

## 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 **October 26, 2016 at 1:00 o'clock P.M.** prevailing time, in Court Room "A", Court House, Swede and Airy Streets, in the Borough of Norristown, said County, the following described Real Estate.*

### To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on December 7, 2016 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

### Third & Final Publication

11-11892

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, or about to be erected, situate in **Royersford Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a preliminary subdivision made for Mid Coast Construction Company, Inc. by Hopkins and Scott, Registered Surveyors, Kimberton, Pennsylvania on 8/12/1972, as follows, to wit:

BEGINNING at a point on the Northwestern side of Church Street (74 feet wide) which point is at the distance of 211.50 feet measured North 49 degrees, East from the point of intersection of the said Sixth Avenue (57 feet wide); thence extending from said point of beginning along Lot #2 on said plan, North 41 degrees, West 120 feet to a point, a corner of Lot #18 on said plan; thence extending along said Lot #18 North 49 degrees, East 36 feet to a point, a corner of land now or late of Frederick Fagley on said plan; thence along said land now or late of Frederick Fagley South 41 degrees, East 120 feet to a point on the Northwestern side of Church Street aforesaid; thence extending along the said side of Church Street South 49 degrees, West 35 feet to the first mentioned point and place of beginning.

BEING the same premises which Kathleen A. McQuilken, Administratrix of the Estate of Geraldine H. Smith, by Deed dated November 30, 1998 and recorded February 12, 1999 in and for Montgomery County, Pennsylvania, in Deed Book Volume 5259, Page 1197, granted and conveyed unto Beth Ann Fisher, in fee.

Parcel Number: 19-00-00932-00-3.

Location of property: 629 Church Street, Royersford, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Beth Ann Fisher** at the suit of Nationscredit Financial Services Corporation. Debt: \$103,177.44.

**Stephen M. Hladik**, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$10,317.74. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

11-24409

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 survey and plan thereof made the 4th day of April, 1957, and amended in the 10th day of October, 1957, by Russell S. Lyman, Registered Professional Engineer, Surveyor of Huntingdon Valley, Pennsylvania, as follows, to wit:

BEGINNING at a point in the center line of Davisville Road (thirty-three feet wide), said point being eight hundred twenty-three and thirty-two one-hundredths feet (erroneously described in prior Deed as being eight hundred twenty-three and twenty-three one-hundredths feet) South seventy-two degrees, fifty-nine minutes West from a point formed by the intersection of the center line of Pioneer Road (thirty-three feet wide) with the centerline of aforesaid Davisville Road; thence from the first mentioned point and place of beginning and crossing over the Southeasterly side of said Davisville Road South sixteen degrees, fifty-nine minutes East, ninety-eight and two one-hundredths feet to a point; thence South forty-five degrees, thirty-four minutes, thirty seconds East, fifty-six and ninety-four one-hundredths feet to a point; thence South sixteen degrees, fifty-nine minutes East, ninety-eight and two one-hundredths feet to a point; thence South seventy-three degrees, one minute West, two hundred twenty-seven and twenty one-hundredths feet to a point; thence North sixteen degrees, fifty-nine minutes West, two hundred forty-five and ninety-one one-hundredths feet recrossing the Southeasterly side of aforesaid Davisville Road to the center line thereof; thence along same North seventy-two degrees, fifty-nine minutes East, two hundred feet to the point and place of beginning.

CONTAINING in area therein one and two thousand six one-thousandths acres more or less.

Parcel Number: 59-00-04708-00-3.

Location of property: 4115 Davisville Road, Hatboro, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Louis Schoeffling, III and Christopher Schoeffling and Cornelia C. Deckman** at the suit of School District of Upper Moreland Township. Debt: \$6,049.21.

**Diane M. Boehret**, Attorney.

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

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

11-31557

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Limerick Township**, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a proposed subdivision made for Strouse Brothers by David Meixner, Registered Surveyor, Collegeville, R.D. #2, Pennsylvania, dated 9/27/1956 and revised 2/11/1957, as follows, to wit:

BEGINNING at a point in the center line of Graterford Road (50 feet wide) at the distance of 450 feet measured North 50 degrees, 5 minutes West from the intersection of the center line of Graterford Road with the center line of Township Line Road; thence extending North 50 degrees, 5 minutes West along the center line of Graterford Road, 100 feet to a corner of Lot No. 9; thence along Lot No. 9, South 39 degrees, 55 minutes West, 403.92 feet to a point in line of land now or late of Stephen Browne; thence along the same, South 44 degrees, 36 minutes East, 100.46 feet to a corner of Lot No. 7; thence along Lot No. 7, North 39 degrees, 55 minutes East, 413.50 feet to the first mentioned point and place of beginning.

BEING Lot No. 8 on said plan.

BEING the same premises which Norman H. Batchelder, Jr. and Beatrice F. Batchelder, husband and wife, by Deed dated February 26, 2007 and recorded on March 8, 2007 in the Office for the Recording of Deeds in Book 5638 and Page 01235 conveyed unto James A. Civello and Karrienne L. Civello, husband and wife, as Tenants by the Entirety.

Parcel Number: 37-00-01006-00-1.

Location of property: 328 Graterford Road, Schwenksville, PA 19473.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Karrienne L. Civello and James A. Civello** at the suit of SABR Mortgage Loan 2008-1 REO Subsidiary-1 LLC c/o Ocwen Loan Servicing, LLC. Debt: \$334,872.96.

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

12-06539

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 Commonwealth of Pennsylvania, and described according to a certain plan of property made for Frances Pulitano, by Charles E. Shoemaker, Professional Engineer of Abington, Pennsylvania, on June 17, 1967 and recorded in the Office of the Recorder of Deeds in Norristown, in Plan Book C6, Page 70, as follows, to wit:

BEGINNING at a point of tangent on the Northwesterly side of Rockwell Road (formerly Crestmont Avenue and Grove Avenue) (60 feet wide), said point being at the distance of 43.46 feet measured on the arc of a circle curving to the right having a radius of 35.16 feet to the point of curve on the Southwesterly side of Welsh Road (70 feet wide); thence extending from said point of beginning South 20 degrees, 47 minutes West along the Northwesterly side of Rockwell Road, 49.52 feet to a point; thence extending North 69 degrees, 13 minutes West, 120.79 feet to a point in line of lands now or late of the Reading Company; thence extending North 24 degrees, 51 minutes East, 114.00 feet to a point on the Southwesterly side of Welsh Road; thence extending South 40 degrees, 03 minutes East along the Southwesterly side of Welsh Road, 94.31 feet to a point of curve; thence extending on the arc of a circle curving to the right having a radius of 35.18 feet the arc distance of 43.44 feet to the first mentioned point of tangent and place of beginning.

CONTAINING 11,066 square feet of land.

BEING Lots No. A-I, 1 and part of 2 as shown on the above mentioned plan.

BEING the same property conveyed to David J. Coleman, as Sole Owner who acquired title by virtue of a Deed from Sherley Ferry and Hugh Ferry, dated September 5, 2007, recorded September 17, 2007, at Deed Book 5665, Page 00038, Montgomery County, Pennsylvania records.

Parcel Number: 30-00-57488-00-1.

Location of property: 1796 Rockwell Road, Abington Township, PA 19001.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **David J. Coleman** at the suit of Wells Fargo Bank, N.A. Debt: \$302,702.76.

**Meredith H. Wooters**, Attorney.

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

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

12-06567

ALL THAT CERTAIN unit or parcel of land, situate in **Lansdale Borough**, County of Montgomery and State of Pennsylvania and designated and shown on Plan for John Heckler made by Showalter Associates dated May 2, 1984 and recorded on the 4th day of January, 1985 in Deed Book 4756, Page 1908 and designated as Unit #1 B being a unit in the Pines Condominium.

TOGETHER with all right, title and interest being a 6.25 percentage undivided interest of, in and to the Common Elements as set forth in the Declaration of Condominium, dated December 20, 1984 recorded as aforesaid in Deed Book 4756, Page 1908.

UNDER AND SUBJECT to covenants, restrictions, easements, terms, rights, agreements, conditions and rules and regulations as contained in the aforesaid Declaration of Condominium of Pines Condominium and any amendments to the said Declaration as the same may be made from time to time.

AND the same grantor represents and warrants to the said grantee that the said Grantor has complied with the provisions of Section 3410 (b) of the said Uniform Condominium Act.

BEING the same premises which John P. Heckler by Deed dated May 31, 1985 and recorded in the Montgomery County Recorder of Deeds Office on June 11, 1985 in Deed Book 4768, Page 2246, granted and conveyed unto Reita F. Detweiler. Parcel Number: 11-00-17517-25-6.

Location of property: 204 North Valley Forge Road, Unit 1B, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Reita F. Detweiler** at the suit of U.S. Bank National Association, et al. Debt: \$38,056.37.

**Stephen M. Hladik**, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,805.63 dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

12-09698

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Record Plan, Providence Chase a/k/a Torrance Tract, prepared by Eastern States Engineering, dated April 9, 2004, last revised March 23, 2005, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania, in Plan Book 24, Pages 484, 485, 486, 487, 488, 489 and 490, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Patriot Drive (50 feet wide) at a corner of this and Lot Number 20, as shown on the above mentioned plan, which said point is measured the two (2) following courses and distances from a point of curve on the Southwesterly side of Greystone Court (50 feet wide) as shown on said plan, as follows, viz: (1) leaving the said Southwesterly side of Greystone Court along the arc of a curve, curving to the right, having a radius of 21.00 feet the arc distance of 31.29 feet to the point of reverse curve on the Northwesterly side of Patriot Drive, aforesaid; and (2) extending along the arc of a curve, curving to the left, along Patriot Drive, having a radius of 550.00 feet the arc distance of 98.14 feet to the point of beginning; thence extending from said point of beginning, along the said side of Patriot Drive, continuing along the arc of a curve, curving to the left, having a radius of 550.00 feet the arc distance of 115.01 feet to a point, a corner of this and Lot Number 22, as shown on said plan; thence extending North 33 degrees, 05 minutes, 00 seconds West along Lot Number 22, the distance of 280.96 feet to a point a corner of Lot Number 19, as shown on said plan; thence extending North 76 degrees, 22 minutes, 39 seconds East along Lot Number 19, the distance of 173.96 feet to a point a corner of Lot Number 20, aforesaid; thence extending South 21 degrees, 06 minutes, 12 seconds East, along Lot Number 20 the distance of 240.21 feet to the first mentioned point and place of beginning.

CONTAINING 36,523 square feet or 0.838 acres of land.

SUBJECT to variable width drainage easement as shown on said referenced Final Record Plan.

BEING part of the same premises which Patricia Torrance f/k/a, Patricia B. Elliott and Katherine D. Elliott individually and as Co-Partners t/a Valley Brook Farm by Indenture dated February 8, 2005 and recorded March 22, 2005 at Norristown in the Office for the Recording of Deeds in and for the County of Montgomery in Deed Book 5547, Page 1192 granted and conveyed unto Toll PA II, L.P., in fee.

UNDER AND SUBJECT to Declarations, Easements and Restrictions of record and the Providence Chase Community Associate HOA documents recorded on January 10, 2006 in Deed Book 5586, Page 815.

BEING the same premises which Toll PA II, L.P., by Deed dated May 25, 2007 and recorded in the Office for the Recorder of Deeds in and for the County of Montgomery on May 29, 2007 in Deed Book 5648, Pages 2427-2431, as Document No. 2007064858, granted and conveyed unto Mark Cabot and Kristy M. Ward.

Parcel Number: 61-00-03613-10-6.

Location of property: 125 Patriot Drive, Collegeville, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Mark A. Cabot a/k/a Mark Cabot, Kristy M. Ward and United States of America** at the suit of HSBC Bank USA, et al. Debt: \$906,065.30.

**Stephen M. Hladik**, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$90,606.53. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

12-16371

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Perkiomen Township**, County of Montgomery and Commonwealth of Pennsylvania, being known as Lot No. 360 on a Title Plan of Birchwood Home Owners Association, Inc. made for County Builders, Inc. by Hopkins & Scott, Inc., Registered Surveyors, dated August 8, 1974 and revised August 23, 1974, said plan being recorded in the Office of the Recorder of Deeds of Montgomery County of Norristown, Pennsylvania in Plan Book A-23, Page 32.

Being the same premises which M. Patricia Ballester by Deed dated 5/15/1984 and recorded 5/25/1984 in Montgomery County in Deed Book 4737, Page 99 conveyed unto Andrew G. Malatesta, in fee.

TITLE TO SAID PREMISES IS VESTED IN Andrew Malatesta by deed from M. Patricia Ballester dated 5/15/1984 and recorded 5/25/1984 in Montgomery County in Deed Book 4737, Page 99 conveyed unto Andrew G. Malatesta, in fee. Parcel Number: 48-00-00223-62-9.

Location of property: 360 Bridge Street, Collegeville, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Andrew Malatesta** at the suit of Birchwood Homeowners Association. Debt: \$29,840.00.

**Patrick D. McDonnell**, Attorney. I.D. #208038

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$4,500. 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.

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12-22823

ALL THAT CERTAIN lot with the buildings and improvements thereon erected, situate in **Worcester Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot 8 on a Plan of Subdivision 'Meadowood' made by Herbert H. Metz, Inc., Civil Engineer and Surveyors, dated 10/26/81, revised 3/3/82 and recorded 3/11/82 in the Recorder of Deeds Office at Norristown, Pennsylvania, in Plan Book A-44, Page 137-A, being more particularly described, as follows, to wit:

BEGINNING at a point in the centerline of Deer Creek Road (50 feet wide at this point), said point being the two (2) following courses and distances from a nail found in the bed of Hollow Road (width not shown): (1) extending South 21 degrees, 19 minutes East, 65.32 feet to a point in the centerline of Deer Creek Road; (2) extending along the centerline of Deer Creek Road, on the arc of a circle curving to the right having a radius of 1300 feet the arc distance of 52.00 feet to the point and place of beginning; thence extending South 87 degrees, 43 minutes, 50 seconds East crossing the Northeastly side of Deer Creek Road and within a drainage easement (of variable width) 1,139.36 feet to a point; thence extending in a Southeasterly direction on the arc of a circle curving to the right having a radius of 11,399.17 feet the arc distance of 9.11 feet to a point in line of lands of now or late Elmer and Lona S. Keyser; thence extending along said Keyser's land, South 48 degrees, 30 minutes, 17 seconds West, 356.19 feet to a point, a corner of Lot #9; thence extending along Lot #9 South 82 degrees, 08 minutes, 09 seconds West, 782.88 feet to a point on the centerline of Deer Creek Road; thence extending in a Northwesterly direction on the arc of a circle curving to the right having a radius of 1300 feet the arc distance of 32.00 feet to a point; thence extending North 13 degrees, 32 minutes, 52 seconds West, 252.16 feet to a point; thence extending on the arc of a circle curving to the left having a radius of 1300 feet the arc distance of 124.27 feet to a point and place of beginning.

BEING Lot #8 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Daniel J. Brennan and Linda D. Brennan, h/w, by Deed from Linda D. Brennan and Daniel J. Brennan, her husband, dated 04/09/2001, recorded 04/17/2001 in Book 5356, Page 1408. Parcel Number: 67-00-00733-40-6.

Location of property: 3169 Deer Creek Road, Worcester, PA 19490.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Daniel J. Brennan a/k/a Daniel Brennan and Linda Brennan a/k/a Linda D. Brennan** at the suit of Wilmington Trust, National Association, Not in its Individual Capacity, but Solely as Trustee for MFRA Trust 2015-2. Debt: \$721,841.98.

**Jonathan Lobb**, Attorney. I.D. #312174

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,520. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

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12-26353

ALL THAT CERTAIN property, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, described according to a plan, as follows:

BEGINNING at a point on the Northwesterly side of Astor Street at the distance of One hundred ninety-four feet two-inches more or less, Southwest from the Westerly corner of Elm and Astor Streets, a corner of this and lot of Henry Arnoldy; thence Northwesterly at right angles to said Astor Street, the line passing through the middle of the partition wall between the house on this lot and said Arnoldy's house, one hundred feet to the Southeasterly side of a twenty feet wide alley; thence along said side of the said alley, Southwesterly nineteen feet more or less to a point a corner of this and land of John Skelly; thence by said Skelly's land, the line being parallel with the first course, Southeasterly one hundred feet to the Northeastly side of Astor Street and along the same, Northeastly nineteen feet more or less to the place of beginning.

BEING the same premises which William H. Myers and Myrtice Myers, by Deed dated 11/8/2002 and recorded 1/31/2003 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5444, Page 1628, granted and conveyed unto Douglas Campbell and Debra Lacava Campbell.

Parcel Number: 13-00-03388-00-1.

Location of property: 747 Astor Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Douglas Campbell and Debra Lacava Campbell** at the suit of Federal National Mortgage Association. Debt: \$98,681.20.

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

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

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

13-02112

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 being Lot No. 21 on a Plan of Lots entitled Cinnamon Hill, Section D, which plan is recorded in the Office for the Recorder of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Plan BookA-3, Page 50, and more particularly described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Northeastly side of Hansen Road (fifty feet wide) at the distance of one hundred five feet and sixty-nine one-hundredths of a foot Southeastly from the Southeastly terminus of its radial intersection with the Southeastly side of Chapel Lane (fifty feet wide); thence extending North sixty-two degrees, twenty-eight minutes East, along the Southeastly line of Lot No. 21 on said plan and passing partly along the Southeastly line of a certain ten feet wide utility easement one hundred forty-eight feet and eighty-six one-hundredths of a foot to a point in the Northeastly line of a certain other ten feet wide easement; thence extending South nineteen degrees, fifty-nine minutes West along same eighty-six feet one-hundredths of a foot to a point; thence extending South sixty-nine degrees, thirty minutes West along the Northwestly line of Lot No. 23 on said plan one hundred fifty-six feet and ninety-six one-hundredths of a foot to a point on the Northeastly side of Hansen Road; thence extending North twenty degrees, thirty minutes West along same sixty-eight feet and thirty-three one-hundredths feet to the first mentioned point and place of beginning.

UNDER AND SUBJECT to certain covenants and restrictions as now appear of record.

BEING the same premises which Jean E. Godsall-Myers, Executor and Stephen E. Godsall-Myers, Executor Under the Will of Emily W. Godsall, Deceased dated 04/22/2004 recorded 06/29/2004 in Montgomery County in Deed Book 5514, Page 339 conveyed unto Lynne Parsons, in fee.

TITLE TO SAID PREMISES VESTED IN Lynne Parsons by Deed from Jean E. Godsall-Myers, Executor, and Stephen E. Godsall-Myers, Executor, Under the Will of Emily W. Godsall, Deceased dated 04/22/2004 recorded 06/29/2004 in Deed Book 5514, Page 339.

Parcel Number: 58-00-09325-00-4.

Location of property: 484 Hansen Road, King of Prussia, PA 19406.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Lynne Parsons and United States of America** at the suit of Homeward Residential, Inc. f/k/a American Home Mortgage Servicing, Inc. Debt: \$289,729.12.

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

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

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

13-13246

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot No. 16 on a plan of Subdivision No. 2 of Norriton Park, prepared by Donald H. Schurr, Registered Professional Engineer, Norristown, Pennsylvania, dated August 16th, 1955, and bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Northeast side of Dorp Lane, fifty feet wide, at the distance of two hundred thirty feet measured along the Northeast side of Dorp Lane on a course of South fifty degrees, twenty-seven minutes East from the point of tangent of a curve, which last mentioned point is at the distance of thirty-one feet and forty-two one-hundredths of a foot, measured Southwestwardly and Southeastwardly along the arc of a circle curving to the left, having a radius of twenty feet from a point on the Southeast side of Stanbridge Street, forty-five feet wide, said point of beginning being a corner of Lot No. 17 on said plan; thence extending along Lot No. 17, North thirty-nine degrees, thirty-three minutes East, one hundred sixty feet to a point in line of Lot No. 19; thence along Lot No. 19, South fifty degrees, twenty-two minutes East, one hundred forty-seven feet and sixty-three one-hundredths of a foot to a point, a corner; thence extending South twenty-six degrees, twenty-nine minutes West, sixty feet and ninety-six one-hundredths of a foot to a point; thence South sixty-seven degrees, twenty two minutes, forty-six seconds West, one hundred thirty-six feet and forty-one one-hundredths of a foot to a point on the Northeast side of Dorp Lane aforesaid; thence extending along the Northeast side of Dorp Lane, Northwestwardly on a line curving to the left, having a radius of one hundred seventy-five feet, the arc distance of eighty-five feet to a point; thence continuing along the Northeast side of Dorp Lane, North fifty degrees, twenty-seven minutes West, fifteen feet to the place of beginning.

UNDER AND SUBJECT to building restrictions and conditions therein set forth.

TITLE TO SAID PREMISES IS VESTED IN Nancy Iacovoni and Leslie Iacovoni, by Deed from Wayne E. Klitsch and Barbara A. Miller, h/w, dated 08/17/2012, recorded 08/29/2012 in Book 5846, Page 1798.

Parcel Number: 33-00-02362-00-8.

Location of property: 2722 Dorp Lane, East Norriton, PA 19401-1774.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Leslie Iacovoni and Nancy Iacovoni** at the suit of Wells Fargo Bank, N.A. Debt: \$157,268.08.

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

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

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



13-13979

ALL THAT CERTAIN lot or piece of ground, situate in **Limerick Township**, Montgomery County, Pennsylvania, bounded and described according to a Final Plan of Landis Farms Estates, prepared by Woodrow & Associates, Inc., dated 10/3/2003 last revised 7/7/2004 and recorded in Plan Book 23, Page 468, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Sun Valley Drive, said point being a corner of Lot 30, as shown on the above mentioned plan; thence extending from said beginning point along Lot 30, North 85 degrees, 15 minutes, 29 seconds West, 135.00 feet to a point; thence extending North 04 degrees, 44 minutes, 31 seconds East, 74.57 feet to a point of curve; thence extending along the arc of a circle curving to the right having a radius of 41.00 feet the arc distance of 0.63 feet to a point; thence extending South 85 degrees, 10 minutes, 10 seconds East, 135.00 feet to a point of curve on the Northwesterly side of Sun Valley Drive; thence extending along the same the two following courses and distances: (1) one the arc of a circle curving to the left having a radius of 276.00 feet the arc distance of 0.43 feet to a point; and (2) South 04 degrees, 44 minutes, 31 seconds West, 74.51 feet to the point of beginning.

CONTAINING in area 10,139.085 square feet.

BEING Lot #31 as shown on the above mentioned plan.

BEING the same premises which T.H. Properties, a PA Limited Partnership, by Deed dated August 19, 2005 and recorded in the Recorder of Deeds Office in and for Montgomery County, Pennsylvania on September 9, 2009 in Book 05570, Page 0297 and Instrument Number 2005127943 granted and conveyed unto Justin Miskiv and Jennifer Miskiv, husband and wife.

Parcel Number: 37-00-05301-22-4.

Location of property: 1106 Sun Valley Drive, Royersford, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Justin Miskiv and Jennifer Miskiv** at the suit of The Bank of New York Mellon, et al. Debt: \$357,642.33

**Thomas M. Federman**, Attorney. I.D. #64068

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$35,764.23 dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

13-21738

ALL THAT CERTAIN unit designated as Unit Number 107, being a unit in the Trent Manor Condominium, situate in **West Norriton Township**, County of Montgomery and State of Pennsylvania, which has heretofore been submitted to the provision of the Uniform Condominium Act, 68 PA C.S. 3101 et seq., as designated in Declaration of Condominium of Trent Manor Condominium bearing date the 9th day of September, A.D. 1986, and recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania on the 7th day of October, A.D. 1986 in Deed Book 4815, Page 972, and amended by 1st Amendment thereto dated 11/5/1986 and recorded 11/10/1986 in Deed Book 4818, Page 2229, and a 2nd Amendment thereto dated 5/20/1987 and recorded 5/28/1987 in Deed Book 4838, Page 2169, a 3rd Amendment thereto dated 11/5/1987 and recorded 11/23/1987 in Deed Book 4858, Page 230, a 4th Amendment thereto dated 1/14/1988 and recorded 1/20/1988 in Deed Book 4863, Page 740 and a 5th Amendment dated 10/12/1988 and recorded 10/19/1988 in Deed Book 4891, Page 1 and Plats and Plans for Condominium bearing date of 5/1986, and recorded as Exhibit 'C' of the Declaration of Condominium of Trent Manor Condominium.

TOGETHER with all rights, title and interest, being and undivided 0.44% interest of, in and to the Common Elements as set forth in the aforesaid Declaration of Condominium and as the same may be changed by any Amendments thereto.

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 **Elisabete Stayton**, as Sole Owner by Deed from Jacqueline McCay dated 05/31/2005 and recorded 06/08/2005 in Deed Book 5556. Page 2443.

Parcel Number: 63-00-09446-07-6.

Location of property: 107 William Penn Drive, Norristown, PA 19403-5201.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Elisabete Stayton** at the suit of Wells Fargo Bank, N.A., as Indenture Trustee Under The Indenture Relating to IMPAC CMB Trust Series 2005-6. Debt: \$253,613.51.

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

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,520. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

14-06488

ALL THAT CERTAIN lot of land situate in **Pottstown Borough**, Montgomery County, Pennsylvania, on the East side of Warren Street between Beech Street and Lincoln Avenue being known as 226 North Warren Street, bounded and described, as follows, to wit:

BEGINNING at a point in the East side of Warren Street at the distance of 55 feet Southwardly from the Southeast corner of Lincoln Avenue and Warren Street, a corner of this and land now or late of Sakiewicz: thence by the same and parallel with Lincoln Avenue Eastwardly 120 feet to a 20 feet wide alley; thence by the same Southwardly 26 feet, 6 inches to House No. 224 North Warren Street now or late of Vernon L. Mease; thence by the same Westwardly 125 feet of the East side of Warren Street passing in part of said course and distance through the middle of the concrete division or partition wall of this and House No. 224 North Warren Street; thence by the East side of Warren Street Northwardly 26 feet, 9 inches to the point or place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Joshua Shoffstall, by Deed from Angela C. Rose, Executrix of The Estate of Helen O. Jones, dated 07/31/2008, recorded 03/04/2009 in Book 5723, Page 1211.

Parcel Number: 16-00-31508-00-3.

Location of property: 226 North Warren Street, Pottstown, PA 19464-4728.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joshua Shoffstall** at the suit of Newlands Asset Holding Trust Care of U.S. Bank Trust National Association. Debt: \$116,489.56.

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

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,520. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

14-08183

ALL THAT CERTAIN lot in **Upper Pottsgrove Township**, known as designated as Lot 114 on a subdivision plan recorded in the Office of the Recorder of Deeds of Montgomery County Pennsylvania Book A-56, Page 438, 439 page 440 on 1/15/1997.

BEGINNING at a point on the Northwesterly right of way line of Laura Lane at Southern corner of Lot 113, then from said beginning point: (1) North 61 degrees, 01 minutes, 38 seconds West, 83.17 feet to a point; thence (2) along Lot 115, South 37 degrees, 32 minutes, 28 seconds West, 136.05 feet to a point on the Northeast right-of-way line of Peachtree Circle; thence (3) along said right-of-way line, South 52 degrees, 27 minutes, 32 seconds East, 60.00 feet to a point; thence (4) Easterly along an arc concave to the North having a radius of 25 feet the arc distance 39.27 feet; thence along said right-of-way line of Laura Lane; (5) North 37 degrees, 32 minutes, 28 seconds East, 86.64 feet and (6) Northeasterly along on arc concave to the Northwest having a radius of 247 feet the arc distance of 36.94 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Craig O. Williams and Kimberly Williams by Deed from Russell J. West and Sonia M. West dated December 5, 2003 and recorded on January 22, 2004 in the Montgomery County Recorder of Deeds in Book 5491, Page 1430 as Instrument No. 2004012130.

Parcel Number: 60-00-02490-00-6.

Location of property: 55 Peachtree Circle, Upper Pottsgrove Township, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Craig O. Williams and Kimberly D. Williams** at the suit of LSF9 Master Participation Trust. Debt: \$244,827.49.

**Robert W. Williams**, Attorney.

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

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

14-10529

ALL THAT CERTAIN property, situate in **Lower Gwynedd Township**, County of Montgomery and State of Pennsylvania, described according to a plan, as follows:

BEGINNING at a point on the Easterly side of Marie Road (50 feet wide) said point being the (5) following courses and distances from a point of curve on the Southeasterly side of Davis Road (50 feet wide): (1) leaving Davis Road on the arc of a circle curving to the left having a radius of 20.00 one-hundredths feet the arc distance of 31.41 one-hundredths feet to a point of tangent on the Northeasterly side of Marie Road; (2) South 50 degrees, 00 minutes East along the Northeasterly side of Marie Road 368.93 one-hundredths feet to a point of curve on the same; (3) Southeasterly and Southwardly partly along the Northeasterly and partly along the Easterly sides of Marie Road on the arc of a circle curving to the right having a radius of 175.00 one-hundredths feet the arc distance of 139.86 one-hundredths feet to a point of tangent on the Easterly side of Marie Road; and (4) South 04 degrees, 12 minutes, 30 seconds East along the Easterly side of Marie Road 53.33 one-hundredths feet to a point of curve on the same; and (5) Southwardly still along the Easterly side of Marie Rod on the arc of a circle curving to the left having a radius of 1679.69 one-hundredths feet the arc distance of 167.10 one-hundredths feet to the place of beginning; thence extending from said point of beginning North 80 degrees, 05 minutes, 30 seconds East, 187.00 feet to a point on the Westerly side of the Fort Washington Expressway (State Highway L.R. 783) (120 feet wide); thence extending Southwardly along the Westerly side of Fort Washington Expressway aforesaid on the arc of a circle curving to the left having a radius of 1492.69 one-hundredths feet the arc distance of 154.58 one-hundredths feet to a point; thence extending South 74 degrees, 09 minutes, 30 seconds West, 187.00 one-hundredths feet to a point on the Northeasterly side of Marie Road; thence extending Northwardly and Northwardly parallel along the Northeasterly and partly along the Easterly sides of Marie Road on the arc of a circle curving to the right having a radius of 1679.69 one-hundredths feet the arc distance of 173.94 one-hundredths feet to the first mentioned point and place of beginning.

BEING Lot No. 39 as shown on the above mentioned plan.

WHEREIN in the description the fifth course in describing the beginning point was erroneously given as the arc of a circle curving to the left having a radius of 679.69 feet whereas the same should have been the arc of a circle curving to the left having a radius of 1679.69 feet and the last course of the description was erroneously given as on the arc of a circle curving to the right having a radius of 679.69 feet whereas the same should have been the arc of a circle curving to the right having a radius of 1679.69 feet.

EXCEPTING THEREOUT AND THEREFROM that portion of the premises conveyed by Jane B. Hedges unto The Commonwealth of Pennsylvania Department of Transportation date 06/12/2003 and recorded 09/25/2003 in Deed Book 5474, Page 1585.

Parcel Number: 39-00-02470-00-2.

