ashraf All Sardar and Farida Akter Banu, husband and wife, their heirs and assigns, in fee.

Parcel Number: 46-00-00664-76-6.

Location of property: 118 Coventry Circle, Lansdale, PA 19446.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Farida Akter Banu and Ashraf Ali Sardar** at the suit of U.S. Bank N.A., as Trustee, on Behalf of the Holders, of the J.P. Morgan Mortgage Acquisition Trust 2006-WMC4 Asset Backed Pass-Through Certificates, Series 2006-WMC4. Debt: \$252,694.44.

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

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

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

14-22008

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

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

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

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

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

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

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

The improvements thereon are: Residential dwelling.

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

**Joseph I. Foley**, Attorney.

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

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

14-27520

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania and described according to a certain plan thereof known as Subdivision Plan Section Number 2 "Aidenn Lair" Extension Number 1 made by C. Raymond Weir Associates Inc. dated May 19, 1966 said plan being recorded in the Office of the Register of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book B-12, Page 30, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Limerick Lane (50 feet wide) said point being the four following courses and distances from a point of curve on the Northwesterly side of Arran Way (50 feet wide): (1) leaving Arran Way 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 a point of tangent on the Northeasterly side of Limerick Lane; (2) North 50 degrees, 22 minutes, 40 seconds West along the Northeasterly side of Limerick Lane 51.18 feet to a point of curve on the same; (3) Northwesterly still along the Northeastwardly side of Limerick Lane on the arc of a circle curving to the right having a radius of 250.00 feet the arc distance of 31.45 feet to a point of tangent on the same; and (4) North 43 degrees, 10 minutes, 10 seconds West still along the Northeasterly side of Limerick Lane 296.00 feet to the point of beginning; thence extending from said point of beginning along the Northeasterly side of Limerick Lane the two following courses and distances: (1) North 43 degrees, 10 minutes, 10 seconds West, 98.59 feet to a point of curve on the same; and (2) Northwesterly on the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 17.51 feet to a point; thence extending North 41, degrees, 05 minutes, 50 seconds East, 177.77 feet to a point; thence extending South 43 degrees, 10 minutes, 10 seconds East, 133.84 feet to a point; thence extending South 46 degrees, 49 minutes, 50 seconds West, 176.00 feet to the first mentioned point and place of beginning.

BEING Lot Number 19 as shown on the above mentioned plan.

UNDER AND SUBJECT to reserving Grantor, its successors and assigns, the right to dedicate the bed of Limerick Lane unto Upper Dublin Township.

UNDER AND SUBJECT, also, to the condition that side and rear lines of the said property are to be kept open for the draining of surface water on the same grades as now exist.

BEING the same premises which Michael J. Tabas and Linda M. Tabas, by Deed dated January 6, 2005 and recorded February 16, 2005 in the Office of the Recorder of Deeds in and for

Montgomery County in Deed Book 5543, Page 2829, granted and conveyed unto Michael J. Tabas, in fee.

Parcel Number: 54-00-10429-00-2.

Location of property: 1670 Limerick Lane, Dresher, PA 19025.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael J. Tabas** at the suit of Valley National Bank. Debt: \$302,150.28.

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

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

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

14-28186

ALL THAT CERTAIN piece or parcel of land, with the buildings and improvements erected thereon, situate at the Northerly corner of City Line Avenue and Rock Glen Road in **Lower Merion Township**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a survey thereof made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, dated December 26, 1946, as follows:

BEGINNING at a point marked by a drill hole formed by the intersection of the Northwesterly line of City Line Avenue (80 feet wide), with the Northeasterly line of Rock Glen Road (45 feet wide); thence along the said Northeasterly line of Rock Glen Road and at right angles to the said Northwesterly line of City Line Avenue North 20 degrees, 30 minutes West the distance of 100 feet to a point; thence in a straight line and at right angles to the last described boundary North 69 degrees, 30 minutes East the distance of 100 feet to a point; thence in a straight line and at right angles to the last described boundary South 20 degrees, 30 minutes East the distance of 100 feet to a point in the said Northwesterly line of City Line Avenue; thence along the said Northwesterly line of City Line Avenue and at right angles to the last described boundary South 69 degrees, 30 minutes West the distance of 100 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Frederick Burton, M.D. a/k/a Frederick Burton and Diane Cohen-Burton by Deed from Julius Newman, by his Attorney-in-Fact, Sandra Schultz Newman and Sandra Schultz Newman a/k/a Sandra E. Newman, his wife, dated July 17, 2003 and recorded September 16, 2003 in Deed Book 5473, Page 0489.

Parcel Number: 40-00-11184-00-8.

Location of property: 1455 City Line Avenue a/k/a 1455 City Avenue, Wynnewood, PA 19096.

The improvements thereon are: Commercial property.

Seized and taken in execution as the property of **Frederick Burton, M.D. a/k/a Frederick Burton and Diane Cohen-Burton** at the suit of M&T Bank. Debt: \$350,931.69.

**Ann E. Swartz**, Attorney.

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

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

14-28929

ALL THAT CERTAIN dwelling and lot, piece or parcel of land, situate the North side of Seventh Street in **Pottstown Borough**, bounded and described according to a survey made by George F. Shaner, R.E., as follows, to wit: BEGINNING at a corner on the North side of Seventh Street and the West side of a 20 feet wide alley distant 160 feet, 2 inches from the Northwest corner of Seventh and State Streets; thence along said alley North 38 degrees, 13 minutes East, 109 feet, 8 inches; thence North 51 degrees, 33 minutes West, a distance of 48 feet, 3 1/4 inches to a point; thence South 35 degrees, 8 minutes, 112 feet, 2 inches to the North side of Seventh Street; thence along the same Eastwardly 42 feet, 5 inches to the point or place of beginning.

BEING the whole of Lot 94 and a portion of Lot 95 in a plan of lots laid out by John L. Egolf and Peter L. Egolf.

TITLE TO SAID PREMISES VESTED IN Ronald R. Lichtley and Debra K. Lichtley by Deed from William P. Smith and Robert F. Smith, by his Attorney-in-Fact William F. Smith dated July 31, 1992 and recorded on August 3, 1992 in the Montgomery County Recorder of Deeds in Book 5014, Page 1531.

Parcel Number: 16-00-25620-00-5.

Location of property: 115 West 7th Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Ronald R. Lichtley** at the suit of U.S. Bank National Association, as Trustee, on Behalf of the Holders of the Home Equity Asset Trust 2006-7 Home Equity Pass Through Certificates, Series 2006-7. Debt: \$154,119.62.

**Robert W. Williams**, Attorney.

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

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

14-32244

ALL THAT CERTAIN lot or piece of ground, with the building and improvements to be erected thereon, situate in **Abington Township**, Montgomery County, PA and described according to a Plan of Property made for Rural Edge Estates, Inc., by Charles E. Shoemaker, Registered Professional Engineer, dated 2/27/1959, as follows, to wit:

BEGINNING at a point on the Southeasterly side of North Hills Avenue (60 feet wide) said point being the two following courses and distances from a point of curve on the Northwesterly side of Kimball Avenue (formerly Welsh Road) (46.50 feet wide): (1) leaving Kimball Avenue on the arc of a circle curving to the left having a radius of 10 feet the arc distance of 26.01 feet to a point of tangent on the Southeasterly side of North Hills Avenue; (46.50 feet wide); (2) South 47 degrees, 0 minutes West, along the Southeasterly side of North Hills Avenue (partly 46.50 feet wide and partly 60 feet wide) 264.62 feet to the place of beginning.

CONTAINING in front or breadth Southwestwardly along the Southeasterly side of North Hills Avenue (60 feet wide) 59 feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to North Hills Avenue 87 feet.

BEING Lot No. 5 on plan of lots made for Samuel Bell as shown on above plan.

BEING the same premises which Glenside Bond And Mortgage Company, by Indenture bearing date 8/7/1989 and recorded 8/21/1989 in the Office of the Recorder of Deeds, in and for the County of Montgomery in Deed Book 4920, Page 1797 etc. granted and conveyed unto Sherman H. Frentzen and Elizabeth A. Frentzen, his wife, in fee.

Parcel Number: 30-00-46908-00-6, Map #30099 016.

Location of property: 1841 North Hills Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Monica M. Lewis and United States of America** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$229,345.08 plus interest to sale date of April 26th 2017.

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

14-33425

ALL THAT CERTAIN lot or piece of land, situate in **Skippack Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot #11 on Plan of Lots of Robert G. Bender, prepared by Will D. Hiltner, Registered Surveyor, October 13, 1948 and bounded and described, as follows:

BEGINNING at a point in the middle of a public road known as Wayland Road, (thirty-three feet wide), a corner of this and Lot # 12, now or late of John A. and Joyce Vey; thence along said lot, South forty-six degrees, West three hundred ninety-nine and twenty-five one-hundredths feet to a point a corner of land now or late of James Regan; thence along said Regans' land, North forty-two degrees, ten minutes, West, one hundred feet to a point a corner of Lot #10, now or late of T. Delmont McKenrick and Gertude, his wife; thence along said Jot, North forty-six degrees, East three hundred ninety-nine and sixty-five one-hundredths feet to a point in the middle of Wayland Road aforesaid; thence in and through the middle of said Wayland Road, South forty-one degrees, fifty-five minutes East, one hundred feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Gene R. Verdier and Richard J. Dougherty, as Joint Tenants With the Right of Survivorship by Deed from Larry K. Grewe, dated September 1, 1982 and recorded September 7, 1982 in the Montgomery County Recorder of Deeds in Book 4691, Page 1721.

Parcel Number: 51-00-04006-00-2.

Location of property: 3740 Wayland Road, Collegetown, PA 19426.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Richard J. Dougherty** at the suit of Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, Not Individually but as Trustee for Pretium Mortgage Acquisition Trust. Debt: \$171,410.44.

**Robert W. Williams**, Attorney.

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

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

14-33572

ALL THAT CERTAIN lot or piece of ground, with the building and improvements to be thereon erected, situate in **Upper Providence Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Land Development Plan made for Pulte Homes "Longford Crossing" made by Bohler Engineering, Inc., dated 2/6/2004 and last revised 4/29/2005 in Plan Book 25, Pages 19 to 28, as follows, to wit:

BEGINNING at a point a corner of Lot 93 as shown on plan; thence from said point of beginning and along said lot North 23 degrees, 15 minutes, 00 seconds East, 51.84 feet to a point; thence from said point South 66 degrees, 45 minutes, 00 seconds East, 20.00 feet to a point a corner of Lot 91 as shown on the above plan; thence along said lot South 23 degrees, 15 minutes West, 51.84 feet to a point; thence along said point North 66 degrees, 45 minutes, 00 seconds West, 20.00 feet to the first mentioned point and place of beginning.

BEING Lot 92 as shown on the above mentioned plan.

TITLE TO SAID PREMISES VESTED IN Jimmy McMillion by Deed from Michael I. Israel and Helene M. Morgera, Husband and Wife dated 03/20/2006 and recorded on 04/17/2006 in the Montgomery County Recorder of Deeds in/at Deed Book 5597, Page 1018, as Instrument No. 2006044205..

Parcel Number: 61-00-04847-91-8.

Location of property: 115 Hudson Drive, Phoenixville, PA 19460.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Jimmy McMillon** at the suit of U.S. Bank N.A., as Trustee on Behalf of the Holders of the J.P. Morgan Mortgage Acquisition Trust 2006-CH2 Asset-Backed Pass-Through Certificates, Series 2006-CH2. Debt: \$352,838.88.

**Robert W. Williams**, Attorney.

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

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

15-00523

ALL THAT CERTAIN lot or piece of ground, situated in **New Hanover Township**, County of Montgomery, Pennsylvania, described according to a Final Subdivision Plan for Minister Creek Farms, now known as Hawthorne Estates, made by Gilmore Associates, Inc., dated July 20, 2005, last revised September 21, 2006, and recorded in Plan Book 28, Pages 305-309, bounded and described, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Holbrook Lane, a corner of Lot No. 30; thence, extending along said side of Holbrook Lane, North 52 degrees, 47 minutes, 53 seconds West, 34.00 feet to a point and corner of Lot No. 28; thence, extending along said side of Lot No. 28, North 37 degrees, 12 minutes, 07 seconds East, 119.85 feet to a point and corner of Lot No. 36; thence, extending along said side of Lot No. 36, South 52 degrees, 47 minutes, 53 seconds East, 34.00 feet to a point and corner of Lot No. 30; thence, extending along said side of Lot No. 30, South 37 degrees, 12 minutes, 07 seconds West, 119.85 feet to the first mentioned point and place of beginning.

BEING Lot No. 29 on said plan.

MEANING AND INTENDING to describe the same premises as conveyed to David Hermann, from The Properties, a PA Limited Partnership, by Deed dated 11/25/2008 and recorded 12/16/2008 in Deed Book 5716, Page 02806 of the Montgomery County, Pennsylvania Records.

Parcel Number: 47-00-05484-28-1.

Location of property: 221 Holbrook Lane, Gilbertsville, PA 19525.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **David Hermann** at the suit of Lakeview Loan Servicing, LLC. Debt: \$272,738.68.

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

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

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

15-01700

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

BEGINNING a point on the Northwesterly side of Buttonwood Street, at the distance of 110 feet, 6 inches Northeastwardly from the Northerly corner of Airy and Buttonwood Streets, a corner of this and a 4 feet wide alley laid out by the Hamilton Terrace Company for the use of the owners and occupiers of the properties adjoining and abutting thereon; thence along the Northeast side of said alley Northwestwardly 140 feet to a 20 feet wide alley called Prospect Alley; thence along the Southeast side of thereof Northeastwardly 19 feet, 0 inches to a point a corner of this and other land of said Hamilton Terrace Company; thence along the same the line passing through the middle of the partition wall between this house and the house on the said Hamilton Terrace Company's other land, Southeastwardly 140 feet to Buttonwood Street aforesaid and along the Northwesterly side thereof Southwestwardly 19 feet, 6 inches to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Scott Burke by Deed from Brian Burke and Scott Burke dated February 10, 2012 and recorded on February 17, 2012 in the Montgomery County Recorder of Deeds in Book 5827, Page 2344 as Instrument No. 2012016223.

Parcel Number: 13-00-05788-00-4.

Location of property: 501 Buttonwood Road a/k/a 501 Buttonwood Street, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Brian Burke and Scott Burke** at the suit of Federal National Mortgage Association. Debt: \$88,874.30.

**Robert W. Williams**, Attorney.

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

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

15-05908

ALL THAT PARCEL OF LAND in **Cheltenham Township**, Montgomery County, State of Pennsylvania, as more particularly described in Deed Book 5206, Page 1006, being known and designated, as follows:

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 of "Oak Lane Manor" Section No. 3 made by Franklin and Lindsey, Registered Engineers, Philadelphia, on 4/15/1947 and revised 2/15/1949, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Oak Lane Road which point is measured North 59 degrees, 44 minutes, 30 seconds East, 65 feet from a point which point is measured on the arc of a circle curving to the right having a radius of 15 feet the arc distance of 23.56 feet from a point on the Northeasterly side of Barclay Road (50 feet wide).

CONTAINING in front or breadth on said Oak Lane Road 60 feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to the said Oak Lane Road 130 feet.

BEING Lot No. 123 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Rashada Lolita Moore Siojo and Duane M. Siojo by Deed from Mantel Featherson and Michele L. Featherson, dated August 30, 2006 and recorded November 14, 2006 in Deed Book 5623, Page 02894.

Parcel Number: 31-00-21160-00-4.

Location of property: 7603 Oak Lane Road, Cheltenham, PA 19012.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Rashada Lolita Moore Siojo a/k/a Rashada Siojo and Duane M. Siojo a/k/a Duane Siojo** at the suit of Navy Federal Credit Union. Debt: \$255,500.39.

**Jacob M. Ottley**, Attorney.

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

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

15-06177

ALL THAT CERTAIN unit, designated as Unit Number 8K (E/k/a Unit 15-A), being a Unit in Oak Hill Condominium, situate in **Lower Merion 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., and designated in the Declaration of condominium at Oak Hill Condominium, bearing dated 7-8-1988 in Deed Book 4879, Page 484, and Plats and Plans for Condominium bearing dated 6-8-1988 and recorded at Exhibit "C" of the Declaration of Oak Hill Condominium bearing dated 6-8-1988 and recorded as Exhibit "C" of the Declaration of Oak Hill Condominium, and First Amendment thereto dated 5-18-89 and recorded 5-26-89 in Deed Book 4912, Page 594, and Second Amendment thereto dated 3-9-90 and recorded 3-15-90 in Deed Book 4940, Page 2142, and Third Amendment thereto dated 6-25-93 and recorded 9-13-93 in Deed Book 5054, Page 826, and a Fourth Amendment thereto dated 10-23-95 and 11-14-95 in Deed Book 5131, Page 1558.

TOGETHER with all right, title and interest, being .240% undivided interest of, in and to the Common Elements as set forth in the aforesaid Declaration of condominium.

BEING Block 8 G, Unit 117.

BEING the same premises which Ira Pressman, by Deed dated 6/24/2005 and recorded 9/7 12005 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5569, Page 1840, granted and conveyed unto Michael M. Lessner and Barbara A. Lessner.

Parcel Number: 40-00-43172-57-3.

Location of property: 1720 Oakwood Terrace, Unit 8-K E/k/a 1750 Oakwood Terrace, Unit 8-K a/k/a Block G, Unit 117, Narberth, PA 19072.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Michael M. Lessner and Barbara A. Lessner** at the suit of Wells Fargo Bank, National Association, as Trustee for Structured Asset Mortgage Investments II, Inc., GreenPoint Mortgage Funding Trust 2005-AR4, Mortgage Pass-Through Certificates, Series 2005-AR4. Debt: \$291,549.34.

**Samantha Gable**, Attorney.

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

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

15-08576

**PREMISES 'A':**

ALL THAT CERTAIN lot or piece of land, situate in **Lower Pottsgrove Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made October 4, 1947, by Francis W. Wack, Registered Surveyor, as follows, to wit:

BEGINNING at an iron pin in the Sanatoga Creek, a corner of this and land of William G. Saylor; thence in and through said creek, North 50 degrees, 15 minutes East, 31.00 feet to a point a corner of land recently conveyed unto Ralph Gephart; thence along said Gephart's land leaving said creek and crossing a public road, South 65 degrees, 25 minutes East, 168.20 feet to an iron pin, a corner of land of William G. Saylor; thence along said Saylor's land, North 74 degrees, 15 minutes West, crossing said public road 183.40 feet to the place of beginning.

**PREMISES 'B':**

ALL THAT CERTAIN tract or piece of land, situate in **Lower Pottsgrove Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made March 30, 1949, by George F. Shaner, Registered Surveyor, as follows, to wit:

BEGINNING at point in a public road leading to the Perkiomen and Reading Turnpike Road, also known as the William Penn Highway, a corner of this and land now or late of Anna Buick; thence along said land, South 58 degrees, 15 minutes East, 220.50 feet to a point, a corner; thence still along said land, South 44 degrees, 30 minutes East, 147 feet, 06 inches to a point, a corner now or late of John W. Albitz; thence along the same, North 16 degrees, 45 minutes East, 192 feet, 10 inches to an ash tree, a corner along land of Raymond Schott, North 74 degrees, 15 minutes West, 74 feet, 02 inches to a point, a corner of land of Ralph Gephart; thence along the same and other land of Raymond B. Kramer, et ux., North 74 degrees, 15 minutes West, 229 feet, 06 inches to a point in the public road aforesaid; thence in and through said road, South 43 degrees, 15 minutes West, 68 feet, 03 inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN James J. Lattanzio and Lillie M. Lattanzio, h/w, by Deed from Gregory Murgitroyde and Terri Murgitroyde, h/w, dated 03/11/2006, recorded 03/21/2006 in Book 5594, Page 516. Parcel Number: 42-00-04363-00-5.

Location of property: 318 Sanatoga Road a/k/a 318 North Sanatoga Road, Pottstown, PA 19464-2701.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lillie M. Lattanzio, James J. Lattanzio, and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of Deutsche Bank Trust Company Americas, as Trustee for Residential Accredited Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QS12 Rali 2006-QS12. Debt: \$272,242.11.

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

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

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

2015-08663

ALL THAT CERTAIN Lot or piece of ground, with the buildings and improvements thereon erected, situate in the Village of Swedeland, **Upper Merion Township**, Montgomery County, Pennsylvania, bounded and described in accordance with a Certain Plan of a Portion of Swedeland, dated April 18, 1953, revised November 11, 1953, by Donald H. Schurr, Registered Surveyor, Norristown, Pennsylvania, as follows, to wit:

BEGINNING at a point a corner on the Southeast side of B Street West (40.0 feet wide) said point being at a distance of 655.23 feet measured Southwestwardly along said street from the Southwest side of X Street (40.0 feet wide); thence by Lot 72 passing through the center of the partition wall dividing the dwelling erected on this lot and Lot 72 South 21 degrees, 44 minutes, 25 seconds East, 110.0 feet to a point a corner in the center of an alley (20.0 feet wide); thence along the center of said alley South 68 degrees, 15 minutes, 35 seconds West, 40.24 feet to a point a corner on the Northeast side of M Street (40.0 feet wide); thence along the said side of W Street North 27 degrees, 32 minutes, 55 seconds West, 101.53 feet to a point a corner marking an angle in said street; thence still along the Northeast side of H Street North 21 degrees, 44 minutes, 25 seconds West, 8.99 feet to a point a corner said point being the East corner of W Street and B Street West; thence along the Southeast side of B Street North 68 degrees, 15 minutes, 35 seconds East, 50.50 feet to the first mentioned point and place of beginning.

CONTAINING 5,037 square feet of land.

BEING Lot No. 73 on said Plan.

TOGETHER with the free and common use, right, liberty and privilege of the said alley, if and to the extent that the Grantors have the right to grant the same, as and for a passageway, driveway and watercourse hereafter forever in common with the owners, tenants and occupiers of all other lots of ground entitled to the use thereof. Subject to the proportionate share of the cost of maintenance thereof.

TITLE TO SAID PREMISES VESTED IN Albert P. Keehn Jr. and Girard J. Keehn, his wife, by Deed from Thomas P. Cahill and Verna Mae Cahill, his wife, dated May 6, 1977 and recorded on May 9, 1977 in the Montgomery County Recorder of Deeds in Book 4198, Page 40.

Parcel Number: 58-00-00865-00-4.

Location of property: 529 B Street, King of Prussia, PA 19406.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of at the suit of **Girard June Keehn a/k/a Girard J. Keehn** at the suit of Wells Fargo Bank, N.A., Successor by Merger to Wachovia Bank, National Association. Debt: \$35,772.17.

**Robert W. Williams**, Attorney.

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

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

15-10076

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Souderton Borough**, County of Montgomery, and Commonwealth of Pennsylvania and bounded and designated as Lot No. 2 according to a survey dated January 28, 1972, by George Reid Nevells, Surveyor, made for the Margaret B. Shmmel Estate, which plan is recorded in Plan Book C-11, Page 95, as follows, to wit:

BEGINNING at a point in the center line of Central Avenue measured South fifty-three (53) degrees, fifty-one (51) minutes West, one hundred fifteen and thirty-five hundredths (115.35) feet from a spike found at the intersection of the center lines of Central Avenue (forty feet wide) and School Lane (forty feet wide); thence from the point and place of beginning South fifty-three (53) degrees, fifty-one (51) minutes West along the center line of Central Avenue fifty (50) feet to a point; thence along lands now or late of Grace Building Company, Inc. North forty-two (42) degrees, forty-six (46) minutes West, crossing an iron pin found on the Northwesterly line of central Avenue, one hundred ninety-eight and seven hundredths (198.07) feet to an iron pin found in corner of land now or late of Richard Shnde; thence North fifty-four (54) degrees, two (2) minutes East along lands now or late of Kenneth Scholl seventy-two and eighty-one hundredths (72.81) feet; thence South thirty-six (36), degrees nine (9) minutes East along lands formerly of Margaret B. Stimmel of which this lot was once a part, one hundred ninety-six and fifty-three hundredths (196.53) feet to the point and place of beginning.

ALL THAT CERTAIN lot or piece of land, situate in **Souderton Borough**, Montgomery County, Pennsylvania, described according to a survey dated March 12, 1971, and prepared by Herbert H. Metz, Inc., Civil Engineers, for Grace Building Company, Inc., as follows:

BEGINNING at a point on the Northwesterly side of Central Avenue (forty feet wide) to a point measured one hundred forty-four and sixty-four hundredths (144.64) feet South fifty-three (53) degrees, forty-nine (49) minutes, thirty (30) seconds West, from the point of intersection of the Northwesterly side of Central Avenue with the Southwesterly side of School Lane, also known as Sixth Avenue (forty-feet wide); thence along the Northeasterly side of Central Avenue South fifty-three (53) degrees, forty-nine (49) minutes, thirty (30) seconds East, eighteen and nineteen hundredths (18.19) feet to a corner of lands now or late of Vernon and Bernadette Finkle, Jr.; thence along lands now or late of Vernon and Bernadette Finkle, Jr. North thirty-four (34) degrees, forty-two (42) minutes West, one hundred twenty-one and forty-two hundredths (121.42) feet to a point; thence along other lands now or late of Grace Building Company, Inc. (as described above) formerly of Margaret Bean Stimmel South forty-three (43) degrees, fifteen (15) minutes East, one hundred twenty-two and thirty-one hundredths (122.31) feet to the point and place of beginning.

TITLE TO SAID PREMISES VESTED IN Nicholas G. Mayer and Robin L. Mayer by Deed from William F. Nolthemius, Jr. dated January 23, 2002 and recorded on January 24, 2002 in the Montgomery County Recorder of Deeds in Book 5393, Page 216.

Parcel Number: 21-00-01184-00-1.

Location of property: 445 Central Avenue, Souderton, PA 18964.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Nickolas G. Mayer a/k/a Nicholas G. Mayer and Robin L. Mayer** at the suit of Nationstar Mortgage, LLC. Debt: \$330,011.52.

**Robert W. Williams**, Attorney.

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

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

15-10546

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to plan of "Cedar Glen in Abington" made by Charles E. Shoemaker, Inc., Engineers and Surveyors, Abington, Pennsylvania, dated July 1, 1966, and recorded in the Office for the Recording of Deeds at Norristown, Pennsylvania in Plan Book A-9, Page 89, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Pine Wood Drive (50 feet wide) the four following courses on the Southwesterly side of Cedar Glen Road (50 feet wide): (1) leaving Cedar Glen Road on the arc of a circle curving to the left having a radius of 20 feet the arc distance of 28.48 feet to point of tangent on the Southeasterly side of Mulberry Lane (50 feet wide); (2) South 77 degrees, 53 minutes, 45 seconds West along the Southeasterly side of Mulberry Lane 241 90 feet to a point of curve therein; and (3) Southwesterly and Northwestwardly along the Southeasterly and Southwesterly sides of Mulberry Lane on the arc of a circle curving to the right having a radius of 125 feet the arc distance of 182.84 feet to a point of tangent on the Southwesterly side of Pine Wood Drive; and (4) North 18 degrees, 20 minutes, 33 seconds West along the Southwesterly side of Pine Wood Drive 105.94 feet to the point and place of beginning; thence extending South 71 degrees, 39 minutes, 27 seconds West, along line of Lot No. 10 on said plan 150 feet to a point; thence extending North 18 degrees, 20 minutes, 33 seconds West along line of land now or late of Olivet Presbyterian Church 101.80 feet to a point; thence extending North 58 degrees, 1 minute, 13 seconds East along line of Lot No. 12 in said plan 152.18 feet to a point on the Southwesterly side of Pine Wood Drive, aforesaid; thence extending along the same the two following courses and distances: (1) Southeastwardly on the arc of a circle curving to the right having a radius of 75 feet the arc distance of 17.85 feet to a point of tangent; and (2) South 18 degrees, 20 minutes, 33 seconds East, 120 feet to the first mentioned point and place of beginning.

BEING Lot No. 11 on the above mentioned plan.

BEING the same premises which Leonard H. Caplan, et ux., by Deed dated April 15, 1968, and recorded April 19, 1968 in Book 3507, Page 931, granted and conveyed unto Theodore J. Ain and Florence S. Ain, husband and wife Trustees for Kenneth Ain, Nancy Ain and Rochelle Ain, trust clause not recorded with Deed, in fee.

Parcel Number: 30-00-54136-00-5.

Location of property: 798 Pinewood Drive, Elkins Park, PA 19027.



The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Olga Alexandrov** at the suit of The Bank of New York Mellon, as Trustee for Structured Asset Mortgage Investments Li Trust 2006-AR3 Mortgage Pass-Through Certificates Series 2006-AR3. Debt: \$394,785.00.

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

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

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

15-10613

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

BEGINNING at a stake on the Southeast side of Astor Street at the distance of 30.00 feet Southwesterly from Marshall Street; thence Southeasterly, through the middle of the partition wall between this and the adjoining house formerly of Gabriel Kahn, now of Charles Dever, parallel to said Marshall Street, 110.00 feet to a stake; thence by lot formerly of Kohn and Corson', now the Stony Creek Railroad Company, Southwesterly, parallel to Astor Street 30.00 feet to a stake; thence by lot of land formerly of Jacob Derricks, now of Albert Earl, Northwesterly, 110.00 feet to Astor Street, aforesaid; and thence along the same, Northeasterly, 30.00 feet to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Timothy O'Brien by Deed from Laura A. Whitman dated November 30, 1993 and recorded on December 1, 1993 in the Montgomery County Recorder of Deeds in Book 5062, Page 1437.

Parcel Number: 13-00-02660-00-9.

Location of property: 526 Astor Street, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Anna Scimeca, Devisee of the Estate of Timothy O'Brien a/k/a Timothy O'Brien, Deceased, Angelina A. Girini Devisee of the Estate of Timothy O'Brien a/k/a Timothy O'Brien, Deceased, Jeanette Kline Executrix for the Estate of Timothy O'Brien a/k/a Timothy O'Brien, Deceased, Josephine Testino Devisee of the Estate of Timothy O'Brien a/k/a Timothy O'Brien, Deceased and Vincent J. Testino Devisee of the Estate of Timothy O'Brien a/k/a Timothy O'Brien, Deceased** at the suit of Wells Fargo Bank, National Association, Successor by Merger to Wells Fargo Bank Minnesota, National Association, Not in its Individual or Banking Capacity, but Solely as Trustee for Reperforming Loan REMIC Trust Certificates, Series 2002-2. Debt: \$25,812.76.

**Robert W. Williams**, Attorney.

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

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

15-11271

ALL THAT CERTAIN message and 2 tracts of land, situate in **Souderton Borough**, Montgomery County, Pennsylvania bounded and described, as follows, to wit:

TRACT NO. 1 with the buildings thereon erected.

BEGINNING at a stake set for a corner near a public road and land of William D. Hunsberger; thence extending along the same South 60 degrees, West 9.44 perches to a corner; thence by land of William D. Slifer North 33 degrees, West 40 feet to a stake a corner in line of Joans H. Moyer's land; thence along the same North 60 degrees, East 9.53 perches to a stake set for a corner near the aforesaid road; thence extending near and along the same South 30 degrees, East 40 feet to the place of beginning.

CONTAINING 6,200 feet, 8 inches of land, more or less.

TRACT NO. 2 adjoining Tract No. 1.

BEGINNING at a stake set for a corner near a public road and in line of other land of lots of William D. Hunsberger; thence extending along: the same South 60 degrees, West 9.39 perches to a corner; thence by land of William D. Hunsberger North 33 degrees, West 15 feet to a stake, a corner in line [previously erroneously stated as lie] of other land of the late Herman Funkes; thence along the same North 60 degrees, East 9.44 perches to a stake set for a corner; thence extending near the same South 30 degrees, East 15 feet to the place of beginning.

CONTAINING 8 perches and 150 square feet of land, more or less.