Location of property: 405 Marie Road, Lower Gwynedd Township, PA 19002.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mark James Elliott, Jr.** at the suit of Wells Fargo Bank, N.A. Debt: \$118,468.12.

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

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

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

14-15556

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

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

BEING Lot Number 96 on said plan.

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

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

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

The improvements thereon are: A residential dwelling.

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

**Robert W. Williams**, Attorney.

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

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

14-23193

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

BEGINNING at a spike in the middle of a public road leading from Lansdale to the Cowpath Road, at the intersection with the middle line of a public road leading to Orville Station; thence along the middle of said public road leading to Orville Station, North forty-two degrees, fifteen minutes West, two hundred fourteen and eighty-eight one-hundredths feet to a spike in the middle of the road; thence along land now or late of Edna Z. Smires, wife or James Smires, North forty-four degrees, twenty minutes East, one hundred forty-five and seventy-seven one-hundredths feet to an iron pin, South forty-five degrees, thirty-eight minutes East, two hundred fourteen and fifty one-hundredths feet to a spike in the middle of said road leading from Lansdale to Cowpath Road; thence along the middle of said road, South forty-four degrees, twenty minutes West, one hundred fifty-eight and nineteen one-hundredths feet to the first mentioned point and place of beginning.

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

BEING the same premises which Brenda O. Gower by Deed dated July 21, 2003 and recorded in the Recorder of Deeds Office in and for Montgomery County, Pennsylvania on November 18, 2003 in Book 05491, Page 2189 and Instrument Number 2003623440 granted and conveyed unto Brenda L. Gower.

Parcel Number: 35-00-06913-00-9.

Location of property: 1300 Moyer Road, Hatfield, PA 19440.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Brenda L. Gower** at the suit of Partners for Payment Relief DE II, LLC. Debt: \$69,312.09.

**Thomas M. Federman**, Attorney. I.D. #64068

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$6,931.20 dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.



14-25734

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

BEGINNING at a point on the Northeastly side of Karris Lane, being a lane running Northwestly from the Northwestly side of the Conshohocken Pike between the Ridge and the Germantown Pikes, at the distance of 200 feet Northwestly from the Northwestly side of said Conshohocken Pike a corner of land now or late of James Quinn, now of John Richardson; thence along land of the said Richardson and land of George McGettingan North 38 degrees, East 100 feet to a point a corner of this and land of A. L. Bartholomew and George J. Mallen; thence along said land North 50 degrees, 14 minutes West, 34 feet and South 38 degrees, West 100 feet to the Northeastly side of Karris Lane and along said side, South 50 degrees, 14 minutes East, 34 feet to the first mentioned point and place of beginning.

BEING the same land and premises which became vested in Charles J. Krauth, Jr. and Jaqueline C. Krauth, his wife, by Deed from Thomas D. Lyle and Janice W. Lyle, his wife, dated 12/6/1971, recorded 12/8/1971, in the Montgomery County Clerk/Register's Office in Deed Book 3717, Page 568. Charles J. Krauth, Jr. died on 6/11/10 whereupon title vested in Jacqueline C. Krauth by Right of Survivorship.

Parcel Number: 49-00-06136-00-7.

Location of property: 101 Karris Lane, Conshohocken, PA 19428.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Joseph Elenback and Stacy Elenback** at the suit of Jacqueline C. Krauth. Debt: \$161,781.00.

**Brian C. LeGrow**, Attorney, I.D. #93977

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,520. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

14-27191

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 State of Pennsylvania, and described according to a certain plan thereof known as 'St. Austell Hall Estate' made by Barton and Martin, Engineers, dated 11/28/1945 and revised 7/12/1948, as follows, to wit:

BEGINNING at a point on the Southeastly side of Gribbel Road (40 feet wide) at the distance of 78.087 feet measured Northeastwardly along the said side of Gribbel Road from a point of tangent in the same, said point of tangent being at the distance of 39.182 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 Northeastly side of Church Road (46.5 feet wide).

CONTAINING in front or breadth on said Gribbel Road 100 feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to Gribbel Road 142 feet.

BEING known as Lot #12 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Patricia Nolan, as sole owner given by Teofila M. Krzywicki dated January 9, 2006 recorded January 24, 2006 in Book/Page or Instrument #05587/2488.

Parcel Number: 31-00-12895-00-7.

Location of property: 345 Gribbel Road, Wyncote, PA 19095-1107.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Patricia Nolan** at the suit of Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-OPT1, Asset-Backed Certificates, Series 2006-OPT1. Debt: \$409,215.81.

**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 \$3,520. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

14-29709

ALL THAT CERTAIN tract or parcel of ground, with the buildings and improvements thereon erected, situate in **New Hanover Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan for J. Carl Weidenbaugh, made by Ralph E. Shaner & Sons, Engineering Company, Pottstown, PA, dated June 3, 1976 and last revised August 20, 1976, as follows, to wit:

BEGINNING at an interior point, a common corner of this and land now or late Andrew W. and Dorothy Kontra, which point is at the distance of 285 feet measured South 59 degrees, 33 minutes West along said land from a point in the title line in the bed of Swamp Pike (40 feet and variable width); thence extending from said point of beginning along other land now or late of the Grantor the 3 following courses and distances, viz: (1) South 25 degrees, 07 minutes East, 29.45 feet; (2) South 53 degrees, 30 minutes West, 200 feet and; (3) North 36 degrees, 30 minutes West, 250 feet to a point, a corner of land now or late of Shumaker; thence extending along said land North 53 degrees, 30 minutes East, 250.33 feet to a point, a corner of land now or late of Kontra, aforesaid; thence extending along said land South 25 degrees, 07 minutes East, 225.57 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 on said plan.

TOGETHER with the free and common use, right, liberty and privilege of a certain 16 feet wide driveway, easement, as shown on said plan, bounded and described, as follows.

BEGINNING at a point in the title line in the bed of Swamp Pike, a corner of land now or late of Kontra; thence extending from said point of beginning along the said title line, South 23 degrees, East 16.12 feet to a point, a corner of other land of the Grantor; thence extending along the same, South 59 degrees, 53 minutes West, 288.40 feet to a point; thence extending North 25, degrees 07 minutes West, 16.06 feet to point, a corner of land now or late Kontra, aforesaid; thence extending along said land North 59 degrees, 53 minutes East, 285 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Tommy P. Nguyen by Deed from Rebecca C. Aldeghe dated August 26, 2005 and recorded on September 13, 2005 in the Montgomery County Recorder of Deeds in Book 5570, Page 1889 as Instrument No. 2005130034.

Parcel Number: 47-00-07127-00-8.

Location of property: 2540 Swamp Pike, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Tommy P. Nguyen** at the suit of Bank of New York Mellon, f/k/a The Bank of New York, as Trustee, on Behalf of the Holders of the Alternative Loan Trust 2005-59, Mortgage Pass-Through Certificates, Series 2005-59. Debt: \$396,022.14.

**Robert W. Williams**, Attorney.

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

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

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14-30022

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 Northwesterly side of Pine Street, at the distance of 55 feet Northeasterly from the Northeast corner of Pine Street and Hayden Alley and from thence Northeastwardly along said side of Pine Street, 27 feet, 6 inches to a point, a corner of this and land of Elmer O. Rehrrer; thence along the line of same at right angles to Pine Street, Northwestwardly the line passing through the middle of the partition wall between this and the adjoining dwelling house now of said Rehrrer, 140 feet more or less to the Southeast side of Irons Alley; thence along said alley, Southwestwardly 27 feet, 6 inches to a point, a corner of this and land now of Joseph Leird; thence along the line of said land, Southeastwardly 140 feet more or less to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Stephen J. Scott and Teresa M. Scott by Deed from Wallace H. Lacoste dated July 11, 2003 and recorded on July 27, 2003 in the Montgomery County Recorder of Deeds in Book 5475, Page 0004 as Instrument No. 020696.

Parcel Number: 13-00-30528-00-5.

Location of property: 1423 Pine Street, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Stephen J. Scott and Teresa M. Scott** at the suit of HSBC Bank USA, National Association as Trustee for the Holders of the ACE Securities Corporation Home Equity Loan Trust, Asset Backed Pass-Through Certificates Series 2006-CW1. Debt: \$178,449.93.

**Robert W. Williams**, Attorney.

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

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

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15-00931

ALL THAT CERTAIN lot or piece of ground, with the building and improvements to be erected thereon, situate in **Upper Pottsgrove Township**, Montgomery County, Pennsylvania, and described according to a Plan of Subdivision prepared as part of "Summer Grove" made by Bursich Associates, Inc., dated October 18, 2004 and last revised December 14, 2004 and recorded in Montgomery County in Plan Book 26, Pages 84-89, as follows, to wit:

BEGINNING at a point on the Northerly side of Summer Grove Lane (50 feet wide) which point of beginning is common to this lot and Lot No. 3 as shown on said plan; thence extending from said point of beginning, along Lot No. 3 North 01 degree, 30 minutes, 21 seconds West, crossing a 5 feet wide water easement, 125.00 feet to a point in line of Open Space #1 as shown on said plan; thence extending along the same, North 88 degrees, 29 minutes, 39 seconds East, 80.00 feet to a point, a corner of Lot No. 1 as shown on said plan; thence extending along the same, South 01 degree, 30 minutes, 21 seconds East, recrossing said water easement, 125.00 feet to a point on the Northerly side of said Summer Grove Lane; thence extending along the same South 88 degrees, 29 minutes, 39 seconds West, 80.00 feet to the first mentioned point and place of beginning.

Parcel Number: 60-00-00130-00-6.

Location of property: 302 Summer Grove Lane, Pottstown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Jorai Laprinice** at the suit of Township of Upper Pottsgrove. Debt: \$1,344.03.

**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.

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15-01685

ALL THAT CERTAIN lot or piece of land, with the buildings thereon erected, situate in **Bridgeport Borough**, County of Montgomery and State of Pennsylvania, being Lot #4 on Plan of Property of Differ Building Company, surveyed by Donald H. Schurr, Registered Surveyor, Norristown, Pennsylvania on September 2, 1954 and bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Southeast side of DeKalb Street 66 feet wide, at the distance of 55.33 feet Southwestwardly from the Southwest side of Sixth Street 50 feet wide, a corner of Lot #3 on said plan; thence along Lot #3 the line for a part of the distance extending through the center of the partition wall dividing the house erected, hereon and the adjoining premises, South 56 degrees, 10 minutes East, 75.33 feet to a point, a corner of Lot #19; thence along Lot #19 South 33 degrees, 50 minutes East, 16 feet to a point a corner of Lot #5; thence along Lot #5, the line for a part of the distance extending through the center of the partition wall dividing the house erected hereon and the house on the adjoining premises, North 56 degrees, 10 minutes West, 75.33 feet to a point on the Southeast side of DeKalb Street, aforesaid; thence along the Southeast side of DeKalb Street, North 33 degrees, 50 minutes East, 16 feet to the place of beginning.

RESERVING into Charles A. Differ, Thomas Differ and Peter J. Differ the right to lay a four foot concrete walk two feet may be laid at the rear of the herein above described premises.

AND RESERVING unto the owners of other properties abutting on said 4.

TITLE TO SAID PREMISES VESTED IN Joseph D. Sheehan by Deed from Charles A. Tassoni and Christian McGinnity, Brian Flannery and Dennis Pinkerton dated March 29, 2002 and recorded on April 29, 2002 in the Montgomery County Recorder of Deeds in Book 5405, Page 630.

Parcel Number: 02-00-01164-00-4.

Location of property: 607 DeKalb Street, Bridgeport, PA 19405.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Joseph D. Sheehan** at the suit of Federal National Mortgage Association. Debt: \$72,546.61.

**Robert W. Williams**, Attorney.

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

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

15-02216

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements to be erected thereon, situate in **East Norriton Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan entitled "Hidden Ridge" drawn by Stout, Tacconelli and Associates, Inc., Civil Engineering and Land Surveying, Kulpville, PA, dated 11/24/1986, last revised 1/30/1995 and recorded in Plan Book A-55, Page 298, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Brambling Lane, said point of beginning being at a point, a corner of Lot No. 10 and also being in the bed of a Storm Sewer Easement, both as shown on said plan; thence extending from said point of beginning and extending along the line of said Lot No. 10, and also extending through the bed of said Storm Sewer Easement, South 49 degrees, 32 minutes, 00 seconds East, 192.37 feet to a point in line of Lot No. 2 as shown on said plan; thence extending along the line of said Lot No. 2 and also extending along the line of Lot No. 1 as shown on said plan also containing through the bed of said Storm Sewer Easement, South 42 degrees, 58 minutes, 00 seconds West, 120.0 feet to a point in line of lands now or late Fredrick and Sally B. Brouse as shown on said plan; thence extending along the line of said lands of Brouse and continuing through the bed of said Storm Sewer Easement, North 49 degrees, 32 minutes, 00 seconds West, 181.28 feet to a point on Southeasterly side of Brambling Lane, aforesaid; thence extending along the said southeasterly side of Brambling Lane and crossing over the said Storm Sewer Easement the two (2) following courses and distances, viz: (1) North 40 degrees, 28 minutes, 00 seconds East, 75.00 feet to a point; and (2) measuring in a Northeasterly direction along the arc of a circle curving to the left having a radius of 175.00 feet, the arc distance of 45.39 feet to a point, a corner of Lot No. 10 and also being in the bed of a Storm Sewer Easement aforesaid, being first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Mark D. Scott and Jacqueline B. Scott, as Tenants by the Entireties by Deed from Nick and Lee Inc., a Pennsylvania Corporation dated August 29, 1997 and recorded on September 12, 1997 in the Montgomery County Recorder of Deeds in Book 5199, Page 1758 as Instrument No. 015856.

Parcel Number: 33-00-00752-67-3.

Location of property: 2990 Brambling Lane, Norristown, PA 19403.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Mark D. Scott and Jacqueline B. Scott** at the suit of HSBC Bank USA, National Association as Trustee for Ellington Loan Acquisition Trust 2007-2, Mortgage Pass-Through Certificates, Series 2007-2. Debt: \$452,617.67.

**Robert W. Williams**, Attorney.

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

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

15-06076

A CERTAIN condominium unit, located in **Conshohocken Borough**, County of Montgomery and Commonwealth of Pennsylvania, specifically described, as follows:

Unit 1209, Building 1, 200 West Elm Street, Suite 1209, and Parking Space Number 108 Garage No. 1, Upper Level, situated in The Grande at Riverview Condominium (referred to in this Unit Deed as the "Unit"), together with an undivided 0.699% interest in the Common Elements of said Condominium, as same may be adjusted in the future as allowed by the Declaration for The Grande at Riverview Condominium. The conveyance evidenced by this Unit Deed

is made under the provisions of and is subject to the Pennsylvania Uniform Condominium Act, as amended, and any applicable regulations adopted under the law. The conveyance evidenced by this Unit Deed is also made in accordance with the terms, limitations, conditions, covenants, restrictions, easements, agreements and other provisions set forth in that certain Declaration for The Grande at Riverview Condominium dated September 1, 2005 and recorded September 13, 2005 in the Montgomery County Clerk's Office in Deed Book 05570 at Page 1950, et seq., as same may now or hereafter be lawfully amended and/or supplemented. The Unit is now designated as Tax Parcel Number 05-00-11876-48-2 on the municipal tax map of the Borough of Conshohocken. The Unit is subject to the Declaration mentioned above and all its exhibits including all easements, terms, conditions, reservations, rights-of-way, air rights, covenants of record, governmental statutes, ordinances and regulations, possible added assessments for the year of sale and all facts that an accurate survey may disclose.

TITLE TO SAID PREMISES IS VESTED IN Robert M. Toborowsky, Administrator of the Estate of Margaret Toborowsky, Deceased Mortgagor and Real Owner by Deed from D.R. Horton, Inc. dated May 29, 2007 and recorded June 11, 2007 in Deed Book 5650, Page 01901.

Parcel Number: 05-00-11876-48-2.

Location of property: 200 West Elm Street, Suite 1209, Conshohocken, PA 19428.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Robert M. Toborowsky, Administrator of the Estate of Margaret Toborowsky, Deceased Mortgagor and Real Owner** at the suit of Bayview Loan Servicing, LLC. Debt: \$207,181.76.

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

15-08355

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 Plan of Property Subdivision for York Garden Homes, Inc., made by George C. Gilmore, Registered Surveyor, on July 6, 1942, and recorded at Norristown, in Deed Book 1477, Page 601.

BEGINNING at a point in the bed of County Line Road (60 feet wide) (said point being 38 feet Northeast from the Southwest side of said County Line Road) at the distance of 878.53 feet Northwest from the center line of York Road (60 feet wide); thence extending South 37 degrees, 52 minutes West, (Parallel to Township Line Road) 159.81 feet to a point; thence extending North 52 degrees, West 50 feet to a point; thence extending North 37 degrees, 52 minutes East, 160 feet to a point in the bed of County Line Road; thence extending along the bed of County Line Road South 51 degrees, 55 minutes East, 50 feet to the first mentioned point and place of beginning.

BEING Lot No. 12 on said plan.

TITLE TO SAID PREMISES IS VESTED IN William Carden, Jr. by Deed from Kenneth R. Rimer and Kelly R. Rimer, husband and wife dated 04/25/06 and recorded on 05/15/06 in the Montgomery County Recorder of Deeds in/at Deed Book 05800, Page 2253 as Instrument No. 2006-058575.

Parcel Number: 59-00-03403-00-3.

Location of property: 28 West County Line Road, Hatboro, PA 19040.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **William Carden a/k/a William Carden, Jr.** at the suit of Wilmington Trust, N.A., Successor Trustee to Citibank, N.A., as Trustee f/b/o Holders of Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust 2006-4, Mortgage Pass-Through Certificates, Series 2006-4. Debt: \$260,744.48.

**Robert W. Williams**, Attorney.

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

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

15-08970

ALL THAT CERTAIN tract of land, situate along the South side of the Ridge Road and the West side of the Allentown Road, in Tylersport Village, in **Salford Township**, Montgomery County, PA bounded and described according to a plan of properties dated August 22, 1956, by Stanley F. Moyer, Surveyor, as follows, to wit:

BEGINNING at a point in the center line of the Ridge Road said point being a corner of lands of Samuel G. Fitzgerald ninety-seven and fifty-three hundredths feet (97.53 feet) West of the center line of the Allentown Road; thence along lands of Samuel G. Fitzgerald, South one degree, fifteen minutes West the distance of one hundred thirty-one and one-tenths feet (South 01 degree, 15 minutes West, 131.1 feet) to an iron pin; thence still along the same, South eighty-three degrees, East the distance of eighty-seven and seventy-six hundredths feet (South 83 degrees, East 87.76 feet) to a corner in the Allentown Road; thence along the same., South five degrees, fifty-one minutes West the distance of thirty-three and eighty-four hundredths feet (South 05 degrees, 51 minutes West, 33.84 feet) to a corner; thence along lands conveyed by grantors to Russel, Bolton and along the center line of a twelve feet (12 feet) right-of-way, South eighty-seven degrees, twenty-eight minutes West, the distance of one hundred seven and twenty-five hundredths feet (South 87 degrees, 28 minutes West, 107.25 feet) to an iron pin; thence still along lands of Russel Bolton, the next two (2) courses and distances: North eighty-three degrees, thirty-two minutes West the distance of forty-seven and three hundredths feet (North 83 degrees, 32 minutes West, 47.03 feet) to an iron pin; thence South three degrees,

thirty minutes West the distance of eighty-four and twenty-four hundredths feet (South 03 degrees, 30 minutes West, 84.24 feet) to an iron pin in line of lands of Joseph Young; thence along the same, North eighty-four degrees, forty-four minutes West the distance of fifteen feet (North 84 degrees, 44 minutes West, 15 feet) to an iron pin; thence still along lands of Joseph Young, South three degrees, thirty minutes West the distance of fifty-six and nine hundredths feet (South 03 degrees, 30 minutes West 56.09 feet) to an iron pin, a corner; thence along lands of Louis Snyder, North eighty-two degrees, West the distance of ninety feet (North 82 degrees, West, 90 feet) to a corner; thence along lands of the Tylersport Volunteer Fire Company, North four and one-half degrees, East the distance of three hundred twenty-six and ninety-nine hundredths feet (North 4-1/2 degrees, East 326.99 feet) to the center line of the Ridge Road; thence along the same, South eighty-two degrees, thirty-two minutes East the distance of one hundred sixty-seven and thirty-seven hundredths feet (South 82 degrees, 32 minutes East, 167.37 feet) to the place of beginning.

Parcel Number: 44-00-01348-00-3.

Location of property: 112 Ridge Road, Telford, PA.

The improvements thereon are: Industrial - multi-story warehouse/manufacturing up to 15,000 square feet.

Seized and taken in execution as the property of **Mayhew Properties, L.L.C.** at the suit of Souderton Area School District. Debt: \$13,455.87.

**Diane M. Boehret**, Attorney.

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

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

15-09189

#### PREMISES "A"

ALL THAT CERTAIN message and lot or piece of ground, with the dwelling and buildings thereon erected hereditaments and appurtenances, situate in **Franconia Township**, County of Montgomery and State of Pennsylvania, designated as 202 West Summit Street, bounded and described according to a recent survey and plan, dated September 12, 1952, as prepared by Stanley F. Moyer, Registered Engineer and Land Surveyor, Souderton, Pennsylvania, as follows, to wit:

**BEGINNING** at an iron pin marking the intersection of the center lines of West Summit Street and the center line of Colonial Avenue, said pin also being the line dividing the Borough of Souderton and the Township of Franconia and along a continuation of the center line of Colonial Avenue and partly along Tract No. 2, South forty-three degrees, forty-five minutes East, two hundred sixty-four and seventy-six one-hundredths feet (South 43 degrees, 45 minutes East, 264.76 feet) to an iron pin, a corner in line of lands of Frank N. Frederick; thence along the same and the Borough Line, South forty-five degrees, nine minutes West, one hundred forty-one and three one-hundredths feet (South 45 degrees, 9 minutes, West, 141.03 feet) to an iron pin, a corner of land of Frank A. Sunting; thence along the same North forty-one degrees, fifty-seven minutes West, two hundred seventy-two and twenty-two one-hundredths feet (North 41 degrees, 57 minutes West, 272.22 feet) to a spike in the center line of West Summit Street; thence along the same, North forty-eight degrees, fifteen minutes East, one hundred thirty-two and fifty one-hundredths feet (North 48 degrees, 15 minutes East, 132.50 feet) to the place of the beginning.

**BEING** Tax Parcel #34-00-04720-00-7.

**BEING** the same premises which Robin Bargher, now known as Robin Taylor, by Deed dated 4/26/2011 and Recorded 4/28/2011 in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania in Deed Book 5799, Page 1214 granted and conveyed unto Robert E. Bargher, in fee.

#### PREMISES "B"

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Souderton, Borough**, County of Montgomery and State of Pennsylvania, as follows, to wit:

**BEGINNING** at a point in line of Tract No. 1 described above and in the line dividing the Township of Franconia and the Borough of Souderton, said point being one hundred eighty-four and seventy-six on-hundredths feet (184.76 feet) Southeast of the center line of Colonial Avenue and West Summit Street; thence along a sixteen feet (16 feet) wide alley, North forty-five degrees, East twenty-five feet (North 45 degrees, East 25 feet) to an iron pin, a corner of lands of E. H. Alderfer; thence along the same, South forty-three degrees, forty-five minutes East, eighty feet (South 43 degrees, 45 minutes East, 80 feet) to an iron pin in line of land of Frank N. Frederick; thence along the same, South forty-five degrees, nine minutes West, twenty-five feet (South 45 degrees, 9 minutes West, 25 feet) to an iron pin; thence along Tract No. 1 described above and along the Township Line, North forty-three degrees, forty-five minutes West, eighty feet (North 43 degrees, 45 minutes West, 80 feet) to the place of the beginning.

**BEING** Tax Parcel #21-00-07216-80-9.

**BEING** the same premises which Robin Bargher, now known as Robin Taylor, by Deed dated 4/26/2011 and recorded 4/28/2011 in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania in Deed Book 5799, Page 1214 granted and conveyed unto Robert E. Bargher, in fee.

Parcel Numbers: 34-00-04720-00-7 and 21-00-07216-80-9.

Location of property: 202 West Summit Street, Souderton, PA 18964.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Robert E. Bargher** at the suit of U.S Bank National Association (Trustee for The Pennsylvania Housing Finance Agency). Debt: \$149,603.27.

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

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

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



15-10934

ALL THAT CERTAIN lot or piece of ground, situate in **Ambler Borough**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a Site Plan of Station Square by Langan Engineering & Environmental Services dated June 22, 2007 and last revised May 21, 2008 and recorded in the Office for the Recorder of Deeds at Norristown, Pennsylvania in Plan Book 31, Page 451, as follows, to wit:

BEING Unit No. 41.

Parcel Number: 01-00-02614-51-8.

Location of property: 309 Ebony Court, Ambler, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Victoria DiPaul** at the suit of Wissahickon School District. Debt: \$4,015.69.

**Diane M. Boehret**, Attorney.

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

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

15-12241

ALL THAT CERTAIN lot or piece of land, situate in the Village of West Point, **Upper Gwynedd Township**, County of Montgomery, and State of Pennsylvania, bounded and described according to a survey of Herbert H. Metz, Registered Engineer, Lansdale, Pennsylvania, dated 4/16/1946, as follows, to wit:

BEGINNING at an iron pin set in the centerline of the intersection of a public road (33 feet wide) known as Park Road and Second Street (33 feet wide); thence along the centerline of said Second Street South 44 degrees, 47 minutes West the distance of 185 feet to an iron pin a corner; thence along land or now or late of Albert E. Jenkins and Theresa M. Jenkins, North 44 degrees, 34 minutes West the distance of 213.5 feet to an iron pin, a corner; thence along land of Ambler Trust Company North 44 degrees, 47 minutes East the distance of 185 feet to an iron pin set in the centerline of said Park Road; thence along the same South 44 degrees, 34 minutes East the distance of 213.5 feet to the place of beginning.

BEING the same premises which Central Penn Property Services, Inc. by Deed dated 12/15/2004, recorded 01/07/2005 in and for Montgomery County in Deed Book 05539, Page 2050 and Instrument #2005004683, conveyed unto Rebecca Young and Richard Messing, wife and husband, Grantees herein.

Parcel Number: 56-00-06478-00-9.

Location of property: 1916 East 2nd Street, Lansdale, PA 19446.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Richard Messing and Rebecca Young** at the suit of LSF8 Master Participation Trust. Debt: \$524,079.18.

**Robert M. Kline**, Attorney.

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

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

15-12282

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a survey and plan thereof made by Damon & Foster, dated 3/16/1955, as follows, to wit:

BEGINNING at a point on the North side of Roberts Street (as laid out on said plan) at the distance of 104.76 feet measured Northeast on the arc of a circle curving to the right having a radius of 55 feet from a point of reverse curve, which point is at the distance of 41.12 feet measured Northwest on the arc of a circle curving to the left having a radius of 115 feet from a point of tangent, which point is at the distance of 177.50 feet measured on a course of North 38 degrees, 29 minutes West from the point of intersection of the Southwest side of Roberts Street with the Northwest side of Arch Street (66 feet wide) (both lines produced); thence North 39 degrees, 50 minutes, 20 seconds West, 104.52 feet to a point, thence North 51 degrees, 31 minutes East, 51.04 feet to a point; thence South 21 degrees, 58 minutes, 30 seconds East the line for a portion of the distance passing through the middle of a partition wall, 111.33 feet to a point on the North side of Roberts Street, aforesaid; and thence along the said side thereof West on the arc of a circle curving to the left having a radius of 55 feet, the arc distance of 17.15 feet to the place of beginning.

BEING Lot No. 41 on said plan.

BEING the same premises which Laura S. Fisher by Deed dated 7/21/2008 and recorded 8/14/2008 in Montgomery County in Deed Book 5704, Page 276 conveyed unto Lana Cornish, as sole owner, in fee.

Parcel Number: 13-00-32072-00-9.

Location of property: 238 Roberts Circle, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Lona C. Cornish, a/k/a Lona Cornish** at the suit of LSF9 Master Participation Trust. Debt: \$186,621.00.

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

15-13063

ALL THAT CERTAIN lot or parcel of land, situate in **Red Hill Borough**, County of Montgomery, State of Pennsylvania, bounded and described according to a Final Plan of Subdivision, Red Hill Village, made for Barrett Development Corporation by John C. Walter, Jr., Registered Engineer, dated July 1, 1970 and recorded in the Office of the Recorder of Deeds on July 23, 1970 in Plan Book A-17, Page 12, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Jefferson Street (fifty feet wide) at the following two courses and distances measured among the said side of Jefferson Street from its point of intersection with the Southeasterly side of 8th Street (fifty feet wide): (1) on the arc of a circle curving to the right in a Southeastwardly direction having a radius of thirteen feet, the arc distance of twenty and forty-two one-hundredths feet to the point of tangent in same; thence (2) South twenty-one degrees, forty-seven minutes, thirty seconds East, two hundred ninety-one and fifty-four one-hundredths feet to the point and place of beginning.

CONTAINING in front or breadth on the said Southwesterly side of Jefferson Street measured South twenty-one degrees, forty-seven minutes, thirty seconds East, twenty feet and extending of that width in length or depth measured South sixty-eight degrees, twelve minutes, thirty seconds West, one hundred fifty-five feet to a twenty feet wide alley running from 8th Street to 7th Street.

BEING Lot #58 on said plan and containing in area 3100 square feet of land.

BEING the same property conveyed to Jean Moser who acquired title by virtue of a Deed from Charles Moser and Jean Moser, dated December 29, 2005, recorded December 13, 2006, at Deed Book 5627, Page 1354, Montgomery County, Pennsylvania records.

Parcel Number: 17-00-00148-31-2.

Location of property: 743 Jefferson Street, Red Hill, PA 18076.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Doreen J. Kibblehouse, believed Administrator and/or Heir of the Estate of Jean Moser a/k/a Jean H. Moser and Unknown Administrator and/or Heirs of the Estate of Jean Moser a/k/a Jean H. Moser** at the suit of Nationstar Mortgage, LLC. Debt: \$128,550.14.

**Meredith H. Wooters**, Attorney.

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

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

15-13781

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Horsham Township**, County of Montgomery, Pennsylvania, bounded and described according to a Final Plan of Subdivision Parcels (J-1 and J-2) of Talamore Oak Terrace Phase 2 prepared for the Rhi-Oak Terrace, L.P. made by Stout, Taconelli, Inc., Civil Engineering and Land Surveying, Kulpville, Pennsylvania, dated March 25, 1994 and last revised August 26, 1994, said plan recorded in the Office of the Recorder of Deeds at Norristown, Montgomery County, Pennsylvania in Land Site Plan Book 3, Page 3, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Kingsdown Court (of variable width) a corner of Lot #934 on said plan; thence extending from that point of beginning and along Kingsdown Court North 29 degrees, 36 minutes, 00 seconds West, 43.03 feet to a corner of Lot #936 on said plan; thence extending from Kingsdown Court and crossing a 10 feet wide utility easement North 60 degrees, 24 minutes, 00 seconds East, 111.00 feet to a point; thence extending South 29 degrees, 36 minutes, 00 seconds East, 43.03 feet to a corner of Lot #934 on said plan; thence along the same and re-crossing said 10 feet wide utility easement South 60 degrees, 24 minutes, 00 seconds West, 111.00 feet to a point on the Northeasterly side of Kingsdown Court and being the first mentioned point of beginning.

BEING the same premises which Stefani Ginsberg n/n/a Stefani Bohm, erroneously set forth in prior Deed as Stephanie Ginsburg, by Deed dated November 2, 2006 and recorded in the Montgomery County Recorder of Deeds Office on December 19, 2006 in Deed Book 5628, Page 684 and Instrument Number 2006155317, granted and conveyed unto Stefani Bohm, his/her heirs and assigns in fee.

Parcel Number: 36-00-06160-19-4.

Location of property: 1031 Kingsdown Court, Ambler, PA 19044.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Stefani Ginsberg a/k/a Stefani Bohm** at the suit of ZFC Legal Title Trust I, et al. Debt: \$356,912.22.

**Stephen M. Hladik**, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$35,691.22 dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

15-15038

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

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

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

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

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

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

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

The improvements thereon are: A single family residential dwelling.

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

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

15-20517

ALL THAT CERTAIN lot piece of ground, with the buildings and improvements thereon erected, situate in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, and described according to a plan thereof made by Donald H. Schurr, Register Land Surveyor on February 20, 1952 and recorded at Norristown in Deed Book 2273, Page 601, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Stoney Creek Road (50 feet wide) at a distance of 486.19 feet measured along Stoney Creek Road, Southeastwardly from a point of curve formed by the intersection of the Northeasterly side of Stoney Creek Road with the Southeasterly side of Brookdale Road (50 feet wide); thence extending Southeastwardly along Stoney Creek Road on the arc of circle on a line curving to the right with a radius of 425.00 feet, the arc distance of 66 feet to a point; thence extending North degrees, 18 minutes, 55 seconds East, 205.31 feet to a point; thence extending North 44 degrees, 33 minutes, 40 seconds West, 22.65 feet to a point; thence extending South 69 degrees, 31 minutes, 30 seconds West, through the center of a 15 feet wide drainage easement, 90.71 feet to a point; and thence extending South 8 degrees, 25 minutes, 3 seconds West, 162.53 feet to the first mentioned point and

BEING Lot #354 on said plan.

TITLE TO SAID PREMISES IS VESTED IN James E. Seymore and Carol M. Schwartz-Seymore by Deed from James E. Seymore dated September 30, 2004 and recorded on October 26, 2004 in the Montgomery County Recorder of Deeds in Book 5530, Page 1210 as Instrument No. 2004209684.

Parcel Number: 33-00-08470-00-2.

Location of property: 3015 Stoney Creek Road, East Norriton, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Carol M. Schwartz-Seymore** at the suit of Nationstar Mortgage, LLC.  
Debt: \$146,959.88.

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

15-21444

ALL THAT CERTAIN lot or piece of ground with the buildings thereon erected, situate in **Skippack Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plot Plan "John Albright Subdivision" made by Robert N. McKenney, Jr. Associates, Inc., Consulting Engineers, Pottstown, PA, dated June 1, 1998 and last revised 01/23/1990 and recorded in Plan Book A51, Page 496, as follows, to wit:

BEGINNING at a point on the Southeasterly ultimate right-of-way line of Pennsylvania State Highway Route #113 (SR0113) (40.00 feet wide) on the Southeasterly side thereof in line of lands now or late of Alfred M. and Carolyn M. Rissel, his wife; thence extending from said point of beginning along said ultimate right-of-way line of Pennsylvania State Highway Route #113 North 47 degrees, 35 minutes, 75 seconds East, 117.50 feet to a point, a corner of Lot No. 17 on said plan; thence extending along said lot South 42 degrees, 24 minutes, 35 seconds East, 207.68 feet to a point in line of Lots No. 6 and No. 8 on said plan; thence extending along said lots South 47 degrees, 35 minutes, 25 second West crossing a certain 20 foot sewer easement 182.02 feet to a point in line of lands now or late of Alfred M. and Carolyn M. Rissel, his wife; thence continuing along said lands North 41 degrees, 09 minutes, 52 seconds West, 207.73 feet to the first mentioned point and place of beginning.

BEING the same premises which Chester J. Bielawski by Deed dated 06/10/2004 and recorded 09/03/2004 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5524, Page 1208, granted and conveyed unto Chester J. Bielawski and Joyce Bielawski. And said Joyce Bielawski departed this life 10/08/2014 vesting the title solely in Chester J. Bielawski by rights of survivorship.

Parcel Number: 51-00-00238-40-4.

Location of property: 1152 Bridge Road, Skippack Township, PA 19473 a/k/a 1152 Bridge Road, Creamery, PA 19473.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Chester J. Bielawski** at the suit of Wells Fargo Bank, N.A., s/b/m to Wachovia Mortgage, FSB. Debt: \$215,384.98.

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

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

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

15-22478

ALL THAT CERTAIN lot, plot or parcel of land, with the messuage or tenement thereon erected, situate in Walnut Estate, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, designated as Lot No. 3309 on a certain Development Plan of Walnut Ridge Estates, recorded in the Office for the Recording of Deeds of Montgomery County in Plan Book A-26, Page 19-A, described according to a "Situation Survey" of the 3300 building prepared by Ralph E. Shaner & Son, Engineering Company, as endorsed hereon, as follows:

BEGINNING at a point a corner of this and Unit No. 3308 as shown on said plan, which point is measured the five (5) following courses and distances from a point a corner of the Walnut Ridge Estates Subdivision in the bed of Buchert Road, as shown on said plan: (1) leaving Buchert Road on a course measured South 29 degrees, 00 minutes West along lands of Edgar Frye 115.00 feet; (2) South 38 degrees, 03 minutes West still along lands of Frye, 128.42 feet; (3) North 79 degrees, 15 minutes West through the Walnut Ridge Estates Subdivision 69.96 feet to a point on the centerline of "A" Drive; (4) South 42 degrees, 00 minutes West through "A" Drive 190.31 feet; and (5) South 48 degrees, 00 minutes East, 52.00 feet to the place of beginning.

CONTAINING in frontage or breadth from said point of beginning on a course measured South 42 degrees, 00 minutes West the distance of 20.00 feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles thereto 33.00 feet.

TITLE TO SAID PREMISES IS VESTED IN Azah C. Karisa by Deed from James O. Burger dated July 27, 2007 and recorded on August 7, 2007 in the Montgomery County Recorder of Deeds in Book 5659, Page 189 as Instrument No. 2007095082.

Parcel Number: 42-00-05119-50-9.

Location of property: 3309 Walnut Ridge Estates, Lower Pottsgrove, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Azah C. Karisa** at the suit of Nationstar Mortgage, LLC. Debt: \$136,360.32.

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

15-23359

ALL THAT CERTAIN lot or piece of ground, with the messuage or tenement thereon erected, hereditaments and appurtenances, situate in **Upper Moreland Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan and survey thereof made by Ruddach and McCracken, Civil Engineers, dated December 1906, to wit:

BEGINNING at a point in the center line of the Doylestown and Willow Grove Turnpike, now known as Easton Road 50 feet in width at the distance of 382.88 feet Northwardly from an angle in said Turnpike, said angle being at the distance of 68.04 feet from a corner of land now or late of the Willow Grove Terrace Land Company; thence extending along the center line of said Turnpike North 21 degrees, 37 minutes West, 149.95 feet to a corner in line of land now or late of Harry Kates and Joseph O'Colloday where this was a part; thence extending along the same North 66 degrees, 22 minutes East, 636.66 feet to a corner in line of land now or late of Jacob Massey; thence extending along the same South 22 degrees, 37 minutes East, 150.5 feet to a corner of land conveyed now or late of O.E.C. Robindon; thence extending along same South 66 degrees, 22 minutes West, 639.26 feet to the place of beginning.

Parcel Number: 59-00-05581-00-3.

Location of property: 409 Easton Road, Willow Grove, PA.

The improvements thereon are: A garden (group of low rises) less than 51 units.

Seized and taken in execution as the property of **Select Real Estate II, L.P.** at the suit of Upper Moreland-Hatboro Joint Sewer Authority. Debt: \$15,011.78.

**Diane M. Boehret**, Attorney.

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

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

15-25384

ALL THAT CERTAIN messuage and lot or piece of ground, being numbered 205 Roberts Street, and in **Norristown Borough**, County of Montgomery and State of Pennsylvania bounded and described according to a survey thereof made by Will D. Hiltner, Registered Engineer, March 1937, as follows:

BEGINNING at a point a corner on the Northeast side of Roberts Street, distant sixty feet Southeast of the Southeast house line of Juniper Street; thence at right angles along other land now of the said Lillian E. Smith Northeast at right angles to said Roberts Street, one hundred forty-three and three-tenths feet to the Southwest side of a twenty feet wide alley; thence along said alley Southeasterly thirty-nine feet to a point, a corner; thence at right angles thereto Southwesterly one hundred forty-three and three-tenths feet to the Northeast side of said Roberts Street, said line for a portion of the distance passing through the middle of the partition wall between this house and that on the adjoining lot hereinafter described; thence along said Roberts Street Northwesterly thirty-nine feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED James F. Gambone, Jr. and Marla K. Gambone, h/w, by Deed from Gretchen E. Poehlmann dated 09/18/2006, recorded 09/28/2006 in Book 5617, Page 2273.

Parcel Number: 13-00-32484-00-2.

Location of property: 207 West Roberts Street, Norristown, PA 19401-3043.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **James F. Gambone, Jr. a/k/a James Francis Gambone and Marla K. Gambone a/k/a Marla Kelli Gambone** at the suit of JP Morgan Chase Bank, N.A. Debt: \$182,756.38.

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

15-26816

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

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

BEG the same property as conveyed from Beatrice D. Bobst to Christine Hunsberger and Angie Weber by Deed from Beatrice D. Bobst dated 07/07/2009 recorded 07/29/2009 in Deed Book 5738, Page 01780.

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

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

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

The improvements thereon are: Residential dwelling.

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

**David Neeren**, Attorney.

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

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

15-27827

ALL THAT CERTAIN building lot along the East side of the Skippack Road, Route #113, South of Lucon Road in **Lower Salford Township**, County of Montgomery, and State of Pennsylvania, bounded and described according to a survey and plan dated August 3, 1954, with revision dated September 29, 1954, as prepared by Stanley F. Moyer, Registered Engineer and Land Surveyor, Souderton, Pennsylvania, and being Lot #2 on said plan, as follows, to wit:

THE FIRST:

BEGINNING at a corner of Tracts #3 and #2 in the Skippack Road (33 feet wide), said corner being 223.09 feet North of a spike, a corner of land of Grantor and Alan E. Yost in the middle of the Skippack Road; thence in and along the same North 45 minutes, East 171.04 feet to an iron pin, a corner along the East side of the Skippack Road; thence along Tract #4 on said plan, other lands of Grantor, of which this was a part, North 43 degrees, East 210.09 feet to a corner; thence along Tract #3 intended to be conveyed to Edwin D. Shepard and Charles R. Presbury the next two courses and distances South 47 degrees, East 115 feet to a corner, thence South 43 degrees, West 336.69 feet to the place of beginnings.

CONTAINING 31,440 square feet of land, more or less.

BEING the same premises which Beth Watson and Charles D. Presbury, by Deed dated 12/05/2005 and recorded 12/05/2005 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 05581, Page 1800, granted and conveyed unto Michael T. Edinger and said Michael T. Edinger departed this life 06/23/2014 vesting the title solely in Gloria A. Edinger, Solely in Her Capacity as Heir of Michael T. Edinger a/k/a Michael Edinger, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Michael T. Edinger a/k/a Michael Edinger, Deceased by Rights of Survivorship.

Parcel Number: 50-00-03748-00-9.

Location of property: 868 Harleysville Pike, Harleysville, PA 19438.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Gloria A. Edinger, Solely in Her Capacity as Heir of Michael T. Edinger a/k/a Michael Edinger, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Michael T. Edinger a/k/a Michael Edinger, Deceased** at the suit of New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing. Debt: \$206,066.39.

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

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

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



15-28670

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements to be erected thereon, situated in **Upper Frederick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan entitled "Perkiomen Crossing" drawn by Bursich Associates, Inc., Consulting Engineers and Surveyors of Pottstown, PA, Job No. 2099, dated October 30, 1990 last revised. February 27, 1994 and recorded in Plan Book A-52, Pages 439-443, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Pin Oak Drive, a corner of this and Lot No. 97 on said plan; thence extending from said point of beginning and along the said Southeasterly side of Pin Oak Drive, aforesaid, North 40 degrees, 54 minutes, 52 seconds East, 21.07 feet to a point, a corner of Lot No. 99 on said plan; thence extending along the same, South 44 degrees, 20 minutes 56 seconds East, 124.57 feet to a point; thence extending South 45 degrees, 39 minutes, 04 seconds West, 21.00 feet to a point, a corner of Lot No. 97, aforesaid; thence extending along the same, North 44 degrees, 20 minutes, 56 seconds West, 122.83 feet to the first mentioned point and place of beginning.

BEING Lot No. 98 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Edward White and Miriam White by Deed from Edward White dated July 15, 2007 and recorded on February 27, 2008 in the Montgomery County Recorder of Deeds in Book 5683, Page 2083 as Instrument No. 2008018686.

Parcel Number: 55-00-01394-63-9.

Location of property: 1166 Pin Oak Drive, Perkiomenville, PA 18074.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Edward White, Real Owner and Original Mortgagor and Miriam White, Real Owner** at the suit of U.S. Bank, National Association, Successor Trustee to Bank of America, N.A., Successor to Lasalle Bank, N.A., as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-3. Debt: \$379,704.16.

**Robert W. Williams**, Attorney.

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

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

15-28695

ALL THAT CERTAIN lot or piece of ground with the buildings thereon erected, known and designated as Lot No. 10 on Plan of Subdivision No. 1, Coles Boulevard Extension, situate in **East Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey thereof made by Donald H. Schurr, Registered Surveyor, Norristown, Pennsylvania, on October 12, 1953, as follows, to wit:

BEGINNING at a point on the Southeast side of Cole, Boulevard, fifty feet in width, at the distance of six hundred twenty feet and twenty one-hundredths of a foot measured Northeastwardly along the Southeast side of Coles Boulevard from a point of intersection of the Northeast side Montgomery Avenue, fifty feet in width and the Southeast side of Coles Boulevard; thence extending along the said Southeast side of Coles Boulevard, North seventy degrees, thirty-six minutes East one hundred feet to a point a corner of Lot No. 9; thence extending along Lot No. 9, South nineteen degrees, twenty-four minutes East, one hundred twenty-five feet to a point a corner in line of other land of Marvel-Coles Company; thence along said land, South seventy degrees, thirty-six minutes West, one hundred feet to a point a corner of Lot No. 11, on said plan; thence extending along Lot No.11, North nineteen degrees, twenty-four minutes West, one hundred twenty-five feet to the first mentioned point and place of beginning.

TOGETHER with, unto the grantees, their heirs and assigns the use and privilege in common with Katherine H. Jones (the owners of premises adjoining to the Northeast) of a terra cotta drain extending over and through a strip of ground, three feet in width, Southeasterly from be Southeast side of Coles Boulevard, one and one-half feet of which extends along the Northeastly boundary line of premises herein described and the other one and one-half feet over and across said premises adjoining to the Southwest.

TITLE TO SAID PREMISES IS VESTED IN Casey Clayton Bell by Deed from Lois M. Adams, Widow dated July 25, 2007 and recorded on September 26, 2007 in the Montgomery County Recorder of Deeds in Book 5666, Page 781 as Instrument No. 2007117034.

Parcel Number: 33-00-01477-00-2.

Location of property: 2314 Coles Boulevard, East Norriton Township, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Casey Clayton Bell** at the suit of Wells Fargo Bank, N.A. Debt: \$234,915.72.

**Robert W. Williams**, Attorney.

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

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

15-29183

ALL THOSE THREE CERTAIN tracts, pieces or parcels at Tana, with the improvements thereon erected, situate in **Lower Frederick Township**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

Tract No. 1:

ALL THAT CERTAIN tract or piece of land, with the improvements thereon erected and situate on the West bank of the Perkiomen Creek, in **Lower Frederick Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a recent survey made by Smith & Dimmig, Registered Surveyors of Pennsylvania, as follows:

BEGINNING at a stake, a corner on the west bank of the Perkiomen Creek and in line of other land of the said Frank S. Geary, et ux.; thence along said creek North 12 degrees, 52 minutes West, 27.13 feet to a stake a corner; thence along land now or late of Harry H. Schultz, South 83 degrees, 47 minutes West, 529.54 feet to an iron pipe located in the East side of Walnut Lane; thence along the same South 20 degrees, 6 minutes East, 25 feet to a stake, a corner; thence along other lands now or late of Frank S. Geary, et ux. the 3 following courses and distances North 83 degrees, 39 minutes East, 347.75 feet to an iron pin, a corner and by the same land North 74 degrees, 18 minutes East, 75.36 feet and South 87 degrees, 46 minutes East, 116 feet and 5 inches to the place of beginning.

Tract No. 2:

ALL THAT CERTAIN triangular tract, piece or parcel of land, situate in **Lower Frederick Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey thereof made by D.B. Dimmig, September 1942 as follows:

BEGINNING at a point on the West bank of the Perkiomen Creek, a corner of other lands now or late of C. Arthur Bernhart and Laura V. Lynch; thence South 83 degrees, 47 minutes West, 226.74 feet to a point an iron pin; thence along other lands now or late of William B. Nagel, et ux.; North 82 degrees, 34 minutes East, 226.28 feet to the West bank of said Perkiomen Creek; thence along the said West bank South 11 degrees, 26 minutes East, 4.8 feet to the point and place of beginning.

Tract No. 3:

ALL THAT CERTAIN tract, piece or parcel of land with the improvements thereon erected, situate in **Lower Frederick Township**, formerly Frederick Township, Montgomery County, Pennsylvania, bounded, limited and described, as follows, to wit:

BEGINNING at a point on the East side of Walnut Lane, a corner of lands recently conveyed to C. Arthur Bernhart and Laura V. Lynch by Frank S. Geary and Anna L. Geary, his wife (Tract No. 1 herein); thence along said other lands now or late of C. Arthur Bernhart and Laura V. Lynch, North 83 degrees, 39 minutes East, 347.75 feet to a point and North 74 degrees, 18 minutes East, 75.36 feet to a point and North 87 degrees, 46 minutes East, 116.5 feet to the West bank of the Perkiomen Creek; thence along said creek Southwardly a distance of 22.87 feet to a point; thence along the same South 83 degrees, 47 minutes West, 523.21 feet to the East side of Walnut Lane aforesaid; thence North 20 degrees, 6 minutes West, 25 feet to the point and place of beginning.

BEING the same premises which Genaro S. Scavello by Deed Dated November 9, 2006 and recorded November 9, 2006 in Montgomery County Recorder of Deeds Office in Deed Book 5623, Page 1571, granted and conveyed unto Genaro S. Scavello, Jr., in fee.

Parcel Number: 38-00-02869-00-9.

Location of property: 13 Walnut Lane, Perkiomenville, PA 18074.

The improvements thereon are: Single family residence.

Seized and taken in execution as the property of **Genaro S. Scavello a/k/a Genaro S. Scavello, Jr. a/k/a Genaro Scavello a/k/a Genaro Scavello, Jr. a/k/a Genaro C. Scavello a/k/a Genaro C. Scavello, Jr. and The United States of America** at the suit of Tri County Area Federal Credit Union. Debt: \$91,550.93.

**Leo M. Gibbons**, Attorney, I.D. #67267

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.

15-30109

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, and described according to a Survey of Properties of Francis F. McAdams, made by William W. Reeder, Registered Engineer, Upper Darby, Pennsylvania dated May 25, 1950, as follows, to wit:

BEGINNING at a point on the Northwest side of Rosemont Avenue (50 feet wide), at the distance of 58.33 feet, measured along the said side of Rosemont Avenue, North 41 degrees, 04 minutes East, from the Northeast side of Washington Street (66 feet wide); thence extending North 48 degrees, 56 minutes West, partly through a party wall between these premises and the premises adjoining to the Southwest, 67.25 feet to the Southeast side of a certain 20 feet wide driveway which extends Southwestward into Washington Street; thence extending along the said side of said driveway North 41 degrees, 04 minutes East, 29.67 feet to a point; thence extending South 41 degrees, 32 minutes East, 67.25 feet to a point on the Northwest side of Rosemont Avenue; thence extending along the same side of Rosemont Avenue, South 41 degrees, 04 minutes West, 30.37 feet to the first mentioned point and place of beginning.

BEING Lot No. 60 on said plan.

TOGETHER with the free awl common user right, liberty and privilege of the aforesaid 20 feet wide driveway as and for a driveway, passageway and watercourse at all times hereafter forever in common with the owners, tenants and occupiers of the other lots of ground bounding thereon and entitled to the use thereof.

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

BEING the same premises which John P. Killen, by Deed dated May 18, 2001 and recorded June 7, 2001 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 362, Page 1577, granted and conveyed unto Deborah A. Valentine.

Parcel Number: 13-00-32760-00-5.

Location of property: 107 Rosemont Avenue, Norristown Borough, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Deborah A. Valentine** at the suit of Citimortgage, Inc. Debt: \$70,437.49.

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

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

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

15-30876

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery and State of Pennsylvania and described according to survey and plan thereof made by Milton R. Yerkes, Civil Engineer, Bryn Mawr, Pennsylvania, on June 6, 1939, as follows, to wit:

BEGINNING at a point in the middle line of Grenox Road at the distance of three hundred forty-five feet measured South eighty-five degrees, twenty-three minutes East along the said middle line of Grenox Road from its intersection with the middle line of Argyle Road; thence extending North four degrees, thirty-seven minutes East, along the line dividing #44 and #45 and crossing an iron pin on the Northeast side of said Grenox Road two hundred feet to an iron pin; thence extending South eighty-five degrees, twenty-three minutes East, eight feet to an iron pin; thence extending South four degrees, thirty-seven minutes West along the line dividing Lot #45 and #46 and crossing an iron pin on the said Northeast side of Grenox Road two hundred feet to a point in the said middle line of Grenox Road; thence extending North eighty-five degrees, twenty-three minutes West along the said middle line of Grenox Road eight feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES VESTED IN A. Jeffrey Cramp and Linda M. Cramp by Deed from Beverly H. Davis dated June 2, 1986 and recorded on June 9, 1986 in the Montgomery County Recorder of Deeds in Book 4801, Page 1713.

Parcel Number: 40-00-21392-00-6.

Location of property: 1327 Grenox Rd, Wynnewood, PA 19096.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **A. Jeffrey Cramp and Linda M. Cramp** at the suit of U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee, Successor by Merger to LaSalle Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-WMC2. Debt: \$375,049.38.

**Robert W. Williams**, Attorney.

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

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

15-30877

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, Montgomery County, Pennsylvania bounded and described according to a Subdivision Plan for Donald A. Coccimiglio made by Donald John Boucher dated 2/18/1990 and recorded in Montgomery County in Plan Book B-41, Page 204, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Maple Avenue (40 feet wide) said point being at the distance of 340.00 feet measured North 46 degrees, 35 minutes East along the Northwesterly side of Maple Avenue from its point intersection with the Northeasterly side of Spear Avenue (40 feet wide); thence extending from said point of beginning along the lands now or late of Jacob Kapp and Gisela Kapp, husband and wife North 43 degrees, 25 minutes West, 120.00 feet to a point; thence extending North 46 degrees, 35 minutes East, 90.00 feet to a point a corner of Lot 2 as shown on the above mentioned plan; thence extending along the same South 43 degrees, 25 minutes East, 120.00 feet to a point on the Northeasterly side of maple Avenue; thence extending along the same South 46 degrees, 35 minutes West, 90.00 feet to the first mentioned point and place of beginning.

CONTAINING in area of 10,800 square feet.

TITLE TO SAID PREMISES IS VESTED IN Donald A. Coccimiglio, Jr. by Deed from Donald A. Coccimiglio, Jr., Administrator of the Estate of Donald A. Coccimiglio, Deceased dated October 20, 1997 and recorded on November 21, 1997 in the Montgomery County Recorder of Deeds in Book 5207, Page 1623 as Instrument No. 020483.

Parcel Number: 30-00-40772-00-4.

Location of property: 830 Maple Avenue, Ardsley, PA 19038.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Donald A. Coccimiglio, Jr. a/k/a Donald Coccimiglio** at the suit of Nationstar Mortgage, LLC. Debt: \$130,653.60.

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

15-31045

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, situate in **Limerick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan entitled, Summerdale Estates, drawn by Bursich Associates, Inc., Pottstown, PA, Job No. 013748, dated 6/8/2001, last revised 12/17/2001 and recorded in Plan Book A-60, Page 338, as follows, to wit:

BEGINNING at a point on the Northerly side of the ultimate right of line of Main Street (SR 4022), said point of beginning is being measured the 2 following courses and distances from a point on the Westerly side of Rosewood Trail as shown all said plan, viz: (1) measuring in a Southerly direction of which turns a Westerly direction along the arc of a circle curving to the right having a radius of 20.00 feet the arc distance of 31.84 feet to a point; and (2) South 76 degrees, 17 minutes, 27 seconds West, 110.11 feet to the point of beginning; thence extending from the said point of beginning and extending along the said Northerly side of the ultimate right-of-way line of Main Street, South 76 degrees, 17 minutes, 27 seconds West, 120.64 feet to a point in line of Open Space Area as shown on said plan; thence extending along the line of said Open Space Area the 4 following courses and distances, viz: (1) North 13 degrees, 20 minutes, 09 seconds West, 115.80 feet to a point; (2) North 76 degrees, 39 minutes, 51 seconds East, 108.57 feet to a point; (3) South 25 degrees, 49 minutes, 43 seconds East, 55.78 feet to a point; and (4) South 13 degrees, 20 minutes, 09 seconds East, 60.56 feet to a point on the Northerly side of the ultimate right-of-way line of Main Street (SR 4022), aforesaid being the first mentioned point and place of beginning.

BEING Lot No. 18 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Nancy R. Delphin by Deed from Thomas D. Dockery, II and Kaylee Dockery dated June 30, 2011 and recorded July 18, 2011 in Deed Book 5807, Page 01358.

Parcel Number: 37-00-02800-01-6.

Location of property: 1080 Main Street, Linfield, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Nancy R. Delphin** at the suit of Hartford Funding, LTD. Debt: \$128,847.37.

**Christine L. Graham**, Attorney.

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

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

15-31481

Tract #1 "A":

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

BEGINNING at a point in the middle line of a public road called East Park Avenue at the distance of 488.65 feet Northeastly from the point of intersection of the East side of Ridge Turnpike Road with the said middle line of East Park Avenue; thence Northwestly by other land of said Grantor at right angles to said East park Avenue; thence Northwestly by other land of said Grantor at right angles to said East Park Avenue, three hundred feet to a point, a corner; thence Northeastly still by other land of said Grantor parallel with thence Southeastly still by said Grantor's land, parallel with the rust course, three hundred feet to a point in the middle line of said East Park Avenue; and thence Southwestly along said middle line of East Park Avenue seventy-five feet to the place of beginning.

Tract #3 "B":

ALL THAT CERTAIN lot or piece of ground, with message of tenement thereon erected, situate in **Lower Providence Township**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point in the middle line of a public road called East Park Avenue at the distance of 563.65 feet Northeastwardly from the point of intersection of the East side of the Ridge Turnpike as officially determine by the State Highway Department with the middle line of East Park Avenue; thence Northwestwardly by land now or late of Charlotte E. Heiser, et al., at right angles to the said East Park Avenue, 150 feet to a point a corner of other land now or late of John Sweatt; thence Northeastwardly by said Sweatt's land parallel with said East Park Avenue 65 feet to a point, a corner of said Sweatt's land; thence Southeastwardly still by Sweatt's land parallel with the first line 150 feet to a point a corner in the middle of said East Park Avenue; thence Southwestwardly along the middle line thereof 65 feet to the place of beginning.

BEING Lot #4 in Block 1 on a certain plan of lots laid out by John Sweatt.

TITLE TO SAID PREMISES VESTED IN Jeffrey W. Confer and Vickie L. Confer by Deed from Jeffrey W. Confer dated April 26, 1993 and recorded on May 11, 1993 in the Montgomery County Recorder of Deeds in Book 5040, Page 2258.

Parcel Numbers: 43-00-10201-00-7 and 43-00-10204-00-4.

Location of property: 21 North Park Avenue, Norristown, PA 19403.

The improvements thereon are: A residential dwelling and vacant land.

Seized and taken in execution as the property of **Vickie L. Confer and Jeffrey W. Confer** at the suit of Nationstar Mortgage, LLC. Debt: \$158,537.65.

**Robert W. Williams**, Attorney.

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

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

15-32583

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, recorded in Plan Book 28, Pages 227-236 and/or Plan Book 28, Pages 237-246, as follows, to wit:

BEING Lot #8, as shown on said plan.

BEING part of the same premises which East Mabel Investments, LLC, a Pennsylvania Limited Liability Company, by Indenture bearing date 02/22/2013 and recorded 02/26/2013 in the Office of the Recorder of Deeds in and for the County of Montgomery in Record Book 5864, Page 02510, granted and conveyed unto NVR, Inc., a Virginia Corporation Trading as Ryan Homes, in fee.

UNDER AND SUBJECT to a Master Declaration of Windlestrae Planned Community Phases II, III, IV and V dated 8/6/2007, recorded 9/5/2007 and recorded in Deed Book 5663, Page 116, in the County aforesaid, affecting the unit or lot described above, a First Amendment thereto dated 11/30/2010 as recorded in the office aforesaid in Deed Book 5787, Page 125, a Second Amendment thereto dated 06/27/2012 as recorded in the office aforesaid in Deed Book 5842, Page 0509 and a Third Amendment thereto dated 10/24/2012, as recorded in the office aforesaid in Deed Book 5852, Page 2458 and another certain Declaration of Windlestrae Townhouse Planned Community dated 08/06/2007, as recorded in the office aforesaid in Deed Book 5663, Page 77, a First Amendment thereto dated 11/30/2010 as recorded in the office aforesaid in Deed Book 5787, Page 1948 and a Second Amendment thereto dated 10/24/2012 as recorded in the office aforesaid in Deed Book 5852, Page 2495 and any amendments to the said Declarations, as the same may be duly adopted from time to time.

TITLE TO SAID PREMISES IS VESTED IN Derek S. Mathe and Kathleen Elizabeth Mathe, h/w, by Deed from NVR, Inc., a Virginia Corporation, Trading as Ryan Homes, dated 09/23/2013, recorded 09/24/2013 in Book 5890, Page 202.