BEING the same premises which Terence A. Corcoran and Julie Corcoran, husband and wife, by Deed dated 5/30/2006 and recorded 6/9/2006, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5603, 2531, granted and conveyed unto Cranford J. Coulter and Bethann R. Coulter, husband and wife.

Parcel Number: 21-00-03244-00-2.

Location of property: 27 North Front Street, Souderton, PA 18964.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Cranford J. Coulter and Bethann Coulter a/k/a Bethann R. Coulter** at the suit of HSBC Bank USA, National Association as Trustee for PHH Alternative Mortgage Trust, Series 2007-1. Debt: \$189,165.65.

**Samantha Gable**, Attorney.

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

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

15-14448

ALL THAT CERTAIN message and lot of land known as No. 60, situate on the Southeast side of Hillside Avenue, in **Souderton Borough**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at an iron pin cemented in the curb on the Southeast side of Hillside Avenue in said Borough of Souderton and in line of Amos D. Rosenberger's land; thence along land of said Amos D. Rosenberger and passing through the party wall of dwelling houses South twenty-nine and one-fourth degrees, East one hundred twenty-two feet and two and one-half inches to a post in line of a twelve feet wide alley, dedicated for the use of this and adjoining lot owners; thence along said alley, South seventy-three and one-half degrees, West sixteen feet and six and three-eighths inches to a post in line of Lukens and Freed's other land; thence along the same and passing through the party wall of dwelling houses North twenty-nine and one-half degrees, West one hundred one hundred twenty feet and nine and one-half inches to the aforesaid curb line on the Southeast side of Hillside Avenue, also marked with an iron pin cemented in curb; thence along said curb line North sixty and three-fourths degrees, East sixteen feet and six inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Rustam Lomidze and Gulshan Lomidze, h/w, by Deed from Donald F. Rhoades and Alberta J. Rhoades, h/w, dated 12/29/2006, recorded 01/22/2007, in Book 5632, Page 1047.

Gulshan Lomidze was a co-record owner of the mortgaged premises as a Tenant by the Entirety. By virtue of Gulshan Lomidze's death on or about 04/18/2013, her ownership interest was automatically vested in the Surviving Tenant by the Entirety.

Parcel Number: 21-00-04252-00-2.

Location of property: 60 Hillside Avenue, Souderton, PA 18964-1706.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Rustam Lomidze** at the suit of Wells Fargo Bank, N.A. Debt: \$152,561.92.

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

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

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

15-15143

ALL THAT certain lots or pieces of ground, with the buildings and improvements thereon erected, situate in **Towamencin Township**, County of Montgomery and Commonwealth of Pennsylvania, more particularly bounded and described as one lot according to a survey thereof by Herbert H. Metz, Registered E and Land Surveyor, dated in March of 1952, as follows, to wit:

BEGINNING at a point situate on the center line of Reiff Road (as laid out on said plan 33.00 feet wide), said point being at the distance of 815.64 feet as measured Southwestwardly along the center line of the aforementioned Reiff Road from its intersection with the center line of Quarry Road (as laid out on said plan 33.00 feet wide); thence extending from said first mentioned point and place of beginning along land now or late of Robert McIntyre, South 31 degrees, 13 minutes East, 355.64 feet to a point, a corner; thence extending South 43 degrees, 40 minutes West, 207.16 feet to a point, a corner of other land of Nathan Dunn and Celia Dunn, his wife, of which this was formerly a part; thence extending North 31 degrees, 13 minutes West, 409.66 feet to a poi t, a corner, situate on the center line of Reiff Road, aforesaid; thence extending along the same, North 48 degrees, 47 minutes East, 200.00 feet to the first mentioned point and place of beginning.

BEING the same premises which Edith E. Verna, by Deed dated March 4, 1998 and recorded April 13, 1998 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5222, Page 387, granted and conveyed unto Edith E. Verna, Anthony Koppany and Maria Koppany, husband and wife.

AND THE SAID Anthony Koppany departed this life on October 17, 2011. Title to the property passed to Edith E. Verna and Maria Koppany by operation of law.

Parcel Number: 53-00-07108-00-3.

Location of property: 1235 Reiff Road, Lansdale, PA 19446.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Anthony Koppany, Deceased, Edith E. Verna and Maria Koppany** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A. f/k/a World Savings Bank, FSB. Debt: \$135,804.57.

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

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

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

15-20590

ALL THAT CERTAIN lot of land with the dwelling thereon erected, known as No. 49 Basin 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 Basin Street, a distance of thirty-two feet Easterly from the East corner of Spring Alley and Basin Street; thence along the Northeasterly side of Basin Street South seventy-one degrees, twenty-eight minutes East, sixteen feet to a point; thence through the middle of the partition wall of the house on this lot and the house adjoining North eighteen degrees, thirty-two minutes East, one hundred and six feet to other land of Matthias L. March and along said land North seventy-one degrees, twenty-eight minutes West, sixteen feet to a point a corner of lot of John M. Yerger; and thence along said lot the line passing through the middle of the partition wall of the house on this lot and the house adjoining and through the middle of a covered alley South eighteen degrees, thirty-two minutes West, one hundred and six feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Cherisse V. Corner, by Deed from Darrell Corner and Cherisse V. Corner, husband and wife, dated 06/08/2012, recorded 06/22/2012, in Book 5839, Page 341, Instrument No. 2012061044.

Parcel Number: 13-00-04472-00-6.

Location of property: 49 West Basin Street, Norristown, PA 19401-3861.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Darrell Corner a/k/a Darrell L. Corner and Cherisse V. Corner** at the suit of The Bank of New York Mellon, f/k/a The Bank of New York, Successor in Interest to JP Morgan Chase Bank, N.A. f/k/a JP Morgan Chase Bank, as Trustee, for GSMPS Mortgage Loan Trust 2003-2, Mortgage Pass-Through Certificates, Series 2003-2. Debt: \$117,188.89.

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

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

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

15-23807

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitpain Township**, County of Montgomery and Commonwealth of Pennsylvania, as shown on map made for James Huddy, dated September 1, 1983 prepared by Hopkins and Scott, Inc., Registered Surveyors, Kimberton, PA, being more fully described, as follows, to wit:

BEGINNING at a point on the Northerly right-of-way line of Skippack Pike (60 feet wide) a corner of property of Mae Bourne Strassburger; thence along the property of Strassburger North 37 degrees, 60 minutes East, 200.00 feet to an iron pipe, a corner of property of Miller and Brown Home and Garden Center; thence along the same the following (2) courses and distances: (1) South 51 degrees, 00 minutes East, 150.00 feet to an iron pipe; and (2) South 37 degrees, 00 minutes West, 200.00 feet to an iron pipe on the Northerly right-of-way line of Skippack Pike; thence along the same North 51 degrees, 00 minutes West, 150.00 feet to the first mentioned point and place of beginning.

CONTAINING 0.688 acres.

TITLE TO SAID PREMISES IS VESTED IN Craig O. Atkins and Annette Atkins, h/w, as Tenants by the Entireties, by Deed from Nations Credit Financial Services Corporation, Attorney in fact for The First National Bank of Chicago, as Trustee for U.S. Home Equity Loan Asset Backed Certificates, Series 1991-2, by Power of Attorney dated and recorded in Misc., dated 05/30/1996, recorded 06/11/1996, in Book 5150, Page 1261.

Parcel Number: 66-00-06706-00-5.

Location of property: 895 Whitney Drive, Blue Bell, PA 19422-1205.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Annette Atkins and Craig O. Atkins** at the suit of LSF9 Master Participation Trust. Debt: \$347,124.95.

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

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

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

15-29483

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Upper Merion Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Subdivision Plan for West Development by Chester Valley Engineers, Inc., Paoli, PA, dated 6/7/2000 and last revised 12/6/2000, and recorded at Norristown, PA in Plan Book A-59, Page 453, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Gulph Hills Road (50 feet wide) a corner of Lot 2 on said plan; thence from said beginning point, along line of Lot 2, the two following courses and distances: (1) North 39 degrees, 29 minutes, 0 seconds West, 132.82 feet to an iron pin; and (2) North 29 degrees, 25 minutes, 40 seconds West, 142.66 feet to an iron pin, in line of land now or late of Jonathan D. and Mary K. Kushner; thence along land of Kushner North 58 degrees, 36 minutes, 0 seconds East, 31.91 feet to an iron pin; (3), a corner of land now or late of James and Mary DePetris; thence along land now or late of DePetris; North 83 degrees, 13 minutes, 0 seconds East, 119.56 feet to an iron pin, a corner of land now or late of Marie L. Strasser; thence along land now or late of Strasser South 25 degrees, 23 minutes, 0 seconds East, 204.50 feet to a monument on the Northwesterly side of Gulph Hills Road; thence along the Northwesterly side of Gulph Hills Road on the arc of a circle curving to the left having a radius of 525 feet the arc distance of 107.64 feet to a monument, a corner of Lot 2, the first mentioned point and place of beginning.

BEING Lot 1 as shown on said plan.

TITLE TO SAID PREMISES VESTED IN John J. Kolea and Patricia S. Kolea by Deed from John J. Kolea and Patricia S. Kolea dated February 9, 2009 and recorded on February 9, 2009 in the Montgomery County Recorder of Deeds in Book 5721, Page 1422.

Parcel Number: 58-00-08719-00-7.

Location of property: 365 Gulph Hills Road, Wayne, PA 19087.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **John J. Kolea and Patricia S. Kolea** at the suit of U.S. Bank National Association. Debt: \$846,810.39.

**Robert W. Williams**, Attorney.

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

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

15-29583

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Lots for Francis F. McAdams, made by William Reeder, Registered Engineer, Upper Darby, PA, on November 5, 1949 and revised November 9, 1949, on the Northwest side of Hartranft Avenue (66 feet wide), at the distance of 41.88 feet, measured South 41 degrees, 04 minutes West, along the said side of Hartranft Avenue, from its point of intersection with the Southwest side of Washington Street (60 feet wide).

CONTAINING in front or breadth, on the said side of Hartranft Avenue, measured South 41 degrees, 04 minutes West, 16 feet, and extending of that width, in length or depth, North 48 degrees, 56 minutes West, between parallel lines at right angles to Hartranft Avenue, 74.75 feet, to the Southeast side of a certain 20 feet wide driveway, which extends Southwestward from Washington Street to Jackson Street.

SUBJECT, however, to the proportionate part of the expense of keeping said driveway in good order, condition and repair.

UNDER AND SUBJECT to certain rights, easements, and restrictions as may now appear of record.

BEING known as Lot 14, as shown on the above mentioned plan.

BEING the same premises which Francis S. Chicco and Helen T. Santangelo, Executors of the Estate of Joseph B. Chicco, a/k/a Joseph Benjamin Chicco, deceased, by Deed dated March 1, 2000 and recorded March 8, 2000, in Montgomery County, in Deed Book 5309, Page 1717, granted and conveyed unto Joseph F. Chicco, in fee.

Parcel Number: 13-00-15740-00-6, Map #13172.036.

Location of property: 29 Hartranft Avenue, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Faye Chicco** at the suit of PROF-2013-S3 Legal Title Trust II, by U.S. Bank National Association, as Legal Title Trustee. Debt: \$83,816.48 plus interest to sale date.

**Tyler J. Wilk**, Attorney.

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

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

15-29863

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, described according to a survey and plan made by Charles E. Shoemaker, Registered Professional Engineer, on February 14, 1953, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Llanfair Road (50 feet wide), which point is measured North 44 degrees, 50 minutes, 6 seconds West, 38.62 feet from a point, which point is measured on the arc of a circle curving to the left having a radius of 525 feet, the arc distance of 105.37 feet from a point, which point is measured North 33 degrees, 20 minutes, 6 seconds West, 75.23 feet from a point, which point is measured on the arc of a circle curving to the right having a radius of 20 feet, the arc distance of 35.43 feet from a point on the Northwesterly side of Colwyn Road (40 feet wide); thence extending along the Northeasterly side of Llanfair Road, North 44 degrees, 50 minutes, 6 seconds West, 56.20 feet to a point of curve; thence extending along the arc of a circle curving to the right having a radius of 475 feet, the arc distance of 80 feet to a point; thence extending North 54 degrees, 48 minutes, 52 seconds East, 114.91 feet to a point; thence extending South 44 degrees, 50 minutes, 6 seconds East, 116.56 feet to a point; thence extending South 45 degrees, 9 minutes, 54 seconds West, 120 feet to a point on the Northeasterly side of Llanfair Road, the first mentioned point and place of beginning.

BEING Lot #40-A Llanfair Road.

TITLE TO SAID PREMISES IS VESTED IN John G. Stoltz and Mary C. Stoltz, his wife, by Deed from Geza Paul Bottlik and Elaine Bottlik, his wife, dated 01/02/1970, recorded 01/06/1970, in Book 3582, Page 667.

John G. Stoltz was a co-record owner of the mortgaged premises as a Tenant by the Entirety. By virtue of John G. Stoltz's death on or about 12/23/1989, his ownership interest was automatically vested in the Surviving Tenant by the Entirety.

MORTGAGOR Mary L. Stoltz a/k/a Mary Stoltz a/k/a Mary C. Stoltz died on 10/25/2015, and upon information and belief, her surviving heir is Christina R. Biedebach.

BY EXECUTED WAIVERS, Christina R. Biedebach waived her rights to be named as a defendant in the foreclosure action.

Parcel Number: 30-00-39076-00-8.

Location of property: 733 Llanfair Road, Jenkintown, PA 19046-3410.

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 Mary L. Stoltz a/k/a Mary Stoltz a/k/a Mary C. Stoltz, Deceased** at the suit of Bank of America, N.A. Debt: \$173,898.18.

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

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

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

15-31698

ALL THAT CERTAIN unit, designated as Unit 22-L being a Unit in Chatham Village of Towamencin Condominium, situate in **Towamencin Township**, County of Montgomery and Commonwealth of Pennsylvania, as designated in Declaration of Condominium, including the Plans attached thereto as an Exhibit, being dated the 15th day of June, A.D. 1981 and recorded in the Office for the Recording of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania, on the 22nd day of June, A.D., 1981 in Deed Book 4634, Page 170, etc.

TOGETHER with a .286% undivided interest, of in and to the common elements as set forth in the aforesaid Declaration of Condominium.

Parcel Number: 53-00-00693-70-3.

Location of property: 170 Berwick Place, Unit 22L, Lansdale, PA 19446.

The improvements thereon are: Residential real estate, condominium.

Seized and taken in execution as the property of **William R. Walter, Jr.** at the suit of Chatham Village Condominium Association. Debt: \$15,827.64.

**Stefan Richter**, Attorney. I.D. #70004

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

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

15-32013

ALL THAT CERTAIN message and lot of land, Situate at No. 22 Penn Avenue (West side) in **Souderton Borough**, in the County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING in the curb line on the West side of Penn Avenue, at a distance of 290 feet, 9 inches (erroneously stated 5), Southeast from the Southwest curb lines of West Broad Street and Penn Avenue; thence by lands now or late of Wallace Heckler, South 58 degrees, 20 minutes West, 150 feet to a 20 feet wide alley; thence along said alley, South 31 degrees, 40 minutes East, 50 feet to a point in line of now or late Abraham L. Bower's land; thence along the same, North 58 degrees and 20 minutes East, 150 feet to the curb line on the West side of the aforesaid Penn Avenue; thence along the same, North 31 degrees and 40 minutes West, 50 feet to the place of beginning.

CONTAINING 7,500 square feet of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN Michael T. Creedon and Karen Creedon, as Tenants by the Entireties, their assigns, the survivor of them and the survivor's personal representatives and assigns, by Deed from Garry W. McKissick, Sr., dated 08/20/1999, recorded 09/16/1999, in Book 5288, Page 0644.

Parcel Number: 21-00-05720-00-1.

Location of property: 22 Penn Avenue, Souderton, PA 18964-1844.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael T. Creedon and Karen Creedon** at the suit of Deutsche Bank National Trust Company, as Trustee for Argent Securities, Inc., Asset-Backed Pass-Through Certificates, Series 2003-W5. Debt: \$265,422.16.

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

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

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

15-32520

ALL THAT CERTAIN lot of piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a Map of property of Henry David Epstein & Company, and Richard Homes, Inc., made by Yerkes Engineering Company, Bryn Mawr, Pennsylvania, dated February 23rd, 1965 and revised March 11th, 1965, as follows, to wit:

BEGINNING at a point on the Northeast side of Deerfield Road (50 feet wide) at the distance of 20 feet measured North 44 degrees, 37 minutes West, from the point of intersection of the Northeast side of Deerfield Road with the Northwest side of Joseph Street (60 feet wide), both lines produced; thence along the Northeast side of Deerfield Road, North 44 degrees, 37 minutes West, 131 feet to a point, a corner of Lot No. 69; thence along Lot No. 69, North 45 degrees, 23 minutes East, 200 feet to a point, a corner of Lot No. 67; thence along Lot No. 67, South 44 degrees, 37 minutes East, 151 feet to a point on the Northwest side of Joseph Street; thence along the Northwest side thereof, South 45 degrees, 23 minutes West, 180 feet to a point of curve; thence Southwestwardly and Northwestwardly on the arc of a circle curving to the right with a radius of 20 feet, the arc distance of 31.42 feet to the first mentioned point and place of beginning.

BEING Lot No. 68 on said plan.

TITLE TO SAID PREMISES VESTED IN Amy S. Calamari by Deed from Frank G. Calamari and Amy S. Calamari dated October 10, 2007 and recorded on June 4, 2008 in the Montgomery County Recorder of Deeds in Book 5694, Page 02410 as Instrument No. 2008058153.

Parcel Number: 63-00-04126-00-5.

Location of property: 511 Joseph Street, Norristown, PA 19403.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Amy S. Calamari** at the suit of Sierra Pacific Mortgage Company, Inc. Debt: \$273,046.60.

**Robert W. Williams**, Attorney.

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

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

15-32703

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

BEGINNING at a point on the Northwest side of Astor Street at the distance of 445 feet Southwesterly from Marshall Street; thence through the middle of the partition wall between this and the adjoining house at right angles to said Astor Street, Northwestly 110 feet to a corner; thence parallel to said Astor Street Southwesterly 15 feet to a corner; thence parallel to the first line Southeasterly 110 feet to Astor Street aforesaid, and along the Northwest side thereof Northeasterly 15 feet to the place of beginning.

BEING the same premises which Barbara S. Watson, by Deed dated 12/15/2003 and recorded 1/15/2004 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5490, Page 1306, granted and conveyed unto Chad M.J. Darby.

Parcel Number: 13-00-03160-00-4.

Location of property: 511 Astor Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Chad M.J. Darby** at the suit of Ditech Financial, LLC f/k/a Green Tree Servicing, LLC. Debt: \$55,066.20.

**Gregory Javardian**, Attorney, I.D. #55669

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

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

15-32999

ALL THAT CERTAIN lot or piece of land, situate in **Douglass Township**, County of Montgomery and Commonwealth of PA, bounded and described according to Subdivision Record Plan of Hoffman Meadows, made by Barry Isett & Associates, P.C., dated 4/12/1989 last revised 6/15/1989, as follows, to wit:

BEGINNING at a point on the Westerly side of Heidi Court (50 feet wide) a corner of lands now or formerly of James K. and Janell G. Roth, as shown on said plan, which point is measured South 4 degrees, 58 minutes, 3 seconds West, 336.01 feet from the point of intersection of the said side of Heidi Court with the legal right-of-way line of Hoffman Road, T-362 (46.5 feet wide); thence from said point of beginning extending along the said Westerly side of Heidi Court, South 04 degrees, 58 minutes, 03 seconds West, 134.20 feet to a point a corner of Lot No. 2 on said plan; thence extending along the same, North 85 degrees, 1 minutes, 57 seconds West, 250.64 feet to a point, a corner; thence continuing along the same, North 4 degrees, 58 minutes, 3 seconds East, 213.39 feet to a point in line of lands now or formerly of Paul A. and Susan Ayres; thence extending along the same and lands of Roth, aforesaid; thence 67 degrees, 30 minutes, 0 seconds East, 262.85 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Robert S. Sniscak and Bonnie Sue Wieder, by Deed from Gerald W. Groff, Sr. and Shelly Groff, h/w, dated 04/30/2010, recorded 05/04/2010, in Book 5765, Page 2599.

Parcel Number: 32-00-02630-00-2.

Location of property: 1 Heidi Court, Barto, PA 19504-9407.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert S. Sniscak and Bonnie Sue Wieder a/k/a Bonnie Wieder** at the suit of Wells Fargo Bank, N.A. Debt: \$186,797.73.

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

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

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

16-00344

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 Thomas R. Heenan and Nancy A. Heenan, his wife, by Deed dated January 26, 1998 and recorded on February 11, 1998 in the Office for the Recording of Deeds in Book DB5216 and Page 0280 conveyed unto Elias B. Landau.

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

16-00671

ALL THAT CERTAIN lot or piece of ground, situate on the Southeastern side of Douglass Street, in the subdivision known as Section No. 2, of Boyertown Realty Corporation Development, situate in **Douglass Township**, Montgomery County, Pennsylvania, and the one-story ranch style dwelling and garage thereon erected, and being more particularly bounded and described, as follows, to wit:

BEGINNING at a point in the Southeastern line of Douglass Street (60 feet wide) said point being 279.65 feet Southwestwardly from the point of intersection of the said Southeastern line of Douglass Street and the Southern line of East Philadelphia Avenue (60 feet wide) as they are shown on the revised plan of Section No. 2, Boyertown Realty Corporation Development; thence Southeastwardly along residue property of Boyertown Realty Corporation about to be conveyed unto Joseph A. Pike, by a line making a right angle with the Southeastern line of said Douglass Street, a distance of 125 feet to a point in a line of property of John Sweinhart; thence Southwestwardly along the same by a line making a right angle with the last described line, a distance of 72 feet to a point; thence Northwestwardly along residue property of Boyertown Realty Corporation about to be conveyed unto Joseph A. Pike, by a line making a right angle with the last described line, a distance of 125 feet to a point in the Southeastern line of Douglass Street aforesaid; thence Northeastwardly along said Douglass Street by a line making a right angle with the last described line, a distance of 72 feet to the place of beginning.

BEING the same premises which Elva B. Moyer, widow by Deed dated 12/31/1997 and recorded 1/7/1998 in Book 5212, Page 1450 as instrument #000325, granted and conveyed unto David A. Burfete and Alana M. Burfete, his wife.

Parcel Number: 32-00-01524-00-1.

Location of property: 24 Douglas Street a/k/a 24 Douglass Street, Boyertown, PA 19512.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **David A. Burfete, Executor of the Estate of David A. Burfete, deceased** at the suit of Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A., as Trustee for First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-FF12. Debt: \$196,156.68.

**Samantha Gable**, Attorney.

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

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

16-01072

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Upper Gwynedd Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Plan of Subdivision of "Quail Ridge", prepared for Robert Bollinger, by Urwiler & Walter, Inc., dated 10/13/1986 and last revised on 4/22/1987 and recorded in Plan Book A-48, Page 456, as follows, to wit:

BEGINNING at a point of tangent on the Northeasterly side of Morris Road (40 feet wide proposed right-of-way, said point being measured the 2 following courses and distances from a point of curve on the Northwesterly side of Blue Fox Drive (54 feet wide); thence (1) leaving the Northwesterly side of Blue Fox Drive on the arc of a circle curving to the right having a radius of 23 feet, the arc distance of 36.13 feet to a point of tangent on the Northeasterly side of Morris Road; thence (2) North 50 degrees, 15 minutes, 0 seconds West, 127 feet to the point and place of beginning; thence extending from said point of beginning and along the Northeasterly side of Morris Road, North 50 degrees, 15 minutes, 0 seconds West, 404.68 feet to a point, a corner in line of lands now or late of Philadelphia Electric Company; thence along the same, North 89 degrees, 13 minutes, 26 seconds East, 532.39 feet to a point, a corner in line of Lot No. 3; thence extending partly along the same, partly along Lot No.2 and partly along Lot No. 1, South 39 degrees, 45 minutes, 0 seconds West, 345.95 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 14 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Caroline R. Finacchio, a?/k/a Caroline R. Dunning and Thomas Finacchio a/k/a Thomas.B. Finacchio by Deed from Caroline R. Dunning dated December 17, 2001 and recorded January 31, 2002 in Deed Book 5394, Page 306.

Parcel Number: 56-00-05902-00-9.

Location of property: 875 Morris Road, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Caroline R. Finacchio f/k/a Caroline R. Dunning and Thomas Finacchio a/k/a Thomas F. Finacchio** 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: \$319,919.51.

**Joseph I. Foley**, Attorney.

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

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

16-01114

ALL THOSE TWO CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Abington Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a plan and survey thereof made by William T. Muldrew, Civil Engineer, on August 11, 1920, which plan is recorded at Norristown, Pennsylvania in Deed Book 743, Page 600 and known as Plan of Roy-Chester Park, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Old Welsh Road (33 feet wide) at the distance of 100 feet Northwestwardly from the intersection on the Southwesterly side of Old Welsh Road with the Northwestwesterly side of Webster Avenue (40 feet wide); thence extending South 77 degrees, 09 minutes West, 115.10 feet to a point; thence extending North 39 degrees, 28 minutes East, 146.37 feet to a point on the aforesaid side of Old Welsh Road; thence extending along the said side of Old Welsh Road, South 12 degrees, 14 minutes East, 89.26 feet to the first mentioned point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Harry M. Cohen, by Deed from Gabriel L. Kovacs and Wendy E. Kovacs, h/w, dated 05/17/2002, recorded 06/28/2002, in Book 5414, Page 704.

Parcel Number: 30-00-48864-00-3.

Location of property: 2038 Old Welsh Road, Abington, PA 19001-1218.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Harry M. Cohen** at the suit of Roundpoint Mortgage Servicing Corporation. Debt: \$107,549.86.

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

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

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

16-02517

ALL THAT CERTAIN unit designated as Unit 124-A being a unit in Northridge Estates, a condominium, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania as designated in Declaration of Condominium of Northridge Estates, a condominium, including Plats and Plans, bearing date 1/28/1987 and recorded in the Office of the Recorder of Deed in and for the County of Montgomery of 2/03/1987 in Deed Book 4828, Page 1172, a First Supplementary Declaration of Condominium dated 2/26/1987 and recorded 3/03/1987 in Deed Book 4830, Page 1406, a Second Supplementary Declaration of Condominium, dated 4/08/1987 in Deed Book 4834, Page 1169, a Third Supplementary Declaration of Condominium dated 5/20/1987 and recorded 6/09/1987 in Deed Book 4840, Page 877, a Fourth Supplementary Declaration of Condominium dated 7/14/1987 and recorded 7/21/1987 in Deed Book 4845, Page 106, a Fifth Supplementary Declaration of Condominium dated 7/28/1987 and recorded 8/19/1987 in Deed Book 4848, Page 636, a Sixth Supplementary Declaration of Condominium dated 10/07/1987 and recorded 10/13/1987 in Deed Book 4853, Page 2336, a Seventh Supplementary Declaration of Condominium dated 11/25/1987 and recorded 1/05/1988 in Deed Book 4862, Page 427, and Eighth Supplementary Declaration of Condominium dated 2/01/1988 and recorded 2/17/1988 in Deed Book 4865, Page 938, a Ninth Supplementary Declaration of Condominium dated 4/06/1988 and recorded 4/15/1988 in Deed Book 4870, Page 399, a Tenth Supplementary Declaration of Condominium dated 5/10/1988 and recorded 5/16/1988 in Deed Book 4873, Page 485, an Eleventh Supplementary Declaration of Condominium dated 6/10/1988 and recorded 6/15/1988 in Deed Book 4876, Page 424, a Twelfth Supplementary Declaration of Condominium dated 7/05/1988 and recorded 8/09/1988 in Deed Book 4882, Page 2066, a Thirteenth Supplementary Declaration of Condominium dated 11/07/1988 and recorded 11/10/1988 in Deed Book 4893, Page 864, and a Fourteenth Supplementary Declaration of Condominium dated 12/01/1988 and recorded 12/15/1988 in Deed Book 4896, Page 1864.

TOGETHER with all rights, 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 way Amendment of Amendments thereto.

UNDER and SUBJECT to the burdens and together with the applicable benefits of Declaration of Condominium of Forest Park, a Condominium, together with the Plats and Plans, dated 11/27/1985 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery on 11/27/1985 in Deed Book 4785, Page 1771, which Declaration and Plats and Plans have since been amended by Amendment to Declaration of Forest Park, a Condominium, dated 7/25/1986 and recorded 8/26/1986 in Deed Book 4810, Page 1664, a Second Amendment dated 10/22/1986 and recorded 11/21/1986 in Deed Book 4820, Page 770.

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

BEING the same premises which Lisa Payne a/k/a Lisa Marie Tortoriello, by Deed dated 11/02/2012 and recorded on 11/29/2012 in the Recorder's Office of Montgomery County, Pennsylvania, Deed Book Volume 5855, Page 2567, granted and conveyed unto Anna Ornedo.

Parcel Number: 63-00-09092-76-3.

Location of property: 416 Wendover Drive, Township of West Norriton, PA.

The improvements thereon are: A dwelling.

Seized and taken in execution as the property of **Anna Ornedo** at the suit of Aurora Financial Group, Inc. Debt: \$113,785.24.

**Lois M. Vitti**, Attorney.

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

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



16-02786

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Gwynedd Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Proposed Subdivision prepared for Greg Sauers, by Herbert H. Metz, Inc., Civil Engineers and Surveyor, Lansdale, PA on June 20, 1974, revised July 10, 1975, as follows:

BEGINNING at a point on the Northeasterly side of Prospect Avenue (45 feet wide, as widened by the addition of 5 feet on the Northeasterly side) said point being measured the two following courses and distances from a point of curve on the Northwesterly side of Girard Avenue (45 feet wide, as widened by the addition of 5 feet on the Northwesterly side): (1) leaving Girard Avenue on the arc of a circle curving to the right having a radius of 10 feet the arc distance of 16.01 feet to a point tangent on the Northeasterly side of Prospect Avenue; and (2) North 52 degrees, 12 minutes West, 204.69 feet to the point of beginning; thence extending from said beginning point, along the Northeasterly side of Prospect Avenue, North 52 degrees, 12 minutes West crossing a proposed driveway, 120.16 feet to a point, in line of land now or late of Jacob Lightcap; thence extending along line of land now or late of Jacob Lightcap, North 36 degrees, 4 minutes East, 95.04 feet to a point in line of land now or late of Armond T. and Mary E. Berkmer; thence along line of land now or late of Armond T. and Mary E. Berkmer and partly along Lot 2 on said plan, South 52 degrees, 12 minutes East, 123.03 feet to a point in line of Lot 2 on said plan; thence extending along line of Lot 2, also along the Northwesterly side of a 20 feet wide Sanitary Sewer Easement 95 feet to the first mentioned point and place of beginning.

CONTAINING 11,551 square feet, more or less.

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

TOGETHER with the free and common use, right, liberty and privilege of a certain 20 feet wide easement extending from the Southeasterly corner of premises herein described through the premises adjoining to the southeast (Lot 2 on said Plan) and extending into State Street, as shown on said plan.

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

BEING the same premises which Derrick G. Fatzinger by Deed dated April 18, 2007 and recorded May 18, 2007 in Montgomery County Deed Book 5647, Page 02424, granted and conveyed unto Keith R. Brooks and Christine M. McKernan.

Parcel Number: 56-00-06944-02-9.

Location of property: 101 Prospect Avenue a/k/a 101 West Prospect Avenue, Lansdale, PA 19446.

The improvements thereon are: A residential dwelling, as indicated above.