Parcel Number: 47-00-05020-17-2.

Location of property: 114 Tulip Lane, Gilbertsville, PA 19525.



The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Derek S. Mathe and Kathleen Elizabeth Mathe** at the suit of Pennymac Loan Services, LLC. Debt: \$259,662.20.

**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 \$3,520. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

16-00338

ALL THAT CERTAIN parcel or tract of land with the building or buildings thereon erected, situate in the Third Ward **Pottstown Borough**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a survey as made by Ralph E. Shaner & Son Engineering Company, as follows, to wit:

BEGINNING at the Northwesterly corner other lands of the Estate of T. Frank Bickhart, said point being the Southerly property line West Walnut Street (50 feet wide) and distance along the same from a point marking the Southwesterly property line intersection of West Walnut Street and Myrtle Street North 84 degrees, 16 minutes West, 160.00 feet; thence from said point of beginning along lands of aforesaid T. Frank Bickhart Estate and intended to be conveyed to Stanley R. Stetler South 5 degrees, 44 minutes West, 130.00 feet to a corner on the Northerly side of a given 20 foot wide alley; thence along the same North 84 degrees, 16 minutes West, 145 feet and South 71 degrees, 04 minutes West, 53.43 feet to a corner lands of Richard Sands; thence along the same North 5 degrees, 44 minutes East, 152.30 feet to a corner on the Southerly property line of West Walnut Street; thence along the same South 84 degrees 16 minutes East, 50.00 feet to a corner and place of beginning.

BEING all of Lot No. 101 and the Westerly 20 feet of Lot No. 100 of the Plan of Lots as laid out by Thomas G. Rutter.

TITLE TO SAID PREMISES VESTED IN Rebecca Whetstine by Deed from Frank McLaughlin and Randall A. Raser dated November 20, 2007 and recorded on December 5, 2007 in the Montgomery County Recorder of Deeds in Book 5673, Page 02947 as Instrument No. 2007142884.

Parcel Number: 16-00-31196-00-9.

Location of property: 552 West Walnut Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Rebecca Whetstine** at the suit of Nationstar Mortgage, LLC. Debt: \$129,723.07.

**Robert W. Williams**, Attorney.

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

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

16-00518

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situated in **Lower Salford Township**, County Montgomery and State of Pennsylvania, bounded and described according to a Final Plan of Subdivision prepared for Clover Diversified Investments Corporation by F. Richard Urwiler, Registered Professional Engineer, Urwiler & Walter, Inc. of Summerytown, Pennsylvania dated 4/26/1978 and last revised 12/14/1978 and recorded in Plan Book A-35, Page 38 bounded and described, as follows, to wit:

BEGINNING at a point of curve on a cul-de-sac on the Southwesterly side of Kathleen Circle (width not shown at this point) said point being measured the (6) following courses and distances from a point of reverse curve from the Northwesterly side of Shirley Drive (50 feet wide) thence: (1) leaving Shirley Drive on the arc of a circle curving to the left having a radius of 25 feet the arc distance of 42.25 feet to a point of compound curve on the aforesaid Southwesterly side of Kathleen Circle (50 feet wide at this point); thence (2) extending along the same on the arc of a circle curving to the left having a radius of 125 feet the arc distance of 47.24 feet to a point of tangent on the same; thence (2) extending along the same North 51 degrees, 23 minutes West, 175 feet to a point of curve; thence (4) extending along the same on the arc of a circle curving to the left having a radius of 600 feet the arc distance of 6.98 feet to a point of compound curve; thence (5) extending along the same on the arc of a circle curving to the left having a radius of 55 feet the arc distance of 62.29 feet to a point at the end of a cul-de-sac of reverse curve; thence (6) extending along the said cul-de-sac on the arc of a circle curving to the right having a radius of 55 feet the arc distance of 67.62 feet to the point of beginning; thence extending from said point of beginning and passing through a partition wall along Lot No. 32 as shown on the above mentioned plan; thence South 39 degrees, 37 minutes, 32 seconds West, 154.63 feet to a point a corner of part of Lot No. 44 as shown on the above mentioned plan; thence extending along the same and Lot No. 45 and No. 46 North 84 degrees, 13 minutes, 12 seconds West, 29.18 feet to a point a corner of Lot No. 47 as shown on the above mentioned plan; thence extending along the same and Lot No. 48 and part of No. 49 and passing over a 20 feet storm sewer easement North 08 degrees, 45 minutes West, 83.01 feet to a point a corner of Lot No. 38 as shown on the above mentioned plan; thence extending along the same North 66 degrees, 26 minutes, 14 seconds East, 136.31 feet to a cul-de-sac on a point of curve in the aforesaid Southwesterly side of Kathleen Circle; thence extending along the same on the arc of a circle curving to the left having a radius of 55 feet the arc distance of 25.74 feet to the first mentioned point and place of beginning.

BEING known and designated as Lot No. 31 as shown on the above mentioned plan.

TITLE TO SAID PREMISES VESTED IN Jesse G. Bolado by Deed from Byron A. Cleary and Sophia A. Cleary dated January 11, 2012 and recorded on February 1, 2012 in the Montgomery County Recorder of Deeds in Book 5826, Page 1240 as Instrument No. 2012010628.

Parcel Number: 50-00-01269-14-8.

Location of property: 280 Kathleen Circle, Harleysville, PA 19438.



The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Jesse G. Bolado** at the suit of Wells Fargo Bank, N.A. Debt: \$245,231.95.

**Robert W. Williams**, Attorney.

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

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

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16-01089

ALL THAT CERTAIN lot or parcel of land, with the messuage or tenement thereon erected, situate in Walnut Ridge Estates, **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, designated as Lot #301 on a certain Development Plan of Walnut Ridge Estates recorded in the Office for the Recording of Deeds of Montgomery County in Plan Book A26, Page 19A, described according to an "As Built" Plan of House #301 prepared by Serdy, Burisch & Huth, Inc., as follows:

BEGINNING at a point measured the 5 following courses and distance from the point of intersection of the center line of Buchert Road and Kepler Road, as shown on said plan: (1) leaving said point of intersection on a course South 11 degrees, 31 minutes, 14 seconds East, 185.01 feet to a concrete monument; (2) South 44 degrees, 37 minutes, 18 seconds East, 162.61 feet to an iron pin; (3) South 41 degrees, 22 minutes East, 287.75 feet to a corner; (4) North 48 degrees, 38 minutes West, 33.60 feet to a corner; and (5) North 41 degrees, 22 minutes East, 71 feet to the point of beginning.

CONTAINING in frontage or breadth on a course measured North 48 degrees, 38 minutes, 00 seconds West from said point of beginning 20 feet and extending of that width Northeastwardly between parallel lines at right angles thereto 38 feet.

BEING the same premises which William Comfort and Mary Lynn Comfort, by Deed dated 1/10/94 and recorded 1/14/94 in Montgomery County in Deed Book 5067, Page 24, granted and conveyed unto Lillian Mary Favaleand, in fee.

Parcel Number: 42-00-05117-11-5.

Location of property: 301 Walnut Ridge Estates, Pottstown, PA 19464.

The improvements thereon are: Single family residence.

Seized and taken in execution as the property of **Roger Feldman a/k/a Roger D. Feldman and Renee Feldman, h/w** at the suit of Tri County Area Federal Credit Union. Debt: \$49,874.71.

**Leo M. Gibbons**, Attorney. I.D. #67267

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.

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16-01108

ALL THAT CERTAIN lot or piece of land situate in **Norristown Borough**, County of Montgomery, Commonwealth of Pennsylvania, known as No. 416 West Lafayette Street, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwest side of Lafayette Street, at the distance of 33.09 feet Southeasterly from the Southeast side of Chain Street; thence Southwesterly parallel to Chain Street 100 feet, more or less to premises now or late of Elizabeth Ely; thence Southeasterly parallel to Lafayette Street and along said premises of said Ely, 1641 feet to a point, a corner of this and other premises of said grantors; thence Northeasterly parallel with the first line 100 feet more or less to the Southwest side of said Lafayette Street 1641 feet to the place of beginning.

TOGETHER with the right, use, liberty and privilege of ingress and egress into and out of the said premises from Lafayette Street through a 4 1/2 feet wide alley laid out on the Northwesterly side of the above described premises at all times hereafter forever.

TITLE TO SAID PREMISES IS VESTED IN Stephen A. Tracanna, II by Deed from Stephen Newell, Deborah Newell, Matthew Newell and Marie Newell dated February 18, 2007 and recorded on March 21, 2007 in the Montgomery County Recorder of Deeds in Book 5639, Page 2834 as Instrument No. 2007034784.

Parcel Number: 13-00-19420-00-7.

Location of property: 416 West Lafayette Street, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Stephen A. Tracanna, II** at the suit of Federal National Mortgage Association. Debt: \$74,283.57.

**Robert W. Williams**, Attorney.

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

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

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16-01818

ALL THAT CERTAIN lot or tract of ground, situate in **Springfield Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a Revised Plan Section 2, Stotesbury Townhomes, prepared for Evans Builders, Inc., by C. Raymond Weir Associates, Inc., Civil Engineers and Surveyors, dated 5/6/1985 and last revised 9/4/1985 and recorded in Plan Book A-47, Page 157, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Duveen Drive (50 feet wide), said point being a corner of this lot and Lot No. 177, as shown on the above mentioned plan; thence extending along the Northeasterly side of

Duveen Drive the two following courses and distances: (1) South 57 degrees, 06 minutes, 26 seconds East, 18.22 feet to a point of curve; and (2) on the arc of a circle curving to the right having a radius of 305 feet, the arc distance of 15.34 feet to a point; thence extending North 38 degrees, 30 minutes East, 104.41 feet to a point; thence extending North 51 degrees, 30 minutes West, 38 feet to a point, a corner of Lot No. 177, aforesaid; thence extending along Lot No. 177 South 38 degrees, 30 minutes West, 107.79 feet to a point on the Northeasterly side of Duveen Drive, being the first mentioned point and place of beginning.

BEING Lot No. 178, as shown on the above mentioned plan.

TITLE TO SAID PREMISES VESTED IN Marilyn Torres Tollefson by Deed from Donald H. Tollefson dated September 26, 2014 and recorded on October 3, 2014 in the Montgomery County Recorder of Deeds in Book 5930, Page 591 as Instrument No. 2014066379.

Parcel Number: 52-00-05160-02-6.

Location of property: 8841 Duveen Drive, Wyndmoor, PA 19038.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Donald H. Tollefson and Marilyn Torres Tollefson** at the suit of Federal National Mortgage Association. Debt: \$263,582.31.

**Robert W. Williams**, Attorney.

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

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

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16-02113

ALL THAT CERTAIN lot or piece of land, situate in **Lower Pottsgrove Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a Plan of Lots known as "Ringing Hill Gardens" laid out for Robert L. Gresh on 10/19/1962 by George H. Shaner, Civil Engineer of Pottstown, Pennsylvania and recorded at Norristown, Pennsylvania, in Plan Book A-7, Page 105, as follows, to wit:

BEGINNING at a point on the Westerly side of Lynn Drive (50.00 feet wide), a corner of Lot No. 32 on said plan, which point is measured the 3 following courses and distances along the Southwesterly and Westerly side of Lynn Drive from its intersection with the Northwesterly side of North Adams Street (50.00 feet wide), viz: (1) leaving North Adams Street along a line curving to the left having a radius of 25 feet the arc distance of 41.01 feet to a point of tangent; (2) North 50 degrees, 30 minutes West, 241.95 feet to a point of curve; and (3) along a line curving to the right having a radius of 125 feet the arc distance of 69.96 feet to beginning point; thence extending along the line of Lot No. 32 aforesaid and the center line of a 20 feet wide Sewer Easement, South 78 degrees, 38.70 minutes West, 248.03 feet to a point, a corner in line of Lot No. 68 on said plan; thence extending along the same, North 50 degrees, 30 minutes West, 103.52 feet to a point, a corner; thence extending partly by an unnumbered lot and partly by Lot No. 2 on said plan, North 39 degrees, 30 minutes East, 144.46 feet to a point, a corner of Lot No. 30 on said plan; thence extending along the same, South 74 degrees, 46 minutes East, 248.28 feet to a point, a corner on the Westerly side of Lynn Drive aforesaid; thence extending along the same on a line curving to the left having a radius of 125 feet the arc distance of 58.01 feet to the first mentioned point and place of beginning.

BEING Lot No. 31 on the aforementioned Plan of Lots.

TITLE TO SAID PREMISES VESTED IN Brett S. Litten by Deed from James T. Polli, as agent for Martha Buzzar n/k/a Martha A. Mourar dated June 13, 2012 and recorded on June 27, 2012 in the Montgomery County Recorder of Deeds in Book 5839, Page 01675 as Instrument No. 2012062345.

Parcel Number: 42-00-02983-00-8.

Location of property: 1273 Lynn Drive, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Brett S. Litten** at the suit of Wells Fargo Bank, N.A. Debt: \$142,528.70.

**Robert W. Williams**, Attorney.

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

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

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16-02868

ALL THAT CERTAIN property, situated in **Pottstown Borough**, in the County of Montgomery and Commonwealth of Pennsylvania, being more fully described in a Deed dated 12/28/1995 and recorded 1/25/1996, among the land records of the County and State set forth above, in Deed Volume 5138 and Page 664.

TITLE TO SAID PREMISES IS VESTED IN Robert M. Bertoti by Deed from John D. McLaughlin dated 12/28/1995 recorded 01/25/1996 in Deed Book 5138, Page 664.

Parcel Number: 16-00-26716-00-7.

Location of property: 369 South Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Holly J. Bertoti and Robert M. Bertoti** at the suit of LSF9 Master Participation Trust. Debt: \$93,338.47.

**Nicole B. LaBletta**, Attorney.

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

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

16-03633

ALL THAT CERTAIN lot or piece of ground, situate in **Limerick Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a plan of subdivision made for M. F. Wismer by John L. Dzedzy, Registered Professional Engineer, dated 02/13/1980 and last revised 05/19/1980 and recorded in Plan Book B-38, Page 41, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Cemetery Road (46.5 feet wide) said point being measured North 50 degrees, 00 minutes West, 312.91 feet along the said side of Cemetery Road from its intersection with the Northwesterly side of Township Line Road (33 feet wide); thence extending from said point of beginning along Lot No. 2 on the above mentioned plan South 37 degrees, 50 minutes \*West, 377.14 feet to a point in line of lands of now or late George Loose; thence extending along said lands the two following courses and distances: (1) North 01 degree, 36 minutes East, 62.18 feet to a point; (2) North 11 degrees, 30 minutes East, 377.56 feet to a point on the Southwesterly side of Cemetery Road; thence extending along the same South 50 degrees, 00 minutes East, 209.91 feet to the first mentioned point and place of beginning.

\*Erroneously omitted from prior deed.

BEING Lot No. 1.

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 Conveyances, or visible on ground.

TITLE TO SAID PREMISES IS VESTED IN Daniel W. Borzillo, adult individual, by Deed from Kenneth W. Webster and Terry L. Webster, h/w, dated 11/15/2012, recorded 11/27/2012 in Book 5855, Page 1415.

Parcel Number: 37-00-00367-10-9.

Location of property: 1052 Cemetery Road, Schwenksville, PA 19473.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Daniel W. Borzillo** at the suit of PHH Mortgage Corporation. Debt: \$204,045.52.

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

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,520. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

16-03682

ALL THAT CERTAIN lot, plot or parcel of land, situate in Walnut Ridge Estates, in **Lower Pottsgrove Township**, County of Montgomery and State of Pennsylvania designated as Lot No. 1008 on a Certain Development Plan of Walnut Ridge Estates, recorded in the Office for the Recording of Deeds of Montgomery County in Plan Book A-26, Page 19 A, described to an As-Built Plan of House No. 1008 prepared by Serdy, Bursich & Huth, Inc. as endorsed hereon, as follows:

BEGINNING at a point on the centerline of the party wall between these premises and Lot No. 1007 as shown on said plan, which point is at the distance of 57.33 feet measured North 43 degrees, 14 minutes West from a point a corner which last mentioned point is at the distance of 161.58 feet measured North 46 degrees, 46 minutes East from a p.i. which last mentioned p.i. is at the distance of 78.81 feet measured South 62 degrees, 52 minutes, 42 seconds East from a concrete monument.

CONTAINING in frontage or breadth on a course measured North 46 degrees, 46 minutes East from said point of beginning 17.83 feet and extending of that width Northwestwardly between parallel lines at right angles thereto 38.00 feet.

UNDER AND SUBJECT to the covenants, restrictions, casements, terms, rights, agreements, conditions exceptions, reservations and exclusions as contained and set forth in that certain Declaration of Covenants, Conditions and Restrictions dated September 20, 1976 and recorded in the Office of the Recorder of Deeds aforesaid in Deed Book 4143, Page 209 &c. and any amendment to the said Declaration as the same may be made from time to time.

BEING the same premises which Michael Canfield and Holly Canfield, husband and wife, by Deed dated 06/11/2010 and recorded 07/02/2010 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5772, Page 798, Instrument No. 2010054887, granted and conveyed unto Holly Canfield, as Sole Owner.

Parcel Number: 42-00-05117-60-1.

Location of property: 1008 Walnut Ridge Estate, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Holly Elizabeth Canfield a/k/a Holly Canfield** at the suit of Nationstar Mortgage, LLC. Debt: \$117,817.47.

**Sarah K. McCaffery**, Attorney.

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

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

16-03807

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situated on the North side of Ninth Street, in **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described according to a survey thereof by George P. Shaner, Registered Engineer, as follows:

BEGINNING at a corner of this and Lot 316 on the Northerly side of Ninth Street; thence along said Lot No. 316 North 35 degrees, 8 minutes East 140 feet to a point on the Southerly side of a certain 20 feet wide alley; thence along the Southerly side of said alley South 54 degrees, 52 minutes East, 50 feet to a point, a corner of this and Lot No. 210 of Peter L. Egolf Plan of Lots, now or late of Raymond Moulder; thence along said Lot 210 of Peter L. Egolf Plan South 35 degrees, 8 minutes West, 140 feet to the Northerly side of Ninth Street; thence along the Northerly side of Ninth Street North 54 degrees, 52 minutes West, 50 feet to the point or place of beginning.

BEING known as Lot 317 on Lincoln Manor Plan of Lots.

UNDER AND SUBJECT to the right of the owners of the premises known as Lot 316 to use and maintain a certain sewer serving the aforesaid Lot 316.

UNDER AND SUBJECT to restrictions as contained in Deed Book 393, Page 26.

TITLE TO SAID PREMISES IS VESTED IN Faron L. Mickletz and Lucy A. Mickletz, by Deed from Bruce A. Koppenhaver, dated 08/23/1994, recorded 08/30/1994 in Book 5089, Page 1049. Note: Grace M. Koppenhaver departed this life 10/2/1991 vesting interest solely in Bruce A. Koppenhaver.

Parcel Number: 16-00-21580-00-4.

Location of property: 9 West 9th Street, Pottstown, PA 19464-5239.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Faron L. Mickletz and Lucy A. Mickletz** at the suit of Santander Bank, N.A. Debt: \$97,233.09.

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

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,520. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

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16-03903

ALL THAT CERTAIN tract of land, with the buildings and improvements thereon erected, situate on the Northeasterly side of Main Street in **Lansdale Borough**, Montgomery County, Pennsylvania bounded and described, as follows:

BEGINNING at a stake in the middle of Main Street, a corner of land now or late of Samuel Stiver; thence along the latter, North forty-three degrees, five minutes East, two hundred feet to the side of a twenty feet wide street; thence along the same, South 47 and one-quarter degrees East, forty-five feet to a stake a corner of other lands of Shiloh Lodge No. 558 Free and Accepted Masons; thence by the same, South forty-three degrees, five minutes West, two-hundred feet to a stake in the middle of said Main Street; thence along the same, North forty-seven and one-quarter degrees West, forty-five feet to the place of beginning.

BEING the same premises which Dino D'Orazio and Rosalia D'Orazio, by Deed dated 07/13/2015 and recorded 07/20/2015 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5962, Page 1123, granted and conveyed unto S. Kaur Properties, L.P. a Pennsylvania Limited Partnership.

Parcel Number: 11-00-09528-00-1.

Location of property: 315 West Main Street, Lansdale, PA 19446.

The improvements thereon are: Commercial property.

Seized and taken in execution as the property of **S. Kaur Properties, L.P.** at the suit of 315 West Main Street, LLC. Debt: \$499,844.95.

**Joseph W. Catuzzi**, 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.

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16-04197

ALL THAT CERTAIN lot or piece of ground, with buildings and improvements thereon erected, situate in **Pottstown Borough**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a piece of survey thereof made by Ralph E. Shaner C. F., dated February 4, 1937, as follows, to wit:

BEGINNING at a stake in the Southwesterly side of 2nd Street, situate 252 feet, 11 inches Northwestwardly from the Southwesterly corner of 2nd Street and Johnson Street; thence extending along 2nd Street North 54 degrees, 26 minutes West, 71 feet, 10 inches to a point; thence extending South 38 degrees, 41 minutes West, 34 feet, 3 inches to the Easterly side of Manatawny Street; thence extending along said Manatawny Street South 6 degrees, 13 minutes East, 84 feet, 2 inches to the edge of a certain concrete driveway leading to the creamery of that Philadelphia Diary Products, Company, Inc.; thence along the edge of said concrete driveway the following concrete and distances to wit; North 81 degrees, 29 minutes East, 14 feet, 3 inches to a point, North 73 degrees, 27 minutes East, 14 feet, 3 inches to a point, North 61 degrees, 33 minutes East, 14.3 feet to a point (erroneously omitted from poor deed), North 77 degrees, 54 minutes East, 14 feet, 3 inches to a point; thence by a line distant 1 foot East of and parallel with the plastered frame house, situate on the premises hereby conveyed North 35 degrees, 34 minutes East, 47 feet, 6 inches to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Harry W. Raser, III, by Deed from Pedro A. Robles and Nancy J. Robles, h/w, dated 06/19/2009, recorded 06/26/2009 in Book 5734, Page 2434.

Parcel Number: 16-00-19848-00-8.

Location of property: 238 Manatawny Street, Pottstown, PA 19464-5260.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Harry W. Raser, III** at the suit of Wells Fargo Bank, N.A. Debt: \$108,078.40.

**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 \$3,520. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

16-04917

ALL THAT CERTAIN message & tract or piece of land, situate in **Lansdale Borough**, Montgomery County, PA, and more particularly described according to a survey made thereof by C. Raymond Weir, Registered Land Surveyor, Lansdale, PA, on 3/31/26, as follows, to wit:

BEGINNING at a point a corner on the Southeast side of Green Street as laid out in the Borough of Lansdale 40 feet wide, at the distance of 249.64 feet Northeast of the Northeast side of Lincoln Avenue, as laid out 40 feet wide, being a corner of other land of the Estate of John W. Coar, deceased; thence extending along the Southeast side of Green Street North 48 degrees and 2 minutes East, 26 feet to a corner of Lot 38 of Lansdale Summit Building Lots; thence extending along said Lot 38 South 43 degrees, 18 minutes East, 150 feet to a point a corner on the Northwest side of said Montgomery Avenue South 48 degrees, 2 minutes West, 24.28 feet to a point a corner of other lands of the said John W. Coar, deceased; thence extending along the same and passing through a frame building and also through the middle of the partition wall of the dwelling house erected on this and said adjoining lot the 3 following courses and distances: North 42 degrees and 41 minutes West, 16 feet to a point, North 44 degrees and 58 minutes West, 65.57 feet to a point and North 43 degrees, 18 minutes West, 68.50 feet to the place of beginning.

BOUNDED on the Northeast by Lot 38 on said plan, on the Southeast by Montgomery Avenue on the Southwest by other lands of the Estate of John W. Coar, deceased, on the Northwest by Green Street.

BEING the same premises which Glenn R. Schmidt, by Deed dated March 22, 2002, and recorded April 25, 2002, in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Deed Book 5404, Page 1983, granted and conveyed unto Michael J. Wynne, in fee.

Parcel Number: 11-00-07008-00-1, Map #11039 029.

Location of property: 135 Green Street, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Shamim Ahmed, a/k/a Shamin Ahmed** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$220,731.98 plus interest to sale date.

**Heather Riloff**, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,520. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

16-04921

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, County of Montgomery, State of Pennsylvania, described according to a Survey and Plan made by C. Raymond Weir, Registered Professional engineer, Ambler, PA on 6/11/1954, as follows, to wit:

BEGINNING at a point on the Northwest side of North Hills Avenue (45 feet wide) which point is measured South 16 degrees, 11 minutes, 30 seconds West, 165 feet to a point, which point is measured on the arc of a circle curving to the right having a radius of 10 feet the arc distance of 15.71 feet from a point on the Southwest side of Eastview Drive (50 feet wide).

CONTAINING in front or breadth on said North Hills Avenue 71 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to the said North Hills Avenue 150 feet.

TITLE TO SAID PREMISES IS VESTED IN Robert J. Fulton, Jr., by Deed from Peter J. Meier and June L. Meier, a/k/a June L. Wilhelm, dated 04/30/2001, recorded 05/22/2001 in Book 5361, Page 124.

Parcel Number: 54-00-12445-00-2, Map #54070A016.

Location of property: 790 North Hills Avenue, Glenside, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Robert J. Fulton, Jr.** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$202,631.18 interest to sale date.

**Jeniece D. Davis**, Attorney.

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

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

16-05669

ALL THAT CERTAIN lot or piece of ground, situate in **Franconia Township**, County of Montgomery and State of Pennsylvania, designated as Unit "B" Building #29, as shown on a plan of Indian Valley Meadows, made for Regent Valley Builders, Inc. by Herbert H. Metz, Inc., Civil Engineers and Surveyors, Lansdale, Pennsylvania, dated October 29, 1973 and revised June 22, 1974 and recorded July 10, 1974 in Plan Book A 23, Page 8.

BEING the same premises which Grosse & Quade Management Company, by Deed dated 11/20/2009 and recorded 12/04/2009 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5752, Page 2200, granted and conveyed unto Mark S. Galdi and Christine M. Galdi.

Parcel Number: 34-00-02564-06-6.

Location of property: 47 Harvey Lane, Telford, PA 18969.



The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mark S. Galdi and Christine M. Galdi** at the suit of PennyMac Loan Services, LLC. Debt: \$176,753.46.

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

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

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

16-06751

ALL THAT CERTAIN tract of land, situate in **Upper Dublin Township**, County of Montgomery, Commonwealth of Pennsylvania as shown on ALTAJACSM Land Title Survey Plan (Sheet 1 of 1) prepared for 1301 Maplewood Office Center by Urwiler & Walter, Inc., dated July 19, 2004 and last revised August 5, 2004, bounded and described, as follows, to wit:

BEGINNING at a point on the Southwesterly required right-of-way line of Susquehanna Road, said point being located the following two (2) courses and distances from the centerline intersection of Susquehanna Road and the original centerline of Virginia Drive; (1) along the centerline of Susquehanna Road North 52 degrees, 29 minutes, 08 seconds West, 84.64 feet to a point; (2) partly crossing the bed of Susquehanna Road South 37 degrees, 30 minutes, 52 seconds West, 46.89 feet to a point on the aforementioned southwesterly required right-of-way line of Susquehanna Road; thence from said point of beginning along the said Southwesterly required right-of-way line of Susquehanna Road and along a curve to the right having a radius of 20.00 feet and an arc length of 31.58 feet, and also having a chord bearing and distance of South 06 degrees, 48 minutes, 39 seconds East, 28.40 feet to a point of tangency; thence South 38 degrees, 25 minutes, 29 seconds West along the northwesterly required right-of-way line of Virginia Drive for a distance of 108.66 feet to a point for corner; thence extending along other lands of Maplewood Office Center, LTD (Unit 01, Block 52) the following four (4) courses and distances: (1) North 52 degrees, 17 minutes, 38 seconds West, 482.50 feet to a point for corner; (2) South 37 degrees, 42 minutes, 22 seconds West, 123.69 feet to a point for corner; (3) North 52 degrees, 17 minutes, 38 seconds West, 136.00 feet to a point for corner; (4) South 37 degrees, 42 minutes, 22 seconds West, 171.00 feet to a point for corner; thence North 30 degrees, 57 minutes, 37 seconds West along the Northeasterly boundary line of lands of Brandywine Operating Partnership, LP (Unit 22, Block 52) for a distance of 649.00 feet to a point for corner; thence extending along the lands of B.R. Properties Owner, L.P. (Unit 33, Block 52) the following four (4) courses and distances: (1) North 37 degrees, 07 minutes, 22 seconds East, 5.36 feet to a point for corner; (2) North 52 degrees, 29 minutes, 08 seconds West, 286.10 feet to a point for corner; (3) North 30 degrees, 57 minutes, 37 seconds West, 36.55 feet to a point for corner; (4) North 37 degrees, 07 minutes, 22 seconds East, 161.58 feet to a point for corner; thence extending along the said Southwesterly required right-of-way of Susquehanna Road the following seven (7) courses and distances: (1) South 52 degrees, 29 minutes, 08 seconds East, 184.65 feet to a point for corner; (2) South 37 degrees, 30 minutes, 52 seconds West, 10.00 feet to a point for corner; (3) South 52 degrees, 29 minutes, 08 seconds East, 200.00 feet to a point for corner; (4) North 37 degrees, 30 minutes, 52 seconds East, 20.00 feet to a point for corner; (5) South 52 degrees, 29 minutes, 08 seconds East, 620.26 feet to a point for corner; (6) South 37 degrees, 57 minutes, 14 seconds West, 2.89 feet to a point for corner; (7) South 52 degrees, 02 minutes, 46 seconds East, 521.47 feet to the point and place of beginning.

CONTAINING: 7.7571 acres of land more or less.

TOGETHER with the rights contained in that certain Easement Agreement for Maplewood Office Center between Maplewood Office Center Limited Partnership and 1301 Virginia Drive, LLC dated 2/28/2005 and recorded 3/3/2005 in Deed Book 5545, Page 1111.

Parcel Numbers: 54-00-16386-00-3 and 54-00-15060-00-6.

Location of property: 54-00-16386-00-3 - 1301 Virginia Drive, Fort Washington, PA 19034 and 54-00-15060-00-6 Susquehanna Road, Fort Washington, PA 19034.

The improvements thereon are: 54-00-16386-00-3 - Commercial, office, 1 story, 100,000 square feet; 54-00-15060-00-6 - Industrial, vacant land, 60,001-87,120 square feet.

Seized and taken in execution as the property of **1301 Virginia Drive, LLC** at the suit of U.S. Bank National Association, as Trustee for the Registered Holders of Banc of America Commercial Mortgage, Inc., Commercial Mortgage Pass-Through Certificates, Series 2005-6. Debt: \$11,510,686.75 as of June 24, 2016.

**David R. Augustin**, Attorney. I.D. #54077

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

**DOWN MONEY:** A deposit of ten (10%) percent of the Price Bid or \$3,250. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

16-07637

ALL THOSE CERTAIN lots or pieces of ground, with the buildings and improvements thereon erected, situate in **Hatfield Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lots Numbered 9, 10, 11, 26, 27 and 28, and part of Lots Numbered 12, and 25, section 'A' on a plan of lots called 'Lansdale Square', which plan is recorded in the Office for the Recording of Deeds, at Norristown, in and for the County of Montgomery in Deed Book No. 862, Page 600, and described as one according to a plan thereof made by Francis W. Wack, Registered Surveyor, of Schwenksville, PA, dated September 21, 1954, as follows, to wit:

BEGINNING at a point on the Northeast side of Main Street (forty feet wide) at the distance of one hundred and thirty-five feet and nine hundred twenty-five one-thousandths of a foot measured South forty-three degrees,

two minutes East along the said Northeast side of Main Street from its point of intersection with the Southeast side of Second Avenue (forty feet wide); thence extending from said point of beginning North forty-six degrees, fifty-eight minutes East, passing partly through the center of a party wall between this premises and the premises adjoining on the Northwest, two hundred and fifty feet to a point on the Southwest side of Harding Street (forty feet wide); thence extending along the said Southwest side of Harding Street South forty-three degrees, two minutes East, sixty-four feet and seventy-five one-thousandths of a foot to a point; thence extending South forty-six degrees, fifty-eight minutes West, two hundred and fifty feet to a point on the Northeast side of Main Street aforesaid; thence extending along the said Northeast side of Main Street North forty-three degrees, two minutes West, sixty-four feet and seventy-five one-thousandths of a foot to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN James R. Clunk and Eleanor K. Clunk, h/w, by Deed from James R. Clunk and Eleanor K. Clunk, formerly Eleanor R. Kelly, h/w, dated 06/10/1987, recorded 06/19/1987 in Book 4841, Page 1027.

By virtue of the death of James R. Clunk on 05/04/2015, Eleanor K. Clunk became the Sole Owner of the premises as Surviving Tenant by the Entireties.

Parcel Number: 35-00-11281-00-6.

Location of property: 1525 West Main Street a/k/a 1525 Welsh Road, Lansdale, PA 19446-1351.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Eleanor K. Clunk** at the suit of Federal National Mortgage Association. Debt: \$193,907.15.

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

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,520. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

16-08086

ALL THAT CERTAIN brick message or tenement and lot of land, in **Pottstown, Borough**, Montgomery County, Pennsylvania, situate on the South side of Walnut Street, between Warren and Washington Streets, being known as No. 556 Walnut Street, bounded and described, as follows, to wit:

BEGINNING at a point on the South line of Walnut Street at a corner of this and other land now or late of Joshua D. Lessig heirs, at a distance of 12 feet, 1 inch Eastwardly from land now or late of Samuel R. Ellis; thence by the same and through the middle of the brick division partition wall of this and house immediately adjoining to the West Southwestwardly 140 feet to the North side of Rowan Alley; thence by the same Eastwardly 13 feet, 11 inches to other land of Joshua B. Lessig heirs; thence by the same Northwardly and passing in part of said course and distance through the middle of the brick division or partition wall of this and House No. 558 Walnut Street adjoining to the East 140 feet to the South side of Walnut Street aforesaid; thence by the same Westwardly 13 feet, 11 inches to the place of beginning.

BEING the same premises as John N. Caputo, by Deed dated June 9, 2006, and recorded on July 21, 2006, by the Montgomery County Recorder of Deeds in Book 05809, at Page 09186, Instrument No. 2006089941, granted and conveyed unto Joshua O. Owheya and Gretchen Owheya, as Tenants by the Entireties.

AND THE SAID Joshua O. Owheya having departed this life on October 4, 2013, whereby title vested with Gretchen Owheya, an Individual, by Operation of Law.

Parcel Number: 16-00-30200-00-6.

Location of property: 556 Walnut Street, Pottstown, PA 19464.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Gretchen Owheya** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-16. Debt: \$130,466.75.

**Andrew J. Marley**, Attorney. I.D. #312314

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,020. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

16-08135

ALL THAT CERTAIN message, tenement and tract of land, situate in the Village of Sassamansville, **New Hanover Township**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a stone, a corner in the middle of a public road leading from Sassamansville to Zieglerville; thence along another public road called the Township Line between New Hanover and Douglass Townships and land of Douglass Independent Cemetery, North thirty-seven degrees, East ten and one-half perches to an iron pin, a corner in the middle of an alley used jointly with St. Paul's Lutheran Church; thence along said alley South forty-five degrees, East thirteen and three-fifths perches to an iron pin in line of St. Paul's Lutheran Church land; thence along said land South fifty-five degrees, West twelve and seven-tenths perches to an iron pin in the middle of the public road leading from Sassamansville to Zieglerville; thence along same North thirty-six and three-quarter degrees, West twelve perches and fifteen and a half feet to the place of beginning.

CONTAINING one hundred fifty-four (154 P.) perches.

TITLE TO SAID PREMISES IS VESTED IN Connie and Donald Schlesman as the true owners of the real property commonly known as 1803 Hoffmansville Road, Frederick, PA 19435 as of January 5, 2007, i.e. the date of the Land Contract Payoff; Russell A. Purnell and Charlotte D. Purnell were divested of their interest in the property at that same time per Civil Action-Quiet Title, No. 2010-19756, Court of Common Pleas, Montgomery County, PA.

Parcel Number: 47-00-02416-00-3.

Location of property: 1803 Hoffmansville Road, Frederick, PA 19435-9716.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Connie Schlesman a/k/a Connie L. Schlesman and Donald Schlesman** at the suit of Deutsche Bank National Trust Company, as Trustee for The Registered Holders of Morgan Stanley ABS Capital I Inc. Trust 2007-HE5 Mortgage Pass-Through Certificates, Series 2007-HE5. Debt: \$410,688.12.

**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 \$3,520. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

16-08432

ALL THAT CERTAIN message and lot or piece of land, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, being Lot No. 1059 Swede Street, bounded and described, as follows:

BEGINNING at a point on the Northwesterly side of Swede Street, 83 feet, 5 1/2 inches Southwesterly from Beech Street, a corner of this and land now or late of Frank B. Wildman; thence Northwestwardly at right angles to the said Swede Street 132 feet more or less to the Southeasterly side of Maple Alley; thence along the said side of said alley Southwesterly 15 feet, 9 inches to a point, a corner of this and still other premises now or late of Frank B. Wildman; thence along said other premises Southeastwardly, the line passing through the middle of the partition wall between the house on these premises and other premises now or late of the said Frank B. Wildman, 132 feet to the Northwesterly side of Swede Street, aforesaid; thence along said side of Swede Street Northeasterly 15 feet, 9 inches to the place of beginning.

BEING the same premises which William H. Lawrence and Doris Lawrence, husband and wife, by Deed dated 01/05/2001 and recorded 01/11/2001 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5346, Page 0440, granted and conveyed unto Elaine Briscoe. And said Elaine Briscoe departed this life 02/07/2015 vesting the title solely in Mary Lou Viney, as Administratrix of the Estate of Elaine Briscoe, Deceased by Rights of Survivorship.

Parcel Number: 13-00-36580-00-1.

Location of property: 1059 Swede Street, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mary Lou Viney, As Administratrix of the Estate of Elaine Briscoe, Deceased** at the suit of James B. Nutter & Company. Debt: \$126,121.64.

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

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

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

16-08718

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, Montgomery County, State of Pennsylvania, and described in accordance with a Plan or Survey of Oak Lane Manor Section #8, made by Franklin and Lindsey, Registered Engineers, Philadelphia, dated 8/25/1952 and recorded in the Office for the Recording of Deeds at Norristown, Montgomery County, Pennsylvania, in Deed Book 2308, Page 601, as follows, to wit:

BEGINNING at a point on the Southeast side of Meadow Lane (50 feet wide) which point is measured along the said side of Meadow Lane North 59 degrees, 44 minutes, 30 seconds East, 119.916 feet from the Northernmost terminus of the arc a round corner connecting the Southeast side of Meadow Lane and the Northeast side of Boncouer Road (50 feet wide); thence from the beginning point and extending along the said side of Meadow Lane the 2 following courses and distances: (1) North 59 degrees, 44 minutes, 30 seconds East, 40.827 feet to a point of curve; (2) on the arc of a circle curving to the right having a radius of no feet at a distance of 22.113 feet to a point; thence leaving said side of Meadow Lane and extending South 30 degrees, 15 minutes, 30 seconds East, 163.854 feet to a point; thence extending South 59 degrees, 44 minutes, 30 seconds West, 94.366 feet to a point; thence extending in a Northwesterly direction on the arc of a circle curving to the right having a radius of 685 feet an arc distance of 168.387 feet to the point and place of beginning.

BEING the same premises which June D. Monaghan, by Deed dated 06/08/1976, recorded 08/18/2014 in the Office of Recorder of Deeds in and for Montgomery County, in Book 5927, Page 02037, conveyed unto Ann Johnson, Grantee herein.

Parcel Number: 31-00-18568-00-4.

Location of property: 106 Meadow Lane, Cheltenham, PA 19012.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Ann Johnson** at the suit of Caliber Home Loans, Inc. Debt: \$220,671.24.

**Bradley J. Osborne**, Attorney.

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

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

16-12520

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

BEGINNING at a stake or post on the Southwest side of Germantown Turnpike Road, a corner of land now or late of George Engle; thence along said Engle's land South 40 degrees, 30 minutes West, 249.3 feet to a stone; thence along other land now or late of Andro Mucha the two following courses and distances, viz: South 46 degrees, 8 minutes East, 50 feet to a stake and North 40 degrees, 30 minutes East, 249.3 feet to the Southwest side of Germantown Turnpike, aforesaid; thence along the same North 46 degrees, 8 minutes West, 50 feet to the place of beginning.

BEING the same premises which Joseph J. Bohlinger and Maryanne S. Bohlinger by Deed dated January 27, 2004 and recorded August 3, 2004 in Montgomery County in Deed Book 5520, Page 2296 conveyed unto Jamestown Real Estate Group, LLC, in fee.

Parcel Number: 65-00-04630-00-3.

Location of property: 458 Germantown Pike, Whitemarsh Township, Montgomery County, PA.

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

Seized and taken in execution as the property of **Jamestown Real Estate Group, LLC** at the suit of Iron Workers Bank. Debt: \$402,736.29.

**Phillip D. Berger**, Attorney.

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

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

16-15513

#### PREMISES A

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Springfield Township**, Montgomery County, PA being a portion of Lots 2 and 3, Section B on plan of Chesney Downs.

BEGINNING at a point on the Easterly side of Bethlehem Pike (60 feet wide) produced, 91.96 feet South of the intersection of the Easterly side of Bethlehem Pike produced with the Southerly side of Chesney Lane (50 feet wide) produced; thence along the Easterly side of Bethlehem Pike, North 12 degrees, 11 minutes East, 63.81 feet to a point of curve; thence on a line curving to the right with a radius of 50 feet, the arc distance of 51.28 feet to a point on the Southerly side of Chesney Lane; thence North 70 degrees, 56 minutes, 30 seconds East, 54.04 feet to a point; thence South 19 degrees, 3 minutes, 30 seconds East, 120.28 feet to a point; thence South 87 degrees, 26 minutes, 50 seconds West, 145.90 feet to the point and place of beginning.

#### PREMISES B

ALL THAT CERTAIN lot or piece of ground, situate in **Springfield Township**, County of Montgomery and State of PA, described according to a survey and plan thereof made by Barton and Marlin, Engineers of Philadelphia, PA, on 9/26/1941, as follows, to wit:

BEGINNING at a point on the Southeastly side of Bethlehem Pike (60 feet wide) 91.96 feet measured South 12 degrees, 11 minutes West from the intersection of the Southeastly side of said Bethlehem Pike, produced, with the Southeastly side of Chesney Lane (50 feet wide) produced; thence from said point ending North 87 degrees, 26 minutes, 50 seconds East, 145.90 feet to a point; thence extending South 19 degrees, 3 minutes, 30 seconds East, 14.60 feet to a point; thence extending South 87 degrees, 26 minutes, 50 seconds West, 153.73 feet to a point on the Southeastly side of Bethlehem Pike aforesaid; thence extending along same, North 12 degrees, 11 minutes East, 14.48 feet to the first mentioned point and place of beginning.

#### PREMISES C

ALL THAT CERTAIN lot or piece of ground, with the building end improvements thereon erected, situate in **Springfield Township**, County of Montgomery and State of PA, described according to a survey and plan thereof made by George B. Mebus, Registered Engineer of Glenside, PA on 5/3/1943, as follows, to wit:

BEGINNING at a point on the Easterly side of Bethlehem Pike (60 feet wide) at the distance of 106.44 feet Southwardly from the intersection of the Easterly side Bethlehem Pike produced with the Southeastly side of Chesney Lane (50 feet wide) produced; thence extending North 87 degrees, 26 minutes, 50 seconds East, 153.73 feet to a point; thence extending South 19 degrees, 3 minutes, 30 seconds East, 130.98 feet to a point; thence extending South 60 degrees, 46 minutes, 16 seconds West, 38.60 feet to a point; thence extending North 11 degrees, 27 minutes West, 64.97 feet to a point; thence extending South 87 degrees, 26 minutes, 50 seconds West, 167.10 feet to a point on the Easterly side of Bethlehem Pike aforesaid; thence extending North 12 degrees, 11 minutes East along the Easterly side of Bethlehem Pike 81.40 feet to the first mentioned point and place of beginning.

ALL THAT CERTAIN lot, piece, or parcel or tract of land, situate in **Springfield Township**, Montgomery County, Pennsylvania, and being known as 2 Chesney Lane, Erdenheim, PA 19038.

Parcel Number: 52-00-01759-00-7.

Location of property: 2 Chesney Lane, Erdenheim, PA 19038.

The improvements thereon are: 2 story, single family, residential dwelling.

Seized and taken in execution as the property of **Mary Jo Thomas** at the suit of Covenant Bank f/k/a Milestone Bank. Debt: \$29,672.88.

**Henry E. Van Blunk**, Attorney. I.D. #70751

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$4,500. 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 December 7, 2016 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

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## ACTION IN DIVORCE

Lisa J. Cappolella, Esquire **Attorney I.D. #62985**  
 1236 East High Street  
 Pottstown, PA 19464  
 (610) 327-2099  
**Attorney for Plaintiff**

IN THE COURT OF COMMON PLEAS OF  
 MONTGOMERY COUNTY, PENNSYLVANIA  
 NO. 2016-10105  
 CIVIL ACTION - LAW  
 IN DIVORCE

**ELIZABETH REID,**  
 Plaintiff

vs.

**ANGELO REID,**  
 Defendant

### NOTICE TO: ANGELO REID

#### COMPLAINT FOR DIVORCE UNDER 23 Pa. C.S.A. SECTION 3301

#### NOTICE TO DEFEND AND CLAIM RIGHTS

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take prompt action. You are warned that if you fail to do so, the case may proceed without you and a Decree of Divorce or Annulment may be entered against you by the Court. A Judgment may also be entered against you for any other claim or relief requested in these papers by the Plaintiff. You may lose money or property or other rights important to you, including custody or visitation of your children.

When the ground for the divorce is indignities or irretrievable breakdown of the marriage, you may request marriage counseling. A list of marriage counselors is available in the Office of the Prothonotary at Montgomery County Courthouse, Swede and Airy Streets, Second Floor, Norristown, PA 19404.

IF YOU DO NOT FILE A CLAIM FOR ALIMONY, DIVISION OF PROPERTY, LAWYER'S FEES OR OTHER EXPENSES BEFORE A DIVORCE OR ANNULMENT IS GRANTED, YOU MAY LOSE THE RIGHT TO CLAIM ANY OF THEM.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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, P.O. Box 268  
 Norristown, PA 19404-0268  
 (610) 279-9660, ext. 201

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## ARTICLES OF INCORPORATION NONPROFIT

Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on November 12, 2013, for the purpose of obtaining a Certificate of Incorporation pursuant to the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

The name of the corporation is: **Emerald Walk Homeowner Association, n/k/a Emerald Walk Community Association**

The purposes for which it was organized are: to conduct any activities for which IRS Code Section 501(c)(3) provides exemption.

**Derek J. Reid, Esquire**  
**Eastburn and Gray, P.C.**  
 60 E. Court Street, P.O. Box 1389  
 Doylestown, PA 18901-0137

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**Lower Merion Fight For First Class Public Education** has been incorporated under the provisions of the PA Nonprofit Corporation Law of 1988.

**Jane Broderson, Esquire**  
 821 Hagys Ford Road  
 Narberth, PA 19072

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Notice is hereby given that **The Brownstones at the Village at Valley Forge Condominium Association, Inc.** has been organized under the provisions of the Non-Profit Corporation Law of 1988 and has filed Articles of Incorporation with the PA Department of State on 9/29/16. The purpose of the corporation is ownership, management, operation and maintenance of common elements in a community known as the Brownstones at the Village at Valley Forge.

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Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on September 19, 2016, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **The Healthy Dancer Project**, 266 Wiltshire Road, Wynnwood, PA 19096

The corporation's purpose is charitable support for dancers.

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Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on June 22, 2015, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania.

The name of the corporation is: **Walden Square Homeowners Association n/k/a Walden Square Community Association**

The purposes for which it was organized are: to conduct any activities for which IRS Code Section 501(c)(3) provides exemption.

**Derek J. Reid, Esquire**  
**Eastburn and Gray, P.C.**  
 60 E. Court Street, P.O. Box 1389  
 Doylestown, PA 18901-0137



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**CERTIFICATE OF LIMITED PARTNERSHIP**

Notice is hereby given that on September 27, 2016, a Certificate of Limited Partnership was filed with the Pennsylvania Department of State for **Poorhouse Mountain Press**, organized under the requirements of 15 Pa. C.S. Section 8511. The name and business address of the general partner is Kristen Shannon Spencer, 92 6th Avenue, Collegeville, PA 19426.

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**CHANGE OF NAME**

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2016-23024

NOTICE IS HEREBY GIVEN that on September 20, 2016, the Petition of Perri Jelissa Marshall was filed in the above named Court, praying for a Decree to change her name to SALIYAH JELISSA MARSHALL.

The Court has fixed November 16, 2016, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2016-23682

NOTICE IS HEREBY GIVEN that on September 30, 2016, the Petition of Vincent Miller Marchegiano was filed in the above named Court, praying for a Decree to change the name to VANESSA MILLER-MARCHEGIANO.

The Court has fixed November 23, 2016, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

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**CIVIL ACTION**

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL TRIAL DIVISION  
NO. 2016-15134

**CIVIL ACTION - COMPLAINT IN  
MORTGAGE FORECLOSURE**

**Wells Fargo Bank, N.A.,**  
Plaintiff

vs.

**Amanda L. Marshall, in her capacity as Heir of Paul Marshall, Deceased, Lauren Brittney 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,**  
Defendants

**TO:** The Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Paul Marshall, Deceased, Defendant(s), whose last known address is 138 Diamond Street, Hatfield, PA 19440.

**COMPLAINT IN MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, Wells Fargo Bank, N.A., has 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 2016-15134, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 138 Diamond Street, Hatfield, PA 19440, whereupon your property would be sold by the Sheriff of Montgomery County.

**NOTICE**

**YOU HAVE BEEN SUED IN COURT.** If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

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

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

**Jill Manuel-Coughlin**  
**Amanda L. Rauer**  
**Jolanta Pekalska**  
**Harry B. Reese**  
**Matthew J. McDonnell**  
**Attys. for Plaintiff**  
**Powers Kirm & Assoc., LLC**  
8 Neshaminy Interplex, Ste. 215  
Trevose, PA 19053  
(215) 942-2090

IN THE COURT OF COMMON PLEAS OF  
MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 2016-20429

**NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE**

**WELLS FARGO BANK, N.A.,**  
Plaintiff

vs.

**CHRISTOPHER PANZA, in his capacity as Heir of PAUL PANZA, Deceased**

**PAUL PANZA, in his capacity as Heir of PAUL PANZA, Deceased**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST  
FROM OR UNDER PAUL PANZA, DECEASED**

**BENEFICIAL CONSUMER DISCOUNT COMPANY  
PHILADELPHIA CONSUMER DISCOUNT  
COMPANY,  
Defendants**

**NOTICE TO: UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING RIGHT, TITLE  
OR INTEREST FROM OR UNDER PAUL PANZA,  
DECEASED**

You are hereby notified that on 08/19/2016, 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. 2016-20429. Wherein, Plaintiff seeks to satisfy a lien on the property located at 2011 FORT BEVON ROAD, HARLEYSVILLE, PA 19438-3309 and confirm WELLS FARGO BANK, N.A. is the holder of a first priority mortgage on the Property.

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, 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  
NO. 2016-21058

**NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE**

**DITECH FINANCIAL LLC,**  
Plaintiff

vs.

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR INTEREST  
FROM OR UNDER ETHEL RUTH MILLER A/K/A  
ETHEL MILLER, DECEASED,**  
Defendant(s)

**NOTICE TO: UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS, FIRMS,  
OR ASSOCIATIONS CLAIMING RIGHT,  
TITLE OR INTEREST FROM OR UNDER  
ETHEL RUTH MILLER A/K/A ETHEL MILLER,  
DECEASED**

You are hereby notified that on August 30, 2016, Plaintiff, DITECH FINANCIAL LLC, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of MONTGOMERY County, Pennsylvania, docketed to No. 2016-21058. Wherein, Plaintiff seeks to foreclose on the mortgage secured on your property located at 2021 ROY AVENUE, ABINGTON, PA 19001-1812, 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, 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  
NO. 2016-01858

**NOTICE OF ACTION  
IN MORTGAGE FORECLOSURE**

**Deutsche Bank Trust Company Americas formerly  
known as Bankers Trust Company, as Trustee for  
Saxon Asset Securities Trust 2001-3, Mortgage Loan  
Asset Backed Certificates, Series 2001-3, c/o Ocwen  
Loan Servicing, LLC,**  
Plaintiff

vs.

**Unknown Heirs, Successors, Assigns and All Persons,  
Firms or Associations Claiming Right, Title or  
Interest From or Under Louise A. Bednar, Joseph M.  
Bednar, Known Heir of Louise A. Bednar, Frank A.  
Bednar, III, Known Heir of Louise A. Bednar and  
Frank A. Bednar,**  
Defendants

**TO:** Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Louise A. Bednar, Defendant(s), whose last known address is 301 Boro Line Road n/k/a 301 Ross Road, King of Prussia, PA 19406.

### **COMPLAINT IN MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, Deutsche Bank Trust Company Americas formerly known as Bankers Trust Company, as Trustee for Saxon Asset Securities Trust 2001-3, Mortgage Loan Asset Backed Certificates, Series 2001-3, c/o Ocwen Loan Servicing, LLC, has filed A Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Montgomery County, Pennsylvania, docketed to NO. 2016-01858, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 301 Ross Road, King of Prussia, PA 19406 whereupon your property would be sold by the Sheriff of Montgomery County.

### **NOTICE**

**YOU HAVE BEEN SUED IN COURT.** If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

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

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

**Mark J. Udren**  
**Lorraine Gazzara Doyle**  
**Sherri J. Braunstein**  
**Elizabeth L. Wassall**  
**John Eric Kishbaugh**  
**Nicole Labletta**  
**David Neeran**  
**Morris Scott**  
**Udren Law Offices, P.C.**  
**Attys. for Plaintiff**  
111 Woodcrest Rd., Ste. 200  
Cherry Hill, NJ 08003  
(856) 669-5400

## **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**

#### **BAHL, ANNE S., dec'd.**

Late of Lower Merion Township.  
Executrices: CELESTE B. NASUTI,  
CAROLYN A. BAHL AND  
CHRISTINA A. BAHL,  
c/o Jill R. Fowler, Esquire,  
100 Four Falls, Suite 300,  
West Conshohocken, PA 19428-2983.  
ATTORNEY: JILL R. FOWLER,  
HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,  
100 Four Falls, Suite 300,  
West Conshohocken, PA 19428-2983

#### **BECKER, JOEL E. also known as JOEL BECKER, dec'd.**

Late of Lower Merion Township.  
Executrix: RANDI K. BECKER,  
c/o Mark S. Blaskey, Esquire,  
3000 Two Logan Square,  
18th & Arch Streets,  
Philadelphia, PA 19103-2799.  
ATTORNEY: MARK S. BLASKEY,  
PEPPER HAMILTON LLP,  
3000 Two Logan Square,  
18th & Arch Streets,  
Philadelphia, PA 19103-2799

#### **BEDNARCZYK, RONALD P., SR., dec'd.**

Late of Upper Providence Township.  
Executrix: MICHELLE DiPIETROPAOLO,  
3585 Schuylkill Road, Apt. #1,  
Spring City, PA 19475.  
ATTORNEY: ELIZABETH B. PLACE,  
SKARLATOS ZONARICH, LLC,  
17 S. Second Street, 6th Floor,  
Harrisburg, PA 17101-2039

#### **CANDER, GERALDINE EMILEY, dec'd.**

Late of Haverford, PA.  
Executor: ALAN CANDER,  
1 Spring Street, Unit 803,  
New Brunswick, NJ 08901.

#### **CARPI, COLIN CATON, dec'd.**

Late of Lower Merion Township.  
Administratrix: RUTHANNE D. CARPI,  
300 Penns Lane,  
Malvern, PA 19355.

#### **DANNEHOWER, KAY EDELBLUTE also known as KAY E. DANNEHOWER, dec'd.**

Late of Borough of Pottstown.  
Executor: DAVID KIMES DANNEHOWER,  
c/o Michael C. McBratnie, Esquire,  
747 Constitution Drive, Suite 100,  
P.O. Box 673,  
Exton, PA 19341.  
ATTORNEY: MICHAEL C. McBRATNIE,  
FOX ROTHSCHILD LLP,  
747 Constitution Drive, Suite 100,  
P.O. Box 673,  
Exton, PA 19341

**DRIZIN, BARBARA R. also known as BARBARA DRIZIN, dec'd.**

Late of Upper Merion Township.  
 Executor: JEFFREY N. PELESH,  
 938 Lincoln Avenue, Suite 201,  
 Springfield, PA 19064.

**FERRO, FRANCESCA also known as FRANCESCA C. FERRO, dec'd.**

Late of Borough of Ambler.  
 Executrix: ANNAMARIA SCHOPPE,  
 c/o Rosemary R. Ferrino, Esquire,  
 608 W. Main Street,  
 Lansdale, PA 19446.

ATTORNEY: ROSEMARY R. FERRINO,  
 MONTCO ELDER LAW,  
 608 W. Main Street,  
 Lansdale, PA 19446

**FILARSKY, STEPHEN M., SR., dec'd.**

Late of Lower Moreland Township.  
 Administratrix CTA: SUSAN M. LAWRENCE,  
 Archbald, PA.

ATTORNEY: NICHOLAS D. TELLIE,  
 310 E. Drinker Street,  
 Dunmore, PA 18512

**FRITZ, RUTHANNE also known as RUTH ANNE FRITZ, dec'd.**

Late of Upper Gwynedd Township.  
 Executrix: MARGARET W. FRITZ,  
 c/o Paul L. Feldman, Esquire,  
 820 Homestead Road,  
 Jenkintown, PA 19046.

ATTORNEY: PAUL L. FELDMAN,  
 FELDMAN & FELDMAN, LLP,  
 820 Homestead Road,  
 Jenkintown, PA 19046

**GRAF, HELEN T., dec'd.**

Late of Lower Gwynedd Township.  
 Executor: CARL W. GRAF,  
 c/o Rosemary R. Ferrino, Esquire,  
 608 W. Main Street,  
 Lansdale, PA 19446.

ATTORNEY: ROSEMARY R. FERRINO,  
 MONTCO ELDER LAW,  
 608 W. Main Street,  
 Lansdale, PA 19446

**GRUBB, JENNIFER L. also known as JENNIFER LYNN GRUBB, dec'd.**

Late of Lower Salford Township.  
 Administrator: THOMAS D. GRUBB,  
 520 W. First Street,  
 Birdsboro, PA 19508.

ATTORNEY: MICHAEL J. GOMBAR, JR.,  
 MASANO BRADLEY,  
 1100 Berkshire Boulevard, Suite 201,  
 Wyomissing, PA 19610

**HAAS, MARYANNE C., dec'd.**

Late of Borough of Lansdale.  
 Administratrix: LAURA HAAS,  
 P.O. Box 1595,  
 N. Massapequa, NY 11758.

**HORLICK, MARTIN, dec'd.**

Late of Abington Township.  
 Executor: HERBERT A. GERSESON,  
 c/o Brian R. Price, Esquire,  
 2617 Huntingdon Pike,  
 Huntingdon Valley, PA 19006.

ATTORNEY: BRIAN R. PRICE,  
 SEMANOFF ORMSBY GREENBERG &  
 TORCHIA, LLC,  
 2617 Huntingdon Pike,  
 Huntingdon Valley, PA 19006

**ISOM, LUCILLE E., dec'd.**

Late of Lower Merion Township.  
 Executor: GERALD A. ISOM,  
 817 Pennstone Road,  
 Bryn Mawr, PA 19010-2914.  
 ATTORNEY: LINDSEY P. ERMEY,  
 BALLARD SPAHR LLP,  
 1735 Market Street, 51st Floor,  
 Philadelphia, PA 19103-7599

**JOHNSON, EDITH C. also known as**

**EDITH JOHNSON,**  
**EDITH H. JOHNSON and**  
**EDITH H.C. JOHNSON, dec'd.**

Late of Lower Pottsgrove Township.  
 Co-Executrices: JILL J. HIBBARD,  
 47 Eaton Road,  
 Dedham, MA 02026,

JUDITH J. PIERSOL,  
 1017 Sycamore Drive,  
 Pottstown, PA 19464.  
 ATTORNEY: RICHARD E. WELLS,  
 635 E. High Street, P.O. Box 657,  
 Pottstown, PA 19464

**KAPP, LEHMAN E., JR. also known as**

**LEHMAN EARL KAPP, JR. and**  
**LEHMAN KAPP, dec'd.**

Late of Borough of Lansdale.  
 Executrix: ROSEMARY FERRINO,  
 608 W. Main Street,  
 Lansdale, PA 19446.

ATTORNEY: ROSEMARY R. FERRINO,  
 MONTCO ELDER LAW,  
 608 W. Main Street,  
 Lansdale, PA 19446

**KLEINSCHNITZ, ANDREW JACOB also known as ANDY KLEINSCHNITZ, dec'd.**

Late of Willow Grove, PA.  
 Co-Executors: LISA AND JOSEPH  
 MATKOWSKI,  
 523 McGlynn Drive,  
 Warminster, PA 18974.