Seized and taken in execution as the property of **Keith R. Brooks and Christine M. McKernan** at the suit of Midfirst Bank. Debt: \$271,825.92 (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 \$3,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

16-04366

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, described according to a Final Plan of Section 1-B Sawmill Valley dated August 12, 1976, last revised August 9, 1978 and recorded March 1, 1979 in Plan book A-35, Page 39 described, as follows, to wit:

BEGINNING at a point in the Southwesterly side of Logger Mill Road (50 feet wide) said point also being in the division line between Lots No. 28 and No. 29 as shown on said plan; thence (1) South 30 degrees, 30 minutes, 00 seconds East, 67.56 feet to a point of curve; thence (2) Southeastwardly on a curve curving to the right with a radius of 175.00 feet the arc distance of 38.74 feet passing across one half of a 10 foot wide maintenance easement to a point in the centerline thereof, said point being in the division line between Lots No. 27 and No. 28; thence (3) South 72 degrees, 11 minutes, 00 seconds West, 67.83 feet to a point, said point being common to Lots No. 25, No. 26 and No. 28; thence (4) North 76 degrees, 26 minutes, 40 seconds West, 69.23 feet to a point being in the division line between Lots No. 28 and No. 29; thence North, passing through one half of a ten foot wide easement, 39 degrees, 50 minutes, 15 seconds East, 127.65 feet to the point and place of beginning.

BEING known as Lot Number 28 on said plan.

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

TITLE TO SAID PREMISES IS VESTED IN Elaine Bookbinder, by Deed from David Schlotter and Becky J. Schlotter, h/w, dated 12/15/2006, recorded 01/05/2007, in Book 5630, Page 983.

Parcel Number: 36-00-06988-09-5.

Location of property: 14 Loggers Mill Road a/k/a 14 Logger Mill Road, Horsham, PA 19044-1924.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Elaine Bookbinder** at the suit of Wells Fargo Bank, N.A. Debt: \$194,580.52.

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

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

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

16-04944

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, described according to a revised plan of lots of a portion of "Overlook Hills", made for Stenton Builders, Inc. by Charles E. Shoemaker, Registered Professional Engineer of Abington, Pennsylvania, bearing date the Twenty-Seventh day of March A.D. 1952, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Cleveland Avenue (forty feet wide) at the distance of four hundred thirty-four feet and forty-six one-hundredths feet measured Southwestwardly along the Southeasterly side of Cleveland Avenue from the Northwesternmost terminus or a radial round corner connecting the Southeasterly side of Cleveland Avenue with the Southwesterly side of Corinthian Avenue (forty feet wide); thence extending South thirteen degrees, twenty-nine minutes, ten seconds East, one hundred twenty-seven feet and three one-hundredths feet to a point; thence extending South seventy-four degrees, thirty-four minutes, thirty-six seconds West, sixty-three feet and sixty-nine one-hundredths feet to a point; thence extending North twelve degrees, thirty-two minutes, sixteen seconds West one hundred twenty-nine feet and seventy-one one-hundredths feet to a point on the Southeasterly side of Cleveland Avenue; thence extending in an Easterly direction along the Southeasterly side of Cleveland Avenue on the arc of a circle on a line curving to the left having a radius of three thousand seven hundred fifteen feet the arc distance of sixty-one feet and fifty one-hundredths feet to the first mentioned point and place of beginning.

BEING known as Lot "M" on the said plan of lots.

TITLE TO SAID PREMISES IS VESTED IN Jack A. Larson and Joan W. Larson by Deed from Robert H. Taggart and Josephine G. Taggart dated April 27, 1971 and recorded April 28, 1971 in Deed Book 3658, Page 42. The said Jack A. Larson died on September 20, 1994 thereby vesting title into Joan W. Larson by operation of law. The said Joan W. Larson died on April 27, 2015. Letters of Testamentary then were granted to Lynne L. Falgout, nominating and appointing her as Executrix of the Estate of Joan W. Larson on July 21, 2015.

Parcel Number: 30-00-09452-00-4.

Location of property: 1859 Cleveland Avenue, Abington, PA 19001.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Lynn L. Falgout, Executrix of the Estate of Joan W. Larson** at the suit of CIT Bank, N.A., f/k/a OneWest Bank, N.A. f/k/a One West, FSB. Debt: \$253,962.67.

**Andrew L. Markowitz**, Attorney.

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

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

16-05929

ALL THAT CERTAIN lot or piece of land, situate in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to the Subdivision Plan of The Ponds at Providence Reserve, prepared by Bursich Associates, Inc., dated 7/15/1994, last revised 4/11/1996 and recorded in Plan Book A-56, Pages 188 and 189, as follows, to wit:

BEGINNING at a point on the Southeastern side of Splitleaf Lane (50.00 feet wide), said point being a common corner of Lot 88 and Lot 87; thence extending along Lot 87 North 41 degrees, 30 minutes, 35 seconds East, 140.00 feet to a point, a corner of Lot 88 and Lot 89; thence extending along Lot 89 South 65 degrees, 32 minutes, 22 seconds East, 121.55 feet to a point on the Northwesterly side of Winterberry Lane (50.00 feet wide); thence extending along the line of Winterberry Lane the two following courses and distances: (1) on the arc of a circle curving to the right having a radius of 200.00 feet and the arc distance of 59.51 feet to a point of tangent; (2) South 41 degrees, 30 minutes, 35 seconds West, 102.00 feet to a point at the intersection of Winterberry Lane and Splitleaf Lane; thence on the arc of a circle curving to the right having a radius of 15.00 feet and the arc distance of 23.56 feet to a point on the Southeastern side of Splitleaf Lane; thence along the line of Splitleaf Lane North 48 degrees, 29 minutes, 25 seconds West, 110.00 feet to the first mentioned point and place of beginning.

BEING Lot Number 88 on the abovementioned plan.

CONTAINING 19,665 square feet.

TITLE TO SAID PREMISES IS VESTED IN Usama M. Omar and Amany Elkady, h/w, by Deed from Usama M. Omar and Amany Elkady, dated 02/17/2000, recorded 03/06/2000 in Book 5309, Page 853.

Parcel Number: 61-00-05589-34-4.

Location of property: 431 Split Leaf Lane, Collegeville, PA 19426-3831.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Usama M. Omar and Amany Elkady** at the suit of Wells Fargo Bank, N.A. f/k/a Wachovia Mortgage FSB, f/k/a World Savings Bank, FSB. Debt: \$160,808.94.

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

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

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

16-07546

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Merion Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a final map of part of Valley Forge Homes, Inc. dated July 10, 1951 by M. R. and J. B. Yerkes, Civil Engineers, Bryn Mawr, PA, as follows, to wit:

BEGINNING at a point on the Easterly side of Powderhorn Road (50 feet wide) which point is measured the 2 following courses and distances from a point of curve on the Northerly side of Kingwood Road (50 feet wide): (1) extending from said point of curve on a line curving to the right having a radius of 13 feet the arc distance of 16.97 feet to a point of reverse curve; and (2) on a line curving to the left having a radius of 225 feet the arc distance of 160.50 feet to the point and place of beginning; thence extending from said beginning point along the said side of

Powderhorn Road on a line curving to the left having a radius of 225 feet the arc distance of 12.27 feet to a point of tangent on the same; thence extending still along the same North 23 degrees, 4 minutes West, 46 feet to a point; thence extending North 66 degrees, 56 minutes East, 125.21 feet to a point; thence extending South 23 degrees, 4 minutes East, 65.12 feet to a point; thence extending South 70 degrees, 03 minutes, 30 seconds West, 125.73 feet to the first mentioned point and place of beginning.

BEING Lot No. 29 Block G on said plan.

TOGETHER with the free and common use, right, liberty and privilege of a certain driveway as shown on said plan extending partly along the Westerly line of the above described premises as and for driveway, passageway and watercourses at all times hereafter forever in common with the owners, tenants and occupiers of the premises adjoining to the West, subject, however, to the proportionate part of the expense of keeping said driveway in good order, condition and repair at all times hereafter forever.

BEING the same premises which Francis L. Davey and Donald Bean, Co-Executors of the Estate of G. Delmar Bennett, deceased, by Deed dated 6/6/2005 and recorded 7/1/2005, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5560, Page 1912, Instrument #2005091600, granted and conveyed unto Andrew W. Charles. Parcel Number: 58-00-14824-00-4.

Location of property: 432 Powderhorn Road, King of Prussia, PA 19406.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Andrew W. Charles** at the suit of Bank of America, N.A. Debt: \$149,741.64.

**Samantha Gable**, Attorney.

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

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

16-07740

ALL THAT CERTAIN lot or piece of ground, known as Lot # 28, situate in **Upper Providence Township**, County of Montgomery, Commonwealth of PA, bounded and described according to a survey (Drawing #239870E-1) prepared by Meixner Engineers and Surveyors, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Sixth Avenue (width 50.00 feet), which point is located from the: intersection of the Northeasterly side of Fifth Avenue (width 50.00 feet) projected and the said Northwesterly side of Sixth Avenue projected North 47 degrees, 12 minutes, 30 seconds East, 232.00 feet, thence along Lot #27 North 42 degrees, 47 minutes, 30 seconds West, 176.00 feet to a point; thence along Lots #39 and 38 North 47 degrees, 12 minutes, 30 seconds East, 32.00 feet to a point; thence along Lot #29 South 42 degrees, 47 minutes, 30 seconds East, 176.00 feet to a point; thence along the aforesaid Northwesterly side of Sixth Avenue South 47 degrees, 12 minutes, 30 seconds West, 32.00 feet to the point and place of beginning.

TITLE TO SAID PREMISES VESTED IN Brenda M. Borrell by Deed from George R. Borrell, III and Brenda M. Borrell dated December 14, 2004 and recorded on February 11, 2005 in the Montgomery County Recorder of Deeds in Book 05543, Page 1663 as Instrument No. 2005022444.

Parcel Number: 61-00-04741-07-6.

Location of property: 689 South Sixth Avenue, Royersford, PA 19468.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Samuel Robert Kurtz, III, Known Heir of the Estate of Brenda M. Borrell a/k/a Brenda M. Kurtz; Deceased Mortgagor and Real Owner and Unknown Heirs, Successors, Assigns and all Persons Firms or Associations Claiming Right, Title, or Interest From or Under Brenda M. Borrell a/k/a Brenda M. Kurtz, Deceased Mortgagor and Real Owner** at the suit of Nationstar Mortgage, LLC. Debt: \$116,125.32.

**Robert W. Williams**, Attorney.

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

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

16-08439

ALL THAT CERTAIN house and lot of land, situate on the North side of West 5th Street in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point on the North side of Fifth Street aforesaid, being distant 95 feet West from State Street, a corner of this and Lot No. 23; thence along Lot No. 23 Northwardly a distance of 140 feet to the South side of a 20 feet wide alley; thence along said alley, Westwardly a distance of 50 feet to a corner of this and other land of the grantors; thence along the same Southwardly in a line parallel to the first mentioned course and distance 140 feet to the North side of West Fifth Street, aforesaid; thence along the same Eastwardly a distance of 50 feet, to the point or place of beginning.

BEING Lot No. 24 and the Eastern 20 feet of Lot No. 25 on plan of lots as laid out by the Executors of Peter L. Egoft, Sr.

BEING the same premises which Ronald B. Bauer and Sharron K. Bauer, his wife, by Deed dated 12/3/1971 and recorded 12/5/1971 in the Office for the Recorder of Deeds in and for the County of Montgomery and Commonwealth of Pennsylvania in Deed Book 3718, Page 597, granted and conveyed unto Lester Stephen, Jr. And Mary Ann Simmons.

TITLE TO SAID PREMISES IS VESTED IN Joseph E. Weiss, by Deed from Lester Stephen, Jr., dated 05/26/2005, recorded 06/08/2005 in Book 5556, Page 2844.

Parcel Number: 16-00-09620-00-3.

Location of property: 83 West 5th Street a/k/a 83 W. Fifth Street, Pottstown, PA 19464-5102.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph E. Weiss** at the suit of Wells Fargo Bank, N.A. Debt: \$107,496.03.

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

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

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

16-08924

ALL THAT CERTAIN tract or piece of ground, situate in **Douglass Township**, Montgomery County, Pennsylvania, being more particularly bounded and described, as follows, to wit:

BEGINNING at a point marked by a nail in the intersection of the center line of a 33 foot wide public macadam road, Legislative Route No. T-491, and being known as Cross Road, leading from the half-way house Northeastwardly to Cross Road, Legislative Route No. T-348, and the center line of another 33 foot wide public macadam road being known as Swenson Road; thence along the center line of Swenson Road and along property now or formerly belonging to Charles H. Silcox, South 55 degrees, 00 minutes East, the distance of 210.00 feet to a point marked by a nail; thence along property being retained by the former grantor, of which this was a part, South 34 degrees, 00 minutes West, the distance of 210.00 feet to a point marked by an iron pipe; thence still along the same North 55 degrees, 00 minutes West, the distance of 210.00 feet to a point marked by a nail; thence along the center line of Cross Road, Legislative Route No. T-491, North 34 degrees, 00 minutes East, the distance of 210.00 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Heike Frick and Thomas H. Frick by Deed from Leon R. Wagner, III and Jacqueline A. Wagner dated July 21, 2011 and recorded August 17, 2011 in Deed Book 5810, Page 1870.

Parcel Number: 32-00-01396-00-3.

Location of property: 110 Cross Road, Gilbertsville, PA 19525.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Heike Frick and Thomas H. Frick** at the suit of American Heritage Federal Credit Union. Debt: \$205,087.11.

**Andrew L. Markowitz**, Attorney.

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

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

16-09930

ALL THAT CERTAIN frame message and lot of land, situate in **Pottstown Borough**, County of Montgomery, and State of Pennsylvania, on the South side of Chestnut Street, between Washington and Warren, being No. 520 Chestnut Street, bounded and described, as follows, to wit:

BEGINNING at a point on the South line of said Chestnut Street distant one hundred and eighty feet, East of the Southeast line corner of Chestnut and Washington Streets, at a corner of this and Lot No. 36, now or late in possession of Miss Sarah C. Swenk; thence Southward along said Lot No. 36 one hundred and forty feet to a twenty feet alley; thence Eastward along the North line of said alley thirty feet to a corner of this and Lot No. 34 now or late of Jacob Fegley; thence Northward along said Fegley's land one hundred and forty feet to the South line of Chestnut Street; thence Westward along the south line of Chestnut Street thirty feet to the place of beginning.

Parcel Number: 16-00-05688-00-2.

Location of property: 520 Chestnut Street, Pottstown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Dawn Borz** at the suit of Pottstown School District. Debt: \$2,220.46.

**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.

16-10160

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements about to be erected thereon, situate in **Lower Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Plan 'Valley Green' prepared by Eastern/Chadrow Associates, Inc., dated 12/17/1998, last revised 12/10/1999 and recorded in Plan Book A-59, Page 157, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Packard Avenue (50 feet wide), a corner of this and lands N/L Williams and Christine Kenney; thence extending from said point of beginning and along the Northwesterly side of Packard Avenue, aforesaid, South 29 degrees, 40 minutes, 38 seconds West, 90.00 feet to a point, a corner of Lot No. 13 on said plan; thence extending along the same, North 60 degrees, 02 minutes, 27 seconds West, 144.15 feet to a point, a corner of Lot No. 16 on said plan; thence extending along the same, North 13 degrees, 06 minutes, 32 seconds West, 17.87 feet to a point, a corner of Lot No. 15 on said plan; thence extending along the same, North 71 degrees, 09 minutes, 17 seconds East, 102.26 feet to a point, a corner of lands N/L Williams and Christine Kenney, aforesaid; thence extending along the same, South 60 degrees, 02 minutes, 27 seconds East, 89.01 feet to the first mentioned point and place of beginning.

BEING Lot No. 14 on said plan.

TITLE TO SAID PREMISES IS VESTED IN William T. Mc Andrews, Jr. and Debra J. Mc Andrews, as Tenants by the Entirety, by Deed from Green Valley Community, LLC, a Pennsylvania Limited Liability Company, dated 05/11/2001, recorded 05/25/2001, in Book 5361, Page 1078.

Parcel Number: 41-00-06406-10-5.

Location of property: 2364 Packard Avenue, Huntingdon Valley, PA 19006-6419.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Debra J. McAndrews a/k/a Debra J. Mc Andrews, William T. McAndrews, Jr. a/k/a William McAndrews, Jr. a/k/a William T. McAndrews a/k/a William T. Mc Andrews, Jr. and The United States of America, Department of The Treasury - Internal Revenue Service c/o The United States Attorney for The Eastern District of PA** at the suit of Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2007-3, Mortgage Loan Asset-Backed Certificates, Series 2007-3. Debt: \$508,546.63.

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

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

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

16-10644

ALL THAT CERTAIN Lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Plan of Sycamore Gardens made for Roger Construction Company by George B. Mebus, Registered Professional Engineer, Glenside, Pennsylvania, dated September 2, 1952 said plan being recorded at Norristown, Pennsylvania in the Office for the Recording of Deed etc., in and for the said County in Deed Book 2002, Page 601, as follows, to wit:

BEGINNING at a point on the Southeast side of Sycamore Avenue (50 feet wide) at the distance of 384.21 feet measured along the same North 42 degrees, 1 minute, 10 seconds East from its point of intersection with the Northeast side of Vesper Lane (50 feet wide) (both lines produced).

CONTAINING in front or breadth on the said Sycamore Avenue 60 feet measured North 42 degrees, 1 minute, 10 seconds East from the said beginning point and extending of that width in length or depth South 47 degrees, 58 minutes, 50 seconds East between parallel lines at right angles to the said Sycamore Avenue crossing in the rear thereof a certain 15 feet wide right-of-way for storm drainage and surface watercourse 161.64 feet.

BEING Lot No. 40 on said plan.

BEING the same premises which Benjamin Beck, Gary Horowitz, Edward Pressman and Gerald Blum by Deed dated 8/31/1989 and recorded 9/11/1989 in Montgomery County in Deed Book 4922, Page 2352 conveyed unto Thomas E. Mayrant and Sharon A. Mayrant, husband and wife, in fee.

TITLE TO SAID PREMISES IS VESTED in **Laura Creedon and Anthony Mann**, as Tenants With the Right of Survivorship by Deed from Thomas E. Mayrant and Sharon A. Mayrant, husband and wife dated 09/17/2010 recorded 02/24/2011 in Deed Book 5794, Page 00437.

Parcel Number: 59-00-16810-00-6.

Location of property: 1511 Sycamore Avenue (Upper Moreland Township), Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Laura Creedon a/k/a Laura M. Creedon and Anthony Mann a/k/a Anthony G. Mann** at the suit of Ocwen Loan Servicing, LLC. Debt: \$138,841.08.

**John Eric Kishbaugh**, Attorney.

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

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

16-11040

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

BEGINNING at a point in line of lands of n/l Carl D. and Rose M. DiCicco, said point also a corner of lands of proposed Lot 2, said point being measured the following two courses and distances from the intersection of the Northerly right-of-way of East Marshall Street (50 feet ultimate width) and the Westerly right-of-way of Violet Street (50 feet ultimate width): 1) North 73 degrees, 43 minutes, 43 seconds West, 263.90 feet; 2) North 21 degrees, 34 minutes, 35 seconds East, 76.63 feet as shown on said plan; thence from said point of beginning along lands of said n/l DiCicco, North 21 degrees, 34 minutes, 35 seconds East, 20 00 feet to a point a corner of lands of proposed Lot 4; thence leaving lands of said n/l DiCicco and along lands of said proposed Lot 6, said point also on the Westerly edge of a proposed private road; thence along said Lot 6 and said private road South 21 degrees, 34 minutes, 35 seconds West, 20.00 feet to a point, a corner of lands of proposed Lot 2; thence along lands of said Lot 2, North 68 degrees, 25 minutes, 25 seconds West, 100.00 feet to the point and place of beginning.

BEING Lot No. 3 as being set forth and recorded on Plan Book 24, Page 151.

TITLE TO SAID PREMISES IS VESTED IN **Jon Kris Michael Stowe**, as sole owner, by Deed from EAD Properties, LLC, a PA Limited Liability Company, dated 09/09/2005, recorded 09/19/2005, in Book 5571, Page 1672.

Parcel Number: 13-00-24804-10-4.

Location of property: 605 Swift Street, Norristown, PA 19401-5157.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jon Kris Michael Stowe a/k/a Jon Stowe** at the suit of Wells Fargo Bank, National Association as Trustee for Structured Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2006-OPT1. Debt: \$177,511.12.

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

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

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

16-11629

ALL THAT CERTAIN brick message or tenement and lot or piece of land, situate in **Pottstown Borough**, Montgomery County, PA on the East side of Charlotte Street, between High and Queen Streets, being known as Number 28 South Charlotte Street, bounded and described, as follows, to wit:

BEGINNING at a point on the East line of said Charlotte Street distant 261 feet Southwardly from the South line of High Street; thence Eastwardly by lands formerly Nathan Rinehart, et al., now or late of Mrs. Eva A. Startzer, 60 feet, 6 inches to a corner of this and land formerly of Mark W. Richards Estate now Eagles Home Association; thence along the same Southwardly 16 feet, 6 inches more or less, to Queen Street; thence along said Queen Street Northwestwardly 60 feet, 6 inches (erroneously omitted from prior deeds) to the Eastern house line of said Charlotte Street; thence along the same Northwardly 16 feet, 6 inches to the place of beginning.

BEING the same premises which E. James Zettlemyer and Bryan A. Smith by Deed dated 3/3/2006 and recorded 04/19/06 in the Recorder's Office of Montgomery County, Pennsylvania, Deed Book 05597, Page 2047 granted and conveyed unto David Panfil and Ellen G. Panfil.

Parcel Number: 16-00-04392-00-2.

Location of property: 28 South Charlotte Street a/k/a 28 Charlotte Street, Pottstown, PA 19464.

The improvements thereon are: Commercial - retail, office, apartments - multi-use.

Seized and taken in execution as the property of **Ellen G. Panfil and David H. Panfil** at the suit of U.S. Bank N.A., Not in its Individual Capacity, but Solely as Legal Title Trustee for BCAT 2016-18TT. Debt: \$91,593.42.

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

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

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

16-11896

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in Elkins Park, in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a survey and plan thereof made by William T. Muldrew, Civil Engineer, dated the 18th day of August, A.D. 1925, as follows:

BEGINNING on the Southeasterly side of Forest Avenue (41.5 feet wide) at the distance of 52 feet Southwest of the intersection of the Southeasterly side of Forest Avenue and the Southwesterly side of Marion Road.

CONTAINING in front or breadth on said Forest Avenue 49 feet and extending of that width in length or depth Southeastwardly between lines parallel with Marion Road, 140 feet.

UNDER AND SUBJECT TO the same rights, privileges, agreements, rights-of-way, easements, conditions, exceptions, restrictions, and reservations as exist by virtue of prior recorded instruments, plans, Deeds of Conveyance, or visible on the ground.

TITLE TO SAID PREMISES IS VESTED IN Thiearchy Lee, an adult individual, by Deed from Matthew Rhule and Julie Rhule, h/w, Dated 10/10/2014, Recorded 10/29/2014, in Book 5932, Page 2525. Mortgagor Thiearchy Lee a/k/a Thiearchy Lee, Jr. died on 10/10/2015, and Inez M. McKethan was appointed Administrator/trix of his estate. Letters of Administration were granted to her on 01/07/2016 by the Register of Wills No. A0045-2016. Decedent's surviving heirs at law and next-of-kin are Brian E. Lee, Inez M. McKethan, and Tiara Lee.

Parcel Number: 31-00-10105-00-7.

Location of property: 8231 Forrest Avenue a/k/a 8231 Forest Avenue, Elkins Park, PA 19027-2429.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Inez M. McKethan, in Her Capacity as Administratrix and Heir of The Estate of Thiearchy Lee a/k/a Thiearchy Lee, Jr., Brian E. Lee a/k/a Brian Lee, in His Capacity as Heir of The Estate of Thiearchy Lee a/k/a Thiearchy Lee, Jr., Tiara Lee, in Her Capacity as Heir of The Estate of Thiearchy Lee a/k/a Thiearchy Lee, Jr. and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Thiearchy Lee, Deceased** at the suit of Wells Fargo Bank, N.A. Debt: \$256,921.05.

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

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

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

## 16-12002

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

BEGINNING at a point on the Northwesterly side of Lamott Avenue (40 feet wide) a corner of Lot Number 33, Section 12 on said plan said point being at the distance of 350.00 feet measured North 47 degrees, 55 minutes West along the Northwesterly side of Lamont Avenue its point of intersection with the Northwesterly side of Osbourne Avenue (40 feet wide); thence extending from said point beginning North 47 degrees, 55 minutes West along the Northwesterly side of Lamott Avenue 50.00 feet to a point a corner of Lot Number 30, Section 12 on said plan; thence extending along Lot Number 30, North 42 degrees ,05 minutes East, 125.00 feet to a point a corner of Lot Number 12, Section 12 on said plan; thence extending South 47 degrees, 55 minutes East along Lots Number 12 and 11 Section 12 on said plan 50.00 feet to a point a corner of Lot Number 33 aforesaid; thence extending along Lot Number 33 South 42 degrees, 05 minutes West, 125.00 feet to the first mentioned point and place of beginning.

BEING the same premises which Mary Ann Miller, widow, by Deed dated December 9, 1987 and recorded in the Recorder of Deeds Office in and for Montgomery County, Pennsylvania on February 17, 1988 in Book 4865, Page 966, Instrument No. 002394 granted and conveyed unto Perry J. King and Karen King, his wife. Karen King departed this life on May 1, 2014 vesting title to Perry J. King.

Parcel Number: 30-00-37332-00-6.

Location of property: 2823 Lamott Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Perry J. King** at the suit of The Bank of New York Mellon et al. Debt: \$232,937.66.

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

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

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

## 16-14526

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Springfield Township**, County of Montgomery, State of Pennsylvania and described according to a plan of Section No. 3, Whitmarsh Village, made for McCloskey Homes, Inc. by Barton and Martin, Engineers, Philadelphia, Pennsylvania on March 17, 1947 and recorded at Norristown, in Deed Book 2063, Page 601, as follows, to wit:

BEGINNING at a point on the Southeast side of Stotesbury Avenue (fifty feet wide) measured the three following courses and distances along the Southeast and Southwest sides of Stotesbury Avenue from the point of intersection of the Southwest side of Stotesbury Avenue with the Southeast side of Paper Mill Road (forty-one and five-tenths feet wide) (both lines produced): (1) South fifty-two degrees, fifty-four minutes, ten seconds East, two hundred feet to a point of curve; (2) on the arc of a circle curving to the left having a radius of one hundred seventy-five feet the arc distance of two hundred seventy-four and eighty-nine one-hundredths feet to a point of tangent; (3) North thirty-seven degrees, five minutes, fifty seconds East seven hundred fifty-four feet to the point and place of beginning; thence extending from the said beginning point along the Southeast side of Stotesbury Avenue North thirty-seven degrees, five minutes, fifty seconds East seventy-two and seventy-one one-hundredths feet to a point of curve; thence extending still along the Southeast side of Stotesbury Avenue on the arc of a circle curving to the right having a radius of nine hundred seventy-five feet the arc distance of thirty-two and ninety-one one-hundredths feet to a point; thence extending South fifty degrees, fifty-eight minutes, seven seconds East, one hundred twenty-four and fifty-two one-hundredths feet to a point; thence extending South thirty-seven degrees, five minutes, fifty seconds West, one hundred one and forty-one one-hundredths feet to a point; thence extending North fifty-two degrees, fifty-four minutes, ten seconds West, one hundred twenty-five feet to the Southeast side of Stotesbury Avenue, the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Wendall Sanders and Dana Sanders, by Deed from Claire Schwartz, dated 07/27/2007, recorded 08/08/2007, in Book 5659, Page 1612.

Parcel Number: 52-00-16714-00-1.

Location of property: 1300 Stotesbury Avenue, Wyndmoor, PA 19038-7442.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Wendall Sanders and Dana Sanders** at the suit of Santander Bank, N.A. Debt: \$190,665.38.

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

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

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

## 16-14875

ALL THAT CERTAIN message and lot or piece of land known as No. 1332 Pine 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 Southeast side of Pine Street, at the distance of three hundred and six and twenty-five one hundred (306.25) feet Northeast from the Northeast side of Wood Street, said point being opposite the middle of the partition wall dividing this property and the adjoining property about to be conveyed by the said

Herbert S. Land, et al., to William M. Clark; thence Northeast along the said side of said Pine Street, twenty feet to a corner of this and other land about to be conveyed to David B. Reeves; thence along the said Reeves' land and at right angles to said Pine Street, Southeast one hundred and forty (140) feet to the Northwest side of land Alley, laid out twenty (20) feet wide; thence along said side of said alley Southwest twenty (20) feet to a corner of this and land about to be conveyed to William M. Clark and along the said Clark's land Northwest and at right angles to the said alley, the line passing through the middle of the partition wall one hundred and forty (140) feet to the place of beginning.

BEING the same premises which Joseph J. McGory, by Deed dated 8/29/1985 and recorded 9/4/1985, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 4777, Page 908, granted and conveyed unto Robert W. Burmester and Beatrice Burmester.

Parcel Number: 13-00-30248-00-6.

Location of property: 1332 Pine Street, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Robert Burmester, deceased, Anthony Burmester, Known Heir of Robert Burmester, deceased and John William Burmester, Known Heir of Robert Burmester, deceased** at the suit of Wells Fargo Bank, N.A. as Trustee for Carrington Mortgage Loan Trust, Series 2006-NC1, Asset-Backed Pass-Through Certificates. Debt: \$106,226.93.

**Samantha Gable**, Attorney.

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

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

16-15134

ALL THAT CERTAIN message and lot or piece of land, situate in **Hatfield Borough**, County of Montgomery and Commonwealth of Pennsylvania, more particularly bounded and described according to a plan of "Penn Manor" as surveyed by Herbert H. Metz, Registered Engineer and Land Surveyor, Lansdale, Pennsylvania on the 14th day of March, A.D., 1942, as follows, to wit:

BEGINNING at a point, a corner on the Southwest side of Diamond Street (as laid out 40 feet wide) at the distance of 74.17 feet Southeast of the Southeast side of School Street (as laid out 40 feet wide), being a corner of land now or later of Harry I. Kulp and Clara S., his wife; thence extending along the Southwest side of Diamond Street, South 44 degrees, 45 minutes East, 60.00 feet to a point, a corner of other land now or late of the said Harry I. Kulp and Clara S. his wife; and extending of that width between parallel lines South 45 degrees, 51 minutes West, 155.00 feet to the Northeast side of a 20 feet wide alley.

BOUNDED on the Northeast by Diamond Street, on the Southeast by land now or late of Harry I. Kulp and Clara S. his wife, on the Southwest by said 20 feet wide alley and on the Northwest by other land now or late of the said Harry I. Kulp and Clara S., his wife.

BEING the same premises which Robert C. Trevorah and Lori A. Trevorah, husband and wife, by Deed dated August 28, 1996 and recorded September 3, 1996 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5159, Page 1622, granted and conveyed unto Paul Marshall and Michele M. Marshall.

Parcel Number: 09-00-00481-00-5.

Location of property: 138 Diamond Street, Hatfield, Pa 19440.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Amanda L. Marshall, in Her Capacity as Heir of Paul Marshall, Deceased, Lauren Brittany Marshall, in Her Capacity as Heir of Paul Marshall Deceased, Michele M. Marshall and Unknown Heirs, Successors, Assigns and All Persons Firms, or Associations Claiming Right, Title or Interest From or Under Paul Marshall, Deceased** at the suit of Wells Fargo Bank, N.A. Debt: \$84,119.43.