**LOWRY, WILLIAM JOHN also known as**

**WILLIAM J. LOWRY, dec'd.**

Late of West Norriton Township.  
 Executrices: SHARON ANN JENKINS AND  
 BARBARA LYNN HOY,  
 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

**McKENRY, DAVID also known as**

**DAVID M. McKENRY, dec'd.**

Late of Horsham Township.  
 Executrix: DAWN M. McKENRY,  
 c/o Allen L. Cohen, Esquire,  
 100 Greenwood Avenue,  
 Wyncote, PA 19095.  
 ATTORNEY: ALLEN L. COHEN,  
 THE LAW OFFICES OF ALLEN L. COHEN,  
 100 Greenwood Avenue,  
 Wyncote, PA 19095

**MININGER, ROBERT F., dec'd.**

Late of Borough of Lansdale.  
Executrix: DAWN M. RAU,  
1255 Georgia Lane,  
Hatfield, PA 19440.  
ATTORNEY: CHARLOTTE A. HUNSBERGER,  
LANDIS, HUNSBERGER, GINGRICH & WEIK, LLP,  
114 E. Broad Street, P.O. Box 64769,  
Souderton, PA 18964

**PETO MARGARET A. also known as  
MARGARET PETO and  
PEGGY PETO, dec'd.**

Late of West Pottsgrove Township.  
Executor: KENNETH C. MAST,  
221 Lemon Street,  
Stowe, PA 19464.  
ATTORNEY: THOMAS L. HOFFMAN,  
WELLS, HOFFMAN, HOLLOWAY &  
MEDVESKY, LLP,  
635 E. High Street, P.O. Box 657,  
Pottstown, PA 19464

**RAYMOND, PETER J., dec'd.**

Late of East Norriton Township.  
Executor: PAUL A. BALZANO,  
124 Keys Street,  
Conshohocken, PA 19428.  
ATTORNEY: SAMUEL J. TRUEBLOOD,  
MORROW, TOMPKINS, TRUEBLOOD &  
LEFEVRE, LLC,  
P.O. Box 987,  
Valley Forge, PA 19482

**REIFF, DOLORES ANN also known as  
DOLORES A. REIFF, dec'd.**

Late of Upper Merion Township.  
Administrator: THERESA REIFF,  
c/o Bruce A. Nicholson, Esquire,  
104 N. York Road,  
Hatboro, PA 19040.  
ATTORNEY: BRUCE A. NICHOLSON,  
104 N. York Road,  
Hatboro, PA 19040

**REYNOLDS, BARBARA S., dec'd.**

Late of Franconia Township.  
Executor: KAREN R. OWENS,  
c/o Janet E. Amacher, Esquire,  
311 N. Sumneytown Pike, Suite 1A,  
North Wales, PA 19454.  
ATTORNEY: JANET E. AMACHER,  
311 N. Sumneytown Pike, Suite 1A,  
North Wales, PA 19454

**SACCHETTA, FLORENCE A., dec'd.**

Late of Whitemarsh Township.  
Executrix: KAREN NOCELLA,  
c/o Kenneth E. Picardi, Esquire,  
1129 E. High Street, P.O. Box 776,  
Pottstown, PA 19464.  
ATTORNEY: KENNETH E. PICARDI,  
YERGEY, DAYLOR, ALLEBACH, SCHEFFEY,  
PICARDI.,  
1129 E. High Street, P.O. Box 776,  
Pottstown, PA 19464

**SARVAS, DOROTHY K., dec'd.**

Late of Borough of Lansdale.  
Executor: ROBERT A. SARVAS,  
119 Bent Creek Court,  
Palatine, IL 60067-9022.  
ATTORNEY: GARY R. EGOVILLE,  
630 W. Main Street,  
Lansdale, PA 19446-2012

**SCHENK, MICHAEL JOHN, dec'd.**

Late of Borough of North Wales.  
Administrator: THOMAS J. SCHENK,  
636 Alcott Drive,  
Mount Joy, PA 17552.

**SHANER, AMOS C. also known as  
AMOS CLARKE SHANER and  
AMOS SHANER, dec'd.**

Late of Montgomery Township.  
Executrix: REBECCA L. SITLER,  
c/o Rosemary R. Ferrino, Esquire,  
608 W. Main Street,  
Lansdale, PA 19446.  
ATTORNEY: ROSEMARY R. FERRINO,  
MONTCO ELDER LAW,  
608 W. Main Street,  
Lansdale, PA 19446

**SHUSTER, GEORGIA C., dec'd.**

Late of Lower Pottsgrove Township.  
Executor: KERRIE L. SHUSTER,  
3307 Willow Glen Drive,  
Herndon, VA 20171.  
ATTORNEY: WILLIAM R. BLUMER,  
LEISAWITZ HELLER ABRAMOWITZ  
PHILLIPS, P.C.,  
2755 Century Boulevard,  
Wyomissing, PA 19610

**SIEFERT, MARY WALTERS also known as  
MARY W. SIEFERT, dec'd.**

Late of Whitpain Township.  
Executor: GEORGE J. SIEFERT,  
c/o Maurice D. Lee, III, Esquire,  
1500 Market Street, 38th Floor West,  
Philadelphia, PA 19102.  
ATTORNEY: MAURICE D. LEE, III,  
SAUL EWING LLP,  
104 N. York Road, 38th Floor West,  
Philadelphia, PA 19102

**SMITH, ELSIE L. also known as  
ELSIE SMITH, dec'd.**

Late of Lower Moreland Township.  
Executor: RAYMOND C. SMITH,  
c/o Stewart J. Berger, Esquire,  
7207 Rising Sun Avenue,  
Philadelphia, PA 19111-3983.  
ATTORNEY: STEWART J. BERGER,  
7207 Rising Sun Avenue,  
Philadelphia, PA 19111-3983

**STEINBERG, JOAN HARRIS, dec'd.**

Late of Bala Cynwyd, PA.  
Executor: ARTHUR SPECTOR,  
6068 Hidden Valley Drive,  
Doylestown, PA 18902.

**STEINBERG, STANLEY BURTON, dec'd.**

Late of Bala Cynwyd, PA.  
Executor: ARTHUR SPECTOR,  
6068 Hidden Valley Drive,  
Doylestown, PA 18902.

**STEVENS, ANN C., dec'd.**

Late of Lower Providence Township.  
Executor: JOHN G. STEVENS,  
c/o Elaine T. Yandrisevits, Esquire,  
30 Cassatt Avenue,  
Berwyn, PA 19312.  
ATTORNEY: ELAINE T. YANDRISEVITS,  
McANDREWS LAW OFFICES, P.C.,  
30 Cassatt Avenue,  
Berwyn, PA 19312



**SUDALL, ANN MARIE also known as****ANN M. SUDALL and  
ANN SUDALL, dec'd.**

Late of Borough of North Wales.

Executrix: KIMBERLY A. SEIDEL,  
534 Meadow Road,  
Chalfont, PA 18914.ATTORNEY: ADAM T. KATZMAN,  
PORTER & KATZMAN, P.C.,  
1117 Bridge Road, Suite A,  
P.O. Box 268,  
Creamery, PA 19430,  
610-409-2909**SWICKERT, BEVERLY J., dec'd.**

Late of Towamencin Township.

Co-Executors: MARY MICHELE LEZER AND  
RICHARD WIGHTMAN,  
c/o Harriet R. Litz, Esquire,  
Mullaney & Mullaney, LLC,  
3881 Skippack Pike, P.O. Box 1368,  
Skippack, PA 19474-1368.**WATERS, THOMAS VANDER, dec'd.**

Late of Cheltenham Township.

Executrix: JAZMINE WATERS,  
534 Oak Shade Avenue,  
Elkins Park, PA 19027.**WILLS, LILA A., dec'd.**

Late of Lower Pottsgrove Township.

Co-Executors: T. EDMUND WILLS,  
1411 N. Adams Street,  
Pottstown, PA 19464,  
RICHARD E. WELLS,  
635 E. High Street, P.O. Box 657,  
Pottstown, PA 19464.  
ATTORNEY: RICHARD E. WELLS,  
635 E. High Street, P.O. Box 657,  
Pottstown, PA 19464-0657**Second Publication****ADELMAN, ADAM, dec'd.**

Late of Borough of Pennsburg.

Administratrix: BETHANY J. BANNER,  
488 W. 6th Street,  
Pennsburg, PA 18073.**ALDERFER, ELIZABETH C., dec'd.**

Late of Franconia Township.

Executrix: ELIZABETH ANN RENNER,  
129 Harleysville Pike,  
Souderton, PA 18964.ATTORNEY: CHARLOTTE A. HUNSBERGER,  
LANDIS, HUNSBERGER, GINGRICH & WEIK,  
LLP,  
114 E. Broad Street, P.O. Box 64769,  
Souderton, PA 18964**BANK, RUTH also known as****RUTH MINA BANK, dec'd.**

Late of Abington Township.

Executor: RICHARD D. BANK,  
1247 Dundee Drive,  
Dresher, PA 19025.ATTORNEY: ROBERT C. GERHARD, III,  
GERHARD & GERHARD, P.C.,  
222 S. Easton Road, Suite 104,  
Glenside, PA 19038,  
215-885-6785**BERGEY, SUSIE H., dec'd.**

Late of Franconia Township.

Executor: DONALD D. BERGEY,  
271 Green Street,  
Souderton, PA 18964.ATTORNEY: DOROTHY K. WEIK,  
LANDIS, HUNSBERGER, GINGRICH & WEIK, LLP,  
114 E. Broad Street, P.O. Box 64769,  
Souderton, PA 18964**BERNSTEIN, GEORGE L., dec'd.**

Late of Abington Township.

Executrix: PHYLLIS BERNSTEIN,  
c/o David A. Applebaum, Esquire,  
101 Greenwood Avenue, 5th Floor,  
Jenkintown, PA 19046.ATTORNEY: DAVID A. APPLEBAUM,  
FRIEDMAN SCHUMAN,  
101 Greenwood Avenue, 5th Floor,  
Jenkintown, PA 19046**COHEN, SHIRLEY A. also known as  
SHIRLEY COHEN, dec'd.**

Late of Borough of Jenkintown.

Executrix: LISA R. COHEN,  
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**FALCONE, CLAIRE also known as  
CLAIRE ANN FALCONE, dec'd.**

Late of Montgomery County, PA.

Executor: HUGH E. WAGNER,  
c/o John G. Younglove, Esquire,  
25 W. Moreland Avenue,  
Hatboro, PA 19040.  
ATTORNEY: JOHN G. YOUNGLOVE,  
25 W. Moreland Avenue,  
Hatboro, PA 19040**GIRARD, DAVID F., dec'd.**

Late of Lower Providence Township.

Executor: BETSY S. GIRARD.  
ATTORNEY: JOHN R. TWOMBLY, JR.,  
224 E. Street Road, Suite 1,  
Kennett Square, PA 19438,  
610-925-3500**GRADY, KEVIN R., dec'd.**

Late of Stowe, PA.

Executor: KEVIN GRADY, JR..  
ATTORNEY: CHRISTOPHER H. MEINZER,  
516 Main Street,  
Pennsburg, PA 18073,  
215-679-4554**GRANAT, BARBARA C. also known as  
BARBARA CRANSTON GRANAT and  
BARBARA GRANAT, dec'd.**

Late of Lower Merion Township.

Executrix: ANN GILLIGAN,  
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

**GROVE, DONALD H., dec'd.**

Late of Borough of North Wales.  
 Administratrix: ELIZABETH A. GROVE,  
 1916 Jefferson Ct.,  
 North Wales, PA 19454.  
 ATTORNEY: JOHN T. ORT,  
 2617 Huntingdon Pike,  
 Huntingdon Valley, PA 19006

**HENDRICKS, PATRICIA R. also known as  
PATRICIA HENDRICK and  
P. R. HENDRICK, dec'd.**

Late of Montgomery Township.  
 Executrix: LINDA C. HENDRICKS,  
 c/o Diane H. Yazujian, Esquire,  
 P.O. Box 1099,  
 North Wales, PA 19454.  
 ATTORNEY: DIANE H. YAZUJIAN,  
 P.O. Box 1099,  
 North Wales, PA 19454

**HOSTER, NORMA M., dec'd.**

Late of Abington Township.  
 Executor: DOWNEY D. HOSTER, JR.,  
 c/o Joseph J. Witiw, Esquire,  
 1140-B York Road,  
 Warminster, PA 18974-2072.  
 ATTORNEY: JOSEPH J. WITIW,  
 1140-B York Road,  
 Warminster, PA 18974-2072

**IHNAT, DOROTHY, dec'd.**

Late of Borough of Royersford.  
 Executrix: DOROTHEA M. IHNAT,  
 1003 Horseshoe Drive,  
 Royersford, PA 19468.  
 ATTORNEY: REBECCA A. HOBBS,  
 O'DONNELL, WEISS & MATTEI, P.C.,  
 41 E. High Street,  
 Pottstown, PA 19464-5426

**JOHNSON, GEORGINE J. also known as  
GEORGINE JOHNSON, dec'd.**

Late of Upper Providence Township.  
 Executor: MARK S. JOHNSON,  
 4594 Province Line Road,  
 Princeton, NJ 08540.

**KILLIAN, PATRICK J., dec'd.**

Late of Abington Township.  
 Executrix: JOYCE M. KILLIAN,  
 c/o Diane H. Yazujian, Esquire,  
 P.O. Box 1099,  
 North Wales, PA 19454.  
 ATTORNEY: DIANE H. YAZUJIAN,  
 P.O. Box 1099,  
 North Wales, PA 19454

**LEE, GLORIA A. also known as  
GLORIA LEE, dec'd.**

Late of Whitpain Township.  
 Executor: JEFFREY C. LEE,  
 c/o Borek Law Office,  
 P.O. Box 297,  
 Lansdale, PA 19446-0297.  
 ATTORNEY: HAROLD D. BOREK,  
 P.O. Box 297,  
 Lansdale, PA 19446-0297,  
 610-584-3100

**MACKEWICZ, HELEN REBECCA also known as  
HELEN MACKEWICZ, dec'd.**

Late of Borough of Pottstown.  
 Executrix: CARIS J. KOCHER,  
 c/o Dennis C. Reardon, Esquire,  
 985 Old Eagle School Road, #516,  
 Wayne, PA 19087.  
 ATTORNEY: DENNIS C. REARDON,  
 985 Old Eagle School Road, #516,  
 Wayne, PA 19087

**MASTROCOLA, MARK A. also known as  
MARK MASTROCOLA, dec'd.**

Late of Upper Merion Township.  
 Executrix: KAREN MASTROCOLA,  
 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

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

Late of Worcester Township.  
 Executor: DAVID C. MAZZOCCO,  
 c/o Harriet R. Litz, Esquire,  
 Mullaney & Mullaney, LLC,  
 3881 Skippack Pike, P.O. Box 1368,  
 Skippack, PA 19474-1368.

**MILLER, JOAN ELIZABETH, dec'd.**

Late of Borough of Jenkintown.  
 Executor: STEPHEN C. MILLER,  
 1228 Barrowdale Road,  
 Rydal, PA 19046.

**NACCARI, EDWARD R., dec'd.**

Late of Upper Merion Township.  
 Executrix: LISA A. TUCKER,  
 c/o William R. Hagner, Esquire,  
 211 W. Lancaster Avenue,  
 Paoli, PA 19301.  
 ATTORNEY: WILLIAM R. HAGNER,  
 211 W. Lancaster Avenue,  
 Paoli, PA 19301

**NEWMILLER, MICHAEL J. also known as  
MICHAEL JOHN NEWMILLER, dec'd.**

Late of Upper Moreland Township.  
 Administrator: DOUGLAS G. THOMAS,  
 104 N. York Road,  
 Hatboro, PA 19040.  
 ATTORNEY: DOUGLAS G. THOMAS,  
 104 N. York Road,  
 Hatboro, PA 19040

**OLSZTA, BERNADETTE C. also known as  
BERNADETTE OLSZTA, dec'd.**

Late of Plymouth Township.  
 Co-Executors: THOMAS J. LEES AND  
 MICHAEL T. LEES.  
 ATTORNEY: JAMES F. CARNEY,  
 610 W. Germantown Pike, Suite 400,  
 Plymouth Meeting, PA 19462

**PAOLONE, DOLORES also known as  
DEE PAOLONE, dec'd.**

Late of Lower Merion Township.  
 Executor: CHRISTOPHER P. PAOLONE,  
 1593 Tennis Circle,  
 Lansdale, PA 19446.

**PETERSON, MARJORIE S., dec'd.**

Late of Lower Providence Township.  
 Executor: EDWARD PETERSON,  
 c/o Janet E. Amacher, Esquire,  
 311 N. Sumneytown Pike, Suite 1A,  
 North Wales, PA 19454.  
 ATTORNEY: JANET E. AMACHER,  
 311 N. Sumneytown Pike, Suite 1A,  
 North Wales, PA 19454

**PICCIRILLI, CARMEN R., dec'd.**

Late of Plymouth Township.  
 Co-Executrices: PATRICIA MARCHESE AND  
 LORETTA BONDRA,  
 c/o 440 Brandon Road,  
 Norristown, PA 19403.

**RICCHEZZA, ANTHONY THOMAS also known as**

**ANTHONY RICCHEZZA, JR. and**  
**ANTHONY RICCHEZZA, dec'd.**  
 Late of Borough of Lansdale.

Executor: MICHAEL RICCHEZZA,  
 223 Fort Washington Avenue,  
 Fort Washington, PA 19034.

**RODGERS, ROBERT also known as**

**ROBERT RODGERS, JR., dec'd.**

Late of Whitmarsh Township.  
 Executor: ROBERT B. RODGERS,  
 1448 Mauck Road,  
 Blue Bell, PA 19422.

ATTORNEY: JAMES S. BAINBRIDGE,  
 c/o 1250 Germantown Pike, Suite 203,  
 Plymouth Meeting, PA 19462

**SCHUBERT, DAVID VALENTINE, dec'd.**

Late of Montgomery County, PA.  
 Executors: DAVID H. SCHUBERT AND  
 SALLY J. SCHUBERT.  
 ATTORNEY: A. VICTOR MEITNER, JR.,  
 A. VICTOR MEITNER, JR., P.C.,  
 564 Skippack Pike,  
 Blue Bell, PA 19422,  
 215-540-0575

**SCHUBERT, VIOLA MARIE, dec'd.**

Late of Montgomery County, PA.  
 Executors: DAVID H. SCHUBERT AND  
 SALLY J. SCHUBERT.  
 ATTORNEY: A. VICTOR MEITNER, JR.,  
 A. VICTOR MEITNER, JR., P.C.,  
 564 Skippack Pike,  
 Blue Bell, PA 19422,  
 215-540-0575

**SHERMAN, ELMER F., dec'd.**

Late of Upper Moreland Township.  
 Executrix: GERALDINE SHERMAN,  
 3737 Meyer Lane,  
 Hatboro, PA 19040.

**TAUPIER, LEONARD also known as**

**LEONARD WILFRED TAUPIER, dec'd.**

Late of Upper Moreland Township.  
 Executor: MARTIN T. KOSZEWSKI,  
 c/o Bruce A. Nicholson, Esquire,  
 104 N. York Road,  
 Hatboro, PA 19040.  
 ATTORNEY: BRUCE A. NICHOLSON,  
 104 N. York Road,  
 Hatboro, PA 19040

**Third and Final Publication****BECK, BERNICE S., dec'd.**

Late of Lower Merion Township.  
 Executors: JONATHAN E. BECK AND  
 BARBARA A. BECK,  
 c/o Warren J. Kauffman, Esquire,  
 1650 Market Street, Suite 1800,  
 Philadelphia, PA 19103.  
 ATTORNEY: WARREN J. KAUFFMAN,  
 WHITE and WILLIAMS LLP,  
 1650 Market Street, Suite 1800,  
 Philadelphia, PA 19103

**BELDING, REGINA M., dec'd.**

Late of Abington Township.  
 Executor: JAMES J. REYNOLDS,  
 c/o McLafferty & Kroberger, P.C.,  
 807 Bethlehem Pike,  
 Erdenheim, PA 19038.  
 ATTORNEY: BERNARD J. McLAFFERTY, JR.,  
 McLAFFERTY & KROBERGER, P.C.,  
 807 Bethlehem Pike,  
 Erdenheim, PA 19038

**BOLAND, MICHAEL J., dec'd.**

Late of Skippack Township.  
 Administratrix: JULIE BOLAND,  
 c/o Harriet R. Litz, Esquire,  
 Mullaney & Mullaney, LLC,  
 3881 Skippack Pike, P.O. Box 1368,  
 Skippack, PA 19474-1368.

**BREISH, CATHY R. also known as**

**CATHY BREISH, dec'd.**  
 Late of Whitpain Township.  
 Executor: CHARLES F. BREISH,  
 c/o Diane K. Foxman, Esquire,  
 890 Ashbourne Way,  
 Schwenksville, PA 19473.  
 ATTORNEY: DIANE K. FOXMAN,  
 LAW OFFICE OF DIANE K. FOXMAN,  
 890 Ashbourne Way,  
 Schwenksville, PA 19473

**CHAMBERS, ELIZABETH L., dec'd.**

Late of Worcester Township.  
 Executor: JOHN O. CHAMBERS,  
 c/o Adam L. Fernandez, Esquire,  
 460 Norristown Road, Suite 110,  
 Blue Bell, PA 19422.  
 ATTORNEY: ADAM L. FERNANDEZ,  
 WISLER PEARLSTINE, LLP,  
 460 Norristown Road, Suite 110,  
 Blue Bell, PA 19422

**CHONKA, PAUL, dec'd.**

Late of Upper Frederick Township.  
 Executor: GERALD T. CHONKA,  
 45 Durham Circle,  
 Schwenksville, PA 19473.  
 ATTORNEY: KATHLEEN M. MARTIN,  
 O'DONNELL, WEISS & MATTEI, P.C.,  
 41 E. High Street,  
 Pottstown, PA 19464-5426

**DALTON, ELIZABETH M., dec'd.**

Late of Upper Moreland Township.  
 Executor: MICHAEL J. DALTON, JR.,  
 c/o Scot W. Semisch, Esquire,  
 408 N. Easton Road, P.O. Box 306,  
 Willow Grove, PA 19090-0306.  
 ATTORNEY: SCOT W. SEMISCH,  
 SEMISCH and SEMSICH,  
 408 N. Easton Road, P.O. Box 306,  
 Willow Grove, PA 19090-0306

**DONLIN, HUGH JOSEPH, dec'd.**

Late of Lower Providence Township.  
Executor: JAMES A. HUCKER,  
206 Cypress Lane,  
Hatboro, PA 19040.  
ATTORNEY: JAMES W. FLOOD,  
One East Airy Street,  
Norristown, PA 19401

**ENGART, BRUCE A., dec'd.**

Late of Horsham Township.  
Executors: ROBERT S. ENGART AND  
JOSEPH ENGART,  
c/o George M. Riter, Esquire,  
400 Maryland Drive, P.O. Box 7544,  
Fort Washington, PA 19034-7544.  
ATTORNEY: GEORGE M. RITER,  
TIMONEY KNOX, LLP,  
400 Maryland Drive, P.O. Box 7544,  
Fort Washington, PA 19034-7544

**FAUST, DOROTHY also known as**

**DOROTHY LYNN FAUST and  
DOROTHY B. FAUST, dec'd.**

Late of Montgomery County, PA.  
Executor: WILLIAM A. BURGER,  
49 Fairmont Street,  
Marlborough, MA 01752.  
ATTORNEY: DAVID A. SCHWEIZER,  
MANIACI, CICCOTTA & SCHWEIZER,  
6720 Frankford Avenue,  
Philadelphia, PA 19135,  
215-332-2626

**GREENE, WILLIAM M. also known as  
WILLIAM MITCHELL GREENE, dec'd.**

Late of Upper Dublin Township.  
Executrix: ROBIN SCHOR,  
c/o Larry Scott Auerbach, Esquire,  
1000 Easton Road,  
Abington, PA 19001.  
ATTORNEY: LARRY SCOTT AUERBACH,  
1000 Easton Road,  
Abington, PA 19001

**HEFFNER, LESLIE M., dec'd.**

Late of Towamencin Township.  
Executor: PHILIP HEFFNER,  
467 Dalkeith Ct.,  
Harleysville, PA 19438.  
ATTORNEY: DAVID A. PECKMAN,  
PECKMAN CHAIT LLP,  
29 Mainland Road,  
Harleysville, PA 19438

**JAMES, MARGARET MASON, dec'd.**

Late of Horsham Township.  
Executor: THOMAS CLAPHAM,  
c/o Ross E. Bruch, Esquire,  
Centre Square West, 38th Floor,  
1500 Market Street,  
Philadelphia, PA 19102.  
ATTORNEY: ROSS E. BRUCH,  
SAUL EWING LLP,  
Centre Square West, 38th Floor,  
1500 Market Street,  
Philadelphia, PA 19102

**KAAS, FERNE H. also known as**

**FERNE KAAS and  
FERN H. KAAS, dec'd.**

Late of New Hanover Township.  
Personal Representatives: CECELIA A. GRESH,  
1672 N. Adams Street,  
Pottstown, PA 19464,  
DIANE M. CONNOLLY AUGUSTINE,  
2750 Leidy Road,  
Gilbertsville, PA 19525.  
ATTORNEY: KATHLEEN M. MARTIN,  
O'DONNELL, WEISS & MATTEI, P.C.,  
41 E. High Street,  
Pottstown, PA 19464-5426

**KOCH, ELAINE F. also known as**

**ELAINE FISHER KOCH and  
ELAINE KOCH, dec'd.**

Late of Upper Frederick Township.  
Co-Executors: DEBORAH J. DEMKO,  
255 Shelbourne Road,  
Reading, PA 19606,  
KARL D. KOCH,  
203 Glenview Court,  
Marlton, NJ 08053.

**KRAUSE, EDITH K., dec'd.**

Late of Upper Moreland Township.  
Executor: KENNETH J. KRAUSE,  
25 Rockledge Avenue, Apt. 310,  
White Plains, NY 10601.

**KRYSIK, WILLIAM JOHN also known as**

**WILLIAM J. KRYSIK and  
WILLIAM KRYSIK, dec'd.**

Late of Upper Gwynedd Township.  
Executrix: DIANE KRYSIK,  
206 Goldenrod Drive,  
Upper Gwynedd, PA 19446.

**LIEBERMAN, MELVIN, dec'd.**

Late of Upper Merion Township.  
Co-Executrices: MINDY E. POGRASS,  
823 Barnswallow Lane,  
Huntingdon Valley, PA 19006,  
MICHELE WEINSTEIN,  
700 Shade Tree Terrace,  
Roswell, GA 30075.

**LOJEWSKI, ROBERT W. also known as  
ROBERT LOJEWSKI, dec'd.**

Late of Whitpain Township.  
Executrix: CATHERINE E. LOJEWSKI,  
c/o Diane K. Foxman, Esquire,  
890 Ashbourne Way,  
Schwenksville, PA 19473.  
ATTORNEY: DIANE K. FOXMAN,  
LAW OFFICE OF DIANE K. FOXMAN,  
890 Ashbourne Way,  
Schwenksville, PA 19473

**MARELLO, KEVIN, dec'd.**

Late of Borough of Norristown.  
Administrator: MATTHEW MARELLO,  
653 Barrington Road,  
Collegeville, PA 19426.

**OVERWISE, CHARLES P., dec'd.**

Late of Borough of Pottstown.  
Executrix: LORRAINE M. OVERWISE,  
c/o Robert P. Snyder, Esquire,  
121 Ivy Lane,  
King of Prussia, PA 19406.  
ATTORNEY: ROBERT P. SNYDER,  
SNYDER LAW GROUP, P.C.,  
121 Ivy Lane,  
King of Prussia, PA 19406

**RICHARDSON, TIMOTHY JAMES also known as****TIM RICHARDSON, dec'd.**

Late of Borough of Hatfield.  
 Administratrix: CAROLYN POWERS,  
 1676 Laura Lane,  
 Pottstown, PA 19464.

**RODMAN, THEODORE, dec'd.**

Late of Lower Providence Township.  
 Executor: KEVIN L. RODMAN,  
 c/o David J. Kramer, Esquire,  
 425 Commerce Drive, Suite 150,  
 Fort Washington, PA 19034.  
 ATTORNEY: DAVID J. KRAMER,  
 425 Commerce Drive, Suite 150,  
 Fort Washington, PA 19034

**SAGE, ROSALIE JOSEPHINE, dec'd.**

Late of Abington Township.  
 Executrix: PATRICIA WURSTER,  
 935 Tennis Avenue,  
 Ardsley, PA 19038.

**STEIN, REINHARDT P., dec'd.**

Late of Upper Frederick Township.  
 Executrix: JENNIFER A. STEIN,  
 c/o Stephen H. Kalis, Esquire,  
 P.O. Box 673,  
 Exton, PA 19341.  
 ATTORNEY: STEPHEN H. KALIS,  
 FOX ROTHSCHILD LLP,  
 P.O. Box 673,  
 Exton, PA 19341

**STORTI, MARYEMMA also known as****MARY E. STORTI and  
MARYEMMA KEELEY, dec'd.**

Late of Borough of Norristown.  
 Executor: MICHAEL J. STORTI,  
 4905 Windy Hollow Way,  
 Glen Allen, VA 23059.

**TAGLIEBER, BARBARA A., dec'd.**

Late of Upper Providence Township.  
 Executor: DANIEL TAGLIEBER,  
 c/o Unruh, Turner, Burke & Frees, P.C.,  
 120 Gay Street, P.O. Box 289,  
 Phoenixville, PA 19460.  
 ATTORNEY: WHITNEY PATIENCE O'REILLY,  
 120 Gay Street, P.O. Box 289,  
 Phoenixville, PA 19460

**TWADDLE, ANNAMAE, dec'd.**

Late of Upper Dublin Township.  
 Executrix: ANNAMAE KERRIGAN,  
 1482 Mundock Road,  
 Dresher, PA 19025.

**WRIGHT, DAVID A., dec'd.**

Late of Lower Frederick Township.  
 Co-Administrators: JOHN WRIGHT AND  
 ABBIE A. WRIGHT,  
 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

**YEAGER, ELSIE L., dec'd.**

Late of Upper Gwynedd Township.  
 Executor: HARRY J. WEILER, JR.,  
 c/o John J. McAneney, Jr., 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

**ZIEGLER, LORRAINE KOFFEL, dec'd.**

Late of Franconia Township.  
 Executors: DONALD ZIEGLER AND  
 DALE ZIEGLER,  
 516 Harleysville Pike,  
 Harleysville, PA 19438.  
 ATTORNEY: JACQUELINE J. SHAFER,  
 SHAFER ELDER LAW,  
 21 E. Lincoln Avenue, Suite 120,  
 Hatfield, PA 19440

**ZINN, HARRY J. also known as**

**HARRY J. ZINN, JR., dec'd.**  
 Late of Upper Moreland Township.  
 Executor: ARLENE GAUDIOSI,  
 c/o James J. Ruggiero, Jr.,  
 Ruggiero Law Offices LLC,  
 16 Industrial Blvd., Suite 211,  
 Paoli, PA 19301-1609,  
 610-889-0288.

**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*

**Brightway Insurance Limerick** with its principal place of business at 10 Kugler Road, Suite 102, Limerick, PA 19468.

The name and address of the entity owning or interested in said business is: Brightway Insurance Limerick, 10 Kugler Road, Suite 102, Limerick, PA 19468.