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

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

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

16-15277

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Moreland Township**, Montgomery County, Pennsylvania, and described according to a plan of part of "Fern Village, Section No. 3" made by George B. Mebus, Registered Professional Engineer, dated May 27, 1954, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Willard Road (fifty feet wide) at the distance of seventy-two and sixty-four one-hundredths feet measured on a bearing of North forty-three degrees, twenty minutes, ten seconds East along the said side of Willard Road from a point of tangent in the same, said point of tangent being at the distance of thirty-two and forty-four one-hundredths feet measured on the arc of a circle curving to the left having a radius of twenty feet from a point of curve on the Northeasterly side of Bryant Lane (fifty feet wide); thence extending from said point of beginning North forty-six degrees, thirty-nine minutes, fifty seconds West, one hundred five and fifty one-hundredths feet to a point; thence extending North thirty-six degrees, twenty-four minutes, fifty seconds East, thirty-seven and thirty-seven one-hundredths feet to a point; thence extending North forty-three degrees, twenty minutes, ten seconds East, thirty-seven and ninety one-hundredths feet to a point; thence extending South forty-six degrees, thirty-nine minutes, fifty seconds East, one hundred ten feet to a point on the Northwesterly side of Willard Road aforesaid; thence extending South forty-three degrees, twenty minutes, ten second West along the side of Willard Road seventy-five feet to the first mentioned point and place of beginning.



BEING the same premises which Robert Jakus and Linda Jakus, by Deed dated May 19, 2006 and recorded in the Recorder of Deeds Office in and for Montgomery County, Pennsylvania on July 21, 2006 in Book 05609, Page 0546, Instrument No. 2006089510 granted and conveyed unto John Lawrence Bridges.

Parcel Number: 59-00-18406-00-3.

Location of property: 303 Willard Road, Hatboro, PA 19040.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **John Lawrence Bridges, et al.** at the suit of U.S. Bank, N.A., et al. Debt: \$363,256.17.

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

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

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

16-15608

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

BEGINNING at a point on the Northeasterly side of Natalie Lane (fifty feet wide) at the distance of fifty-nine and forty-three one-hundredths feet measured Southeastwardly the three following courses and distances from a point of curve on the Southeasterly side of North Hills Drive (fifty feet wide): (1) on the arc of a circle curving to the left having a radius of ten feet the arc distance of fifteen and seventy-one one-hundredths feet; (2) South no degrees, thirty-nine minutes East, ten feet; (3) on the arc of a circle curving to the left having a radius of one hundred seventy-five feet the arc distance of thirty-three and seventy-two one-hundredths feet; thence extending along the said Northeasterly side of Natalie Lane on the arc of a circle curving to the left, having a radius of one hundred seventy-five feet the arc distance of thirty-five feet to a point of tangent; thence still along the same South twenty-three degrees, nine minutes East, eight and seventy-two one-hundredths feet to a corner of Lot #430; thence along the same North sixty-six degrees, fifty-one minutes East, one hundred feet to a point on the Northeasterly side of a certain ten feet wide drainage easement; thence along the same North twenty-three degrees, nine minutes West, twenty-six feet to a corner of Lot #428; thence along the same South seventy-seven degrees; eight minutes West; ninety eight and eight one-hundredths feet to the first mentioned point and place of beginning.

BEING known as Lot #429 on said plan.

TITLE TO SAID PREMISES IS VESTED IN James M. Roth and Theresa M. Roth, his wife, by Deed from Domenic DiPaolo and Elizabeth Jane DiPaolo, his wife, dated 05/12/1967, recorded 05/15/1967, in Book 3468, Page 5.

Theresa M. Roth was a co-record owner of the mortgaged premises as a Tenant by the Entirety. By virtue of Theresa M. Roth's death on or about 02/09/2002, her ownership interest was automatically vested in the Surviving Tenant by the Entirety.

MORTGAGOR James M. Roth, Sr. a/k/a James M. Roth died on 05/04/2016, and upon information and belief, his surviving heirs are Theresa Callahan, Vincent Roth, and Anthony Roth.

BY EXECUTED WAIVERS, Vincent Roth, Theresa Callahan, and James M. Roth, Jr. waived their right to be named as a defendant in the foreclosure action.

Parcel Number: 13-00-26804-00-3.

Location of property: 503 Natalie Lane, Norristown, PA 19401-3111.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Anthony Roth, in His Capacity as Heir of James M. Roth, Sr. a/k/a James M. Roth, Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under James M. Roth, Sr. a/k/a James M. Roth, Deceased** at the suit of Wells Fargo Bank, N.A. Debt: \$66,947.05.

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

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

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

16-15647

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 made thereof on August 17, 1920 by Albright and Mebus, Civil Engineer, as follows, to wit:

BEGINNING at a point on the Easterly side of Mill Road as physically open at this date, said point being in the Westerly side of a stone wall and one hundred eighty-three and ninety-four one-hundredths feet distant in a Northeasterly direction from the Northerly side of Homewood Avenue; thence extending along the aforesaid Easterly side of Mill Road, North 18 degrees, 19 minutes East, twenty-three and sixty-one one-hundredths feet to a point; thence extending South 71 degrees, 17 minutes East, passing through the party wall of a twin dwelling house, one hundred forty-three and forty-nine one-hundredths feet to a point in the middle of Tacony Creek; thence down the said Tacony Creek, South 6 degrees, 16 minutes East, twenty-six and eighty-three one-hundredths feet to a point; thence extending North 71 degrees, 1 minute West, one hundred fifty four feet and sixty-nine one-hundredths feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Daniel H. Aronson, by Deed from Amy L. Serfass, dated 04/26/2006, recorded 05/17/2006, in Book 5601, Page 698.

Parcel Number: 31-00-19078-00-7.

Location of property: 7833 Mill Road, Melrose Park, PA 19027-2745.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Daniel H. Aronson** at the suit of Wells Fargo Bank, N.A. Debt: \$157,230.19.

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

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

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

16-15785

ALL THOSE THREE CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, situate at North Hills, in **Abington Township**, County of Montgomery and State of Pennsylvania thereof being known and designated as Lots Nos. 447 and 448 on a Plan of Lots of The William Penn Real Estate Company, which plan is recorded at Norristown, in the Office for the Recording of Deeds, in and for the County of Montgomery in Deed Book No. 349, Page 500 and C and described as one lot, as follows, to wit:

SITUATE on the corner formed by the intersection of the Southerly side of Central Avenue with the Westerly side of Spruce Avenue.

CONTAINING together in front or breadth on the said Southerly side of Central Avenue fifty feet (each lot being twenty-five feet in front) and extending of that width in length or depth Southwardly, the Easterly line thereof along the said Westerly side of Spruce Avenue, one hundred and fifteen feet; bounded Eastward by the said Spruce Avenue, Southward by Lots Nos. 525 and 526 on said plan, Westward by Lot No. 446 on said plan, and Northward by Central Avenue aforesaid; and the remaining other thereof, being known and designated as Lot No. 166 in Block No. 13, as shown on a certain plan of lots of "Ardley Estates" recorded at Norristown in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book No. 774, Page 600, all together.

TITLE TO SAID PREMISES IS VESTED IN Mary F. Olimpo by Deed from Mary Frances Olimpo dated June 20, 2007 and recorded July 20, 2007 in Deed Book 5656, Page 01821.

Parcel Number: 30-00-07672-00-2.

Location of property: 357 Central Avenue, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Mary F. Olimpo** at the suit of CIT Bank, N.A. Debt: \$255,913.81.

**Joseph I. Foley**, Attorney.

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

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

16-19932

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Gwynedd Township**, Montgomery County, Pennsylvania, described in accordance with a Subdivision Plan, Section No.3, made for Raymond L. Corper, by Roeder and Magarity, Professional Engineers, Upper Darby, Pennsylvania, on September 9, 1955, and last revised November 18, 1955, which said plan is recorded in the Office for the Recording of Deeds at Norristown, in Plan Book A-3, Page 5, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Wyndon Road (North) (50 feet wide) at the distance of one hundred sixty-five (165) feet measured on a bearing of South forty-five degrees, forty-five minutes East, along the said side of Wyndon Road (North), from a point of tangent in the same, said point of tangent being measured along the arc of a circle curving to the right having a radius of twenty (20) feet the arc distance of thirty-one and forty-one one-hundredths (31.41) feet from a point of curve on the Southeasterly side of Wyndon Road (South) (50 feet wide); thence extending from said beginning point, South forty-five degrees, forty-five minutes East along the said Southwesterly side of Wyndon Road (North) one hundred eighty (180) feet to a point; thence extending South forty-four degrees, fifteen minutes West, one hundred seventy-five (175) feet to a point; thence extending North forty five degrees, forty-five minutes West, one hundred eighty (180) feet to a point; thence extending North forty-four degrees, fifteen minutes East, one hundred seventy-five (175) feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Robert F. Gilman and Joan R. Gilman by deed from Raymond L. Corper, Inc., a Corporation dated October 15, 1958 and recorded October 16, 1958 in Deed Book 2915, Page 413. The said Robert F. Gilman died on November 2, 2008 thereby vested title into Joan R. Gilman by Right of Survivorship. The said Joan R. Gilman died on March 13, 2016. Letters of Administration were granted to Joann D. Jugler, Executrix of the Estate of Joan R. Gilman on April 15, 2016.

Parcel Number: 39-00-05158-00-5.

Location of property: 411 Wyndon Road, Ambler, PA 19002.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joann D. Jugler, Executrix of the Estate of Joan R. Gilman** at the suit of Bank of America, N.A. Debt: \$396,591.54.

**Jacob M. Ottley**, Attorney.

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

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

16-20143

ALL THOSE CERTAIN two lots or pieces of land with the message thereon erected, situate in **Whitpain Township**, County of Montgomery and Commonwealth of Pennsylvania, being #3 and 4 on a Plan of lots as marked out by James Keisel, Surveyor, for public sale June 9, 1888, bounded and described as one lot, as follows, to wit:

BEGINNING at a stake set on the Southwesterly side of a Public Road dividing the Townships of Gwynedd and Whitpain, as now opened and at the distance of one hundred feet from the line of Thomas Thompson's land; thence by the Southwesterly line of said road by true bearing variation six degrees, thirty minutes West, South fifty-five degrees, twenty minutes East, one hundred feet to a stake; thence at right angles with said line, South thirty-four degrees, forty minutes West, one hundred fifty feet to a stake at the side of a street intended to be opened for public use, twenty feet in width; thence by the side thereof, North fifty-five degrees, twenty minutes West, one hundred feet to a stake; thence by land intended to be conveyed to Peter Finegan, North thirty -our degrees, forty minutes East, one hundred fifty feet to the place of beginning.

BEING the same premises which Emil L. Trofa and Antoinette Trofa, his wife by Deed dated October 21, 1963 and recorded October 31, 1963 in Montgomery County in Deed Book 3306, Page 198, conveyed unto William E. Lucas, Jr. and Janis J. Lucas, his wife, as Tenants by Entireties, in fee. The said Janis J. Lucas departed this life 09/04/2015 vesting title in Claire Lucas Steamer Solely in Her Capacity as Heir of Janis J. Lucas Deceased, Lisa Lucas Stanton Solely in Her Capacity as Heir of Janis J. Lucas Deceased, Marilyn Lucas Solely in Her Capacity as Heir of Janis J. Lucas Deceased, Phyllis Lucas Solely in Her Capacity as Heir of Janis J. Lucas Deceased, Anthony Lucas Solely in His Capacity as Heir of Janis J. Lucas Deceased, Billy Lucas Solely in His Capacity as Heir of Janis J. Lucas Deceased and Frank Lucas Solely in His Capacity as Heir of Janis J. Lucas Deceased.

Parcel Number: 66-00-05830-00-8.

Location of property: 334 Railroad Avenue, Ambler, PA 19002.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of : **Claire Lucas Steamer Solely in Her Capacity as Heir of Janis J. Lucas Deceased, Lisa Lucas Stanton Solely in Her Capacity as Heir of Janis J. Lucas Deceased, Marilyn Lucas Solely in Her Capacity as Heir of Janis J. Lucas Deceased, Phyllis Lucas Solely in Her Capacity as Heir of Janis J. Lucas Deceased, Anthony Lucas Solely in His Capacity as Heir of Janis J. Lucas Deceased, Billy Lucas Solely in His Capacity as Heir of Janis J. Lucas Deceased and Frank Lucas Solely in His Capacity as Heir of Janis J. Lucas Deceased** at the suit of Nationstar HECM Acquisition Trust 2016-2, Wilmington Savings Fund Society, FSB, Not Individually, but Solely as Trustee. Debt: \$348,021.94.

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

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

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

16-20893

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 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.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey A. Rhoads and Marisa D. Rhoads, h/w, by Deed from Kenneth L. Akerstrom and Donna M. Akerstrom, dated 01/13/2006, recorded 01/20/2006, in Book 5587, Page 1809.

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

Location of property: 72 Warren Street a/k/a 72 North Warren Street, Pottstown, PA 19464-5664.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jeffrey A. Rhoads and Marisa D. Rhoads** at the suit of Embrace Home Loans, Inc. Debt: \$136,445.88.

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

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

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

16-23044

ALL THAT CERTAIN lot or piece of ground, situate in **New Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision prepared for Windlestrae Associates, Phase VI, made by Urwiler and Walter, Inc., Sumneytown, PA, dated December 8, 1989 and last revised January 31, 2007 as recorded in the Office of the Recorder of Deeds of Montgomery County, PA, in Plan Book 28, Pages 237-246, as follows, to wit:

BEING Lot 45.

UNDER AND SUBJECT TO exceptions, reservations, restrictions, covenants, easements, oil and gas leases, prior conveyances and reservations of mining and mineral rights, and right-of-ways as may appear upon the property herein described or in prior instruments of record, as such may affect the property herein described.

TITLE TO SAID PREMISES IS VESTED IN Shannon Burghardt by Deed from NVR, Inc., a Virginia Corporation, trading as Ryan Homes dated February 29, 2016 and recorded March 2, 2016 in Deed Book 5990, Page 02023.

Parcel Number: 47-00-05020-58-1.

Location of property: 200 Tulip Lane, Gilbertsville, PA 19525.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Shannon Burghardt** at the suit of Pacific Union Financial, LLC. Debt: \$240,227.04.

**Joseph I. Foley**, Attorney.

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

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

16-23086

ALL THAT CERTAIN message, lot or place of land, situate in **Lansdale Borough**, County of Montgomery and Commonwealth of Pennsylvania, being the Northwestern half of Lot No. 140 in a plan of lots of Lansdale Heights, recorded in the Office for the Recording of Deeds in Deed Book 668, Page 500, more particularly described, as follows, to wit:

BEGINNING at an iron pin on the Northeast side of Columbia Avenue (48 feet wide) at the distance of 225.00 feet Northwest of the Northeast side of Salford Avenue (48 feet wide); thence continuing along the Northeast side of Columbia Avenue North 43 degrees, 5 minutes West, 25.00 feet to an iron pin, a corner in line of land of Lot No. 139; thence along said lot North 46 degrees, 55 minutes East, 155.00 feet to an iron pin on the Southwest side of a 20.00 foot wide alley; thence along the Southwest side of the same 43 degrees, 05 minutes East, 25.00 feet to an iron pin in line of land of Arthur E. Evans; thence along the same South 46 degrees, 55 minutes West, passing through the party wall between this and the adjoining property a distance of 155.00 feet to the place of beginning. Bounded on the Northeast by said 20.00 foot wide alley, on the Southeast by land of Arthur E. Evans, on the Southwest by Columbia Avenue, and on the Northwest by Lot No. 139 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Thomas T. Deloach and Michelle D. Russell, as Joint Tenants With the Right of Survivorship by Deed from Barry Schellinger dated 08/27/1998 recorded 09/08/1998 in Deed Book 5239, Page 1283.

Parcel Number: 11-00-02668-00-3.

Location of property: 921 Columbia Avenue, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Michelle D. Russell a/k/a Michelle D. Deloach and Thomas T. Deloach** at the suit of Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania. Debt: \$218,755.94.

**Nicole LaBletta**, Attorney.

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

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

16-23110

ALL THAT CERTAIN lot or piece of land, hereditaments and appurtenances, situate on the South side of Hiffeltrayer Road in **Marlborough Township**, County of Montgomery and State of PA, bounded and described, as follows, to wit:

BEGINNING at a point in the center line of the above mentioned road at the line now or late Salvatore DiBartolo; thence along said land the following two courses and distances: (1) South 41 degrees, 46 minutes West, 700 feet to a point; and thence (2) South 49 degrees, 03 minutes East, 150 feet to a point a corner; thence along lands now or late of Leonard Mygatt, North 41 degrees, 46 minutes East, 700 feet to a point, a corner in the center line of Hiffeltrayer Road; thence along center line of Hiffeltrayer Road, North 49 degrees, 03 minutes West, 150 feet to the point and place of beginning.

CONTAINING 2,410 acres of land more or less, according to a plan and survey by Stanley F. Moyer, dated April 28, 1999.

TITLE TO SAID PREMISES IS VESTED IN Thomas E. Beauvais and Helen M. Beauvais, h/w, by Deed from John H. Piotrowski and Johanna Piotrowski, h/w dated 06/25/1986, recorded 07/01/1986, in Book 4804, Page 358.

Thomas E. Beauvais was co-record owner of the mortgaged premises as a Tenant by the Entirety. By virtue of Thomas E. Beauvais's death on or about 07/04/2005, his ownership interest was automatically vested in the Surviving Tenant by the Entirety.

MORTGAGOR Helen M. Beauvais died on 07/30/2010, and upon information and belief, her surviving heirs are Al Brown, Joseph A. Brown, Patricia Sands, Charles Brown, Michael A. Brown, and Thomas A. Brown.

BY EXECUTED WAIVERS, Al Brown, Joseph A. Brown, Patricia Sands, Charles Brown, Michael A. Brown, and Thomas A. Brown waived their right to be named as a defendant in the foreclosure action.

Parcel Number: 45-00-01330-00-2.

Location of property: 5077 Hiffeltrayer Road, Green Lane, PA 18054-2123.

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 Helen M. Beauvais, Deceased** at the suit of Wells Fargo Bank, N.A. Debt: \$225,725.68.

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

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

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

16-23136

ALL THAT CERTAIN lot or piece of ground, with the message or tenement thereon erected, situate in **Lansdale Borough**, County of Montgomery and Commonwealth of Pennsylvania described according to a survey thereof made by Herbert H. Metz, Registered Engineer and Land Surveyor on 5/14/1936, as follows, to wit:

BEGINNING at a point marking the intersection of the Southwesterly side of Seventh Street (forty-eight feet wide) and the Northwesterly side of Line Street (forty-eight feet wide); thence extending along the said side of Line Street South forty-two degrees, forty-four minutes West, one hundred fifty-one feet and two one-hundredths feet to a point marking the intersection of the said Northwesterly side of Line Street with the Northeasterly side of a sixteen feet wide alley; thence extending along the Northeasterly side of said alley North fifty-three degrees, fifty-five minutes West, twenty-six feet and ninety-three one-hundredths feet to a point; thence extending partly through the partition wall of the premises adjoining the Northwest, North thirty-six degrees, five minutes East, one hundred fifty feet to a point on the said Southwesterly side of said Seventh Street, South fifty-three degrees, fifty-five minutes East, forty-four feet and forty-two one-hundredths feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Julia Shampa, by Deed from Richard M. Duffy, dated 07/02/2007, recorded 07/11/2007, in Book 5654, Page 2780.

Parcel Number: 11-00-14828-00-2.

Location of property: 240 East Seventh Street, Lansdale, PA 19446.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Julia Shampa** at the suit of Ditech Financial, LLC. Debt: \$203,520.88.

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

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

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

16-23194

ALL THAT CERTAIN lot or piece of ground, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision of Gwynmere prepared for First Stratford Corporation by Urwiler and Walter, Inc. dated 5-19-1986 last revised 3-5-1987 and recorded in Plan Book A-49, Page 259, as follows, to wit:

BEGINNING at a point in the Northwesterly side line of Brookwood Circle (50 feet wide) said point being located South 34 degrees, 26 minutes, 12 seconds West, 85.00 feet from the terminus of an arc of a circle having a radius of 25.00 feet connecting said side line with the Southwesterly side line of Claremont Drive (50 feet wide); thence extending along said side line of Brookwood Circle South 34 degrees, 26 minutes, 12 seconds West, 38.53 feet to a point of curvature; thence extending along the arc of a circle curving to the right having a radius of 50.00 feet the arc distance of 41.03 feet to a point of reverse curvature on the Brookwood Circle cul-de-sac; thence extending along the said cul-de-sac along the arc of a circle curving to the left having a radius of 60.00 feet, the arc distance of 34.21 feet to a point in line of Lot #21; thence extending along said lot North 41 degrees, 12 minutes, 49 seconds West, 149.24 feet to a point in line of Lot #15; thence extending along said lot, North 25 degrees, 44 minutes, 30 seconds East, 67.92 feet to a point in line of Lot #16; thence extending along said lot and along Lot #19, South 55 degrees, 33 minutes, 48 seconds East, 187.98 feet to the point and place of beginning.

CONTAINING 15,230 square feet of land more or less.

BEING the same premises which Ralph J. Ross and Holly M. Ross, husband and wife by Deed dated 12/29/1998 and recorded 2/27/1999 in Montgomery County in Deed Book 5261, Page 705 conveyed unto Deinta J. Kraenzel and Shawn D. Kraenzel, husband and wife, in fee.

Parcel Number: 46-00-00534-80-6.

Location of property: 102 Brook Circle, Lansdale, PA 19446.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Scott D. Coles and Shawna M. Coles** at the suit of Roundpoint Mortgage Servicing Corporation. Debt: \$506,561.65.

**Andrew J. Marley**, Attorney. I.D. #121314

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

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

16-23447

ALL THAT CERTAIN property, situated in **Abington Township**, in the County of Montgomery and Commonwealth of Pennsylvania, being more fully described in a Deed dated 10/23/2003 and recorded 2/17/2004, among the land records of the County and State set forth above, in Deed Volume 5496 and Page 71.

TITLE TO SAID PREMISES IS VESTED IN Daenette M. Jackson by Deed from Lawrence Jackson, Jr. and Daenette M. Jackson, husband and wife dated 10/26/2008 recorded 09/25/2012 in Deed Book 5849, Page 00954.

Parcel Number: 30-0060036-00-9.

Location of property: 1547 Rothley Avenue, Willow Grove, PA 19090.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Daenette M. Jackson and Lawrence Jackson, Jr.** at the suit of LSF9 Master Participation Trust. Debt: \$367,222.61.

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

16-23485

ALL THAT CERTAIN tract or piece of ground, situate in **Upper Providence Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey made March 29, 1966 by David Meisner, Registered Surveyor, as follows, to wit:

BEGINNING at a point in the center line of Wertman Road (60 feet wide) said point being located one thousand twenty-four feet Southeastwardly from the intersection of the center line of Wertman Road with the center line of Township Line Road; thence along the center line of Wertman Road South forty-eight degrees, forty-nine minutes East, one hundred seventy-five feet to a point; thence along other lands of Pauline Petroski (of which this was a part) the two (2) following courses and distances, viz: South forty-one degrees, thirty minutes West, two hundred sixty feet to an iron pin North forty-eight degrees, forty-nine minutes West, one hundred seventy-five feet to a pine pin; thence along lands nor or late of Helen I. Dehovis North forty-one degrees, thirty minutes East, two hundred sixty feet to a point in the center line of Wertman Road and the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jerry Carver, by Deed from Jerry Carver and Alfreda M. Vanderslice, dated 02/16/1995, recorded 04/09/2002, in Book 5402, Page 1658.

Parcel Number: 61-00-05539-00-7.

Location of property: 143 Wartman Road, Collegetown, PA 19426-1720.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jerry Carver** at the suit of Wells Fargo Bank, N.A. Debt: \$193,314.85.

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

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

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

16-23489

ALL THAT CERTAIN lot or piece of ground, situate in **Horsham Township**, County of Montgomery, Commonwealth of Pennsylvania, being Lot No. 12 on Plan of "Sherwood" made for Meade Lands, Inc., by George B. Mebus Registered Professional Engineer, Glenside, Pennsylvania dated April 6, 1953 and recorded in the Office of the Recorder of Deeds at Norristown, Pennsylvania in Deed Book 2347, Page 601 bounded and described, as follows, to wit:

BEGINNING at a point on the Southwest side of County Line Road (56.5 feet wide) at the distance of 711 feet measured Southeastwardly from the point of intersection which the Southeast side of County Line Road makes with the Southeast side of Latchstring Lane (50 feet wide) (both produced); thence extending along the Southeast side of County Line Road South 49 degrees, 00 minutes East, 85 feet to a point; thence extending South 41 degrees, 00 minutes West, 229.00 feet to a point; thence extending North 41 degrees, 38 minutes, 20 seconds West, 85.71 feet to a point; thence extending North 41 degrees, 00 minutes East, 218.00 feet to the first mentioned point of and place of beginning.

BEING the same premises which The Estate of William F. Weber, an incapacitated person by Deed dated May 23, 2013 and recorded May 24, 2013 in the Recorder's Office of Montgomery County, Pennsylvania, as Instrument Number 2013055912 Book 5874, Page 01370 granted and conveyed unto Stephen Refsnider, as sole owner.

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

Parcel Number: 36-00-02788-00-2.

Location of property: 521 West County Line Road, Hatboro, PA 19040.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Stephen Refsnider** at the suit of M&T Bank. Debt: \$218,569.45.

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

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

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

16-23839

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, bounded and described accordance with a survey made by Alva I. Rogers, Registered Land Surveyor on October 23, 1928, as follows, to wit:

BEGINNING at a point on the Northwest side of Powell Street, at the distance of 181 feet Northeast from the Northeast side of Freedley Street; thence extending along land now or late of Jacob Garchov, North 34 degrees, 30 minutes West the line for part of the distance passing through the middle of the partition wall between the house hereon erected and the house on the adjoining premises of Jacob Garchov 120 feet to the Southeast side of an alley laid out 20 feet in width; thence extending along the Southeast side of said alley North 55 degrees, 30 minutes East, 16 feet to a corner of land of Jacob Garchov; thence extending South 34 degrees, 30 minutes East the line for part of the distance passing through the middle of the partition wall between the house hereon erected and the house erected on the adjoining premises of now or late Jacob Garchov 120 feet to the Northwest side of Powell Street; thence extending along said side of said Street South 55 degrees, 30 minutes West, 16 feet to the first mentioned point and place of beginning.

TOGETHER with the free use, right, liberty and privilege of the said 20 feet wide alley or passageway for all purposes of ingress, egress and regress in common with the owners, tenants and occupiers of other lots abutting thereon at all times hereafter forever.

SUBJECT to the proportionate part of the expense of keeping said driveway in good order and repair.

BEING the same premises which Ernest J. Andrews and Thiery A. Andrews, husband and wife by Deed dated 3/18/1996 and recorded 3/25/1996 in the Recorder's Office of Montgomery County, Pennsylvania, Deed Book 5143, Page 532 granted and conveyed unto Ernest J. Andrews and Thiery A. Andrews, husband and wife.

Parcel Number: 13-00-31684-00-1.

Location of property: 1523 Powell Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Thiery A. Andrews, Ernest J. Andrews and The United States of America** at the suit of Ditech Financial, LLC f/k/a Green Tree Servicing, LLC. Debt: \$44,421.82.

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

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

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

16-23889

ALL THOSE TWO CERTAIN messuages and lots of land, situate in **Lower Gwynedd Township**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a pipe set at the intersection of the Southeast side of Walnut Street 30 feet wide with the Northeast side of Gwynedd Avenue 39 feet wide; thence by the Southeast side of Walnut Street North 60 degrees, 05 minutes East, 76.8 feet more or less to a point, a corner of this and land of Jesse H. Cotton and Daisy S. Cotton (Deed Book No. 1948, Page 157); thence by land of said Cotton and lands of George A. Moore and Eva Moore (Deed Book No. 2127, Page 508) and William G. Smith and Cassoleen J. Smith (Deed Book 2088, Page 410) South 48 degrees, 15 minutes East, 267.23 feet more or less to the Northwest side of the Blue Bell and Penlyn Road; thence along the said side of said Blue Bell and Penlyn Roads South 63 degrees, 36 and 5 minutes West, 134.24 feet, more or less to the Northeast side of Gwynedd Avenue; and thence along the said side of Gwynedd Avenue, North 37 degrees, West 243.33 feet, more or less to the point and place of beginning.

BEING description No. 3 and 4 in Deed Book No. 2678, Page 599 &c.

EXCEPTING AND RESERVING THEREOUT AND THEREFROM that portion of the above described premises which appears to have been acquired by the County of Montgomery for public roadway purposes as shown on Lower Gwynedd Plate, Block 13.

TITLE TO SAID PREMISES IS VESTED IN Robert C. Hill and Roberta D. Hill, by Deed from Leonard Wilson, Jr., dated 01/19/2001, recorded 01/26/2001, in Book 5348, Page 1099.

BY VIRTUE OF Robert C. Hill A/K/A Robert Hill's death on or about 12/20/2007, his ownership interest was automatically vested in the Surviving Tenant by the Entirety.

Parcel Numbers: 39-00-04684-00-2 and 39-00-03256-00-8.

Location of property: 312 Walnut Street, Blue Bell, PA 19422.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Roberta D. Hill** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Successor Trustee to JP Morgan Chase Bank, N.A., as Trustee on Behalf of The Certificateholders of The CWHEQ Inc., CWHEQ Revolving Home Equity Loan Trust, Series 2005-M. Debt: \$22,572.23.

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

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

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

16-23899

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, Pennsylvania, described according to a plan and survey thereof made by Albright and Mebus C.E. on February 1914.

BEGINNING at a point in the center line of Meeting House Road (forty-four feet wide) said point being at the distance of one hundred ninety-six feet and three one-hundredths of a foot Southwestwardly from the intersection of said center line of Meeting House Road makes with the center line of Westminster Road (forty-four feet wide); thence along said center line of Meeting House Road by a line extending in a Southwesterly direction curving to the left with a radius of one thousand eight hundred and twenty-nine feet and two hundred and thirteen one-thousandths of a foot the arc distance of one hundred and fifty-five feet and forty-four one-hundredths of a foot to a point of compound curve; thence along the same by a line extending in a point of compound curve; thence along the same by a line extending in a Southwesterly direction, curving to the left with a radius of one thousand and twenty-three feet and seven hundred and fifty-five one-thousandths of a feet the arc distance of one hundred and sixty-one feet and twenty-nine one-hundredths of a foot to a point; thence along the Northeasterly side of Lots Nos. 43, 44, and 45 on plan of Ogontzet North twenty degrees, twelve minutes West, three hundred and twenty-six feet and fifteen one-hundredths of a foot to a point; thence along the Southeasterly side of Lots Nos. 51, 50 partly along the Southeasterly side of Lot #49 on aforesaid plan of Ogontzet North fifty-six degrees, seven minutes, forty-five seconds East, two hundred and seventeen feet and forty one-hundredths of a foot to a stone; thence along land now or late of I. H. Krekstein, being also through Lot #41 on aforesaid plan of Ogontzet and crossing over a stone set on the Northeasterly side of Meeting House Road South thirty-three degrees fifty-two minutes, fifteen seconds East, two hundred and two feet and forty-six one-hundredths of a foot to the place of beginning.

BEING Lot #42 and Part of Lot #41 on Plan of Ogontzet.

TITLE TO SAID PREMISES IS VESTED IN Charles Lederman and Virginia F. Lederman, by Deed from Bradley N. Bleefeld and Merrie C. Bleefeld, dated 08/19/2005, recorded 09/07/2005, in Book 5569, Page 2131.

Parcel Number: 31-00-18664-00-7.

Location of property: 725 Meetinghouse Road, Elkins Park, PA 19027-1402.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Charles Lederman and Virginia F. Lederman** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, National Association, as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2005-16. Debt: \$447,741.25.

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

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

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

16-23908

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

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

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

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

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

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

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Constance B. Baker a/k/a Constance Baker** at the suit of Wells Fargo Bank, N.A. Debt: \$288,063.98.

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

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

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

16-24141

ALL THAT CERTAIN lot or piece of ground, situate in **West Pottsgrove Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Plan, Record Plan, Florig Tract, prepared by Kercher Engineering, Inc., Civil Consulting Engineers, dated 7/12/2001, last revised 8/25/2003 and recorded in Plan Book A-61, Page 396, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Kristen Circle (50 feet wide), a corner of this and Proposed Lot No. 5 on said plan; thence extending from said point of beginning and along the Southeasterly side of Kristen Circle, aforesaid, along the arc of a circle curving to the left having a radius of 175.00 feet the arc distance of 88.79 feet to a point, a corner of Proposed Lot No. 7 on said plan; thence extending along the same, crossing a Detention Basin Easement, North 77 degrees, 52 minutes, 25 seconds East, 168.84 feet to a point in line of lands N/F Holy Trinity R. C. Church; thence extending along the same, South 38 degrees, 21 minutes, 36 seconds East, 173.40 feet to a point, a corner of lands N/F Laura and Jacob Cepko; thence extending along the same, South 22 degrees, 43 minutes, 08 seconds East, 88.79 feet to a point a corner of Proposed Lot No. 5 aforesaid; thence extending along the same, recrossing the aforesaid Detention Basin Easement, North 73 degrees, 03 minutes, 26 seconds West, 324.77 feet to the first mentioned point and place of beginning.

BEING the same premises which Wyndcliffe Associates, LLC, a/k/a Wyndcliffe Associates, L.L.C., by Deed dated November 29, 2004 and recorded in the Recorder of Deeds Office in and for Montgomery County, Pennsylvania on December 17, 2004 in Book 05536, Page 2988, Instrument No. 20042405259 granted and conveyed unto Joseph P. Berkeley and Susan M. Berkeley, as Tenants by the Entireties.

Parcel Number: 64-00-03013-02-8.

Location of property: 6 Kristen Circle, Stowe, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joseph P. Berkeley and Susan M. Berkeley** at the suit of HSBC Bank USA, National Association, et al. Debt: \$372,019.89.

**Stephen Hladik**, Attorney.

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

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



16-24302

ALL THOSE THREE 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 survey and plan thereof made by William T. Muldrew, Surveyor and Regulator, Jenkintown, PA dated the 25th day of June, A.D. 1921 and recorded at Norristown, PA in Deed Book 828, Page 600, as follows:

BEGINNING at a point in the Middle line of Brookdale Avenue (formerly Windsor Avenue) (40 feet wide) at the distance of 475 feet Northwestward from the middle line of Easton Road (50 feet wide).

CONTAINING together in front or breadth on the said middle line of Brookdale Avenue (formerly Windsor Avenue) 60 feet, (each lot being 20 feet in front) and extending together of that width in length or depth Northeastward between lines at right angles to the said middle line of Brookdale Avenue 120 feet.

TITLE TO SAID PREMISES IS VESTED IN Janice A. Wolf, by Deed from Lawrence P. Aquino and Kathleen E. Aquino, dated 08/18/2004, recorded 09/15/2004, in Book 5525, Page 1412.

Parcel Number: 30-00-05448-00-3.

Location of property: 2437 Brookdale Avenue, Abington, PA 19001-3111.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Janice A. Wolf** at the suit of Freedom Mortgage Corporation. Debt: \$135,138.58.

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

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

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

16-24372

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Knock N' Knoll, located at 1118 Easton Road, **Upper Moreland Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the Provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, P.L. 196, by the recording in the Montgomery County Recorder of Deeds Office of the Declaration dated September 21, 1976 and recorded on September 24, 1976 in Deed Book 4143, Page 468 and a Code of Regulations dated September 21, 1976 and recorded on September 24, 1976 in Deed Book 4143, Page 502 and Declaration Plan dated August 24, 1976 and recorded on September 24, 1976 in Condominium Plan Book 4, Page 70 being and designated on Declaration Plan as Unit No. 33, as more fully described in such Declaration Plan and Declaration.

TOGETHER with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 2.08%.

FEE SIMPLE TITLE VESTED IN Robert J. Brogan and Virginia W. Brogan, husband and wife, as Tenants by the Entireties, by Deed from, Jean K. Forlini, Unmarried, dated 8/14/1979, recorded 8/15/1979, in the Montgomery County Recorder of Deeds in Deed Book 4442, Page 310, as Instrument No. 000970

Parcel Number: 59-00-10421-32-9.

Location of property: 118 Easton Road, #33 Knock N' Knoll Circle, Willow Grove, PA 19090.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Robert J. Brogan and Virginia W. Brogan, husband and wife, as Tenants by the Entireties, by Deed from, Jean K. Forlini, Unmarried, dated 8/14/1979, recorded 8/15/1979, in the Montgomery County Recorder of Deeds in Deed Book 4442, Page 310, as Instrument No. 000970** at the suit of Quicken Loans Inc. Debt: \$183,719.96.

**M. Troy Freedman**, Attorney.

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

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

16-24409

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Telford Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey by Urwiler & Walter, Inc., Engineers and Surveyors, dated 11/24/1972 and revised 4/6/1973, as follows, to wit:

BEGINNING at a point on the Northwesterly side line of Coral Drive (40 feet wide), said point being located the following three dimensions from the intersection of the Northeasterly side line of Coral Drive with the center line of Central Avenue: (1) North 40 degrees, 43 minutes, 30 seconds West, 204.94 feet to a point of curvature; (2) extending along an arc curving to the left having a radius of 140.00 feet the arc distance of 221.62 feet to a point of tangency; (3) South 48 degrees, 33 minutes West, 20.64 feet to the place of beginning; thence continuing along said side line the following three dimensions: (1) South 48 degrees, 33 minutes West, 23.09 feet to a point of curvature; (2) extending along an arc curving to the right having a radius of 50.00 feet the arc distance of 33.98 feet to a point of reverse curvature; (3) extending along an arc curving to the left having a radius of 40.00 feet the arc distance of 57.29 feet to a point; thence leaving said side line and extending along Lot #4, North 41 degrees, 27 minutes West, 98.34 feet to a point; thence extending along lands of various owners, North 48 degrees, 33 minutes, 00 seconds East, 107.00 feet to a point in line of Lot #6; thence extending along said lot South 41 degrees, 27 minutes East, 107.54 feet to the point and place of beginning.

BEING Lot #5 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Lillian McLaughlin, by Deed from John R. McLaughlin and Lillian McLaughlin, dated 09/17/2009, recorded 11/04/2009, in Book 5749, Page 533.

Parcel Number: 22-02-00378-12-9.

Location of property: 5 Carousel Drive, Telford, PA 18969-2009.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lillian McLaughlin** at the suit of Wells Fargo Bank, N.A. Debt: \$227,102.41.

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

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

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

16-24955

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be erected thereon, situate in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania, and described according to a plan known as Autumn Grove, made by Heritage Surveyors & Engineers Inc., dated 2/24/1992 last revised 8/3/1992 and recorded in Montgomery County Plan Book A-54, Page 17, as follows to wit:

BEGINNING at a point on the Northeasterly side of Westgate Drive which point of beginning is common to this lot and Lot No. 22 as shown on said plan; thence extending from said point of beginning North 54 degrees, 29 minutes, 21 seconds West along the said Northeasterly side of Westgate Drive 75.00 feet to a point a corner of Lot No. 20 as shown on said plan; thence extending along the same North 35 degrees, 30 minutes, 39 seconds East, 150.00 feet to a point in line of Lot No. 31 as shown on said plan; thence extending along the same South 54 degrees, 29 minutes, 21 seconds East, 75.00 feet to a point of Lot No. 22 aforesaid; thence extending along the same South 35 degrees, 30 minutes, 39 seconds West, 150.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 21 as shown on said plan.

BEING the same premises which Paul B. Hawthorne and Susan Hawthorne, husband and wife, by Deed dated November 19, 1997 and recorded in the Office of the Recorder of Deeds of Montgomery County on December 8, 1997, in Deed Book Volume 5209, Page 0724, granted and conveyed unto Foster R. Morgan and Beverly Morgan.

Parcel Number: 46-00-04250-16-7.

Location of property: 142 Westgate Drive, North Wales, PA 19454.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Foster R. Morgan and Beverly Morgan** at the suit of Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust. Debt: \$436,362.44.

**Kristine M. Anthou**, Attorney.

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

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

16-24968

ALL THAT CERTAIN message or tenement 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 stake on the Southwesterly side of Marshall Street 201-1/2 feet Northwestwardly from Kohn Street; thence Southwestwardly at right angles with Marshall Street by lot now or late of H. R. Conrad through the middle of the partition wall between his and now or late of said Conrad's House 140 feet to a 20 feet wide alley called Haws Alley; thence along said alley Northwestwardly 24-1/2 feet to another lot now or late of said Isaac Landis; thence along said Landis' Lot and at right angles to Marshall Street Northeastwardly 140 feet to Marshall Street aforesaid; thence along said Marshall Street Southeastwardly 24-1/2 feet to the place of beginning.

Parcel Number: 13-00-25176-00-2.

Location of property: 720 West Marshall Street, Norristown, PA 19401.

The improvements thereon are: Commercial dwelling.

Seized and taken in execution as the property of **Kevin E. McKelvey and Nancy E. McKelvey (Deceased)** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$74,379.04 plus interest to April 26, 2017.

**Tyler J. Wilk**, Attorney.

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

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

16-26150

ALL THAT CERTAIN brick message and lot or piece of land, situate in **Pottstown Borough**, formerly the Township of Pottsgrove, in the County of Montgomery and State aforesaid, bounded, limited and described, as follows, to wit:

BEGINNING at the North side of Third Street at the Southeast corner of Lot No. 14 and said Third Street; thence by said Lot No. 14, Northwardly 140 feet to a 20 feet wide alley; thence by said alley Eastwardly 30 feet, more or less, to a corner of Lot No. 16 owned by Henry R. Hartman; thence by the same, Southwardly 140 feet to Third Street aforesaid; thence by said Third Street Westwardly 30 feet to the place of beginning.

BEING Lot No. 15 as the same is marked and numbered on a plan of lots called Matthias G. Yergey's addition to Pottstown.

TITLE TO SAID PREMISES IS VESTED IN Ping Cao and Kevin D. Wilmot, by Deed from Property Asset Management, by its power of attorney Wells Fargo Bank, N.A., s/b/m/t Wells Fargo Home Mortgage Inc. (POA to be recorded simultaneously herewith), dated 03/28/2006, recorded 10/24/2006, in Book 5621, Page 803.

Parcel Number: 16-00-29588-00-6.

Location of property: 59 West 3rd Street, Pottstown, PA 19464-5211.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Ping Cao and Kevin D. Wilmot** at the suit of U.S. Bank National Association. Debt: \$104,700.55.

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

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

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

16-27249

ALL THA T CERTAIN tract of land, situate in **East Greenville Borough**, County of Montgomery, Commonwealth of Pennsylvania, designated as Lot #310 as shown on Plan of Colonial Village made for Axelrod Construction Company by Urwiler and Walter, Inc., dated February 26, 1974, last revised June 25, 1985, and recorded in Plan Book 5655, Page 2378 bounded and described, as follows, to wit:

BEGINNING at a point on the Northwesterly sideline of Morris Road (82 feet wide), said point being located South 65 degrees, 53 minutes, 50 seconds West, 365.00 feet from the intersection of said sideline with the Southwesterly sideline of Blaker Drive (82 feet wide); thence extending along said sideline of Morris Road South 65 degrees, 53 minutes, 50 seconds West, 35.00 feet to a point in line of Lot 309; thence extending along said lot North 24 degrees, 06 minutes, 10 seconds West, 105.00 feet to a point in line of lands of part area to be dedicated to East Greenville Borough; thence extending along said lands North 65 degrees, 53 minutes, 50 seconds East, 35.00 feet to a point in line of Lot 311; thence extending along said lot South 24 degrees, 06 minutes, 10 seconds East, 105.00 feet to the point and place of beginning.

CONTAINING 3,675 square feet of land more or less.

BEING the same premises which Marietta Corporation, a Pennsylvania Corporation, by Deed dated 8/29/1986 and recorded 9/18/1986 at Norristown, Pennsylvania in Deed Book 4813, Page 1087, granted and conveyed unto Richard R. Swartley and Roslyn Swartley, husband and wife, in fee.

Parcel Number: 06-00-02964-00-9.

Location of property: 715 Morris Road, East Greenville, PA 18041.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Denise M. Klavon** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$153,285.05 plus interest to sale date.

**Jeniece D. Davis**, Attorney.

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

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

16-27420

ALL THAT CERTAIN lot or piece of land, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described according to a plan of lots of Maplewood Terrace as prepared by George F. Shaner, dated August 9, 1951, and recorded in the Recorder of Deeds Office in and for Montgomery County at Norristown, Pennsylvania in Deed Book 2211, Page 601, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Feist Avenue (50 feet wide) at the distance of 9.61 feet Northeastwardly from the point of intersection of the said side of Feist Avenue with the Northeastly side of Mineral Street (50 feet wide) (both lines produced); thence along said side of Feist Avenue North 44 degrees, 10 minutes East, 93.18 feet to a point a corner of Lot 29; thence along the same South 45 degrees, 50 minutes East, 111.30 feet to a point in line of Lot 24; thence along Lot 24 and 25 South 45 degrees, 20 minutes West, 107.12 feet to a point in the Northeastly side of Mineral Street (50 feet wide); thence along the side thereof North 43 degrees, 34 minutes West, 99.59 feet to a point of curve; thence Northwardly on the arc of a circle curving to the right having a radius of 10 feet the arc distance of 15.31 feet more or less to the point or place of beginning.

BEING Lot No. 30 on the aforesaid plan, erroneously recited in a prior Deed as Lot No. 39.

UNDER AND SUBJECT TO building restrictions and agreements of record.

TITLE TO SAID PREMISES IS VESTED IN Donna Sematis, by Deed from Paul F. Toolan, Executor of the Estate of Evelyn Blazes, deceased and Maureen A. Frederick, life tenant, dated 03/08/1988, recorded 03/09/1988, in Book 4867, Page 397.

MORTGAGOR Donna H. Sematis a/k/a Donna Sematis died on 09/21/2014, leaving a Last Will and Testament dated 03/26/2014. Letters Testamentary were granted to Juan Mauras on 09/23/2014 in Montgomery County, No. 46-2014-X3307. The Decedent's surviving devisee is Juan Mauras.

Parcel Number: 16-00-09136-00-1.

Location of property: 1000 Feist Avenue, Pottstown, PA 19464-3922.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Juan Mauras, in His Capacity as Executor and Devisee of the Estate of Donna H. Sematis a/k/a Donna Sematis** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association. Debt: \$166,539.14.

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

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

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

16-27468

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

BEGINNING at a point on the North side of King Street in the division line of this and land now late of A. Weitgenkorn; thence Northwardly along said division line 140 feet to Leaher Alley; thence Westwardly along said Alley 30 feet to a point in a line dividing this and land now or late of George B. M. Amole; thence Southwardly along said line 140 feet to King Street aforesaid; thence Eastwardly along the North side of King Street 30 feet to the point or place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Thomas W. and Monica J. Feely, his wife, by Deed from A&S Insurance Associates, a Partnership, dated 06/28/2002, recorded 09/13/2002, in Book 5419, Page 2175.

Parcel Number: 16-00-17632-00-1.

Location of property: 51 King Street, Pottstown, PA 19464-9507.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Thomas W. Feeley and Monica J. Feeley** at the suit of Wells Fargo Bank, N.A. as Trustee for Harborview Mortgage Loan Trust 2007-3. Debt: \$182,251.38.

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

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

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

16-28028

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be thereon erected, situate in **Montgomery Township**, Montgomery County, Pennsylvania bounded and described according to a Plan of Subdivision of The Reserve at Knapp Farm prepared for the Cutler Group, Inc. made by Horizon Engineering Associates, LLC dated 1-14-2002 and last revised 11-4-2002 and recorded in Plan Book A61, Pages 163, 164, 165, 166, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Avondale Drive (50.00 feet wide) said point of beginning being a point a corner of Lot 10 as shown on above plan; thence from said point of beginning and along said lot and also along the title in the bed of a certain 20 feet wide storm sewer easement North 45 degrees, 38 minutes, 00 seconds West end crossing a certain deed restricted Open Space Area C 142.00 feet to a point on the Southeasterly ultimate right-of-way line; thence along same North 04 degrees, 22 minutes, 00 seconds East, 100.00 feet from a point a corner of Lot 12 as shown on above plan; thence along said lot South 45 degrees, 38 minutes, 00 seconds East re-crossing aforementioned Open Space Area C a distance of 142.00 feet to a point on the Northwesterly side of Avondale Drive; thence along the same South 44 degrees, 22 minutes, 00 seconds West and crossing the Northeasterly of the aforesaid storm sewer easement a distance of 100.00 feet to the first mentioned point and place of beginning.

BEING the same premises which The Cutler Group, Inc. a Pennsylvania Corporation, by Deed dated 4/22/2005 and recorded 5/23/2005, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5554, Page 2865, Instrument #2005071097, granted and conveyed unto Eric O'Connor.

Parcel Number: 46-00-00470-20-4.

Location of property: 110 Avondale Drive, North Wales, PA 19454.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Eric J. O'Connor a/k/a Eric O'Connor** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Wachovia Bank, N.A., as Trustee, for J.P. Morgan Mortgage Trust 2005-A8. Debt: \$429,081.96.

**Samantha Gable**, Attorney.

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

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

16-28328

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, County of Montgomery and State of Pennsylvania, and described according to a recent plan thereof made by Charles D. Conklin, Jr., Registered Professional Engineer, Land Surveyor, on the 11th day of February, A.D. 1928, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Beecher Avenue at the distance of 376 feet and 2-7/8 inches Northwestwardly from the Northwesterly side of Central Avenue; thence extending Northeasterly on a line at right angles with the said Beecher Avenue passing through the center of a party wall the distance of 150 feet to a point; thence extending Northwestwardly on a line parallel with the said Beecher Avenue 24 feet, 9 inches to a point; thence extending Southwestwardly on a line at right angles with the said Beecher Avenue 150 feet to the Northeasterly side of the said Beecher Avenue; thence extending Southeastwardly along the Northeasterly side of the said Beecher Avenue 24 feet and ? inch to the first mentioned point and place of beginning.

BEING the same premises which Leif C. Gustavson and Kristen D. Yoder by Deed dated 11/15/2002 and recorded 12/24/2002 as Montgomery County Instrument #2002082587 Volume 5439, Page 02050 granted and conveyed unto Ralph E. Costello.

Parcel Number: 31-00-01954-00-4.

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

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Ralph Erik Costello as Administrator of the Estate of Ralph E. Costello Deceased** at the suit of Nationstar Mortgage, LLC d/b/a Champion Mortgage Company. Debt: \$156,155.51.

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

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

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

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

Notice is hereby given the schedules of distribution by the Sheriff on May 31, 2017 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

**ACTION TO QUIET TITLE**

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
ACTION TO QUIET TITLE  
No. 2017-01259

**SCOTT MENDELSON AND IRVING ASKOW,**  
Plaintiffs

vs.

**HK PARTNERS, LLP A/K/A HK PARTNERS;  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE, OR INTEREST  
FROM OR UNDER HK PARTNERS, LLP A/K/A  
HK PARTNERS,**  
Defendants

NOTICE

**To: HK PARTNERS, LLP A/K/A HK PARTNERS  
AND UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER  
HK PARTNERS, LLP A/K/A HK PARTNERS**

You are hereby notified that on January 20, 2017 and reinstated on March 3, 2017, Plaintiffs, Scott Mendelsohn and Irving Askow, filed a Quiet Title Action endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONTGOMERY County, Pennsylvania, docketed to No. 2017-01259. Wherein, Plaintiffs seek to Quiet title to property located at 601 W. High Street, Pottstown, PA, Montgomery County Tax Parcel No. 16-00-15564-008, purchased by Plaintiffs at a Tax Upset sale held on April 6, 2009.

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

NOTICE

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

YOU SHOULD TAKE THIS NOTICE 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 CANNOT 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 W. Airy Street (Rear)  
P.O. Box 268  
Norristown, PA 19404-0268  
(610) 279-9660, EXT. 201

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
ACTION TO QUIET TITLE  
No. 2017-01231

**SCOTT MENDELSON, SETH Q. DELEO AND  
IRVING ASKOW,**  
Plaintiffs

vs.

**HK PARTNERS, LLP A/K/A HK PARTNERS;  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE, OR INTEREST  
FROM OR UNDER HK PARTNERS, LLP A/K/A  
HK PARTNERS,**  
Defendants

NOTICE

**To: HK PARTNERS, LLP A/K/A HK PARTNERS  
AND UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER HK  
PARTNERS, LLP A/K/A HK PARTNERS**

You are hereby notified that on January 20, 2017 and reinstated on March 1, 2017, Plaintiffs, Scott Mendelsohn, Seth Q. DeLeo and Irving Askow, filed a Quiet Title Action endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONTGOMERY County, Pennsylvania, docketed to No. 2017-01231. Wherein, Plaintiffs seek to Quiet title to property located at 619 W. High Street, Pottstown, PA, Montgomery County Tax Parcel No. 16-00-15568-00-4, purchased by Plaintiffs at a Tax Upset sale held on September, 18, 2014.

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

**NOTICE**

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

**YOU SHOULD TAKE THIS NOTICE 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 CANNOT 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 W. Airy Street (Rear)  
P.O. Box 268  
Norristown, PA 19404-0268  
(610) 279-9660, EXT. 201

**ARTICLES OF AMENDMENT  
NONPROFIT**

Please take notice that on March 13, 2017, **TruMark Cares Foundation**, with a business address of 335 Commerce Drive, Fort Washington, Montgomery County, PA, filed for incorporation with the Department of State of the Commonwealth of Pennsylvania under the Non-Profit Corporation Laws of the state (19 Pa. Code Ch. 41, et seq.). The purpose of the proposed non-profit corporation is to promote solutions for stronger communities. Record of this publication shall be kept in the minute books of the TruMark Cares Foundation.

**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.*

**C & A Home Remodeling Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

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

**JAYPAUL Corp.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**High Swartz, LLP, Solicitors**  
40 E. Airy Street, P.O. Box 671  
Norristown, PA 19404

**Lee-Dan Corporation** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**High Swartz, LLP, Solicitors**  
40 E. Airy Street, P.O. Box 671  
Norristown, PA 19404

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

**MLM III, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

**High Swartz, LLP, Solicitors**  
40 E. Airy Street, P.O. Box 671  
Norristown, PA 19404

**WEST RIVER GROUP GOVERNMENT SERVICES, INC.**, hereby gives notice that it has been organized under the Pennsylvania Business Corporation Law of 1988, approved 12/21/1988 P.L. 1444, No. 177, effective 10/1/1989, as amended. The purpose for which the corporation is organized is to provide consulting services.

**AUDIT LIST**

**NOTICE**

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

**Notice of Filing and Audit of Accounts**

Notice is hereby given to heirs, legatees, creditors and all parties in interest that accounts in the following estates have been filed in the office of the Register of Wills or Clerk of the Orphans' Court, as the case may be on the date below stated and that the same will be presented to the Orphans' Court Division of said County on April 3, 2017, 10 o'clock a.m. in Court Room "14" for confirmation at which time the Honorable Louis E. Murphy and Cheryl L. Austin, Judges will sit to audit accounts, hear exceptions to the same, and make distribution of the balances ascertained to be in the hands of accountants.

**Second & Final Publication**

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

1. BELL, ELEANOR - Hatfield - March 1 - Stated by Fredda Bell Russo, Agent.
2. CSELLAK, JOHNA. - Lansdale - March 1 - Laura A. Csellak, Admrx.
3. DARIN, BERNADETTE - Settlor - February 28 - Stated by Barbara Galbally, Accountant. Deed of Trust dated June 19, 2008. T.D
4. DARIN, BERNADETTE - Lower Providence - February 28 - Stated by Barbara Galbally, Accountant.

5. DAVID, MARY G. - Gwynedd - March 1 - Elizabeth C. David and William David, Co- Extrs.
6. FRY, DEBORAH L. - West Pottsgrove - March 1 - Amanda Kita, Admr. dbn
7. HIMES, CAROLE E. (AKA CAROLE HIMES) - Lower Frederick - February 27 - Patricia A. Specht, Extr.
8. HOKE, HELEN M. - Plymouth - February 21 - Robert Stump, Admr.
9. LAPENTA, DONNA LEE - East Norriton - February 20 - Joseph A. LaPenta, III and Michael N. LaPenta, Co-Admrs.
10. MOSER, ROBERT D. - Perkiomen - February 23 - Hazel M. Trump, Admr.
11. PURCELL, JOSEPHINE - Conshohocken - March 1 - Anthony Purcell, Extr.
12. SMITH, THOMAS W.C. - Settlor - March 1 - Stated by Andrew Smith, Accountant. Deed of Trust dated February 16, 1989. T/D
13. SMITH, THOMAS W.C. - Settlor - March 1 - Stated by Andrew Smith, Accountant. Deed of Trust dated February 16, 1989. **FBO Sarah Nyce Smith, Trustee, Deceased.** T/D

#### **RELISTED ACCOUNTS**

1. FRY, DEBORAH (AKA DEBORAH LYNN MCMENAMIN FRY) - West Pottsgrove - January 3 - Shawn Fry, Initial Extr.
2. WACHT, DOROTHEA T. - Hatfield - January 31 - Stated by Sandra L. Primavera, Agent.

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

#### **CERTIFICATE OF ORGANIZATION**

NOTICE IS HEREBY GIVEN of the filing of Certificate of Organization in the Department of State of the Commonwealth of Pennsylvania on or about February 23, 2017 for the purpose of organizing a proposed domestic limited liability company to be organized under the Limited Liability Company Law of 1994, 15 Pa. C.S.A. 8901 et seq.

The name of the limited liability company is: **PBAGL, LLC**

And the purpose for which it is to be organized is to engage in any business permitted by law, with a focus on investment purposes within the Commonwealth.

**Law Offices of Peter J. Russo, P.C.**

5006 E. Trindle Road, Suite 203  
Mechanicsburg, PA 17050

**Poshe Salon & Spa, LLC**, a Pennsylvania limited liability company, has filed its request and been approved for a Certificate of Organization from the Pennsylvania Department of State on March 7, 2017. The entity is established under the provisions of the Pennsylvania Limited Liability Company Act of 1994, 15 Pa. C.S. Sec. 8913, as amended.

**Allen M. Mandelbaum, Esquire**

Plymouth Greene Office Campus, Suite D-3  
1000 Germantown Pike  
Plymouth Meeting, PA 19462

NOTICE IS HEREBY GIVEN THAT a Certificate of Organization was filed with the Pennsylvania Department of State on March 7, 2017 to incorporate the proposed limited liability company, **Professional Sports Turf Management, LLC**, under the Pennsylvania Business Corporation Law of 1988, as amended.

**Eric C. Frey, Esquire**  
**Dischell, Bartle & Dooley**  
1800 Pennbrook Parkway, Suite 200  
Lansdale, PA 19446-0107

Notice is hereby given that a Certificate of Organization was filed in the Pennsylvania Department of State on 12/19/14 for **Total Custom Contractors II, LLC** in accordance with the provisions of the Pennsylvania Limited Liability Company Law of 1994.

**James Michael Cleary, Solicitor**  
25 Skippack Pike, Suite 204  
Broad Axe, PA 19002

Notice is hereby given that a Certificate of Organization was filed with the Pennsylvania Department of State on 9/12/12 for **Total Kitchen Store By Kelly, LLC** in accordance with the provisions of the Pennsylvania Limited Liability Company Law of 1994.

**James Michael Cleary, Solicitor**  
25 Skippack Pike, Suite 204  
Broad Axe, PA 19002

Notice is hereby given that a Certificate of Organization was filed with the Pennsylvania Department of State on 5/19/14 for **Watershed Family Counseling, LLC** in accordance with the provisions of the Pennsylvania Limited Liability Company Law of 1994.

**James Michael Cleary, Solicitor**  
25 Skippack Pike, Suite 204,  
Broad Axe, PA 19002

#### **CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2017-03999

NOTICE IS HEREBY GIVEN that on February 28, 2017, the Petition of Amanda Boccella, on behalf of minor children, Giovanni Boccella-Ocasio, Savino Boccella-Maduro and Luciano Boccella-Conde, was filed in the above named Court, praying for a Decree to change their names to GIOVANNI CRUZ, SAVINO CRUZ AND LUCIANO CRUZ.

The Court has fixed April 26, 2017, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2017-04651

NOTICE IS HEREBY GIVEN that the Petition of Bianca Ashley Picard was filed in the above named Court, praying for a Decree to change her name to BIANCA MARK-ASHLEY PICARDO.

The Court has fixed April 26, 2017, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2017-04965

NOTICE IS HEREBY GIVEN that on March 10, 2017, the Petition of Cassandra Ruth Hurst was filed in the above named Court, praying for a Decree to change the name to JACOB ISAIAH HURST.

The Court has fixed May 3, 2017, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2017-04577

NOTICE IS HEREBY GIVEN that on March 7, 2017, the Petition of Margaret A. Cipollini was filed in the above named Court, praying for a Decree to change her name to MARGARET A. MURPHY.

The Court has fixed April 26, 2017, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2017-05217

NOTICE IS HEREBY GIVEN that the Petition of Yi Liu, mother, on behalf of minor child, Tiger Chang was filed in the above named Court, praying for a Decree to change his name to TYLER CHANG.

The Court has fixed May 10, 2017, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

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**CIVIL ACTION**

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
CIVIL DIVISION  
NO. 2017-02796

**NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE**

**WELLS FARGO BANK, N.A.,**  
Plaintiff

vs.

**JANET UPSHER, in her capacity as Heir of JUNE W. BURNLEY, Deceased**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JUNE W. BURNLEY, DECEASED,**  
Defendants

**NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JUNE W. BURNLEY, DECEASED**

You are hereby notified that on February 10, 2017, Plaintiff, WELLS FARGO BANK, N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONTGOMERY County, Pennsylvania, docketed to No. 2017-02796. Wherein, Plaintiff seeks to foreclose on the mortgage secured on your property located at 700 ELKINS AVENUE E3, A/K/A 700 ELKINS AVE CONDO E-3, A/K/A 700 ELKINS AVE APARTMENT E3, ELKINS PARK, PA 19027-2315, whereupon your property would be sold by the Sheriff of MONTGOMERY County.

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

**NOTICE**

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

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

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

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



IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
CIVIL DIVISION  
NO. 2017-03115

**NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE**

**WELLS FARGO BANK N.A. S/B/M WACHOVIA  
MORTGAGE FSB F/K/A WORLD SAVINGS  
BANK FSB,**  
Plaintiff

vs.

**KATHILEEN A. KOMARNICKI A/K/A  
KATHILEEN KOMARNICKI,** in her capacity as  
Co-Administrator and Heir of the Estate of  
**JASON K. DUBIN A/K/A JASON KOMAR DUBIN**

**STANLEY DUBIN,** in his capacity as  
Co-Administrator and Heir of the Estate of  
**JASON K. DUBIN A/K/A JASON KOMAR DUBIN**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST  
FROM OR UNDER JASON K. DUBIN A/K/A  
JASON KOMAR DUBIN, DECEASED,**  
Defendants

**NOTICE TO: UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER JASON K. DUBIN  
A/K/A JASON KOMAR DUBIN, DECEASED**

You are hereby notified that on February 14, 2017, Plaintiff, WELLS FARGO BANK N.A. S/B/M WACHOVIA MORTGAGE FSB F/K/A WORLD SAVINGS BANK FSB, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONTGOMERY County, Pennsylvania, docketed to No. 2017-03115. Wherein, Plaintiff seeks to foreclose on the mortgage secured on your property located at 535 REVERE ROAD, MERION STATION, PA 19066-1032, whereupon your property would be sold by the Sheriff of MONTGOMERY County.

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

**NOTICE**

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

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

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

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

**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**

**ABRAHAM, JOSEPH MANALOOR also known as  
JOSEPH ABRAHAM, dec'd.**

Late of Upper Merion Township.  
Administrator: VARKEY ABRAHAM,  
200 Banyan Drive,  
State College, PA 16801.