The application has been filed on September 22, 2016.

**Robert H. McGuckin, Esquire  
King Laird, P.C.**

360 W. Main Street  
 Trappe, PA 19426  
 610-489-0700

**Kings of Rebar** with its principal place of business at 10 Green Briar Court, Pottstown, PA 19464.

The name and address of the entity owning or interested in said business is: Christman Enterprises, LLC, 10 Green Briar Court, Pottstown, PA 19464.

The application was filed on September 26, 2016.

**Bruce L. Baldwin, Esquire  
Wolf, Baldwin & Associates, P.C.**

800 E. High Street, P.O. Box 444  
 Pottstown, PA 19464-0444

**MPC Powerwashing** with its principal place of business at 1802 Huffs Church Road, Barto, PA 19504.

The name and address of person owning or interested in said business is: Michael Cressman, 1802 Huffs Church Road, Barto, PA 19504.

The application has been filed on September 29, 2016.

**The Car Spa Auto Detailing** with its principal place of business at 515 W. Lancaster Avenue, Haverford, PA 19041.

The name and address of the person owning or interested in said business is: Alphonso Thomas, 515 W. Lancaster Avenue, Haverford, PA 19041.

The application was filed on August 24, 2016.



**TravelDefense** with its principal place of business at 1006 Wick Lane, Blue Bell, PA 19422.

The name and address of the person owning or interested in said business is: Dean Reed, 1006 Wick Lane, Blue Bell, PA 19422.

The application was filed on August 29, 2016.

**Uzi Does It** with its principal place of business at 1A Maple Avenue, Belmont Hills, PA 19004.

The name and address of the person owning or interested in said business is: Jeffrey Labonski, 1A Maple Avenue, Belmont Hills, PA 19004.

The application was filed on August 17, 2016.

## FOREIGN REGISTRATION STATEMENT

Notice is hereby given that **CiVi Biopharma, Inc.**, a foreign corporation formed under the laws of the State of Delaware where its principal office is located at One Town Place, Ste. 200, Bryn Mawr, PA 19010, has or will register to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 10/03/2016, under the provisions of the Pennsylvania Business Corporation Law of 1988. The registered office in Pennsylvania shall be located at One Town Place, Ste. 200, Bryn Mawr, PA 19010.

## TRUST NOTICES

### First Publication

#### **JAMES JONES AND IMOGENE W. JONES TRUST**

**JAMES JONES, DECEASED**  
Late of Cheltenham 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:

**Trustee:** Lorraine Bloomer  
c/o Katherine B. Commons, Esq.  
6377 Germantown Ave.  
Phila., PA 19144

**Or to their Atty.: Katherine B. Commons**  
**Commons & Commons, LLP**  
6377 Germantown Ave.  
Phila., PA 19144

### Second Publication

#### **THOMAS W.C. SMITH LIVING TRUST** **DATED 2/16/1989**

**Thomas W.C. Smith, Deceased**  
Late of Jenkintown Boro, Montgomery County, PA

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to:

**Trustee:** Andrew B. Smith  
c/o George Luskus, Esq.  
745 Yorkway Place  
Jenkintown, PA 19046

**Or to his Attorney: George Luskus**  
**Luskus & Fuelleborn, P.C.**  
745 Yorkway Place  
Jenkintown, PA 19046

## EXECUTIONS ISSUED

**Week Ending October 4, 2016**

### **The Defendant's Name Appears First in Capital Letters**

ANDERSON, SHEILA - Wilmington Savings Fund Society Fsb; 201611422.  
BOLIS, GARY: NATASHIA: TD BANK, GRNSH. - Shipley School; 201513276; WRIT/EXEC.  
BREIDENBACH, JILL - Green Tree Servicing, LLC, et al.; 201529165.  
BUTLER, MARY: SANTANDA BANK, GRNSH. - Discover Bank; 201613821; \$5,460.00.  
CAMACK, DERRICKE: HICKSON, SHARON - Federal National Mortgage Association, et al.; 201615642; \$195,772.20.  
CARIRE, ALEX: JIMENEZ, MELISSA - U S Bank National Association, et al.; 201608349.  
CECCOLA, AURORA: HARLEYSVILLE SAVINGS BANK, GRNSH. - Discover Bank; 201613733; \$10,679.91.  
CHARLES, DAVID: DAVID: JILLIAN - Us Bank National Association; 201434191; ORDER IN REM/161,707.39.  
CHOI, GEAN: WELLS FARGO BANK, GRNSH. - Discover Bank; 201603385; \$16,444.76.  
CRAPO, NADINE: PNC BANK, GRNSH. - Discover Bank, et al.; 201521569; \$10,364.74.  
CUSTUS, CHRISTINA: SANTANDA BANK, GRNSH. - Discover Bank; 201613844; \$1,991.08.  
DECEMBRINO, ROBERT: INTEGRITY: CITIZENS BANK, GRNSH. - Sherwin-Williams Co; 201615401.  
ELEBY, CLARENCE: CITADEL FEDERAL CREDIT UNION, GRNSH. - Macdade Apartments 2010, L.P.; 201621052; \$2,157.74.  
FARLEY, TINA MARIE: TINA MARIE - Ditech Financial, LLC, et al.; 201610777; \$141,783.29.  
FARREN, J.: THE VANGUARD GROUP, INC., GRNSH. - Farren, Mary; 201623560; \$28,600,000.00.  
FERGUSON, DONALD: PNC BANK, GRNSH. - Discover Bank; 200801960; WRIT/EXEC.  
FERRANTINO, ALFRED: FIRST NIAGARA BANK, GRNSH. - Discover Bank, et al.; 201212935; STRIKE VACATE.  
FISHER, TENIA: WILLIAM - Hrac, LLC; 201620897; WRIT/EXEC.  
FONTANA, VIRGINIA: TD BANK, GRNSH. - American Express Centurion Bank; 201606816; WRIT/EXEC.  
GILBERT, VIRGINIA - Jpmorgan Chase Bank National Association; 201610815.  
GILLIESPIE, ROBERT: TD BANK, GRNSH. - Genisys Credit Union; 201526764; \$15,995.62.

GLOBAL EQUIPMENT AND MACHINERY  
SALES, INC. - Univest Bank And Trust Co, et al.;  
201611876.

GOLDSTEIN, LENORE: PNC BANK, GRNSH. -  
American Express Centurion Bank; 201418066;  
WRIT/EXEC.

GOODMAN, GREG: PAMELA: BRESCIA, PAMELA -  
Us Bank National Association, et al.; 201502490;  
\$415,786.11.

GRASTY, PATRICIA: PATRICIA: UNITED STATES  
OF AMERICA - Citimortgage, Inc.; 201418922;  
WRIT/EXEC.

HAWKINS, DAVID: UNIVEST BANK AND  
TRUST CO, GRNSH. - Discover Bank;  
201613734; \$6,518.05.

INMAN, MICHAEL: PNC BANK, GRNSH. -  
Discover Bank; 201614479; \$3,104.52.

JOHNSON, CHRISTINE: CITADEL FCU, GRNSH. -  
Discover Bank; 200606621.

JOHNSON, MONIQUE: FRANKLIN MINT FCU,  
GRNSH. - Nelnet, Inc.; 201527508; \$1,651.83.

KIELKOPF, MARICEL: WALTER - Quicken Loans, Inc.;  
201608436.

KOARAM, INC.: HONG, ALEXANDER -  
State Farm Fire And Casualty Company; 201526809.

KONRAD, BARTHOLOMEW: BARTHOLOMEW -  
Nationstar Mortgage, LLC, et al.; 201316000;  
ORDER/AMEND IN REM JDMT 278,54.

KRASLEY, KARL: SHEREE - Lsf8 Master  
Participation Trust; 201533074.

KRATZ, JEFFREY: MARGUERITE - Citimortgage, Inc.,  
et al.; 200931939; IN REM ORDER/1,497,439.28.

MAGLIENTE, HARRY: HARRY: UNITED STATES  
OF AMERICA - Wells Fargo Bank Na; 201612718;  
\$333,587.01.

MARTIN, FRED - Jp Morgan Alternative Loan  
Trust 2006-S1 Mortgage Pass-Thro, et al.;  
201606514; \$317,811.87.

MASSEY, AMY: TD BANK, GRNSH. - Calvalry  
Spv I, LLC, et al.; 201428004; \$1,450.83.

MAYES, ALFINIE: AMERICAN HERITAGE FCU,  
GRNSH. - Nelnet, Inc.; 201504498; \$10,303.12.

MCCARTHY, MICHAEL: JENNIFER:  
HUMAY, JENNIFER - Wilmington Trust  
National Association, et al.; 201515657;  
CONSENT JUDGMENT ORDER/432,097.

MDS LEGACY ENTERPRISES, LLC -  
Vfs Lending Jv Ii, LLC, et al.; 201608267.

MENDELOVICI, AURICA: ROYAL BANK AMERICA,  
GRNSH. - Discover Bank; 201613732; \$5,002.17.

MERRITT, NATHAN: SHARON - Hsbc Bank Usa  
National Association; 201429545.

MINOR, MARYANN: MARYANN -  
Bank Of America Na, et al.; 201201957;  
REASSESS ORDER/505,903.79.

MURATAJ, ERION: BRANCH BANKING & TRUST CO,  
GRNSH. - Discover Bank; 201605667; \$21,158.15.

MURRAY, MARSHALL: FIRST NIAGRA BANK,  
GRNSH. - Discover Bank; 200728546; \$9,449.41.

ONEILL, MICHAEL - Wells Fargo Bank Na, et al.;  
201505999.

PEREZ, MICHAEL: BRANCH BANKING & TRUST CO,  
GRNSH. - Discover Bank; 201613849; \$11,133.68.

PRICE, AMANDA: ALLY BANK, GRNSH. -  
National Collegiate Student Loan Trust 2007-4;  
201623665; \$31,992.84.

RHEE, HI: MYUNG: WELLS FARGO BANK, GRNSH. -  
Discover Bank; 201106621; \$8,531.36.

SAFARPOOR, SHILA: BANK OF AMERICA,  
GRNSH. - Discover Bank; 201613741; \$5,941.11.

SAYLOR, THOMAS: CLEMENS, MARISSA:  
MUMMERT, MARISSA - Nationstar Mortgage, LLC;  
201603386; \$140,708.35.

SBAR, MARSHALL: SUZANNE - Lsf9 Master  
Participation Trust; 201613991.

SIN, KWANG: BANK OF AMERICA, GRNSH. -  
Discover Bank; 201613735; \$2,210.60.

STANEK, BRENT - Wells Fargo Bank Na; 201604756.

TADROS, YOSTENA: PNC BANK, GRNSH. -  
Discover Bank; 201614500; \$4,144.53.

TIMMONS, GLADYS - Citimortgage, Inc.;  
201128186; IN REM ORDER/149,030.63.

TINSLEY, ROBERT: HOLLY - Bank Of America Na;  
201422706; \$300,585.06.

TROFA, ROBERT - Wells Fargo Na As Trustee;  
201108473; \$72,823.26.

VOGEL, DAVID: JUNE - Us Bank National Association,  
et al.; 201524082; \$104,980.85.

WARNER, DARLENE - Wells Fargo Banks Na;  
201611042; \$259,997.23.

WELLER, STEVEN: SHEILA - Deutsche Bank  
National Trust Company; 201508688; 165,000.95.

ZIEJEWSKI, WALTER: WALTER: JOAN, ET AL. -  
Deutsche Bank National Trust Company, et al.;  
201418897; \$398,659.01.

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## JUDGMENTS AND LIENS ENTERED

**Week Ending October 4, 2016**

**The Defendant's Name Appears  
First in Capital Letters**

ABINGTON COMPLETE AUTO CARE -  
Patel, Kishan; 201623208; Judgment fr.  
District Justice; \$363.50.

ATA, AHMED: LATIFI, WAQAS: MIAN, WAHEED -  
Farid, Farid; 201623189; Complaint In  
Confession of Judgment; \$31,652.19.

CANNON, CRYSTAL - Midland Funding Llc;  
201623262; Judgment fr. District Justice; \$1747.86.

COOPRIDER, DAVID - Li, Marina; 201623314;  
Certification of Judgment; \$7733.50.

DIAZ, SANDRA - Midland Funding; 201623252;  
Judgment fr. District Justice; \$937.06.

FICCHI, STEPHEN - Pietragallo Gordon Alfano  
Bosick & Raspani Llp; 201623055; Certification  
of Judgment; \$325052.48.

FIRINJI CORPORATION: BUNUL, BUDO:  
FIRINJI CATERING, ET.AL. - Sysco  
Philadelphia Llc; 201623403; Certification of  
Judgment; \$4784.29.

FREILING, LISA - Midland Funding Llc; 201623248;  
Judgment fr. District Justice; \$1067.90.

JONES, TERENCE - Midland Funding Llc;  
201623282; Judgment fr. District Justice; \$2119.58.

KITTELL, M. - Atlantic Credit & Finance Inc;  
201623049; Judgment fr. District Justice; \$3245.71.

MITCHELL, LISA - Midland Funding Llc;  
201623254; Judgment fr. District Justice; \$1028.43.

NOVAK, DANIELLE - State Farm Bank; 201623277;  
Judgment fr. District Justice; \$3281.92.

RAPP, CRYSTAL: CAFE, CRYSTAL -  
Progressive Propane; 201623418; Judgment fr.  
District Justice; \$2076.65.  
SOTO, KEITH - Witherspoon, Willie; 201623315;  
Certification of Judgment; \$WRIT/EXEC.  
TRI STATE KITCHENS AND BATHS INC:  
TRI STATE KITCHEN AND BATHS LLC -  
Tri State Kitchens And Baths Inc; 201622431;  
Complaint In Confession of Judgment;  
\$WRIT/INDEX.  
WANG, QING: STAR, CHINA - Lewis Ridge Retail Lp;  
201623308; Judgment fr. District Justice; \$3341.92.  
WILL, MICHAEL - Michaels Louis & Associates Inc;  
201623152; Judgment fr. District Justice; \$4769.06.

**CHELTENHAM TWP. SCHOOL DIST. -  
entered municipal claims against:**

Bower, Robert; 201623172; \$5529.94.  
Jones, Lawrence; 201623161; \$6010.43.

**LOWER MORELAND TWP. -  
entered municipal claims against:**

Ellzy, Gregory; 201623145; \$1781.80.

**LOWER MORELAND TWP. SCHOOL DIST. -  
entered municipal claims against:**

Tsiadis, Katherine; 201623174; \$8736.24.

**LOWER POTTS GROVE TWP. -  
entered municipal claims against:**

Hairston, Derek: Dawn; 201623175; \$238.14.

**NORRISTOWN MUNICIPALITY -  
entered municipal claims against:**

Bell, Sean; 201623379; \$407.84.

**PENNA. DEPT. OF REV. -  
entered claims against:**

Almeklafi Inc; 201662776; \$28023.64.  
Automotive Solutions Inc; 201662786; \$2490.81.  
Automotive Solutions Inc; 201662787; \$2490.81.  
Best Business Systems Inc; 201662779; \$997.98.  
Communications Network & Video Srev; 201662785;  
\$829.30.  
Eq Technologic Inc; 201662790; \$2992.74.  
Eq Technologic Inc; 201662791; \$2992.74.  
Expert Service Providers Llc; 201662780; \$100505.77.  
Family Tree Fun Food Llc; 201662780; \$691.30.  
Hands On Construction Inc; 201662797; \$794.10.  
Hands On Construction Inc; 201662796; \$794.10.  
J D Enterprise Mp Llc; 201662773; \$39342.31.  
Law Offices Of Keith J Cohen Esq; 201662789;  
\$1705.28.  
Law Offices Of Keith J Cohen Esq; 201662788;  
\$1705.28.  
Linroki Service Incorporated; 201662777; \$36343.24.  
Matters Ridge Inc; 201662775; \$40988.85.  
Montgomery Hospital Medical Center; 201662774;  
\$1520.67.  
Performance Years Gtos Inc; 201662781; \$542.59.  
Puleo Investments Inc; 201662795; \$1694.71.  
Puleo Investments Inc; 201662794; \$1694.71.  
Snt Inc; 201662784; \$3134.16.  
Spice Kitchen Llc; 201662783; \$914.15.  
Sushil Group Llc; 201662782; \$25540.08.  
Vfkh Montessori School Inc; 201662792; \$1724.43.  
Vfkh Montessori School Inc; 201662793; \$1724.43.

**PENNA. UNEMP. COMP. FUND -  
entered claims against:**

Jane Barons Academy Of Dance; 201662799; \$1000.00.

**PERKIOMEN VALLEY SCHOOL DIST. -  
entered municipal claims against:**

Baylinson, Roy: Estate Of John E Conway;  
201623181; \$4278.41.  
Baylinson, Roy: Estate Of John E Conway;  
201623381; \$5759.17.  
Cohen, Justin: Melissa; 201623179; \$4270.66.

**POTTS GROVE SCHOOL DIST. -  
entered municipal claims against:**

Gro, Brian: Judith; 201623182; \$9404.04.  
Mizic, Paul: Wendy; 201623163; \$6249.11.

**POTTSTOWN BORO. AUTH. -  
entered municipal claims against:**

Hiltebeitel, Megan; 201623173; \$277.23.  
Hiltebeitel, Megan; 201623177; \$277.23.  
Mikeles Llc; 201623178; \$599.20.

**POTTSTOWN SCHOOL DIST. -  
entered municipal claims against:**

Hall, James: Hendrickson, William; 201623159;  
\$3322.75.  
Mayberry, David: Cynthia; 201623176; \$4625.42.  
Reed, Buck; 201623160; \$2720.25.

**UNITED STATES INTERNAL REV. -  
entered claims against:**

C&S Research Corp; 201670774; \$36264.75.  
Farrell Auto Body Llc: Farrell, Thomas; 201670756;  
\$9409.27.  
Feldra, Jennifer; 201670759; \$43102.44.  
Grace, Alice: Francis; 201670757; \$30959.26.  
Hartman, Christopher; 201670775; \$984091.38.  
Kauffman, Earl: Marion; 201670755; \$4571.75.  
Onufer, John; 201670776; \$4747.04.  
Root, Gary: Margaret; 201670773; \$368802.08.  
Wilson, Sherie; 201670758; \$36908.39.

**UPPER PERKIOMEN SCHOOL DIST. -  
entered municipal claims against:**

Herrmann, Bradley; 201623184; \$3664.11.

**UPPER POTTS GROVE TWP. -  
entered municipal claims against:**

Hall, Mark: Meghan; 201623171; \$251.12.

**LETTERS OF ADMINISTRATION**

**Granted Week Ending October 4, 2016**

**Decedent's Name Appears First,  
Then Residence at Death, and  
Name and Address of Administrators**

ADAMS, EMILIE B. - Upper Merion Township;  
Adams, Francis T. Iii, 448 Brookwood Road  
Devon, PA 19333-0328.  
BONDI, MARY - Whitmarsh Township;  
Bondi, Charles R., 4058 Joshua Rd  
Lafayette Hill, PA 19444.

- CARPI, COLIN C. - Lower Merion Township;  
Carpi, Ruthanne D., 300 Penns Lane  
Malvern, PA 19355.
- DICIURCIO, GEORGE R. - Conshohocken Borough;  
Diciurcio, Gabriel, 329 West 6Th Avenue  
Conshohocken, PA 19428.
- EBERLING, SAMUEL L. - Whitpain Township;  
Eberhart, Fonda L., 1 Horseshoe Lane  
Levittown, PA 19055.
- FITZHUGH, MARY G. - Norristown Borough;  
Fitzhugh, Nancy, 1070 Willow Street  
Norristown, PA 19401; Hill, Frances M.,  
8 Wagner Lane Coatesville, PA 19320.
- FRIEDMAN, SANDRA - Abington Township;  
Friedman, Susanne, 100 W Chestnut Street  
Chicago, IL 60610; Shaffer, Jennifer F.,  
612 Penn Street Newtown, PA 18940.
- GANT, GARY P. - Whitpain Township;  
Donnell, Blanch K., 67 Stratton Lane  
Sewell, NJ 08080; Donnell-Cobette, Bennae,  
1105 E. Slocum Street Philadelphia, PA 19150.
- GRUBB, JENNIFER L. - Lower Salford Township;  
Grubb, Thomas D., 520 W. 1St Street  
Birdsboro, PA 19508.
- HARVEY, ASHLEY M. - Pennsburg Borough;  
Harvey, Michelle A., 1040 Montgomery Ave  
Pennsburg, PA 18073.
- HIGH, WILMER G. - Salford Township;  
High, Jonathan S., 161 Bardnt Road  
Telford, PA 18969.
- HOFFMAN, ANDREW M. - Lower Merion Township;  
Hoffman, Donald L., 734 Cherry Circle  
Wynnewood, PA 19096.
- LEE, JOHN W. - Upper Merion Township;  
Lee, Mary K., 407 Glen Arbor Court  
King Of Prussia, PA 19406.
- RICCIO, CARL N., SR. - Hatfield Township;  
Riccio, Carl N., Jr., 218 Village Green Lane  
Telford, PA 18969.
- ROSSI, CYNTHIA A. - Worcester Township;  
Rossi, Rocco Iv, 245 Acorn Lane  
North Wales, PA 19454.
- SCHUBERT, FREDERICK E. - Upper Frederick  
Township; Cooney, Donna M., 302 Countryside Ct  
Collegeville, PA 19426.
- TOPIENIAK, JOSEPHINE - Abington Township;  
Sokolow, Craig B., 5 Azalea Circle  
Lafayette Hill, PA 19444.
- WHITE, CARRIE V. - Lower Merion Township;  
Alford, Janet, 7414 Harbor Gln  
Stone Mountain, GA 30087; Gardner, Peggy W.,  
1003 Maule Lane West Chester, PA 19382.
- WOLTERMANN, GERALD M. - Upper Salford  
Township; Bower, Mancini Mariko R.,  
1087 Shady Lane Harleysville, PA 19438.
- BASCIANO MORAN, JENNIFER - Moran, Christopher;  
201623301; Complaint Divorce;  
Delbonifro, Michael E.
- BELL, JOHN - Plant, Carlton; 201623148;  
Complaint Divorce; Dengler, Cynthia Love.
- BERNARDO, JAMES: JAMES: THERESA -  
Branch Banking And Trust Company; 201623076;  
Complaint In Mortgage Foreclosure;  
Dobaria, Vishal.
- BLAKE, KATHLEEN: KATHLEEN -  
Wells Fargo Bank Na; 201623111; Complaint In  
Mortgage Foreclosure; Tsai, Jennie.
- BOARD OF ASSESSMENT APPEALS:  
CHELTENHAM SCHOOL DISTRICT:  
CHELTENHAM TOWNSHIP, ET.AL. -  
Hamilton, Jennifer; 201623265; Appeal from  
Board of Assessment.
- BODNAR, CHASTITY - Bodnar, Jason; 201623324;  
Complaint Divorce.
- BRADY, KIA - Niebling, Jeffrey; 201623284;  
Petition to Appeal Nunc Pro Tunc.
- CADDEN, ROBERT - Portfolio Recovery  
Associates Llc; 201623215; Civil Action;  
Polas, Robert N., Jr.
- CADWALLADER, LEE - Stoltzfus, Jill; 201623138;  
Complaint Divorce.
- CAPUTO, MATTHEW - Portfolio Recovery  
Associates Llc; 201623250; Civil Action;  
Polas, Robert N., Jr.
- CARTER, JANET - Cpr Restoration & Cleaning  
Services Llc; 201623376; Civil Action;  
Allard, Gregory J.
- CASE, CARLA: SORRELLS, CARLA - Mv051 Llc;  
201623296; Complaint In Mortgage Foreclosure;  
Somach, Richard B.
- COLLINS, LISA: BRINKLEY, RAYMOND -  
Collins, Lisa; 201622344; Complaint for  
Custody/Visitation.
- COZAK, KATHY: LEY, MARK: LINK, CYNTHIA -  
Hackett, Gregory; 201623320; Civil Action.
- DEMISHAU, GELE: NETE - Thomas, Matthew;  
201622765; Petition to Appeal Nunc Pro Tunc.
- DESSNER, STUART - Ding, Zhen; 201623165;  
Defendants Appeal from District Justice.
- DOMURAD, RENEE - Portfolio Recovery  
Associates Llc; 201623319; Civil Action;  
Brown, Carrie A.
- DRONEN, LENE - Keingsarsky, Mitchell; 201623238;  
Complaint Divorce.
- DUBIL, BONNIE: CHRISTOPHER -  
Bnc Mortgage Loan Trust; 201623257; Complaint  
In Mortgage Foreclosure; Tsai, Jennie.
- DUNHAM, JOHN: OCCUPANTS - Jpmorgan  
Chase Bank National Association; 201623115;  
Complaint In Ejectment; Denardo, Christopher A.
- ELMORE, BRITTANY - Progressive Specialty  
Insurance Company; 201623201; Civil Action;  
Lawrence, Benjamin W.
- FEQUA, COLIN - Fequa, Teresa; 201623155;  
Complaint Divorce; Miller, Jessica A.
- FUNCHES, SHEBA - Discover Bank; 201623422;  
Civil Action; Dougherty, Michael J.
- GITTENS, ADRIENNE: ESTATE OF  
LOUIS GARRETT: ESTATE OF LOUIS GARRETT,  
ET.AL. - Branch Banking And Trust Company;  
201623078; Complaint In Mortgage Foreclosure;  
Tsai, Jennie.

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## SUITS BROUGHT

**Week Ending October 4, 2016**

**The Defendant's Name Appears  
First in Capital Letters**

- BAINES, ARTHUR - Portfolio Recovery Associates Llc;  
201623219; Civil Action; Polas, Robert N., Jr.
- BARRETT, WILLIAM - Barrett, Meghan;  
201623230; Complaint Divorce.



- GLINSKI, DAWN - Portfolio Recovery Associates Llc;  
201623209; Civil Action; Polas, Robert N., Jr.
- GOODWIN, MARGARET - Goodwin, Jeffrey;  
201623195; Complaint Divorce.
- GREEN, SHANITA - Celious, Albia; 201622781;  
Complaint for Custody/Visitation.
- GRIFFIN, ERICA - Portfolio Recovery Associates Llc;  
201623268; Civil Action; Miller, Kami S.
- HART, SUSAN - Portfolio Recovery Associates Llc;  
201623293; Civil Action; Miller, Kami S.
- HOKE, LESLIE - Discover Bank; 201623437;  
Civil Action; Dougherty, Michael J.
- HORSHAM CLINIC - Knox, Benjamin; 201623214;  
Civil Action; Knox, Richard H.
- HUGHES, LAWRENCE - Portfolio Recovery  
Associates Llc; 201623295; Civil Action;  
Miller, Kami S.
- IANIERI, JAMES; KRISTINA - Us Bank  
National Association; 201623192; Complaint In  
Mortgage Foreclosure; Tsai, Jennie.
- JACKSON, JERICO - Portfolio Recovery Associates Llc;  
201623251; Civil Action; Polas, Robert N., Jr.
- JOLIE SALON AND SPA - Rambow, Lisa; 201623144;  
Plaintiffs Appeal from District Justice.
- JONAS, LESLIE - Jonas, Ian; 201623335;  
Complaint for Custody/Visitation.
- KAHYAOGLU, MEHMET: KBS GENERAL  
CONTRACTING LLC - Fonner, Alison; 201623304;  
Defendants Appeal from District Justice.
- KAISER CONSTRUCTION CO INC: HAAS  
DOOR COMPANY; SHANK DOOR COMPANY -  
Heffler, Brad; 201623211; Civil Action; Weidman, Peter.
- KELLOGG, MEGAN - Creel, Joshua; 201623158;  
Complaint Divorce.
- KIANOURY, LIDA - Portfolio Recovery Associates Llc;  
201623269; Civil Action; Miller, Kami S.
- LOPEZ FIGUEROA, HAYDEE - Cowpath Hatfield  
Associates Llc; 201623225; Defendants Appeal  
from District Justice.
- MADARA, CATHERINE - Portfolio Recovery  
Associates Llc; 201623210; Civil Action;  
Polas, Robert N., Jr.
- MALONEY, CASEY - Portfolio Recovery  
Associates Llc; 201623264; Civil Action;  
Miller, Kami S.
- MARTIN, DOUGLAS - Discover Bank; 201623369;  
Civil Action; Dougherty, Michael J.
- MCCARTHY, KRISTIN - Discover Bank;  
201623276; Civil Action; Cawley, Jonathan Paul.
- MCKIERNAN, NEIL: KRISTA - Chf Properties Llc;  
201622917; Defendants Appeal from District Justice.
- MONTGOMERY COUNTY BOARD OF  
ASSESSMENT APPEALS - Mongeluzzi, Robert;  
201623022; Appeal from Board of Assessment;  
Gulash, Jessica M.
- MONTGOMERY COUNTY BOARD OF  
ASSESSMENT APPEALS - Pillsbury, Nicholas;  
201623453; Appeal from Board of Assessment.
- MONTGOMERY COUNTY TAX CLAIM BUREAU -  
Estate Of Regina Abrams; 201623147; Petition.
- MOWBRAY, JOHN - Portfolio Recovery  
Associates Llc; 201623213; Civil Action;  
Polas, Robert N., Jr.
- NESTERENKO, MARK - Portfolio Recovery  
Associates Llc; 201623371; Civil Action;  
Miller, Kami S.
- NOMURA CREDIT & CAPITAL INC - Nomura Asset  
Acceptance Corporation Alternative Loan Trust;  
201623297; Foreign Subpoena.
- NOMURU CREDIT & CAPITAL INC - Hsbc Bank  
Usa Na; 201623298; Foreign Subpoena.
- PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Carandang, Danilo; 201623135;  
Appeal from Suspension/Registration/Insp;  
Furey, Michael E.
- PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Pierro, Steven; 201623142;  
Appeal from Suspension/Registration/Insp;  
English, William I., Jr.
- PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Pierro, Steven; 201623141;  
Appeal from Suspension/Registration/Insp;  
English, William I., Jr.
- PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Abington Complete  
Auto Service Ois #Dx58; 201622944; Appeal from  
Suspension/Registration/Insp; Scheetz, Lawrence R., Jr.
- PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Nascimento, Sergio; 201623004;  
Appeal from Suspension/Registration/Insp;  
Goodman, Michael B.
- PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Nascimento, Sergio; 201623005;  
Appeal from Suspension/Registration/Insp;  
Goodman, Michael B.
- PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Hughes, Adrienne; 201623116;  
Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Hughes, Geneva; 201623117;  
Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Carandang, Danilo; 201623135;  
Appeal from Suspension/Registration/Insp;  
Furey, Michael E.
- PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Pierro, Steven; 201623141;  
Appeal from Suspension/Registration/Insp;  
English, William I., Jr.
- PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Pierro, Steven; 201623142;  
Appeal from Suspension/Registration/Insp;  
English, William I., Jr.
- PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Rutledge, Arthur; 201623310;  
Appeal from Suspension/Registration/Insp;  
Denardo, William C.
- PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Lee, Taehee; 201623305;  
Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Mignano, Pasquale; 201623326;  
Appeal from Suspension/Registration/Insp.
- PENNSYLVANIA DEPARTMENT OF  
TRANSPORTATION - Ray, Robert; 201623380;  
Appeal from Suspension/Registration/Insp.
- PHILADELPHIA CONTRIBUTIONSHIP:  
BUTTERFIELD, MONTE: MONTE -  
Nazareth Mutual Insurance Company; 201623372;  
Action for Declaratory Judgment; Ashley, John W.
- PILEGGI, STEVE - Portfolio Recovery Associates Llc;  
201623267; Civil Action; Miller, Kami S.
- PITZ, NICHOLAS - Skilton-Pitz, Stacey; 201623288;  
Complaint Divorce; Guerin, Regina B.