**AUGUST, WILLIAM T., dec'd.**

Late of Lower Merion Township.  
Executrix: PAMELA A. LEICHT,  
c/o Marianna F. Schenk, Esquire,  
One Bala Plaza, Suite 623,  
231 St. Asaphs Road,  
Bala Cynwyd, PA 19004.  
ATTORNEY: MARIANNA F. SCHENK,  
BALA LAW GROUP, LLC,  
One Bala Plaza, Suite 623,  
231 St. Asaphs Road,  
Bala Cynwyd, PA 19004

**BARBERES, JANE M. also known as  
JANE BARBERES, dec'd.**

Late of Upper Merion Township.  
Executrices: CYNTHIA L. BARBERES AND  
KIMBERLY B. CHESKY,  
c/o Rudolph L. Celli, Jr., Esquire,  
130 W. Lancaster Avenue, Suite 201,  
Wayne, PA 19087.  
ATTORNEY: RUDOLPH L. CELLI, JR.,  
CELLI & ASSOCIATES,  
130 W. Lancaster Avenue, Suite 201,  
Wayne, PA 19087

**CAPIZZI, BONNIE L. also known as  
BONNIE LOUISE CAPIZZI, dec'd.**

Late of Borough of Telford.  
Executor: JOHN A. CAPIZZI,  
c/o Grim, Biehn & Thatcher,  
104 S. 6th Street, P.O. Box 215,  
Perkasie, PA 18944-0215.  
ATTORNEY: GREGORY E. GRIM,  
GRIM, BIEHN & THATCHER,  
104 S. 6th Street, P.O. Box 215,  
Perkasie, PA 18944-0215

**CAPIZZI, SALVATORE, dec'd.**

Late of Borough of Trappe.  
Executor: SALVATORE CAPIZZI, JR.,  
c/o William H. Bradbury, III, Esquire,  
1250 Germantown Pike, Suite 300,  
Plymouth Meeting, PA 19462-2444.  
ATTORNEY: WILLIAM H. BRADBURY, III,  
1250 Germantown Pike, Suite 300,  
Plymouth Meeting, PA 19462-2444

**CLARK, PATRICK JAMES also known as**

**PATRICK J. CLARK and  
PATRICK CLARK, dec'd.**  
Late of Upper Merion Township.  
Administratrix: REBECCA F. CLARK,  
c/o Francis X. Clark, P.C.,  
700 American Avenue, Suite 204,  
P.O. Box 62166,  
King of Prussia, PA 19406.  
ATTORNEY: FRANCIS X. CLARK,  
700 American Avenue, Suite 204,  
P.O. Box 62166,  
King of Prussia, PA 19406

**COLEMAN, ANTHONY ROBERT, dec'd.**

Late of Lower Merion Township.  
Executrix: MAUREEN C. DEVINE,  
364 Foulke Lane,  
Springfield, PA 19064.

**DEBEVOISE, FRANCINE M., dec'd.**

Late of Willow Grove, PA.  
Executor: MARK A. DEBEVOISE,  
615 Mansfield Road,  
Willow Grove, PA 19090.

**DINNOCENTI, GREGORY ALLEN, dec'd.**

Late of Limerick Township.  
Administratrix: HELEN DINNOCENTI,  
c/o M. Howard Vigderman, Esquire,  
Avenue of the Arts,  
123 S. Broad Street,  
Philadelphia, PA 19109.  
ATTORNEY: M. HOWARD VIGDERMAN,  
MONTGOMERY McCracken Walker &  
Rhoads, LLP,  
Avenue of the Arts,  
123 S. Broad Street,  
Philadelphia, PA 19109

**DOWNEY, MARY VERONICA also known as  
MARY DOWNEY, dec'd.**

Late of Wynnewood, PA.  
Executor: TIMOTHY DOWNEY,  
P.O. Box 442,  
Oceanville, NJ 08205.

**DROHOMYRECKYJ, WASYL, dec'd.**

Late of Horsham Township.  
Administratrix: ANGELA M. SESCOCK,  
c/o Jeremy Z. Mittman, Esquire,  
593 Bethlehem Pike, Suite 10,  
Montgomeryville, PA 18936.  
ATTORNEY: JEREMY Z. MITTMAN,  
593 Bethlehem Pike, Suite 10,  
Montgomeryville, PA 18936

**ELLINGER, KATHLEEN L., dec'd.**

Late of Borough of Schwenksville.  
Executrices: DEBORAH K. ELLINGER,  
1126 S. Country Club Drive,  
Niskayuna, NY 12309, and  
DONNA M. STEICH,  
218 W. Broad Street,  
Telford, PA 18969.  
ATTORNEY: MARK D. HIPPI,  
METTE, EVANS & WOODSIDE,  
3401 N. Front Street, P.O. Box 5950,  
Harrisburg, PA 17110-0950,  
717-232-5000

**FINN, PHILOMENA, dec'd.**

Late of Horsham Township.  
Executrix: PHILOMENA FINN-HAGERTY,  
c/o 104 N. York Road,  
Hatboro, PA 19040.  
ATTORNEY: BRUCE A. NICHOLSON,  
104 N. York Road,  
Hatboro, PA 19040

**FRANKS, DOROTHY M., dec'd.**

Late of Lower Providence Township.  
Executrix: CHARLENE D. FRANKS.  
ATTORNEY: THOMAS M. KEENAN,  
KEENAN, CICCITTO & ASSOCIATES, LLP,  
376 E. Main Street,  
Collegeville, PA 19426

**GATTA JR., JOSEPH J. also known as**

**JOSEPH GATTA and  
JOSEPH J. GATTA, dec'd.**  
Late of Lower Merion Township.  
Administratrix: BARBARA GATTA,  
600 Fariston Drive,  
Wynnewood, PA 19096.  
ATTORNEY: MANRICO A. TRONCELLITI, JR.,  
TRONCELLITI LAW ASSOCIATES,  
2500 DeKalb Pike, Suite 100,  
East Norriton, PA 19401

**HARTSOCK, CYNTHIA L. also known as**

**CYNTHIA LEE HARTSOCK, dec'd.**  
Late of Towamencin Township.  
Executor: MICHAEL A. STEELE,  
c/o Karen S. Dayno, Esquire,  
400 Maryland Drive, P.O. Box 7544,  
Fort Washington, PA 19034-7544.  
ATTORNEY: KAREN S. DAYNO,  
TIMONEY KNOX, LLP,  
400 Maryland Drive, P.O. Box 7544,  
Fort Washington, PA 19034-7544

**HEIMANN, JOSEPH B. also known as**

**JOSEPH BERNARD HEIMANN, dec'd.**  
Late of Lower Salford Township.  
Executor: JACKY TODD,  
P.O. Box 700,  
Worcester, PA 19490.  
ATTORNEY: DIANE M. ZABOWSKI,  
ZABOWSKI LAW, LLC,  
100 Springhouse Drive, Suite 205E,  
Collegeville, PA 19426

**JACOBS, IRIS G., dec'd.**

Late of Skippack, PA.  
Executrix: LISA McDOWELL,  
c/o Mandracchia Law, LLC,  
2024 Cressman Road, P.O. Box 1229,  
Skippack, PA 19474-1229.  
ATTORNEY: JEFFREY W. SODERBERG,  
2024 Cressman Road, P.O. Box 1229,  
Skippack, PA 19474-1229

**JENKINS, JOHN J. also known as**

**JOHN JAMES JENKINS, dec'd.**  
Late of Plymouth Township.  
Executrix: EVELYN S. RUGG,  
c/o William Morrow, Esquire,  
One Montgomery Plaza, Suite 902,  
Norristown, PA 19401.  
ATTORNEY: WILLIAM MORROW,  
MORROW, TOMPKINS, TRUEBLOOD &  
LEFEVRE, LLC,  
One Montgomery Plaza, Suite 902,  
Norristown, PA 19401

**JONES, ROGER MORRIS, dec'd.**

Late of Borough of Trappe.  
Executrix: MARGARET A. JONES,  
1362 Black Rock Road,  
Phoenixville, PA 19460.  
ATTORNEY: JAMES D. SCHEFFEY,  
1129 E. High Street, P.O. Box 776,  
Pottstown, PA 19464-0776

**KELLNER, JOSEPH DONALD, dec'd.**

Late of Harleysville, PA.  
 Executrix: CATHERINE A. NILES,  
 c/o Mandracchia Law, LLC,  
 2024 Cressman Road, P.O. Box 1229,  
 Skippack, PA 19474-1229.  
 ATTORNEY: JEFFREY W. SODERBERG,  
 2024 Cressman Road, P.O. Box 1229,  
 Skippack, PA 19474-1229

**KERR, KATHLEEN H., dec'd.**

Late of Lower Frederick Township.  
 Executrix: DEBORAH J. AUSTIN,  
 2744 Lantern Lane,  
 Audubon, PA 19403.  
 ATTORNEY: PATRICIA LEISNER CLEMENTS,  
 516 Falcon Road,  
 Audubon, PA 19403

**KILPATRICK, CLAIRE F. also known as****CLAIRE KILPATRICK, dec'd.**

Late of East Norriton Township.  
 Executrix: EILEEN KENNEDY,  
 802 Church Road  
 Harleysville, PA 19438.

**KRIEBEL, BEULAH, dec'd.**

Late of Lower Salford Township.  
 Executrix: JOANNE SOEDER.  
 ATTORNEY: CHRISTOPHER H. MEINZER,  
 516 Main Street,  
 Pennsburg, PA 18073,  
 215-679-4554

**LEONARD, PATRICIA JO also known as****PJ LEONARD, dec'd.**

Late of Hatfield, PA.  
 Executor: KEVIN P. CARRÉ,  
 40 N. Calder Way,  
 Phoenixville, PA 19460.

**LOWE, MONICA M., dec'd.**

Late of Upper Gwynedd Township.  
 Executor: ERIC J. FRANKHOUSER,  
 2339 Hill Road,  
 Perkiomenville, PA 18074.  
 ATTORNEY: CHARLOTTE A. HUNSBERGER,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**LYNCH, FRANCIS, dec'd.**

Late of Montgomery County, PA.  
 Executrix: JANET LYNCH,  
 546 Canterbury Road,  
 Jeffersonville, PA 19403.  
 ATTORNEY: NEIL HILKERT,  
 229 W. Wayne Avenue,  
 Wayne, PA 19087

**MASTERS, ARNOLD, dec'd.**

Late of Lower Providence Township.  
 Executrix: ROBIN SIEGEL,  
 c/o Jonathan H. Ellis, Esquire,  
 261 Old York Road, Suite 200,  
 Jenkintown, PA 19046.  
 ATTORNEY: JONATHAN H. ELLIS,  
 PLOTNICK & ELLIS, P.C.,  
 261 Old York Road, Suite 200,  
 Jenkintown, PA 19046

**METCALF, BETTY LOU, dec'd.**

Late of Upper Gwynedd Township.  
 Executor: ANN L. METCALF.  
 ATTORNEY: PETER E. MOORE,  
 NARDUCCI, MOORE, FLEISHER, ROEBERG  
 & WOLFE, LLP,  
 589 Skippack Pike, Suite 300,  
 Blue Bell, PA 19422

**MIGNATTI, EDITH C., dec'd.**

Late of Lower Moreland Township.  
 Executrix: NANCY J. SIANI,  
 196 Reider Road, Robesonia, PA 19511.  
 ATTORNEY: WILLIAM R. BLUMER,  
 LEISAWITZ HELLER ABRAMOWITZ  
 PHILLIPS, P.C.,  
 2755 Century Boulevard,  
 Wyomissing, PA 19610

**MOUNTAIN SR., JOSEPH R., dec'd.**

Late of Upper Dublin Township.  
 Executrix: DENISE M. MOUNTAIN,  
 c/o Amy H. Besser, Esquire,  
 1701 Walnut Street, 6th Floor,  
 Philadelphia, PA 19103.  
 ATTORNEY: AMY H. BESSER,  
 THE LAW OFFICES OF PETER L. KLENK &  
 ASSOCIATES,  
 1701 Walnut Street, 6th Floor,  
 Philadelphia, PA 19103

**NAFUS JR., JOHN H., dec'd.**

Late of Gilbertsville, PA.  
 Personal Representative: MS. SHERRI L. NAFUS,  
 2318 Bromley Drive,  
 Gilbertville, PA 19525.  
 ATTORNEY: STANLEY J. KUTER,  
 PRINCE LAW OFFICES PC,  
 646 Lenape Road,  
 Bechtelsville, PA 19505

**NEAPOLITAN SR., WILLIAM L., dec'd.**

Late of Borough of Hatboro.  
 Executor: WILLIAM L. NEAPOLITAN, JR.,  
 c/o John R. Lolio, Jr., Esquire,  
 308 Harper Drive, Suite 200,  
 Moorestown, NJ 08057.  
 ATTORNEY: JOHN R. LOLIO, JR.,  
 SHERMAN, SILVERSTEIN, KOHL, ROSE &  
 PODOLSKY, P.A.,  
 308 Harper Drive, Suite 200,  
 Moorestown, NJ 08057

**NEEDS, PATRICIA L., dec'd.**

Late of Marlborough Township.  
 Executor: H. EUGENE NEEDS,  
 c/o Tomlinson & Gerhard,  
 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

**OCHINOUCH, ANN MARIE, dec'd.**

Late of Montgomery County, PA.  
 Executor: LISA ANN MORASCO  
 1031 Cardinal Road,  
 Audubon, PA 19403.  
 ATTORNEY: NEIL HILKERT,  
 229 W. Wayne Avenue,  
 Wayne, PA 19087

**PLOCK, ANNETTE J., dec'd.**

Late of Horsham Township.  
 Executrix: DIANE M. SOMMA,  
 c/o Douglas G. Thomas, Esquire,  
 104 N. York Road,  
 Hatboro, PA 19040.  
 ATTORNEY: DOUGLAS G. THOMAS,  
 104 N. York Road,  
 Hatboro, PA 19040

**PSCULKOWSKI SR., WALTER, dec'd.**

Late of Montgomery County, PA.  
 Executor: WALTER PSCULKOWSKI, II,  
 1716 Whitehall Road,  
 Norristown, PA 19403.  
 ATTORNEY: NEIL HILKERT,  
 229 W. Wayne Avenue,  
 Wayne, PA 19087

**RHODES, MARY JANE SABOURIN also known as MARY JANE CARSON RHODES, dec'd.**

Late of Lower Merion Township.  
 Executor: MARK S. RHODES,  
 3515 Sawmill Road,  
 Newtown Square, PA 19073.

**ROSKO, MARIA, dec'd.**

Late of Borough of Norristown.  
 Executrix: NANCY L. JONES,  
 c/o Fox, Differ, Callahan, Sheridan & McDevitt,  
 325 Swede Street,  
 Norristown, PA 19401.  
 ATTORNEY: BRIAN McDEVITT,  
 325 Swede Street,  
 Norristown, PA 19401

**SHEBAUGH, CHARLES B., dec'd.**

Late of Borough of Jenkintown.  
 Administrator: WILLIAM SHEBAUGH,  
 228 Lathrop Street,  
 Kingston, PA 18704.  
 ATTORNEY: JEFFREY A. YELEN,  
 1000 Citizens Bank Center,  
 8 W. Market Street,  
 Wilkes-Barre, PA 18701

**SILVA-FERRER, ANDREA, dec'd.**

Late of Lower Merion Township.  
 Co-Executors: VIVIAN GRABOWSKI,  
 6830 SW 72 Court,  
 Miami, FL 33143,  
 GERARD LOPEZ,  
 8857 NW 189 Terrace,  
 Miami, FL 33018.  
 ATTORNEY: EDWARD R. DOUGHERTY,  
 614 Darby Road,  
 Havertown, PA 19083

**SPOLSKY, THOMAS L. also known as THOMAS LEO SPOLSKY, dec'd.**

Late of Lower Moreland Township.  
 Executrices: KENDRA LYNN CURTIS AND  
 GEORGIA WARD,  
 c/o Rise Newman, Esquire,  
 Seven Penn Center, 7th Floor,  
 1635 Market Street  
 Philadelphia, PA 19103.  
 ATTORNEY: RISE NEWMAN,  
 SPECTOR GADON & ROSEN, P.C.,  
 Seven Penn Center, 7th Floor,  
 1635 Market Street  
 Philadelphia, PA 19103

**SWARTZ, JACQUELINE E., dec'd.**

Late of Lower Merion Township.  
 Executors: THOMAS A. SPRAGUE,  
 725 Waverly Road,  
 Bryn Mawr, PA 19010,  
 BARBARA A. SPRAGUE,  
 117 Pennsylvania Avenue,  
 Bryn Mawr, PA 19010,  
 EDWARD M. GLICKMAN,  
 943 Lindy Lane,  
 Bala Cynwyd, PA 19004.  
 ATTORNEY: EDWARD M. GLICKMAN,  
 COZEN O'CONNOR,  
 One Liberty Place, Suite 2800,  
 1650 Market Street,  
 Philadelphia, PA 19103

**TURKOT, JEAN LILLIAN, dec'd.**

Late of Upper Dublin Township.  
 Co-Executors: VICTOR TURKOT,  
 205 Lawnside Avenue,  
 Haddon Township, NJ 08108, and  
 JOAN EYLER,  
 379 Roberts Avenue,  
 Glenside, PA 19038.

**VERONIE, CHERYL A. also known as CHERYL ANN VERONIE, dec'd.**

Late of Limerick Township.  
 Executrix: CATHERINE A. NORRIS,  
 1652 Scheyhing Road,  
 Lewisburg, OH 45338.  
 ATTORNEY: DAVID S. KAPLAN,  
 O'DONNELL, WEISS & MATTEI, P.C.,  
 41 E. High Street,  
 Pottstown, PA 19464

**WALKER JR., WILLIAM E., dec'd.**

Late of Borough of Norristown.  
 Executor: WILLIAM E. WALKER, III,  
 c/o Francis X. Steckclair, Esquire  
 1040 Stony Hill Road, Suite 150,  
 P.O. Box 217,  
 Yardley, PA 19067.  
 ATTORNEY: FRANCIS X. STECKLAIR,  
 CURTIN & HEEFNER, LLP,  
 1040 Stony Hill Road, Suite 150,  
 P.O. Box 217,  
 Yardley, PA 19067

**WALKER, JOSEPHINE, dec'd.**

Late of Borough of Norristown.  
 Executor: WILLIAM E. WALKER, III,  
 c/o Francis X. Steckclair, Esquire,  
 1040 Stony Hill Road, Suite 150,  
 P.O. Box 217,  
 Yardley, PA 19067.  
 ATTORNEY: FRANCIS X. STECKLAIR,  
 CURTIN & HEEFNER, LLP,  
 1040 Stony Hill Road, Suite 150,  
 P.O. Box 217,  
 Yardley, PA 19067

**WRIGHT, BARBARA ANN also known as BARBARA A. WRIGHT, dec'd.**

Late of Borough of Collegeville.  
 Executrix: KELLY DHORIO,  
 617 Ashurst Road,  
 Havertown, PA 19083.  
 ATTORNEY: DAVID D. DiPASQUA,  
 230 N. Monroe Street,  
 Media, PA 19063

**Second Publication****BERNSTEIN, DENE K., dec'd.**

Late of Cheltenham Township.  
 Executors: PHILIP L. BERNSTEIN,  
 3010 Vista Linda Lane,  
 Santa Barbara, CA 93108,  
 ALAN E. BERNSTEIN,  
 47 Montell Street,  
 Oakland, CA 94611,  
 BARBARA B. BERGER,  
 17522 E. Grande Blvd.,  
 Fountain Hills, AZ 85268.  
 ATTORNEY: LEONARD J. COOPER,  
 COZEN O'CONNOR,  
 One Liberty Place, Suite 2800,  
 1650 Market Street,  
 Philadelphia, PA 19103

**BRADY, EDWARD JOHN, dec'd.**

Late of Borough of Lansdale.  
 Executrix: HELEN MARIE MARSHALL,  
 443 Militia Hill Road,  
 Fort Washington, PA 19034.

**BUCZKOWSKI, JENNIFER LYNN, dec'd.**

Late of Upper Providence Township.  
 Executor: NICHOLAS BUCZKOWSKI,  
 107 Orchard Court,  
 Royersford, PA 19468.

**CAMPBELL, STEPHEN L. also known as  
STEPHEN CAMPBELL, dec'd.**

Late of Borough of Schwenksville.  
 Administratrix: MADELINE M. SMITH,  
 c/o James W. Flood, Esquire,  
 1 E. Airy Street,  
 Norristown, PA 19401.  
 ATTORNEY: JAMES W. FLOOD,  
 1 E. Airy Street,  
 Norristown, PA 19401

**CANDIDO, BERYL M., dec'd.**

Late of Springfield Township.  
 Executrix: VICTORIA CANDIDO,  
 808 Elliston Drive,  
 Wyndmoor, PA 19038.

**D'ALESSANDRO, GIOVANNA also known as  
GIOVANNA DALESSANDRO, dec'd.**

Late of West Norriton Township.  
 Executor: NICHOLAS R. DIUCCIO,  
 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

**EPSTEIN, HAROLD R., dec'd.**

Late of Lower Merion Township.  
 Executors: MARCIA EPSTEIN,  
 The Fairmont, Unit 303,  
 41 Conshohocken State Road,  
 Bala Cynwyd, PA 19004,  
 EDWARD M. GLICKMAN,  
 943 Lindy Lane,  
 Bala Cynwyd, PA 19004.  
 ATTORNEY: EDWARD M. GLICKMAN,  
 COZEN O'CONNOR,  
 One Liberty Place, Suite 2800,  
 1650 Market Street,  
 Philadelphia, PA 19103

**EVANS, DORIS M. also known as  
DORIS MAY EVANS, dec'd.**

Late of Cheltenham Township.  
 Executors: CHRISTOPHER EVANS AND  
 KIMBERLY EVANS,  
 c/o Stewart J. Berger, Esquire,  
 7207 Rising Sun Avenue,  
 Philadelphia, PA 19111-3983.  
 ATTORNEY: STEWART J. BERGER,  
 STEWART J. BERGER, P.C.,  
 7207 Rising Sun Avenue,  
 Philadelphia, PA 19111-3983

**FERGUSON, MICHAEL JAMES, dec'd.**

Late of Borough of Narberth.  
 Executor: RICHARD E. GESCHKE,  
 517 Parkview Drive,  
 Wynnewood, PA 19096.

**FLYNN, VIOLET also known as**

**VIOLET P. FLYNN and  
 VIOLET POLLOCK, dec'd.**

Late of Borough of Collegeville.  
 Executrix: TARA L. FLYNN,  
 147 Godshall Road,  
 Collegeville, PA 19426.

**GEARY, MADELINE H., dec'd.**

Late of Abington Township.  
 Executrix: JOAN GEARY,  
 c/o Russell J. Ressler, Esquire,  
 30 Valley Stream Parkway,  
 Malvern, PA 19355.  
 ATTORNEY: RUSSELL J. RESSLER,  
 STRADLEY, RONON, STEVENS & YOUNG, LLP,  
 30 Valley Stream Parkway,  
 Malvern, PA 19355

**GERDING, RUTH L., dec'd.**

Late of Upper Gwynedd Township.  
 Executor: RICHARD J. DOTTERMUSCH,  
 c/o Jay C. Glickman, Esquire,  
 Rubin, Glickman, Steinberg & Gifford,  
 2605 N. Broad Street, P.O. Box 1277,  
 Lansdale, PA 19446.

**GILL, CHARLES C. also known as  
CHARLES GILL, dec'd.**

Late of Abington Township.  
 Administrator: ROBERT J. MORSA,  
 c/o Mary L. Buckman, Esquire,  
 585 Skippack Pike, Suite 100,  
 Blue Bell, PA 19422.  
 ATTORNEY: MARY L. BUCKMAN,  
 FORD & BUCKMAN, P.C.,  
 Office Court at Blue Bell, Suite 100,  
 585 Skippack Pike,  
 Blue Bell, PA 19422

**HARRIS, RUSSELL B. also known as**

**DR. RUSSELL HARRIS and  
 RUSSELL BURTON HARRIS, dec'd.**

Late of Lower Merion Township.  
 Executor: STEVEN R. HARRIS,  
 c/o Larissa R. Whitman, Esquire,  
 One Logan Square, Suite 2000,  
 Philadelphia, PA 19103-6996.  
 ATTORNEY: LARISSA R. WHITMAN,  
 DRINKER BIDDLE & REATH,  
 One Logan Square, Suite 2000,  
 Philadelphia, PA 19103-6996

**HENRICK, DONNA M., dec'd.**

Late of Borough of Red Hill.  
 Administrator: SCOTT RAYMOND HENRICK,  
 c/o 121 N. Cedar Crest Blvd., 2nd Fl.,  
 Allentown, PA 18104.  
 ATTORNEY: QUINTES D. TAGLIOLI,  
 121 N. Cedar Crest Blvd., 2nd Fl.,  
 Allentown, PA 18104

**HENRY, JANE E., dec'd.**

Late of Lower Merion Township.  
 Executors: STEPHEN PAUL McCONNELL, JR. AND  
 EDWARD L. McCONNELL, III,  
 c/o Jennifer L. Zegel, Esquire,  
 2929 Arch Street, 13th Fl.,  
 Philadelphia, PA 19104.  
 ATTORNEY: JENNIFER L. ZEGEL,  
 REGER RIZZO DARNALL LLP,  
 2929 Arch Street, 13th Fl.,  
 Philadelphia, PA 19104

**KEAVENEY, CAROLE L., dec'd.**

Late of Borough of Hatboro.  
 Executor: JAMES KEAVENEY,  
 c/o Jessica R. Grater, Esquire,  
 Wolf, Baldwin & Assoc.,  
 P.O. Box 444,  
 Pottstown, PA 19464.

**KEHR, LEON E., dec'd.**

Late of Franconia Township.  
 Executor: THELMA L. KEHR,  
 815 Maplewood Drive, Apt. 262,  
 Harleysville, PA 19438.  
 ATTORNEY: JEFFREY K. LANDIS,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**KELLEY, EVELYN W., dec'd.**

Late of West Norriton Township.  
 Executrix: DIANE FOOSE,  
 2105 Chestnut Avenue,  
 Norristown, PA 19403.

**KILLIAN, MARGARET M. also known as MARGARET MARY KILLIAN and MARGARET KILLIAN, dec'd.**

Late of Franconia Township.  
 Executrix: MAUREEN K. HICKEY,  
 c/o John T. Dooley, Esquire,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446.  
 ATTORNEY: JOHN T. DOOLEY,  
 DISCHELL, BARTLE & DOOLEY, PC,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446

**KIRCHER, HELENE ELISE also known as HELEN E. KIRCHER, HELEN KIRCHER and HELENE E. KIRCHER, dec'd.**

Late of Douglass Township.  
 Executor: ROBERT E. KIRCHER, JR.,  
 135 Ava Circle,  
 Gilbertsville, PA 19525.  
 ATTORNEY: ALLEN M. MANDELBAUM,  
 1000 Germantown Pike, Suite D-3,  
 Plymouth Meeting, PA 19462

**KOZLOWSKY, SYLVIA B. also known as SYLVIA KOZLOWSKY, dec'd.**

Late of Borough of Lansdale.  
 Executrix: JANICE M. AMOS,  
 c/o John T. Dooley, Esquire,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446.  
 ATTORNEY: JOHN T. DOOLEY,  
 DISCHELL, BARTLE & DOOLEY, PC,  
 1800 Pennbrook Parkway, Suite 200,  
 Lansdale, PA 19446

**LAEMMLE, BERNHARD, dec'd.**

Late of Upper Moreland Township.  
 Executrix: INGRID REINERT,  
 117 Abbeyview Avenue,  
 Willow Grove, PA 19099.

**LERCH, JOHANNA LUCINDA, dec'd.**

Late of Upper Merion Township.  
 Executrix: LESLIE LERCH BARKLEY,  
 705 Flint Hill Road,  
 King of Prussia, PA 19406.

**MILITELLO, NANCY E., dec'd.**

Late of Springfield Township.  
 Executor: HELENE T. MILITELLO.  
 ATTORNEY: PETER E. MOORE,  
 NARDUCCI, MOORE, FLEISHER, ROEBERG  
 & WOLFE, LLP,  
 589 Skippack Pike, Suite 300,  
 Blue Bell, PA 19422

**MOYER, SARAH C. also known as SARAH CATHERINE ZAHND MOYER, dec'd.**

Late of Limerick Township.  
 Executor: JAMES C. MOYER,  
 c/o Anne Louise Griffin, Esquire,  
 460 Norristown Road, Suite 110,  
 Blue Bell, PA 19422.  
 ATTORNEY: ANNE LOUISE GRIFFIN,  
 WISLER PEARLSTINE, LLP,  
 460 Norristown Road, Suite 110,  
 Blue Bell, PA 19422

**MUTH, ROSEMARY A., dec'd.**

Late of Whitemarsh Township.  
 Co-Executors: ANITA MUTH POMANTE AND  
 KAREN DENISE MUTH GLYNN,  
 c/o John G. Younglove, Esquire,  
 25 W. Moreland Avenue,  
 Hatboro, PA 19040.  
 ATTORNEY: JOHN G. YOUNGLOVE,  
 25 W. Moreland Avenue,  
 Hatboro, PA 19040

**PALLADINO, MARY G., dec'd.**

Late of Borough of Pottstown.  
 Co-Executors: WILLIAM PALLADINO, JR. AND  
 EILEEN SCHNOG,  
 c/o Jessica R. Grater, Esquire,  
 Wolf, Baldwin & Assoc.,  
 P.O. Box 444,  
 Pottstown, PA 19464.

**PRICE, MARGARET E. also known as MARGARET ELLEN PRICE, dec'd.**

Late of Upper Salford Township.  
 Executrix: ELIZABETH ANN BRAEUNIG,  
 1184 Station Road,  
 Palm, PA 18070.  
 ATTORNEY: ADAM T. KATZMAN,  
 KATZMAN LAW OFFICE, P.C.,  
 1117 Bridge Road, Suite A,  
 P.O. Box 268,  
 Creamery, PA 19430,  
 610-409-2909

**SAVITT, SIDNEY, dec'd.**

Late of Lower Merion Township.  
 Executrix: BARBARA G. SAVITT,  
 20 Conshohocken State Road, Apt. 603,  
 Bala Cynwyd, PA 19004.  
 ATTORNEY: LEE F. MAUGER,  
 MAUGER & METER,  
 240 King Street, P.O. Box 698,  
 Pottstown, PA 19464

**SCHAEFFER, MYRTLE L. also known as MYRTLE SCHAEFFER, dec'd.**

Late of Cheltenham Township.  
 Executor: FRANK W. SCHAEFFER,  
 c/o Stewart J. Berger, Esquire,  
 7207 Rising Sun Avenue,  
 Philadelphia, PA 19111-3982.  
 ATTORNEY: STEWART J. BERGER,  
 STEWART J. BERGER, P.C.,  
 7207 Rising Sun Avenue,  
 Philadelphia, PA 19111-3982

**SIDDERS, PATRICIA A. also known as  
PATRICIA SIDDERS, dec'd.**

Late of Whitemarsh Township.  
 Executor: CHRISTOPHER L. SAFFICI,  
 c/o Robert W. Maher, Esquire,  
 400 Greenwood Avenue, 1st Floor,  
 Wyncote, PA 19095.  
 ATTORNEY: ROBERT W. MAHER,  
 DYER & MAHER,  
 400 Greenwood Avenue, 1st Floor,  
 Wyncote, PA 19095

**STENGEL, LOUISE R., dec'd.**

Late of Lower Merion Township.  
 Executor: GEOFFRY STENGEL, JR.,  
 c/o Frank G. Cooper, Esquire,  
 30 S. 17th Street,  
 Philadelphia, PA 19103-4196.  
 ATTORNEY: FRANK G. COOPER,  
 DUANE MORRIS LLP,  
 30 S. 17th Street,  
 Philadelphia, PA 19103-4196

**STONELAKE, MARY ANN T., dec'd.**

Late of Borough of Lansdale.  
 Co-Executors: RICHARD E. STONELAKE AND  
 MARIANNE B. PHILLIPS,  
 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

**STRAUB, FLORENCE C., dec'd.**

Late of West Norriton Township.  
 Executor: DAVID STRAUB,  
 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

**TUFTS, ADRIENNE G., dec'd.**

Late of Upper Dublin Township.  
 Executrix: TANYA R. HETTLER,  
 c/o Harold J. Kulp, Esquire,  
 520 Fox Den Court,  
 Glen Mills, PA 19342.  
 ATTORNEY: HAROLD J. KULP,  
 520 Fox Den Court,  
 Glen Mills, PA 19342

**UREWICH, EDWARD J., dec'd.**

Late of Lower Moreland Township.  
 Executor: THOMAS A. CUNNINGHAM,  
 7990 Oxford Avenue, 1st Floor,  
 Philadelphia, PA 19111.  
 ATTORNEY: THOMAS A. CUNNINGHAM,  
 7990 Oxford Avenue, 1st Floor,  
 Philadelphia, PA 19111

**WENDEL, VICTORIA MARIE, dec'd.**

Late of Plymouth Township.  
 Executrix: KATRINA GALIE,  
 1587 Old Jacksonville Road,  
 Ivyland, PA 18974.

**WILLIAMS, ROLLAND C. also known as  
ROLLAND COLBERT WILLIAMS, dec'd.**

Late of Lower Merion Township.  
 Administrator: HENRY FOXX,  
 c/o Rachel Fitoussi, Esquire,  
 62 W. Princeton Road,  
 Bala Cynwyd, PA 19004.  
 ATTORNEY: RACHEL FITOUSSI,  
 62 W. Princeton Road,  
 Bala Cynwyd, PA 19004

**YARMARK, MARTIN J., dec'd.**

Late of Abington Township.  
 Executrix: MARILYN B. YARMARK,  
 1515 The Fairway, Apt. 282 W,  
 Jenkintown, PA 19046.  
 ATTORNEY: DAVID R. GLYN,  
 COZEN O'CONNOR,  
 One Liberty Place, Suite 2800,  
 1650 Market Street,  
 Philadelphia, PA 19103

**ZAWISLAK, STANLEY CHARLES, dec'd.**

Late of Blue Bell, PA.  
 Executor: STEPHEN P. ZAWISLAK,  
 1044 Singer Lane,  
 Norristown, PA 19403.

**Third and Final Publication****ABRAMS, REGINA also known as  
REGINA G. ABRAMS, dec'd.**

Late of Montgomery County, PA.  
 Administratrices: ALICE A. CARSON AND  
 SANDRA WOLFE,  
 c/o Michael E. Eisenberg, Esquire,  
 2935 Byberry Road, Suite 107,  
 Hatboro, PA 19040.  
 ATTORNEY: MICHAEL E. EISENBERG,  
 2935 Byberry Road, Suite 107,  
 Hatboro, PA 19040

**AREIAS, HENRY S. also known as  
HENRY AREIAS, dec'd.**

Late of Montgomery Township.  
 Executrix: KAREN ARMSTRONG,  
 c/o William J. Benz, Esquire,  
 307 Lakeside Drive,  
 Southampton, PA 18966.  
 ATTORNEY: WILLIAM J. BENZ,  
 307 Lakeside Drive,  
 Southampton, PA 18966

**ARMITAGE, EARL WILLIAM also known as  
EARL W. ARMITAGE, SR., dec'd.**

Late of West Norriton Township.  
 Executor: EARL W. ARMITAGE, JR.,  
 842 Rising Sun Road,  
 Telford, PA 18969.  
 ATTORNEY: JAMES S. BAINBRIDGE,  
 1250 Germantown Pike, Suite 203,  
 Plymouth Meeting, PA 19462

**BENNER, SARA R. also known as  
SARAH H. BENNER and  
SARA BENNER, dec'd.**

Late of Franconia Township.  
 Executor: STEVEN M. BENNER,  
 685 Clemens Road,  
 Telford, PA 18969.  
 ATTORNEY: DOROTHY K. WEIK,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

- BOWDEN, MAUREEN ANN also known as MAUREEN BOWDEN, dec'd.**  
Late of Towamencin Township.  
Administratrix: LAUREN E. BOWDEN,  
2117 N. Line Street,  
Lansdale, PA 19446.
- BRADLEY, RICHARD J. also known as RICHARD J. BRADLEY, SR. and RICHARD BRADLEY, dec'd.**  
Late of Lower Merion Township.  
Administrator: JEFFREY C. BRADLEY,  
510 Homewood Avenue,  
Narberth, PA 19072.  
ATTORNEY: HARRIS J. RESNICK,  
22 Old State Road,  
Media, PA 19063
- BRYANT, LEWIS W., dec'd.**  
Late of Montgomery Township.  
Executors: RICHARD BRYANT,  
338 Washington Avenue,  
Downingtown, PA 19335,  
CHRISTINE RUSH,  
355 Madison Avenue,  
Souderton, PA 18964.
- CLAUSS, CONSTANCE, dec'd.**  
Late of Borough of Souderton.  
Executors: ANDREW CLAUSS,  
3781 Dogwood Lane,  
Doylestown, PA 18902,  
CARL CLAUSS,  
2301 Coventry Way,  
Harleysville, PA 19438.
- COLLINS, JOHN N., dec'd.**  
Late of Borough of Lansdale.  
Executor: DAVID W. COLLINS,  
365 Lavilla Drive,  
Miami Springs, FL 33166.  
ATTORNEY: MARK D. FREEMAN,  
P.O. Box 457,  
Media, PA 19063
- DAROFF, MARK, dec'd.**  
Late of Montgomery Township.  
Executor: TINA HAMILTON,  
8342 Valley Green Drive,  
Fogelsville, PA 18051.
- DRY, CAROLINE MYFANWY also known as C. MYFANWY DRY and MYFANWY DRY, dec'd.**  
Late of Skippack Township.  
Executor: KEVIN SPENCE DRY,  
127 Garibaldi Avenue,  
Lodi, NJ 07646.  
ATTORNEY: JOSEPH G. CARUSO,  
Two Penn Center, Suite 1205,  
1500 John F. Kennedy Boulevard,  
Philadelphia, PA 19102
- EVIAN, CYRIL I. also known as CYRIL EVIANS, dec'd.**  
Late of Upper Merion Township.  
Executor: MICHAEL EVIAN,  
c/o Gregory G. Alexander, Esquire,  
1608 Walnut Street, Suite 900,  
Philadelphia, PA 19103.  
ATTORNEY: GREGORY G. ALEXANDER,  
ALEXANDER & PELL, LLC,  
1608 Walnut Street, Suite 900,  
Philadelphia, PA 19103
- FIORITO, ROBERTA BORGSTEDTE also known as ROBERTA B. FIORITO, dec'd.**  
Late of Upper Merion Township.  
Executrix: JENNIFER M. SPOTILA,  
672 Hidden Valley Road,  
King of Prussia, PA 19406.
- FRAZER, WALTER C., dec'd.**  
Late of Willow Grove, PA.  
Executrix: PAULA PODZIOMEK,  
833 Merrill Road,  
Ambler, PA 19002.
- FURNESS, PATRICIA A., dec'd.**  
Late of Lower Salford Township.  
Executrix: SYLVIA L. MOBLEY,  
561 Valley View Drive,  
New Holland, PA 17557.  
ATTORNEY: MARK R. SEMISCH,  
SEMISCH and SEMISCH,  
408 N. Easton Road, P.O. Box 306,  
Willow Grove, PA 19090-0306
- GAWARECKI, PATRICIA, dec'd.**  
Late of Borough of Lansdale.  
Executor: DAVID M. GAWARECKI,  
90 Livingston Street, Apt. 1,  
New Haven, CT 06511.  
ATTORNEY: ROSEMARY R. FERRINO,  
MONTCO ELDER LAW,  
608 W. Main Street,  
Lansdale, PA 19446
- GOODYEAR, MARIE F. also known as MARIE GOODYEAR, dec'd.**  
Late of Harleysville, PA.  
Executor: RICHARD W. BAUM,  
2128 N. Broad Street,  
Lansdale, PA 19446.  
ATTORNEY: JEFFREY K. LANDIS,  
LANDIS, HUNSBERGER, GINGRICH &  
WEIK, LLP,  
114 E. Broad Street, P.O. Box 64769,  
Souderton, PA 18964
- GREEN-STEFANELLI, TERRI L. also known as TERRI LEE STEFANELLI, dec'd.**  
Late of Borough of Pottstown.  
Administrator: JOSEPH G. STEFANELLI,  
103 W. 8th Street,  
Bridgeport, PA 19405.
- HERBST, THERESA C. also known as THERESA C. BRANCA HERBST, dec'd.**  
Late of West Norriton Township.  
Executor: GEORGE C. BRANCA,  
c/o Michael E. Markovitz, Esquire,  
P.O. Box 43187,  
Philadelphia, PA 19129.  
ATTORNEY: MICHAEL E. MARKOVITZ,  
P.O. Box 43187,  
Philadelphia, PA 19129
- HINKLE, DELBERT J., dec'd.**  
Late of Towamencin Township.  
Executrix: KATHRYN A. HINKLE,  
4973 Red Bud Circle,  
Doylestown, PA 18902.  
ATTORNEY: JAMES P. BENSTEAD,  
124 E. Court Street,  
Doylestown, PA 18901



**HOUSER, GEORGE also known as  
GEORGE M. HOUSER, SR., dec'd.**

Late of Borough of Ambler.  
Executrix: DOROTHY KELLY,  
c/o Alice J. Tillger, Esquire,  
271 Bethlehem Pike, Suite 100,  
Colmar, PA 18915.  
ATTORNEY: ALICE J. TILLGER,  
271 Bethlehem Pike, Suite 100,  
Colmar, PA 18915

**JORT, SHARON, dec'd.**

Late of Lower Merion Township.  
Executor: WARREN BORISH,  
360 Grays Lane,  
Haverford, PA 19041.  
ATTORNEY: ANTHONY J. ROCCA,  
LAW OFFICES OF ANTHONY J. ROCCA, P.C.,  
1528 Walnut Street, Suite 1507,  
Philadelphia, PA 19102

**KAAS SR., RICHARD R. also known as  
RICHARD R. KAAS and  
RICHARD KAAS, dec'd.**

Late of West Pottsgrove Township.  
Co-Executors: RICHARD R. KAAS, JR.,  
157 Mensch Drive,  
Bechtelsville, PA 19505,  
JAMES A. KAAS, SR.,  
8905 Breinig Run Circle,  
Breinigsville, PA 18031.  
ATTORNEY: COURTNEY A. WIGGINS,  
MAUGER & METER,  
240 King Street, P.O. Box 698,  
Pottstown, PA 19464

**KEIFRIDER, EVA H. also known as  
EVA H. KEIFRIDER, dec'd.**

Late of Towamencin Township.  
Executrix: LINDA L. ALDERFER,  
841 Arrowhead Lane,  
Harleysville, PA 19438.  
ATTORNEY: FRANCIS X. BUSCHMAN, JR.,  
BUSCHMAN & JOHNSON,  
228 N. Main Street,  
Souderton, PA 18964

**KIRKPATRICK, DONALD RICHARD also known as  
DON KIRKPATRICK, dec'd.**

Late of North Wales, PA.  
Executrix: BETTY M. KIRKPATRICK,  
306 Meadow Court,  
North Wales, PA 19454.

**LLOYD, HELENA TIERS also known as  
HELENA T. LLOYD, dec'd.**

Late of Upper Merion Township.  
Executor: CHARLES T. LLOYD,  
245 Sweetbriar Circle,  
King of Prussia, PA 19406.

**LYNCH, EILEEN A., dec'd.**

Late of Borough of Ambler.  
Executor: MICHAEL C. LYNCH,  
1045 Kipling Road,  
Jenkintown, PA 19046.  
ATTORNEY: ROBERT C. GERHARD, III,  
GERHARD & GERHARD, P.C.,  
222 S. Easton Road, Suite 104,  
Glenside, PA 19038,  
215-885-6785

**MATLAWSKI, JOHN A., dec'd.**

Late of Lower Merion Township.  
Executor: J. ADAM MATLAWSKI,  
1223 N. Providence Road,  
Media, PA 19063.  
ATTORNEY: KELLY C. HAYES,  
McNICHOL, BYRNE & MATLAWSKI,  
1223 N. Providence Road,  
Media, PA 19063,  
610-565-4322

**McCURLEY, CAROL ANN, dec'd.**

Late of Upper Dublin Township.  
Executor: BRETT K. McCURLEY,  
c/o John J. McAneney, Esquire,  
400 Maryland Drive, P.O. Box 7544,  
Fort Washington, PA 19034-7544.  
ATTORNEY: JOHN J. McANENEY,  
TIMONEY KNOX, LLP,  
400 Maryland Drive, P.O. Box 7544,  
Fort Washington, PA 19034-7544

**MOHREY, RAYMOND T. also known as  
RAYMOND THOMAS MOHREY, dec'd.**

Late of Lower Gwynedd Township.  
Executor: DAVID W. CONVER,  
1800 Pennbrook Parkway, Suite 200,  
Lansdale, PA 19446.  
ATTORNEY: DAVID W. CONVER,  
DISCHELL, BARTLE & DOOLEY, PC,  
1800 Pennbrook Parkway, Suite 200,  
Lansdale, PA 19446

**MOLMEN, LAYNE, dec'd.**

Late of Horsham Township.  
Executrix: LINDA MOVSOVITZ,  
c/o Andrew H. Dohan, Esquire,  
460 E. King Road,  
Malvern, PA 19355-3049.  
ATTORNEY: ANDREW H. DOHAN,  
LENTZ, CANTOR & MASSEY, LTD.,  
460 E. King Road,  
Malvern, PA 19355-3049

**MUNDELL, JANET E., dec'd.**

Late of Upper Pottsgrove Township.  
Executrix: ALICE L. MUNDELL.  
ATTORNEY: DAVID G. GARNER,  
224 E. King Street, Suite 2,  
Pottstown, PA 19464

**O'HARA, ELEANOR A., dec'd.**

Late of East Norriton Township.  
Executor: PATRICK J. O'HARA,  
412 Saw Mill Court,  
East Norriton, PA 19401.  
ATTORNEY: JOSEPH J. BALDASSARI,  
FUREY & BALDASSARI, P.C.,  
1043 S. Park Avenue,  
Audubon, PA 19403

**PEARSON-JELINSKI, JESSICA SAGE, dec'd.**

Late of Montgomery Township.  
Executor: JOSEPH T. PEARSON, III,  
517 E. Creamery Road,  
Perkasie, PA 18944.

**PFEIFFER, LOIS FERN, dec'd.**

Late of Horsham Township.  
Executor: STEVEN C. PFEIFFER,  
311 Orchard Lane,  
Feasterville, PA 19053.  
ATTORNEY: DAVID P. GRAU,  
911 N. Easton Road, P.O. Box 209,  
Willow Grove, PA 19090

**RIEMER, JANET, dec'd.**

Late of Worcester Township.  
 Executrix: JENNIFER THUMM,  
 c/o Smith, Aker, Grossman & Hollinger,  
 60 E. Penn Street, P.O. Box 150,  
 Norristown, PA 19404-0150.  
 ATTORNEY: JAMES L. HOLLINGER,  
 SMITH, AKER, GROSSMAN & HOLLINGER,  
 60 E. Penn St., P.O. Box 150,  
 Norristown, PA 19404-0150

**RITTENHOUSE, GLADYS A., dec'd.**

Late of Worcester Township.  
 Executrix: SUSAN DAVIS,  
 11 Raymond Court,  
 Elizabethtown, PA 17022.  
 ATTORNEY: MARTIN R. WILSON,  
 WILSON & WILSON,  
 222 Market Street,  
 Lewisburg, PA 17837

**ROGERS, JEANNE M., dec'd.**

Late of Lower Merion Township.  
 Executor: CHARLES L. TUCKER,  
 733 Harvey Street,  
 Baltimore, MD 21230.  
 ATTORNEY: BAYARD H. GRAF,  
 GRAF & GRAF, P.C.,  
 175 Strafford Avenue, Suite 230,  
 Wayne, PA 19087

**SCARGILL, RICHARD, dec'd.**

Late of Lower Salford Township.  
 Executors: RICHARD R. SCARGILL AND  
 DEBORAH JOYCE VAN LUNEN,  
 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

**SCHOENIGER, ROBERT K., dec'd.**

Late of Springfield Township.  
 Executor: ROBERT SCOTT SCHOENIGER.  
 ATTORNEY: JAMES F. CARNEY,  
 610 W. Germantown Pike, Suite 400,  
 Plymouth Meeting, PA 19462

**SNYDER, FREDERIC also known as**

**FRED SNYDER, dec'd.**  
 Late of Plymouth Township.  
 Executor: MITCHELL JAY SNYDER,  
 409 Morwood Road,  
 Telford, PA 18969.  
 ATTORNEY: BRIAN D. GOURLEY,  
 LANDIS, HUNSBERGER, GINGRICH &  
 WEIK, LLP,  
 114 E. Broad Street, P.O. Box 64769,  
 Souderton, PA 18964

**TRAGER, ROSLYN, dec'd.**

Late of Lower Merion Township.  
 Co-Executors: JODI PLAVNER AND  
 STUART TRAGER,  
 c/o Shea Law Offices, LLP,  
 P.O. Box 128,  
 Bryn Mawr, PA 19010.  
 ATTORNEY: MICHAEL S. DINNEY,  
 SHEA LAW OFFICES, LLP,  
 P.O. Box 128,  
 Bryn Mawr, PA 19010

**TROE, MARY L. also known as**

**MARY LOUISE TRO, dec'd.**  
 Late of Towamencin Township.  
 Executrix: DEBRA FRANKE,  
 c/o Harvey Ballard & Bornstein, LLC.  
 ATTORNEY: RYAN M. BORNSTEIN,  
 HARVEY BALLARD & BORNSTEIN, LLC,  
 800 Lancaster Avenue, Suite T-2,  
 Berwyn, PA 19312

**WENSEL, CLARENCE P. also known as  
CLARENCE PAUL WENSEL,  
CLARENCE PAUL WENSEL, SR. and  
CLARENCE P. WENSEL, SR., dec'd.**

Late of Limerick Township.  
 Executrix: TERESA M. PICKAR,  
 5518 N. Coplay Road,  
 Whitehall, PA 18052.  
 ATTORNEY: THOMAS L. HOFFMAN,  
 WELLS, HOFFMAN, HOLLOWAY &  
 MEDVESKY, LLP,  
 635 E. High Street, P.O. Box 657,  
 Pottstown, PA 19464

**WILLIG, BARBARA A., dec'd.**

Late of Abington Township.  
 Executrix: DEBORAH R. WILLIG,  
 c/o Sharon L. Steingard, Esquire,  
 1845 Walnut Street, 24th Floor,  
 Philadelphia, PA 19103.  
 ATTORNEY: SHARON L. STEINGARD,  
 WILLIG, WILLIAMS & DAVIDSON,  
 1845 Walnut Street, 24th Floor,  
 Philadelphia, PA 19103

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**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*

**Caliber Professional Organizing & Home Staging** with its principal place of business at 35 Walter Drive, Gilbertsville, PA 19525.

The name of the person owning or interested in said business is: Sheryl L. Geiger.

The application was filed on March 21, 2017.

**Home From Home Childcare** with its principal place of business at 1513 Willow Street (Rear Premises), Norristown, PA 19401 (providing services at multiple locations).

The name and address of the person owning or interested in said business is: Daniel John, 1513 Willow Street, Norristown, PA 19401.

The application was filed on February 11, 2017.

**Kagan Imports** with its principal place of business at 408 E. Fourth Street, Suite 209, Bridgeport, PA 19405.

The names of all persons owning or interested in said business are: Raymond Scott Winters, Matthew Craig Marlowe and Philip David Kolodziej.

The application was filed on March 17, 2017.

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**MISCELLANEOUS**
**NOTICE**

In accordance with the provisions of the Municipality Authorities Act of 1945, the Upper Merion Municipal Utility Authority (the "Authority") gives notice of its intention to file Articles of Amendment with the Secretary of the Commonwealth.

1. The current name of the Authority is Upper Merion Municipal Utility Authority. The new name of the Authority is to be Upper Merion Sanitary and Stormwater Authority.

2. The registered office of the Authority is 175 West Valley Forge Road, King of Prussia, PA 19406-1802.

3. Articles of Amendment will be filed in accordance with the provisions of the aforesaid Act in the office of the Secretary of the Commonwealth on or after March 8, 2017.

4. Item 6 of said Articles of Incorporation are to be amended as follows: "6. THE AUTHORITY IS FORMED UNDER THE PROVISIONS OF THE ACT OF ASSEMBLY, APPROVED MAY 2, 1945, P.L. 382, AS AMENDED AND SUPPLEMENTED, KNOWN AS THE "MUNICIPALITY AUTHORITIES ACT OF 1945," FOR THE PURPOSES: TO ACQUIRE, HOLD, CONSTRUCT, IMPROVE, MAINTAIN, OPERATE, OWN AND LEASE, EITHER IN THE CAPACITY OF LESSOR OR LESSEE; SEWERS, SEWER SYSTEMS OR PARTS THEREOF AND SEWAGE TREATMENT WORKS, INCLUDING WORKS FOR TREATING AND DISPOSING OF INDUSTRIAL WASTE AND TO ACQUIRE, HOLD, CONSTRUCT, IMPROVE, MAINTAIN, OPERATE, OWN AND LEASE, EITHER IN THE CAPACITY OF LESSOR OR LESSEE STORMWATER SYSTEMS OR PARTS THEREOF, INCLUDING BUT NOT LIMITED TO, THE PLANNING, MANAGEMENT AND IMPLEMENTATION OF STORMWATER SYSTEMS AND THE ASSESSMENT OF ANY FEE THERETO."

The aforesaid amendment was approved by the ordinance of the Board of Supervisors of Upper Merion Township, Montgomery County, Pennsylvania, enacted on August 4, 2016.

**Steven A. Hann, Solicitor  
Hamburg, Rubin, Mullin, Maxwell & Lupin, a  
Professional Corporation**  
375 Morris Road, PO Box 1479  
Lansdale, PA 19446-0773

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**TRUST NOTICES**
**First Publication**

**ELIZABETH V. BERGEY TRUST  
TRUST UNDER AGREEMENT  
DATED FEBRUARY 3, 2005  
ELIZABETH V. BERGEY, DECEASED,  
FEBRUARY 17, 2017  
LATE OF FRANCONIA TOWNSHIP,  
MONTGOMERY COUNTY, PA**

All persons having claims or demands against said Trust are requested to make known the same and all persons indebted to the decedent to make payment without delay to:

**Trustee:** Univest Bank and Trust Co.  
14 N. Main Street, P.O. Box 64197  
Souderton, PA 18964

**Trustee's Attorney:** Jeffrey K. Landis  
Bricker, Landis, Hunsberger & Gingrich, LLP  
114 E. Broad Street, P.O. Box 64769  
Souderton, PA 18964  
215-723-4350

**Second Publication**

**JOINT TRUST OF FRANK W. ABEL AND  
DOLORES ABEL DTD. 4/13/1992  
AS AMENDED 9/12/1995 AND 2/9/2011  
FRANK W. ABEL DECD. 7/24/1995  
DOLORES ABEL DECD. 10/2/2016**

Late of Horsham Township, Montgomery County, PA

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent are requested to make payment without delay to:

**Trustee:** Mark Abel  
c/o Beeghly and Beeghly  
314 S. Henderson Road, Suite G 339  
King of Prussia, PA 19406

**Trustee's Attorney:** David B. Beeghly  
Beeghly and Beeghly  
314 S. Henderson Road, Suite G 339  
King of Prussia, PA 19406

**Third and Final Publication**

**REVOCABLE LIVING TRUST OF  
ANGELO L. PACIFICO, SR.**

**Angelo L. Pacifico, Sr., Deceased.**

**Late of Plymouth Twp., Montgomery County, PA.**

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to:

**Trustees:** Diane Pacifico and Angelo Pacifico, Jr.  
c/o Michael S. Connor, Esq.  
644 Germantown Pike, Ste. 2-C  
Lafayette Hill, PA 19444

**Or to their Attorney: Michael S. Connor  
Law Office of Michael S. Connor, LLC**  
644 Germantown Pike, Ste. 2-C  
Lafayette Hill, PA 19444

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**THE CHARLES H. PORTER &  
GWENDOLYN D. PORTER  
REVOCABLE LIVING TRUST AGREEMENT  
DTD. 06/16/1997, AS AMENDED 10/27/1998,  
LAST AMENDED 05/27/2016  
GWENDOLYN D. PORTER,  
DECEASED 11/28/2016  
CHARLES H. PORTER, DECEASED 04/24/2003**

Late of Franconia Township, Montgomery County, PA

All persons having claims or demands against said Trust to make known the same and all persons indebted to the decedent to make payment without delay to:

**Contingent Trustee:** Deborah C. Hecker  
260 Telford Pike  
Telford, PA 18969

**Or her Attorney,**  
**J. Oliver Gingrich, Esquire**  
**Landis, Hunsberger, Gingrich & Weik, LLP**  
114 E. Broad Street, P.O. Box 64769  
Souderton, PA 18964  
215-723-4350

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**EXECUTIONS ISSUED**

**Week Ending March 21, 2017**

**The Defendant's Name Appears  
First in Capital Letters**

FRENCH, DAVID: BB&T BANK, GRNSH. -  
Sanatoga Commons Ii Homeowners Association;  
201700755; \$3,933.60.  
GALLAGHER, FRANCIS: AMERICAN HERITAGE  
FEDERAL CREDIT UNION, GRNSH. -  
Midland Funding, LLC; 201526964; \$3,351.68.  
GIACOMELLI TILE, INC.: COLVERE TILE CO, INC.:  
J & J TILE, INC.: ARCO DESIGN/BUILD  
NORTHEAST, INC., GRNSH. - Local 7 Tile  
Industry Welfare Fund, et al.; 201629469;  
WRIT/EXEC.  
HOY, PATRICIA: PATRICIA - Deutsche Bank  
National Trust Company, et al.; 201608232.  
KARROS, DOROTHY: ANASTACIA - Seitz, Gary,  
et al.; 201628038; \$90,000.00.  
MACKLIN, ALEXANDER: TRUMARK FINANCIAL  
CREDIT UNION, GRNSH. - Midland Funding, LLC;  
201527493; \$4,104.50.  
MENSAH, THERESA: CITIZENS BANK, GRNSH. -  
Midland Funding, LLC; 201610471; \$3,423.49.  
PETTINE, DAVID: TINA - Wells Fargo Bank Na;  
201532487; \$173,525.52.  
RANDLEMAN, ARLISA: CITIZENS BANK NA,  
GRNSH. - Sanatoga Commons - Ii Homeowners  
Association; 201702310; \$1,061.90.  
SMITH, HAROLD: ANN - Wells Fargo Bank Na,  
et al.; 200922499; IN REM ORDER/254,277.42.  
SMITH, RANDALL: WELLS FARGO BANK, GRNSH. -  
Essa Bank & Trust; 201615768; \$1,115,615.22.  
SOMOGYI, WILLIAM: WILLIAM: KATHLEEN,  
ET AL. - Wilmington Savings Fund Society Fsb,  
et al.; 201624349; \$166,665.05.  
SOTACK, DONALD: PAMESTA: PAMESTA -  
Nationstar Mortgage, LLC; 201629659; \$140,793.47.  
VASZILY, ALEXIS: TRI COUNTY AREA FEDERAL  
CREDIT UNION, GRNSH. - Harris, Carissa;  
201700845; \$7,904.80.  
VAUGHN, KWANDA - Trent Manor Condominium  
Association; 201420245; WRIT/EXEC.  
WATERS, JAMES: LYDIA - Wells Fargo Bank Na;  
201626140; \$107,026.81.  
WERYNSKI, JUDY: PORT RICHMOND SAVINGS,  
GRNSH. - Midland Funding, LLC, et al.; 200810050;  
WRIT/EXEC.  
YUN, JIE - Whipain Hills Home Owners  
Association, Inc.; 201704873; WRIT/EXEC.

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**JUDGMENTS AND LIENS ENTERED**

**Week Ending March 21, 2017**

**The Defendant's Name Appears  
First in Capital Letters**

BLANCO, KYA - Discover Bank; 201705009;  
Judgment fr. District Justice; \$3869.86.  
BROWN, RACHEL - Discover Bank; 201705007;  
Judgment fr. District Justice; \$7216.38.  
CASTRO, SALVATORE: EVARG, ELIA:  
SALS VILLAGE CAFE - Fvsc Acquisition Lp;  
201704885; Judgment fr. District Justice; \$12183.32.  
DETWILER, SEAN - Discover Bank; 201705010;  
Judgment fr. District Justice; \$4408.43.  
DONAHUE, ASHLEY - Midland Funding Llc;  
201704712; Judgment fr. District Justice; \$1225.90.  
GIBSON, RICHARD - Tasa Group Inc; 201704858;  
Judgment fr. District Justice; \$3175.00.  
GIUGLIANO, ANNETTE - Discover Bank; 201705008;  
Judgment fr. District Justice; \$3178.29.  
HENRICKS, TIMOTHY - Thp Investments Llc;  
201704863; Complaint In Confession of Judgment;  
\$3,563,575.41.  
HURLEY LAW FIRM PC - Tasa Group Inc;  
201704870; Judgment fr. District Justice; \$6328.33.  
IAMURRI, ANTHONY - Discover Bank; 201705005;  
Judgment fr. District Justice; \$6962.55.  
LOPEZ & FANTEL INC - Tasa Group Inc;  
201704865; Judgment fr. District Justice; \$3937.19.  
MASSIE, JOHN - Tasa Group Inc; 201704868;  
Judgment fr. District Justice; \$2915.35.  
MORTON, DENISHA - Midland Funding Llc;  
201704934; Judgment fr. District Justice; \$2008.58.  
MURRAY, GENE - Tasa Group Inc; 201704862;  
Judgment fr. District Justice; \$2805.14.  
PRINCE, DAVID - Tasa Group Inc; 201704861;  
Judgment fr. District Justice; \$3984.98.  
RIAD, RAQUEL - Midland Funding Llc; 201704869;  
Judgment fr. District Justice; \$881.78.  
RODENBAUGH, THOMAS - Midland Funding Llc;  
201704706; Judgment fr. District Justice; \$7759.11.  
SIN, KON - Midland Funding Llc; 201704928;  
Judgment fr. District Justice; \$5084.11.  
SMITH, ROBERT - Tasa Group Inc; 201704867;  
Judgment fr. District Justice; \$8292.84.  
STOLAR & FISCHER - Tasa Group Inc; 201704860;  
Judgment fr. District Justice; \$2983.89.  
STUPAK, CHRISTOPHER - Discover Bank;  
201705004; Judgment fr. District Justice; \$3606.44.  
SUNUKJIAN, PETER - Tasa Group Inc; 201704866;  
Judgment fr. District Justice; \$3119.81.  
THOMASBROWN, TARA - Discover Bank; 201705006;  
Judgment fr. District Justice; \$1919.80.  
YANG, KHER - Midland Funding Llc; 201704916;  
Judgment fr. District Justice; \$896.53.

**LOWER FREDERICK TWP. -  
entered municipal claims against:**

Adeleye, Sunday: Modinat; 201704777; \$251.50.  
Anderson, Richard: Gail; 201704779; \$251.50.  
Barndt, Tami; 201704787; \$251.50.  
Bartel, Christina: Kelly, Todd; 201704778; \$251.50.  
Berryman, John: Patarcity, Mary; 201704826; \$251.50.  
Boyer, Steven: Wendy; 201704761; \$251.50.