POTH, SORN - Portfolio Recovery Associates Llc;  
201623220; Civil Action; Polas, Robert N., Jr.

RAMEY, REGINA: COOK, AGATHA:  
SCOTTI, ANDREA, ET.AL. - Montgomery County  
Tax Claim Bureau; 201622802; Petition.

RAMIRES SOLANO, CELIA - Rivas Fuentes, Rivas;  
201623046; Complaint for Custody/Visitation;  
Gonzalez Ferrandez, Stephanie A.

ROBINSON, HARVEY - Midland Funding Llc;  
201623234; Petition to Appeal Nunc Pro Tunc.

ROTHMAN, DANIEL - Bank Of New York Mellon;  
201623139; Complaint In Mortgage Foreclosure;  
Tsai, Jennie.

ROZNOWSKI, DAVID - Portfolio Recovery  
Associates Llc; 201623253; Civil Action;  
Polas, Robert N., Jr.

SANCHEZ, MIGUEL - Daley, Maureen; 201623129;  
Complaint Divorce.

SANDY APARTMENT - Letman, James; 201623455;  
Plaintiffs Appeal from District Justice.

SCHAAR, RALPH - Portfolio Recovery  
Associates Llc; 201623212; Civil Action;  
Polas, Robert N., Jr.

SHAMPA, JULIA - Ditech Financial Llc; 201623136;  
Complaint In Mortgage Foreclosure; Wapner, Peter.

SHERMAN, RENITA: RENITA - Law Office Of  
Alan R Mege; 201623263; Civil Action; Mege, Alan R.

SHINAR, PATRICK - Shinar, Janet; 201623442;  
Complaint Divorce; Mcdonald, Megan M.

SIPETA, MARIA - Skilton, Edward; 201623204;  
Complaint Divorce; Crotty, James F.

SLAWECKI, SARAH - State Farm Mutual Automobile  
Insurance Company; 201623249; Civil Action;  
Allen, Robert.

SMITH, DANIEL - Smith, Angel; 201623283;  
Complaint for Custody/Visitation.

SMITH, TAMMY - Portfolio Recovery Associates Llc;  
201623285; Civil Action; Miller, Kami S.

TALMADGE, WAYNE - Butler, Deborah;  
201623313; Complaint Divorce; Young, Cheryl L.

TAYLOR, JVONNE - Law Offices Of Alan R Mege;  
201623207; Civil Action; Mege, Alan R.

THORPE, JOHNNIE: OCCUPANTS:  
THORPE, HELEN - Hsbc Bank Usa Na; 201623270;  
Complaint in Ejectment; Mccaffery, Sarah.

UNKNOWN HEIRS SUCCESSORS ASSIGNS AND  
ALL PERSON FIRMS FROM - Wells Fargo Bank Na;  
201623110; Complaint In Mortgage Foreclosure;  
Dobaria, Vishal.

UTZ, DOUG: SUPPLEMENTMARKETCOM -  
Tricome, Domenic; 201623108; Civil Action.

WHITING, JEFFREY - Morales Whiting, Michelle;  
201623271; Complaint Divorce.

WILSON, SHERRELL: MAY, JASON - May, Robert;  
201623259; Complaint for Custody/Visitation.

ZLOTNIKOV REALTY LLC: WALNUT REALTY  
GROUP - Gabba Llc; 201623203;  
Defendants Appeal from District Justice.

ZOGG, ALICIA - Zogg, Daniel; 201623431;  
Complaint Divorce.

ZUROWSKI, TIMOTHY - Pottstown Hospital  
Company Llc; 201623258; Civil Action;  
Sarker, Neil.

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## WILLS PROBATED

### Granted Week Ending October 4, 2016

#### Decedent's Name Appears First, Then Residence at Death, and Name and Address of Executors

ALDERFER, ELIZABETH C. - Franconia Township;  
Renner, Elizabeth A., 129 Harleysville Pike  
Souderton, PA 18964.

BECHTOL, MARY L. - Lower Pottsgrove Township;  
Paster, Julia I., 180 Green Hill Road Barto, PA 19504.

BERGEY, SUSIE H. - Franconia Township;  
Bergey, Donald D., 271 Green Street  
Souderton, PA 18964.

BINDER, NORTON - Cheltenham Township;  
Binder, Charna, 311 Hedgerow Lane  
Wyncote, PA 19095.

BLAIR, SHAREEN H. - Lower Moreland Township;  
Blair, Maxwell, 840 Fetters Mill Rd  
Huntingdon Valley, PA 19006.

BUTLER, AUBREY A. - Cheltenham Township;  
Stickney, Phyllis, 1613 Beech Ave  
Elkins Park, PA 19027.

CROSBY, DOROTHY I. - Abington Township;  
Crosby, John, 1811 Supplee Road  
Lansdale, PA 19446.

DAVEY, FRANCIS L. - Whitmarsh Township;  
Davey, Elaine B., 6223 W. Valley Green Road  
Flourtown, PA 19031.

DEFEO, RALPH R. - Collegeville Borough;  
Defeo, Cynthia J., 156 Derr Dr  
Collegeville, PA 19426.

DICIURCIO, PATRICIA A. - Conshohocken Borough;  
Diciurcio, Gabriel, 329 West 6Th Avenue  
Conshohocken, PA 19428.

DOOLEY, BRUCE C. - Abington Township;  
Lewenthal, Herbert, 657 Hiddon Pond Lane  
Huntingdon Valley, PA 19006.

GALANTE, JOHN - Springfield Township;  
Galante, Barbara R., 503 Poplar Road  
Flourtown, PA 19031.

GIRARD, DAVID F. - Norristown Borough;  
Girard, Betsy S., 12207 Shannondell Drive  
Norristown, PA 19403.

GLOWACKI, PETER - ; Gallagher, Lee A.,  
808 Mission Hill Road Boynton, FL 33435.

GOTTSALL, DENTON E. - Douglass Township;  
Gottshall, Gail, 525 State Street Pottstown, PA 19464.

GRADY, KEVIN R., SR. - West Pottsgrove Township;  
Grady, Kevin, Jr., 249 Master Street  
Pottstown, PA 19464.

GRAHAM, A. S, JR. - Upper Dublin Township;  
Mcdonald, Margaret K., 403 Lower State Road  
North Wales, PA 19454.

HACKENBRACHT, JOSEPH A., SR. -  
Upper Providence Township;  
Hackenbracht, Joseph A., Jr., 1419 Wynnemoor Way  
Fort Washington, PA 19034-2826.

HAFER, HELEN C. - Upper Moreland Township;  
Billig, Melanie J., 7511 Colony Lake Drive  
Boynton Beach, FL 33436.

HENDRICKS, PATRICIA R. - Montgomery Township;  
Hendricks, Linda C., 208 Elm Drive  
Lansdale, PA 19446.

- JOHNSON, EDITH C. - Lower Pottsgrove Township;  
Hibbard, Jill J., 47 Eaton Road  
Dedham, MA 02026-7002; Piersol, Judith J.,  
1017 Sycamore Drive Pottstown, PA 19464.
- JOHNSON, GEORGINE J. - Upper Providence  
Township; Johnson, Mark S., 4594 Province Line Road  
Princeton, NJ 08540-2212.
- KARPO, MARC A. - Plymouth Township;  
Karp, Bonni Jill, 3000 Runnymede Dr  
Plymouth Meeting, PA 19462.
- KLINEFELTER, PAUL F., JR. - Worcester Township;  
Yates, Patricia K., 395 Dreshertown Road  
Fort Washington, PA 19034.
- LAM, ROBERT M. - Whitemarsh Township;  
Hatfield, Gerald M., Fox Rothschild Llp  
Philadelphia, PA 19103-3222; Lam, Cora B.,  
616 Bartram Court Flourtown, PA 19031-1408;  
Lam, Stephen R., 2993 Andrews Drive, Nw  
Atlanta, GA 30305-2927.
- LAWS, ELIZABETH A. - Lower Providence Township;  
Laws, George M. Iii, 3007 Concord Circle  
Eagleville, PA 19403.
- LESHNER, GRACE - Abington Township;  
Leshner, Michael B., 8221 Aspen Way  
Elkins Park, PA 19027.
- MCCARTY, RUTH L. - Upper Moreland Township;  
Memenamin, Donald Y., 2845 Kentner Road  
Hatboro, PA 19040.
- MENDELSON, SHEILA J. - Abington Township;  
Mendelsohn, Steven L., 1630 Pennypack Road  
Huntingdon Valley, PA 19006; Sklar, Steven G.,  
400 Greenwood Avenue Wyncote, PA 19095.
- MESSINGER, LEROY - Lower Merion Township;  
Miller, Michael S., 139 Chinaberry Dr  
Lafayette Hill, PA 19444.
- MILLER, JOAN E. - Abington Township;  
Miller, Stephen C., 1228 Barrowdale Rd  
Jenkintown, PA 19046.
- MONASTERO, JOHN J. - West Conshohocken  
Borough; Monastero, Anthony, 675 Fulton St  
Conshohocken, PA 19428.
- MORROW, DAVID A., JR. - Cheltenham Township;  
Morrow, Natsuko, 235 Brookdale Avenue  
Glenside, PA 19038-4504.
- MOUAT, MABEL R. - Abington Township;  
Mouat, Donald D., 2615 Susquehanna Road  
Roslyn, PA 19001.
- MUSIKA, OLAMAE S. - Franconia Township;  
Musika, John S., 1381 Sumnneytown Pike  
Lansdale, PA 19446.
- OVERWISE, CHARLES P. - Pottstown Borough;  
Overwise, Lorraine M., 16 Rice St  
Pottstown, PA 19464.
- RAYMOND, PETER J. - East Norriton Township;  
Balzano, Paul A., 124 Key Street  
Conshohocken, PA 19428.
- REYNOLDS, BARBARA S. - Franconia Township;  
Owens, Karen R., 601 Charles Drive  
Downingtown, PA 19335.
- RUCH, ROBERT C., SR. - Upper Moreland Township;  
Ruch, Robert C., Jr., 36 Peggy Lane  
Manahawkin, NJ 08050-4330.
- SCHEIRER, EDWARD H., SR. - Skippack Township;  
Bernstiel, Kim S., 2029 Calamar Circle  
Harleysville, PA 19438; Scheirer, Edward H., Jr.,  
158 North Whitehall Road Norristown, PA 19403.
- SCHIFFMAN, STANLEY - Lower Merion Township;  
Brumley, Jill S., 4905 Birkenhead Ct Apex, NC 27539.
- SCHUBERT, DAVID V. - Ambler Borough;  
Schubert, David H., 28 Rogers Point Drive  
Eliot, MA 03903; Schubert, Sally J.,  
113 Macklenberg Drive Penllyn, PA 19422.
- SCHUBERT, VIOLA M. - Ambler Borough;  
Schubert, David H., 28 Rogers Point Drive  
Eliot, ME 03903; Schubert, Sally J.,  
113 Macklenberg Drive Penllyn, PA 19422.
- SCHUEPPEL, FRIEDA J. - Upper Moreland Township;  
Stambaugh, Thomas L., 716 Sampson Ave  
Willow Grove, PA 19090.
- SCHUSTER, YVETTE - Upper Dublin Township;  
Pakuris, Justin, 761 Iris Drive  
Media, PA 19063-5450.
- SCHWARTZ, SUE O. - Cheltenham Township;  
Brown, Barbara, 8327 New 2Nd Street  
Elkins Park, PA 19027; Feller, Susan,  
100 Plum Bush Point Road West Tisbury, MA 02575.
- SHUSTER, GEORGIA C. - Lower Pottsgrove  
Township; Shuster, Kerrie L., 3307 Willow Glen Dr  
Oak Hill, VA 20171.
- SOLDOVERI, GRACE P. - Lower Merion Township;  
Hinckley, Jane S., 612 Portledge Dr  
Bryn Mawr, PA 19010; Soldoveri, Robert C.,  
1 Cambridge St Totowa, NJ 07512.
- STEIN, BEULAH S. - Springfield Township;  
Stein, Andrew D., 1306 Statesbury Avenue  
Wyndmoor, PA 19038-7442; Stein, Ellen M.,  
71201 Delaire Landing Road Philadelphia, PA 19114.
- STONE, VIRGINIA - Worcester Township;  
Fischer, Lindsey S., 3080 Sunny Ayre Drive  
Lansdale, PA 19446.
- SUDALL, ANN M. - Montgomery Township;  
Seidel, Kimberly A., 534 Meadow Rd  
Chalfont, PA 18914.
- TAGLIALATELA, GARY J. - East Norriton Township;  
Tagliatalata, Eileen C., 1035 Singer Lane  
Norristown, PA 19403.
- WALKER, BONNIE - Norristown Borough;  
Sroka, Thomas B., 1655 Salem Rd  
Quakertown, PA 18951.
- WATERS, THOMAS V., JR. - Cheltenham Township;  
Waters, Jazmine, 534 Oak Shade Avenue  
Elkins Park, PA 19027.
- WILSON, S. R. - Plymouth Township; Wilson, James C.,  
20 Jody Dr Plymouth Meeting, PA 19462.
- YONAS, JOSEPH - Pottstown Borough;  
Schantz, Christine H., 740 Lilac Lane  
Reading, PA 19606; Yonas, Nicholas,  
220 Foxtail Court Gilbertsville, PA 19525.
- ZIEGLER, LORRAINE K. - Franconia Township;  
Ziegler, Donald R., 516 Harleysville Pike  
Harleysville, PA 19438; Ziegler, R. D.,  
2455 Overlook Lane Harleysville, PA 19438.

## RETURN DAY LIST

**October 24, 2016  
COURT ADMINISTRATOR**

All motions "respecting discovery" in civil cases are subject to the provisions of Local Rule 4019\* - Discovery Master. If such a motion is answered in opposition on or before the rule return date, the matter is automatically listed for argument before the Discovery Master at 9:00 a.m. on the Friday of the week in which the rule was made returnable. Check the MCCH electronic directory for assigned courtroom.

1. Adkins v. Trent Manor Condominium Association - Motion to Overrule Plaintiff's Objection to All Subpoenas Issued (Seq. 25 D) - **M. Danek - A. Sorce.**
2. Advanced Surgical Services v. Howard University Hospital - Motion for Admission Pro Hac Vice (Seq. 9) - **D. Heim - S. Baker.**
3. Alexander v. Cho - Motion to Consolidate (Seq. 16) - **J. Rosen - D. Bailey.**
4. Askew v. Bethel Deliverance International Church - Motion to Compel Supplemental Interrogatories and Response to Request for Production of Documents (Seq. 44 D) - **R. Hunigman - C. Tretta.**
5. Askew v. Bethel Deliverance International Church - Motion to Compel Supplemental Expert Witness Interrogatories (Seq. 46-D) - **R. Hunigman - C. Tretta.**
6. Askew v. Bethel Deliverance International Church - Motion to Compel Supplemental Lien Interrogatories (Seq. 45 D) - **R. Hunigman - C. Tretta.**
7. Beck v. Drummond - Motion to Compel Discovery (Seq. 13 D) - **R. Garnick - R. Jellen.**
8. Bentz v. Nealer - Motion to Compel Discovery (Seq. 8 D) - **W. Roark - H. Froehlich.**
9. Bevan v. Alter - Motion to Compel Plaintiff to Execute Authorization (Seq. 6 D) - **L. Weinraub.**
10. Blank v. Ciunci - Motion to Quash Plaintiff's Objections to Subpoenas (Seq. 10-D) - **S. Lupin - L. Tilghman.**
11. Bowie v. Doherty - Plaintiffs' Preliminary Objections and Motion to Strike and Dismiss Defendants' Answer, New Matter and Counterclaim (Seq. 1-8).
12. Brown v. Behr - Plaintiff's Request of Order Requiring Defendant (Behr) to Effect Original Process on the Unservd (Seq. 20) - **P. Newcomer.**
13. Brown v. Brown - Motion to Withdraw as Counsel (Seq. 60) - **G. Mezzy.**
14. Brown v. Efthimiou - Motion to Compel (Seq. 315 D) - **G. Brownstein - P. Schmidt.**
15. Burkhardt v. Compton - Motion to Compel Answers to Interrogatories and Response to Request for Production of Documents (Seq. 12 D) - **S. Quinn - R. Jellen.**
16. Cannella v. Resnick Amsterdam Leshner, P.C. - Motion for Admission Pro Hac Vice of Arthur J. Abramowitz (Seq. 102 D) - **S. Pachman - J. Resnick - A. Rushie.**
17. Cannella v. Resnick Amsterdam Leshner, P.C. - Motion to Quash (Seq. 104 D) - **S. Pachman - J. Resnick - A. Rushie.**
18. Carlbower v. Bower - Petition to Withdraw as Counsel (Seq. 23) - **L. Berman - V. Angst.**
19. Chappell v. Kasee - Petition for Joinder (Seq. 16) - **K. Desenze - A. Levin.**
20. Chester v. Doherty - Defendant's Motion to Conclusively Establish Defendants' Request for Admissions and Compel Plaintiff to Answer Defendants' Interrogatories (Seq. 152 D) - **J. Hollin - M. Doherty.**
21. Choi v. Pouget - Motion to Compel Answers to Interrogatories and Request for Production of Documents (Seq. 10 D) - **R. Miller - T. Giamanco.**
22. Cooke v. Josloff - Motion to Compel Defendants Arthur Frankel, M.D. and Robert Josloff, M.D. to Reappear for Deposition (Seq. 40 D) - **S. Wilson - M. McGilvery.**
23. Countrywide Home Loans Servicing v. Jackson - Motion to Lift Stay (Seq. 125) - **J. McGuinness.**
24. Crowe v. Abington Memorial Hospital - Joinder Motion to Strike Plaintiffs' Objections to Subpoena Directed to Susan Devine, M.D. (Seq. 66 D) - **M. Brecher - D. Martz - J. Kilcoyne.**
25. Deery v. Foust - Motion to Compel Discovery (Seq. 7 D) - **B. Simmons - G. Mondjack.**
26. DLJ Mortgage Capital, Inc. v. Daley - Petition to Withdraw as Counsel (Seq. 8) - **S. McCaffery - D. Brewster.**
27. Doe v. Dressler-Carre - Motion to Compel More Complete Responses (Seq. 70 D) - **T. Weber - W. Banton.**
28. E Trade Bank v. Keating - Motion to Amend New Matter to Defendants' Counterclaims (Seq. 29) - **J. Ackerman - D. Gould.**
29. E Trade Bank v. Keating - Motion to Compel Production of Documents (Seq. 28 D) - **J. Ackerman - D. Gould.**
30. Eastmure v. Szumski - Motion to Compel Discovery (Seq. 8 D) - **M. Strauss.**
31. Erie Insurance Exchange v. Eason - Motion to Compel (Seq. 17 D) - **A. Molotsky - K. House.**
32. Essa Bank & Trust v. Smith - Petition to Strike/Open Confessed Judgment (Seq. 13) - **A. Beach - B. Andris.**
33. Fabiani v. Wawa, Inc. Headquarters - Motion to Compel Discovery (Seq. 9 D) - **M. Steinberg - G. Vokolos.**
34. Feldman v. Amerman - Motion to Compel Plaintiff's Answers to Defendant's Discovery Requests (Seq. 21 D) - **J. Sigman - L. Miller.**
35. Finer v. Federal Insurance Company - Motion to Compel Deposition (Seq. 66 D) - **J. Wheeler - E. Koch.**
36. Firsttrust Bank v. Bentivegna - Petition to Set Aside the Sheriff's Sale (Seq. 38) - **S. Elia - M. Stuski.**
37. Forbes v. Smith - Motion to Compel Answers to Interrogatories and Request for Production of Documents (Seq. 7 D) - **R. Ruthrauff.**
38. Frey v. Manila - Petition to Withdraw Appearance (Seq. 22) - **A. Meitner - J. Farrell.**
39. Furey v. Pinaire - Motion to Compel (Seq. 14 D) - **M. Boyce Furey - K. Blake.**
40. Gaffney v. Dippold - Petition to Withdraw as Counsel (Seq. 272) - **C. Campbell - D. Agnew.**
41. GBR v. Powell - Plaintiffs' Petition for Leave of Court: Praecipe to Withdraw as Counsel (Seq. 23) - **J. Lawlor.**
42. Gelband v. Gelband - Petition to Withdraw as Counsel (Seq. 25) - **L. Feinman - L. Fox.**
43. Graham v. Schweitzer - Motion to Compel Compliance With Subpoena (Seq. 15 D) - **A. Baratta.**

44. *Grimm v. Dolga* - Plaintiff's Petition for Leave of Court: Praecipe to Withdraw as Counsel (Seq. 23) - **J. Lawlor**.
45. *Grimm Brothers Realty Company v. Jefferson* - Plaintiffs' Petition for Leave of Court: Praecipe to Withdraw as Counsel (Seq. 21) - **J. Lawlor**.
46. *Hamilton v. Uncle Chicks, Inc.* - Motion to Compel Answer to Interrogatories and Request for Production of Documents (Seq. 44 D) - **K. Gunter - K. Connors**.
47. *Harold v. Wayne Carmint Landscaping, Inc.* - Motion to Transfer Civil Action to Philadelphia County (Seq. 8) - **T. Wilson - D. Maher**.
48. *Heayn v. Adamson* - Motion to Compel Plaintiff, Christopher Heayn to Appear for Medical Exam (Seq. 12 D) - **J. Schwartz - M. Turner**.
49. *Helicopter Spares, Inc. v. Coastal Mechanics, Inc.* - Motion to Reassess Damages (Seq. 12) - **B. Smith - M. Gavin**.
50. *Jeffries v. Bolus Freight Systems, Inc.* - Motion for Consolidation (Seq. 19) - **R. Jurewicz - J. Campbell**.
51. *Jones v. Harrison* - Motion to Compel Answer to Interrogatories (Seq. 8 D) - **S. Bennett - J. McNulty**.
52. *JP Morgan Chase Bank, N.A. v. Gambone* - Motion to Reassess Damages (Seq. 26) - **P. Wapner**.
53. *JP Morgan Chase Bank National Association v. Haruch* - Plaintiff's Motion to Reassessment of Damages (Seq. 28) - **M. Weisberg**.
54. *Kandenga v. Gallo* - Motion to Compel Discovery (Seq. 7 D) - **M. Sacchetta - L. Sabato**.
55. *Knudsen v. Brownstein* - Petition to Withdraw as Attorney (Seq. 34) - **A. Freiwald - B. Post**.
56. *Lawrence Hanna v. Deblase* - Defendant's Motion to Compel Plaintiff's Designee's Deposition (Seq.-6 D) - **T. Miller - A. Sager**.
57. *Litman v. Dyer* - Motion to Compel Deposition of Plaintiff (Seq. 51 D) - **L. Hockman - J. Birmingham - D. Litman**.
58. *LTK Consulting Services, Inc. v. Delaware River Port Authority* - Motion for Admission Pro Hac Vice of Jeffrey B. Charkow, Esquire and Jeffrey H. Winick, Esquire (Seq. 43 D) - **W. McSwain - P. Kearney - J. Imperiale**.
59. *Madeira v. Nikparvar* - Motion to Compel Defendants' Appearance at Deposition (Seq. 8 D) - **K. Fogerty**.
60. *Malantonio v. Franzones Pizzeria Restaurant* - Motion to Compel Answers to Discovery and Execution of Authorizations (Seq. 9 D) - **M. Pansini - B. Boyle**.
61. *Mallick v. Ehrhart* - Motion to Compel Discovery (Seq. 9 D) - **K. Cohen - G. Mondjack**.
62. *Manncorp, Inc. v. 3nled Lighting USA, Inc.* - Motion to Withdraw as Counsel (Seq. 25) - **L. Fisher - T. Ruf**.
63. *McElhaney v. Hammond* - Motion to Compel IME (Seq. 3 D) - **M. Quinn**.
64. *McKernan v. Meitner* - Motion to Compel Supplemental Responses to Discovery (Seq. 11-3 D) - **M. Clemm - G. Hyman**.
65. *McMillan v. Yuschak* - Motion to Compel Deposition (Seq. 199 D) - **J. Messa - M. Reilly - J. Young**.
66. *Midfirst Bank v. Horning* - Motion to Amend Complaint to Add Defendants (Seq. 18) - **K. Quinn**.
67. *Mooney v. Place One Apartment Associates* - Motion to Compel Plaintiff's Discovery Responses (Seq. 16 D) - **D. Jacquette - D. Wilfong**.
68. *Moorim USA, Inc. v. Bengal Converting Services, Inc.* - Motion to Compel Deposition (Seq. 22 D) - **M. Lessa - D. Gould**.
69. *Muhammed v. Wolfe* - Defendant's Motion to Compel Plaintiff's Answers to Supplemental Interrogatories (Seq. 9 D) - **A. Lopresti - A. Ibrahim**.
70. *Mun v. Kalinke* - Plaintiffs' Petition to Have a Guardian Ad Litem Appointed on Behalf of Plaintiff, Jun J. Mun (Seq. 51) - **J. Orchinik - V. Komarnicki - A. Riemenschneider**.
71. *Murray v. Girl Scouts of Eastern Pennsylvania* - Motion to Compel Plaintiffs' Answer to Defendant's Second Set of Request for Production of Documents (Seq. 41 D) - **M. Hoffman - K. McNulty - D. Pennington**.
72. *Nair v. Baker* - Motion to Compel Discovery (Seq. 14 D) - **K. Weinstein - D. Dean**.
73. *Nationstar Mortgage, LLC d/b/a v. Kulp* - Motion to Amend Complaint (Seq. 28) - **C. Connor**.
74. *Newsday, LLC v. Bengal Converting, LLC* - Motion to Compel Deposition of Defendant (Seq. 16 D) - **M. Lessa - D. Gould**.
75. *Pabon v. Partee* - Plaintiff's Motion to Compel Discovery (Seq. 5 D) - **B. Cooper - G. Slocum**.
76. *Palmer v. Mitchell* - Motion to Compel Plaintiff Elliott Palmer's Deposition (Seq. 26 D) - **M. Greenfield**.
77. *Pardieu v. Nassir* - Petition for Leave to Join Additional Defendant (Seq. 18) - **M. Simon - T. Lostracco**.
78. *Patel v. Johnson* - Motion to Compel Plaintiff's Deposition (Seq. 27 D) - **R. Kaplan - D. Sereda**.
79. *Postell v. Podob* - Motion to Transfer (Seq. 120) - **R. Ross - G. Hirtzel**.
80. *Rapine v. Ryan* - Motion to Compel Plaintiff's Answers to Discovery (Seq. 3 D) - **M. Pansini - R. Michetti**.
81. *Reardon v. West* - Defendant's Motion to Compel Plaintiff to Sign Authorization for the Release of Records from Medicare and Social Security (Seq.-10 D) - **M. Simon - K. Michaels**.
82. *Rocco v. Sun* - Motion to Compel (Seq. 10 D) - **M. Simon - M. Bissell**.
83. *Rollingwest, LLC v. Fellix* - Motion to Compel Discovery Responses (Seq. 20 D) - **G. Auerbach - J. Romirowsky**.
84. *Salamone v. Yorck* - Motion to Consolidate (Seq. 4) - **M. Sophocles**.
85. *Salvo v. Metzger* - Motion to Compel Discovery (Seq. 14 D) - **L. Thomas - B. Hoffer**.
86. *Scipio v. Scipio* - Petition to Withdraw as Counsel (Seq. 73) - **J. Donoghue - D. Schnarrs**.
87. *Sellers v. Metropolitan Properties of America* - Motion to Compel Responses from Plaintiff Marlene Sellers to Defendants' First Request for Production of Documents (Seq. 24 D) - **D. Levin - W. Hill**.
88. *Strother v. Brookside Healthcare and Rehabilitation Center, LLC* - Motion to Compel Depositions (Seq. 7 D) - **C. Culleton - J. Taima**.
89. *Strulson v. Abington Health* - Motion to Compel Deposition of Plaintiff (Seq. 40 D) - **L. Solomon - D. Martz**.
90. *Stusnick v. Stusnick* - Petition to Withdraw as Counsel (Seq. 5) - **A. Leeds - B. Keagy**.
91. *Township of Upper Merion v. General Floor Industries, Inc.* - Motion to Enforce Settlement (Seq. 57) - **S. Kilkenny - H. McHugh**.

92. Tucker v. Genesis Healthcare, LLC - Motion to Compel Depositions (Seq. 33 D) - **C. Culleton - R. Dillon.**
93. USM, Inc. v. Norman Glass and Auto Services - Petition to Confirm Arbitration Award and to Enter Judgment (Seq. 4) - **A. Manero.**
94. Ventresca v. Cove Haven Resort - Motion to Compel Discovery (Seq. 4 D) - **T. Tomlinson - J. Sereda.**
95. Ward v. Strano - Defendants' Motion to Compel Plaintiff's Discovery (Seq. 13 D) - **S. Lupin.**
96. Wells Fargo Bank, N.A. v. Hunsberger - Motion to Set Aside Sheriff Sale (Seq. 21) - **S. Dieterick.**
97. Wells Fargo Bank, N.A. v. Kennedy - Plaintiff's Petition to Divest Junior Lienholder, Confirm Sheriff's Sale, or for Other Just Relief (Seq. 18) - **R. Williams.**
98. Wells Fargo Bank, N.A. v. Ortolani - Motion to Compel Full and Complete Responses to Requests for Production of Documents (Seq. 44 D) - **M. Von Rosenstiel.**
99. Wilmington Savings Fund Society v. Glazer - Defendants' Motion to Dismiss Plaintiff's Complaint in Ejectment (Seq. 5) - **J. Manis.**
100. Woods v. Ferris - Motion to Compel Plaintiff's Answer to Interrogatories and Response to Request for Production of Documents (Seq. 18 D) - **K. O'Brien - J. Palmer.**
101. Yacobenas v. Kang - Motion to Withdraw as Counsel (Seq. 18) - **B. Felgoise - R. Kim.**
102. Yoast v. Juck - Plaintiff's Motion to Deem Defendants' Amended Counterclaim-Abandoned (Seq. 181).
103. Yoo v. Lee - Motion to Compel Answer to Interrogatories (Seq. 13 D) - **V. Wilson - M. Moore.**