Bradbury, John; Jessica; 201704820; \$251.50.  
 Brasch, Mark; 201704794; \$251.50.  
 Chamberlain, Jill; 201704790; \$251.50.  
 Chippie, Melissa; Gregory; 201704770; \$251.50.  
 Cooper, Glenn; Dianna; 201704783; \$251.50.  
 Couch, Brian; Marisa; 201704823; \$251.50.  
 Eldridge, Erik; Martinelli, Andrea; 201704796; \$251.50.  
 Fajardo, Gladys; Manuel; 201704819; \$251.50.  
 Fletcher, Deandra; Harris, Caroline; 201704782; \$251.50.  
 Forrest, Kimberly; 201704785; \$251.50.  
 George, Laverne; Kelly; 201704831; \$251.50.  
 George, Sandra; 201704768; \$251.50.  
 Heist, Robert; Robin; 201704821; \$251.50.  
 Heitz, David; 201704769; \$251.50.  
 Heitz, Howard; 201704763; \$444.00.  
 Henry, Kevin; Singrella, Vincent; 201704795; \$251.50.  
 Houser, Keith; Elizabeth; 201704828; \$251.50.  
 Krieg, Jeremy; Kristin; 201704824; \$251.50.  
 Landes, Edith; 201704833; \$251.50.  
 Lawless, James; 201704827; \$251.50.  
 Mcfarland, Debra; 201704791; \$251.50.  
 Michener, David; 201704764; \$251.50.  
 Michener, David; 201704765; \$251.50.  
 Nicholson, Kevin; Andrea; 201704788; \$251.50.  
 Parker, Michael; 201704789; \$251.50.  
 Petrucelli, Michael; Lincavage, Jennifer; 201704780; \$251.50.  
 Roberts, Paul; Beth; 201704786; \$251.50.  
 Rodriguez, Naomi; 201704766; \$251.50.  
 Rynhardt, Hope; 201704762; \$251.50.  
 Schaffer, John; Samantha; 201704836; \$251.50.  
 Schlesman, Geoffrey; J Michele; 201704817; \$251.50.  
 Sell, Lee; Echols, Lauren; 201704832; \$251.50.  
 Soloway, Howard; Harper, John; 201704835; \$251.50.  
 Starner, Thomas; 201704834; \$251.50.  
 Stewart, Steven; 201704793; \$251.50.  
 Strawbridge, Drew; Mionica; 201704784; \$251.50.  
 Thomas, Denise; 201704792; \$251.50.  
 Tilley, Vincent; Wendy; 201704781; \$251.50.  
 Valentine, Christina; 201704825; \$251.50.  
 Wilcox, Donald; Eileen; 201704818; \$251.50.  
 Wilfong, Robert; 201704829; \$251.50.  
 Wilson, Rachel; Duffy, Gregory; 201704767; \$251.50.  
 Withers, Carol; 201704822; \$251.50.  
 Woods, Yaneaka; 201704830; \$251.50.

**LOWER POTTS GROVE TWP. AUTH. -  
 entered municipal claims against:**

Whybrow, John; 201704900; \$1293.87.

**POTTSTOWN SCHOOL DIST. -  
 entered municipal claims against:**

Johnson, Alray; Estate Of Beulah E Birkhead;  
 201704893; \$1256.95.  
 Mt Herman Missionary Baptist Church; 201704896;  
 \$348.64.

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**LETTERS OF ADMINISTRATION**

**Granted Week Ending March 21, 2017**

**Decedent's Name Appears First,  
 Then Residence at Death, and  
 Name and Address of Administrators**

BACHMAYER, MICHELLE A. - Upper Moreland Township; Bachmayer, Sydney, 22 Fitzwatertown Rd G-8 Willow Grove, PA 19090.  
 BERNSTEIN, PAULA - Lower Merion Township; Bernstein, Deborah S., 281 N. Highland Avenue Merion Station, PA 19066.  
 CASE, LAVERNE P. - Springfield Township; Case, Gary R., 606 West Sommerdale Road Somerdale, NJ 08083.  
 CLARK, PATRICK J. - Upper Merion Township; Clark, Rebecca F., 397 Evergreen Road King Of Prussia, PA 19406.  
 DINNOCENTI, GREGORY A. - Limerick Township; Dinnocenti, Helen, 1133 Wilson St Pottstown, PA 19464.  
 DIPPOLITO, ETHEL C. - Horsham Township; Pokorney, Tina, 420 Blair Mill Road Hatboro, PA 19040.  
 FLEMING, PHYLLIS R. - Norristown Borough; Catagnus, Anthony S., 1453 N Trooper Road Norristown, PA 19403; Denno, Maria, 4027 Cardin Pl Eagleville, PA 19403; Heim, Deborah, 1989 Palmer Drive Norristown, PA 19403.  
 GANNON, JACQUELINE - Abington Township; Gannon, John, 1304 East Avenue Roslyn, PA 19001.  
 GATTA, JOSEPH J., JR. - Lower Merion Township; Gatta, Barbara, 600 Fariston Drive Wynnewood, PA 19096.  
 GILES, STEPHEN P. - East Greenville Borough; Giles, Elinor E., 508 Emerson Ave Laureldale, PA 19605; Giles, Philip J., 508 Emerson Ave Laureldale, PA 19605.  
 MOSLEY, PATRICIA M. - Horsham Township; Blair, Patricia A., 11 Sandy Ridge Drive Doylestown, PA 18901.  
 MURRAY, ERNEST - Lower Merion Township; Murray, Constance D., 141 Sandyhook Road Ocean Pines, MD 21811; Murray, Mary, 162 St Pauls Road Ardmore, PA 19003.  
 NIXON, JULIE A. - Upper Moreland Township; Ferrese, Ryan, 76 Squirrel Rd Doylestown, PA 18901; Nixon, John A., 22 Fitzwatertown Rd Willow Grove, PA 19090.  
 PERGINE, FRANK - Plymouth Township; Pergine, Marie, 317 Lucetta Street Plymouth Meeting, PA 19462.  
 PITTMAN, ROBYN E. - Lower Salford Township; Pittman, Andrew L., 864 Main Street Harleysville, PA 19438.  
 VAUGHAN, MARTHA V. - Abington Township; Dwyer, Thomas D., 513 San Diego Avenue Hollywood, PA 19046.

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**SUITS BROUGHT**
**Week Ending March 21, 2017**
**The Defendant's Name Appears  
First in Capital Letters**

- ALFIERI, NICHOLAS - Alfieri, Nicole; 201704849; Complaint Divorce.
- ALLISON, OMAR - Portfolio Recovery Associates Llc; 201704874; Civil Action; Babcock, Gregory J.
- ANTONIO, CHADWICK - Td Bank Usa Na; 201704985; Civil Action; Titus, Christopher.
- AVERSA, ROSARIA - Td Bank Usa Na; 201704904; Civil Action; Howell, Beth Arnold.
- BERRY, COLLEEN - Td Bank Usa Na; 201704973; Civil Action; Miller, Kami S.
- BOCCCELLA, JOSEPH - Jordan, Tamara; 201704996; Complaint for Custody/Visitation.
- BRIDGES, ERIC - Mcclune, Desiree; 201704920; Complaint for Custody/Visitation.
- BRODRICK, CARA - Portfolio Recovery Associates Llc; 201704886; Civil Action; Polas, Robert N., Jr.
- BURGIN, COREY - Portfolio Recovery Associates Llc; 201704879; Civil Action; Babcock, Gregory J.
- CARROLL, JAMES - Claims Funding Llc; 201704857; Civil Action; Rhynhart, Daniel E.
- CARSON, JOHN - Capital Bank Usa Na; 201704810; Plaintiffs Appeal from District Justice; Lashin, Arthur.
- CERON, MARIO - American Express Centurion Bank; 201704850; Civil Action; Cawley, Jonathan Paul.
- DELMARVA POWER & LIGHT COMPANY: JERSEY CENTRAL POWER & LIGHT COMPANY: PJM INTERCONNECTION LLC, ET.AL. - Hudson Power Transmission Developers Llc; 201704969; Civil Action; Deangelo, James P.
- DELOMBA, PAUL - Delomba, Ruthann; 201704658; Complaint for Custody/Visitation; Brand, Deborah.
- FALBO, FRANK - Falbo, Augusta; 201704906; Complaint Divorce.
- GILBERT, JEFFREY - Towne Mortgage Company; 201704759; Complaint In Mortgage Foreclosure; Dobaria, Vishal.
- GILL, DANIEL - Portfolio Recovery Associates Llc; 201704883; Civil Action; Brown, Carrie A.
- HATTON, JAMES: SUE - Hatboro Federal Savings; 201704855; Complaint In Mortgage Foreclosure; Thomas, Douglas G.
- HELLER, JOSEPH - Muller, Robin; 201704853; Complaint for Custody/Visitation.
- HIPPLE, ERICA - Flowers, James; 201704804; Complaint for Custody/Visitation; Schnarrs, David T.
- HYUNDAI MOTOR AMERICA - Kimmel & Silverman; 201704921; Civil Action; Herritt, Jacqueline.
- KING, TAMEEKA: WILLIAMS, MICHAD - Washington, Edward; 201704983; Defendants Appeal from District Justice.
- KUMMERER, ROGER - Kummerer, Dawn; 201704977; Complaint Divorce.
- LAW, BRANDON - Portfolio Recovery Associates Llc; 201704743; Civil Action; Brown, Carrie A.
- LEONARD, JEANNE - Leonard, Paul; 201704887; Complaint Divorce.
- MADDEN, NICOLE - Ceneviva, Nicholas; 201704755; Complaint for Custody/Visitation; Lentz-Mcmahon, Erin C.
- MARTIN, ROSEMARY: R: THOMAS, T. - Copart Of Connecticut Inc; 201705057; Action for Declaratory Judgment; Clark, David P.
- MAULDIN, COLBY - Simpkins, Jonda; 201704964; Complaint Divorce.
- MINISSALE, ANTHONY: ADELE: ADELE, ET.AL. - Firstrust Bank; 201704757; Complaint In Mortgage Foreclosure.
- MONASTERO, JUSTIN - Midland Funding Llc; 201704845; Plaintiffs Appeal from District Justice.
- MONTGOMERY COUNTY BOARD OF ELECTIONS - Oconnor, John; 201705043; Petition; Miller, Barry M.
- MOORE, HARVEY: KENNETH: UNKNOWN HEIRS SUCCESSORS ASSIGNS AND ALL CLAIMING RIGHT TIT - Suntrust Bank; 201704901; Complaint In Mortgage Foreclosure; Wapner, Peter.
- MOWER, THOMAS - Portfolio Recovery Associates Llc; 201704872; Civil Action; Babcock, Gregory J.
- NEER, BERYL - Td Bank Usa Na; 201704854; Civil Action; Titus, Christopher.
- PARK, JOSHUA - Velocity Investments Llc; 201704661; Civil Action; Weinstein, Yale D.
- PELLEGRINO, ANTHONY - Portfolio Recovery Associates Llc; 201704889; Civil Action; Babcock, Gregory J.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Evans, Susan; 201704815; Appeal from Suspension/Registration/Insp; Carluccio, Thomas E.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Blunden, Whitney; 201704840; Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Leang, Savoeung; 201704753; Appeal from Suspension/Registration/Insp; Sopin, Craig A.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Nichols, Craig; 201704354; Appeal from Suspension/Registration/Insp; Krinick, Jon.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Cwienk, April; 201704703; Appeal from Suspension/Registration/Insp; Kurtz, Jay.
- PERFORMANCE STEEL INC - Majestic Steel Usa Inc; 201704754; Foreign Subpoena.
- PV HOLDING CORPORATION: HINOJOSA, MANUEL - Allstate Insurance Company; 201704851; Civil Action; Dougherty, Michael J.
- QALI, RAJA - Pavel, Leonard; 201704752; Defendants Appeal from District Justice.
- RYAN, WILLIAM - Isdale, Margaret; 201704957; Complaint Divorce; Young, Cheryl L.
- SINGH, SUKHCHAIN: UNITED STATES OF AMERICA - Wells Fargo Bank Na; 201704954; Complaint In Mortgage Foreclosure; Brunner, Abigail.
- SPRINGFIELD TOWNSHIP - Tank Car Corporation Of America; 201704443; Petition; Tobin, Pamela.
- STRATEGIC INVESTMENTS INC - Brunner, Shonda; 201704663; Petition; Dugalic, Vanya.
- THURMAN, MITCHELL - Sally, Mica; 201704350; Complaint for Custody/Visitation.

WALSH, JAMES: LUBLIN, WILLIAM:  
 WALSH, JAMES - Bryn Mawr Trust Company;  
 201705064; Complaint In Mortgage Foreclosure;  
 Fox, Craig H.  
 WILLIAMS, LATASHA - Gould, Nasir; 201704938;  
 Complaint for Custody/Visitation.  
 WILLIAMS, LATONYA: POLICE AND FIRE  
 FEDERAL CREDIT UNION - Harding, Tyrone;  
 201704937; Complaint In Partition; Cushing, James W.  
 WROBLEWSKI, GREGORY - Wroblewski, Penny;  
 201704990; Complaint Divorce; Furia, Joanna M.  
 XU, WEIFENG - Huang, Jie; 201704875;  
 Complaint Divorce; Snyder, Nathan.  
 YANCY, OLAN - Yancy, Robin; 201704881;  
 Complaint Divorce.  
 YESENSKY, THOMAS - Emily, Yesensky; 201704897;  
 Complaint for Custody/Visitation; Difiore, Anthony D.

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### WILLS PROBATED

#### Granted Week Ending March 21, 2017

##### Decedent's Name Appears First, Then Residence at Death, and Name and Address of Executors

AHRENS, HELEN M. - Upper Moreland Township;  
 Ahrens, Roger A., 116 E. Moreland Avenue  
 Hatboro, PA 19040.  
 ALKUS, FREIDA W. - Cheltenham Township;  
 Snyder, Beth, 2022 Wisteria Lane  
 Lafayette Hill, PA 19444.  
 AUGUST, WILLIAM T. - Lower Merion Township;  
 Leicht, Pamela A., 510 Lynmere Road  
 Bryn Mawr, PA 19010.  
 BECHTLE, HELEN M. - Springfield Township;  
 Anderson, Nancy B., 2131 S. Finley Road  
 Lombard, IL 60148; Peacock, Amy B.,  
 5501 Meadow Hill Loop  
 Lady Lake, FL 32159-5951.  
 BILLE, BERNICE - Lower Gwynedd Township;  
 Stoll, Barbara B., 282 Norfolk Rd  
 Warminster, PA 18974.  
 BRENNER, FRANK W. - Lower Salford Township;  
 Breter, Sharon J., 211 Wolf Drive  
 Allentown, PA 18104.  
 BROWN, FRANK K. - Whitpain Township;  
 Brown, Hilary R., 562 Deer Lake Circle  
 Blue Bell, PA 19422.  
 CAPIZZI, BONNIE L. - Telford Borough;  
 Capizzi, John A., 4978 Waterfall Drive  
 Macungie, PA 18062.  
 CARFAGNO, RALPH - Bridgeport Borough;  
 Robbins, Christina T., 3018 Azalea Terrace  
 Plymouth Meeting, PA 19462.  
 CATHCART, HAROLD R. - Lower Merion Township;  
 Cathcart-Siberberg, Tressa A., Cmr 480 Box 1939  
 Apo, AE 09128.  
 CATHCART, TRESSA - Lower Merion Township;  
 Cathcart-Siberberg, Tressa A., Cmr 480 Box 1939  
 Apo, AE 09128.  
 DAVIS, CHARLES E., JR. - Hatboro Borough;  
 Davis, Paul M., 13042 Kelvin Avenue  
 Philadelphia, PA 19116.  
 DELL, JOHN A. - Abington Township; Dell, Jo-Anne,  
 28 Blake Avenue Rockledge, PA 19046.  
 DIAMOND, JAY N. - Lower Merion Township;  
 Madora, Cheryl L., 266 Tomkenn Road  
 Wynnewood, PA 19096.  
 DIVELY, BARBARA - Worcester Township;  
 Dively, John M., Jr., 2275 Glenview Drive  
 Lansdale, PA 19446.  
 DRAKE, EDWARD R. - Hatboro Borough;  
 Drake, Stacy L., 23 Shirley Road  
 Hatboro, PA 19040.  
 FEDAK, DARIA - Abington Township;  
 Fedak, Bohdan, 121 Broken Pottery Dr  
 Ponte Verda Beach, FL 32082.  
 GEISINGER, HARRIET L. - West Norriton Township;  
 Geisinger, Christopher, 125 Burnside Avenue  
 Norristown, PA 19403; Geisinger, Michael B.,  
 125 Burnside Avenue Norristown, PA 19403.  
 GERDING, RUTH L. - Upper Gwynedd Township;  
 Dottermusch, Richard J., 6 Chagall Court  
 North Potomac, MD 20878.  
 GOLIE, JAMES J., JR. - Royersford Borough;  
 Golie, Regina, 551 Green Street  
 Royersford, PA 19468.  
 GOODRIDGE, FRANCIS E. - Schwenksville Borough;  
 Capodici, Delia M., 69 Amity Drive  
 Chesterbrook, PA 19087.  
 HAMPTON, GERTRUDE D. - Upper Frederick  
 Township; Hampton, Richard L., 905 A Stockton Court  
 Lansdale, PA 19446-4360.  
 HARTSOCK, CYNTHIA L. - Towamencin Township;  
 Steele, Michael A., 1960 Springer Road  
 Harleysville, PA 19438.  
 HEIMANN, JOSEPH B. - Lower Salford Township;  
 Todd, Jacky, P.O. Box 700 Worcester, PA 19490.  
 HOOVER, EDWIN A. - Lower Merion Township;  
 Kelso, Lisa, 218 Parkview Drive  
 Phoenixville, PA 19460; McClain, C. D.,  
 314 Silo Mill Lane Lansdale, PA 19446;  
 Murphy, William, 111 Lori Lane Broomall, PA 19008.  
 JACKSON, ROSEMARY E. - Abington Township;  
 Jackson-Dentremont, Jill, 4095 34Th Street #238  
 St Petersburg, FL 33711.  
 KEATING, ADA E. - Abington Township;  
 Weinrich, Elizabeth B., 2010 Richard Road  
 Willow Grove, PA 19090.  
 KERBEL, MYRON - Cheltenham Township;  
 Kerbel, J. S, 321 West 110Th Street 16-C  
 New York, NY 10026.  
 KERR, KATHLEEN H. - Lower Frederick Township;  
 Austin, Deborah J., 2744 Lantern Lane  
 Audubon, PA 19403.  
 KILPATRICK, CLAIRE F. - East Norriton Township;  
 Kennedy, Eileen, 802 Church Road  
 Harleysville, PA 19438.  
 KLAUS, CHARLOTTE - Upper Gwynedd Township;  
 Klaus, Edward, Jr., 118 Parkview Road  
 Cheltenham, PA 19012-1310.  
 KRIEBEL, BEULAH S. - Lower Salford Township;  
 Soeder, Joanne K., 5 Parkside Drive  
 Elverson, PA 19520.  
 LAUBACH, MAUDELLE - Upper Gwynedd Township;  
 Laubach, B. W, 1035 Archer Lane  
 Lansdale, PA 19446.  
 LEONARD, PATRICIA JO - Hatfield Township;  
 Carre, Kevin P., 40 N. Calder Way  
 Phoenixville, PA 19460.  
 LOWE, MONICA M. - Upper Gwynedd Township;  
 Frankhouser, Eric J., 2339 Hill Road  
 Perkiomenville, PA 18074.

MASTERS, ARNOLD - Lower Providence Township;  
Siegel, Robin, 834 Deerfield Lane  
Bryn Mawr, PA 19010.

MEARS, ALBERT P. - Horsham Township;  
Steiert, Carolyn, 53 Buckman Dr  
Hatboro, PA 19040.

MICHEL, MARILYN I. - Whitmarsh Township;  
Roarty, Francine, 8 Farm Ave  
Wilmington, DE 19810-2913.

MIGNATTI, EDITH C. - Lower Moreland Township;  
Siani, Nancy J., 196 Reider Road  
Robesonia, PA 19551.

MILLER, DOROTHY C. - Lansdale Borough;  
Dyck, Stephanie N., 202 Hopkins Court  
North Wales, PA 19454.

MOSKOWITZ, CHARLOTTE M. - Cheltenham  
Township; Moskowitz, Kenneth S.,  
653 Foxcroft Road Elkins Park, PA 19027.

MUTH, ROSEMARY A. - Whitmarsh Township;  
Glynn, K. D., 169 Ashbrook Drive  
Athens, GA 30605-3979; Muth, Pomante Anita,  
258 S. 3Rd Street Philadelphia, PA 19106.

OLIVE, JUSTINE L. - Whitpain Township;  
Tress, Edward K., 108 Cathedral Drive  
North Wales, PA 19454.

OWEN, VIRGINIA L. - Lower Merion Township;  
Owen, Alyson, 305 Berkeley Road  
Merion Station, PA 19066.

PRICE, MARGARET E. - Upper Salford Township;  
Braeuinig, Elizabeth A., 1184 Station Road  
Palm, PA 18070.

QUIGLEY, ANNE M. - New Hanover Township;  
Ingram, Donna A., 2303 Sterling Drive  
Gilbertsville, PA 19525.

RICH, CORNELIA S. - Norristown Borough;  
Wright, Ronate, 232 E. Fornance Street  
Norristown, PA 19401.

RICHARDSON, MARGERY A. - Lower Providence  
Township; Richardson, James E.,  
3002 Lenape Drive Collegeville, PA 19426;  
Richardson, Jeffrey W., 3815 Sumter Drive  
Collegeville, PA 19426.

RIDOUT, ROBERT C. - Worcester Township;  
Ridout, Bertha R., 357 Founders Village  
Lansdale, PA 19446.

SCHWARTZ, LITA L. - Cheltenham Township;  
Schwartz, Arthur L., 7625 Fillmore Street  
Philadelphia, PA 19111; Schwartz, Frederic S.,  
14861 Enclave Preserve Circle  
Delray Beech, FL 33484; Schwartz, Joshua D.,  
555 Ne 34Th Street Miami, FL 33137.

SHUMOCK, ANACLETA T. - Upper Moreland  
Township; Cresta, Michelle A., 4 Cricket Circle  
Horsham, PA 19044-1837; Shumock, Craig J.,  
509 Pleasant View Drive Douglassville, PA 19518.

SMITH, WILLIAM L., JR. - Lower Moreland  
Township; Smith, Yolanda, 29 Creekside Drive  
Pottstown, PA 19464.

SPOLSKY, THOMAS L. - Lower Moreland Township;  
Curtis, Kendra L., 623 West Mulberry Street  
Kennett Square, PA 19348; Ward, Georgia,  
5505 Westbury Drive Enola, PA 17025-3311.

SUNG, CHIU-MEI - Lower Merion Township;  
Sung, Lawrence M., 11201 Kinsale Court  
Ellicott City, MD 21042.

TOWNSEND, ETHEL G. - Cheltenham Township;  
Miraski, Ann, 10902 Modena Drive  
Philadelphia, PA 19154.

TURKOT, JEAN L. - Upper Dublin Township;  
Eyler, Joan, 379 Roberts Ave Glenside, PA 19038;  
Turkot, Victor, 205 Lawnside Ave  
Haddon Twp, NJ 08108.

WEDEN, CHARLOTTE E. - Upper Dublin Township;  
Reich, Cynthia A., 6122 Creekside Drive  
Flourtown, PA 19031.

ZAWISLAK, STANLEY C. - Whitpain Township;  
Zawislak, Stephen P., 1044 Singer Lane  
East Norriton, PA 19403.

## RETURN DAY LIST

April 10, 2017  
COURT ADMINISTRATOR

**All motions “respecting discovery” in civil cases are subject to the provisions of Local Rule 4019\* - Discovery Master. If such a motion is answered in opposition on or before the rule return date, the matter is automatically listed for argument before the Discovery Master at 9:00 a.m. on the Friday of the week in which the rule was made returnable. Check the MCCH electronic directory for assigned courtroom.**

1. Antonucci v. Carbone Brothers, LLP - Motion to Confirm Award of Arbitration (Seq. 97 D) - **D. Onorato - K. Cohen.**
2. Ardmore Crossing Townhomes Condominium Association v. Michael Anthony Homes, Inc. - Plaintiff's Motion to Compel Deposition of Defendant (Seq. 2-5 D) - **J. McGlynn - J. Dalton.**
3. Asman v. Montgomery County - Motion to Consolidate Both Docket Numbers (Seq. 14) - **B. Swartz - P. Newcomer.**
4. Balboni v. HP Hood, LLC - Motion to Compel Discovery (Seq. 19 D) - **M. Strauss - P. Brady.**
5. Bank of New York Mellon v. Adesanya - Defendant's Emergency Motion for Discovery (Seq. 86 D) - **M. McKeever.**
6. Branch Banking and Trust Company v. Freeland - Motion to Confirm Sheriff's Sale (Seq. 24 D) - **M. Gairo.**
7. Camungol v. Bodenheimer - Motion to Compel Plaintiff's Discovery (Seq. 19 D) - **M. Rosenberg - R. Mennies.**
8. Cheap Snow Removal, LLC v. Wyndmoor Hills Health Care Center - Petition for Relief from Default Judgment (Seq. 10 D) - **D. Kaplan.**
9. Collons v. Sahin - Motion That Personal Jurisdiction Over Defendant is Proved (Seq. 43).
10. Collons v. Sahin - Motion to Certify Lawsuit as a Class Action Law Suit (Seq. 4-4).
11. Estate of Jung Wha Song v. Son - Plaintiff's Motion for Charging Order (Seq. 5 D) - **D. Bradley.**
12. Fluck v. Wolfe - Petition to Withdraw as Counsel (Seq. 106) - **H. Byrne - B. Lauria.**
13. Friedman v. Lower Merion Library System - Defendant's Motion to Compel Answers to Interrogatories and Request for Production of Documents (Seq. 13 D) - **J. Leffler - G. Knoell, III.**
14. GBR v. Shipley - Petition for Leave to Withdraw as Counsel (Seq. 60) - **S. Daniels - S. Kapustin.**
15. Hayward v. BJH/Tec Holdings, Inc. - Defendant's Motion to Compel Answers to Interrogatories and Requests for Documents (Seq. 25 D) - **M. Kilstein - J. Devlin.**



16. Hill v. Hill - Motion to Withdraw as Counsel (Seq. 14) - **L. Kane - J. Rocco.**
17. Hopkins v. Day Care Centers, Inc. - Motion to Compel Defendant's Appearance for Deposition (Seq.-5 D) - **M. Van Der Veen - K. McNulty.**
18. Horizon Property Management, LLC v. Upper Moreland-Hatboro Joint Sewer Authority - Defendant's Motion to Compel Discovery Responses (Seq. 104 D) - **M. Gold - S. Fisher.**
19. Horizon Property Management, LLC v. Upper Moreland-Hatboro Joint Sewer Authority - Plaintiff's Motion to Compel the Deposition of Defendant (Seq. 105 D) - **M. Gold - S. Fisher.**
20. Isakoff v. Helmick-Waite - Defendant's Motion to Compel Discovery (Seq. 6 D) - **O. Fontecchio - J. Santiago.**
21. JP Morgan Chase Bank National Association v. Najawi - Motion to Extend the Milestone Deadlines (Seq. 47 D) - **A. Zuckerman - M. Jan.**
22. Live Well Financial, Inc. v. Gottshall - Plaintiff's Motion to Reassess Damages (Seq. 13) - **J. Ottley.**
23. LSF9 Master Participation Trust v. Atkins - Petition to Strike Judgment (Seq. 28 D) - **P. Wapner - S. Bozarth.**
24. Mahoney v. Loewen - Motion to Strike Plaintiff's Objections to Subpoenas (Seq. 6-6 D) - **M. Ghiasuddin - K. Carmen.**
25. Mansour v. Hernandez - Petition to Withdraw as Counsel (Seq. 34) - **D. Sherman - P. Gibbons.**
26. Mc Kay v. Home Properties, Inc. - Motion to Compel Deposition (Seq. 12 D) - **K. Steinberg - S. Schwartz.**
27. McClellan v. Marian Family Enterprises, LLC - Petition of Defendant for Leave to File Joinder Complaint (Seq. 5) - **S. Greenfield - A. Kramer.**
28. McMenamin v. Sin Ventures North End, L.P. - Plaintiff's Motion to Compel Answers to Plaintiff's Requests for Production of Documents (Seq. 44 D) - **B. Mayerson.**
29. Mercado v. Crenshaw - Motion for a Ruling on Plaintiff's Objections to Defendant's Subpoena (Seq. 29 D) - **J. Solnick - L. Miller.**
30. Mineo v. Mineo - Petition to Withdraw Appearance as Counsel (Seq. 19) - **C. Consolo - F. Recchuiti.**
31. Morcom v. Dlugaszewski - Motion to Compel Plaintiff's Answers to Discovery Requests (Seq. 8 D) - **R. Wolfe - L. Miller.**
32. O'Shea v. AGI Abstract Company, LLC - Motion for Protective Order (Seq. 42 D) - **R. O'Shea - D. Pittinsky.**
33. Pennymac Loan Services, LLC v. Falco - Plaintiff's Motion to Compel (Seq. 9) - **J. Tsai - D. Brewster.**
34. PI Advisory Corporation v. Kendall Life Sciences, LLC - Defendant's Motion to Compel Discovery (Seq. 60 D) - **D. Walton - S. Cheiken.**
35. Piantino v. Bryn Mawr Hospital - Defendant's Motion to Compel Answers to Discovery Against Plaintiff's (Seq. 16 D) - **G. Brownstein - A. Kramer.**
36. Plepis v. Amrock Investments, L.P. - Motion to Dismiss Action (Seq. 205 D) - **R. Kerns.**
37. Reichlin v. Rishforth - Plaintiff's Motion to Overrule Objections to Subpoena (Seq. 19 D) - **T. Brown - M. Barnes.**
38. Reid v. Reid - Petition for Leave to Withdraw as Counsel (Seq. 9) - **L. Cappelletta.**
39. Rivera v. Borough of Pottstown - Motion to Admit Pro Hac Vice (Seq. 1) - **M. Faherty.**
40. Rivera v. Borough of Pottstown - Motion to Admit Pro Hav Vice (Seq. 2) - **M. Faherty.**
41. Schmerling v. Lankenau Medical Center - Plaintiff's Petition to Vacate/Open Non Pros (Seq. 28 D) - **L. Hambrecht - K. Chanler.**
42. Segarra v. Parker - Motion to Compel Plaintiff's Deposition (Seq. 8 D) - **W. Siegel - K. Haywood.**
43. Stanko v. Morrison - Motion to Compel Discovery Responses (Seq. 10 D) - **L. Rogers - M. Bogan.**
44. Strother v. Read - Motion to Compel Co-Defendant's Answers to Defendant's Discovery Requests (Seq. 25 D) - **S. Lipschutz - T. Simmons.**
45. TBF Financial, LLC v. Concate Technologies, Inc. - Amended Petition to Strike/Open Judgment (Seq. 13 D) - **J. Adelman.**
46. Treveathan v. Indian Valley Family YMCA - Motion for Leave to Amend Plaintiff's Complaint (Seq. 60 D) - **C. Srogoncik - M. Boomsma.**
47. Yilla v. Loftus Construction, Inc. - Motion to Compel Answers to Defendant's Discovery Requests (Seq. 33 D) - **M. Arrigo - J. McHale.**
48. Weber Gallagher Simpson Staple v. Cohen - Defendant's Motion to Compel Objections and Answers to Plaintiff's Requests for Admission (Seq. 8 D) - **K. Portner - M. Vitale.**
49. Wells Fargo Bank, N.A. v. Sigley - Motion to Reform Mortgage and Correct Sheriff's Deed (Seq. 2-0) - **S. Diatterick.**
50. Wells Fargo Bank, N.A. v. Taggart - Plaintiff's Motion to Compel Discovery (Seq. 83 D) - **F. Hallinan - R. Birch.**
51. Yu v. Li - Defendant's Motion to Compel Plaintiff's Responses to Discovery Requests (Seq. 25 D) - **J. DiGiovanni.**