

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 August 31, 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 September 28, 2016 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

First Publication

06-08942

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, described in accordance with a Map of Section Four made by Mahoney Construction Company made by Yerkes Associates, Inc., dated 12/15/1970 and revised 7/1/1971, as follows, to wit:

BEGINNING at a point in the middle of Rosemary Lane (50 feet wide), said point is at the distance of 285.28 feet measured in a Southwesterly direction along the middle of Rosemary Lane from its intersection with the Tower Lane (60 feet wide); thence along the middle of Rosemary Lane, on a line curving to the left radius of 298 feet, the arc distance of 64.94 feet, the chord of said curved line has a bearing of South 11°, 34', 5" West, 64.82 feet to a point; thence leaving Rosemary Lane by Lot No. 12 (as shown on plan made for Mahony Construction Company by Yerkes Associates, Inc., Bryn Mawr, PA, dared 12/15/1970, last revised as to this lot 7/8/1971) and partly by Lot No. 84, South 75°, 20' West, 223.12 feet to a point; thence still by Lot No. 84, North 21°, 55' West, 152.77 feet to a point marking corner common to Lots Nos. 80, 81 and 84; thence by Lot No. 80 the two following courses and distances: (1) North 68°, 5' East, 139.41 feet to a point; (2) South 64°, 46', 50" East, 173.01 feet to the place of beginning.

SUBJECT to coal, oil and gas rights, building lines, reservations and exceptions as appear in the chain of title.

BEING the same premises which Daniel R. Sherzer and Gerald Sherzer, b Deed dated 6/13/2003 and recorded 8/28/2003 in the Office of the Recorder of Deeds in and or Montgomery County in Deed Book 5471, Page 123, granted and conveyed unto Daniel R. Sherzer and Geraldine Sherzer.

BEING the same premises which Daniel R. Sherzer and Gerald Sherzer, b Deed dated 6/13/2003 and recorded 8/28/2003 in the Office of the Recorder of Deeds in and or Montgomery County in Deed Book 5471, Page 123, granted and conveyed unto Daniel R. Sherzer and Geraldine Sherzer.

Parcel Number: 40-00-53128-00-4.

Location of property: 320 Rosemary Lane, Narberth, PA 19072.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Daniel R. Sherzer and Geraldine Sherzer a/k/a Geraldine G. Sherzer** at the suit of HSBC Bank, USA as Trustee. Debt: \$1,232,867.15.

Gregory Javardian, Attorney. I.D. #55669

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

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

10-13626

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate partly in **Lower Merion Township and partly in the Borough of West Conshohocken**, County of Montgomery and State of Pennsylvania, bounded and described according to a Map of Property of Martin A. Bury made by Yerkes Engineering Company, Bryn Mawr, Pennsylvania, dated April 5, 1963 and revised April 17, 1963 as follows, to wit:

BEGINNING at a spike in the center line of Valley Road (50 feet wide), measured the five following courses and distances from the title line in the bed of Mt. Pleasant Road: (1) North 04 degrees, 11 minutes East, 118.40 feet; (2) North 28 degrees, 46 minutes East, 91.10 feet; (3) North 50 degrees, 35 minutes East, 140 feet; (4) North 57 degrees, 04 minutes East, 100 feet; (5) North 60 degrees, 35 minutes East, 81.20 feet; thence extending along line of lands of O.J. Patzau North 07 degrees, 10 minutes West, 130.30 feet to a point and North 27 degrees, 09 minutes West crossing the line dividing the Township of Lower Merion from the Borough of West Conshohocken, 808.50 feet to a point; thence extending South 88 degrees, 31 minutes East, 2.81 feet to a point; thence extending South 85 degrees, 02 minutes East, 237 feet to a point; thence extending South 81 degrees, 25 minutes East, 1.16 feet to a point in line of lands to be conveyed to William Uttal; thence extending along the same and recrossing said Township Line, South 27 degrees, 09 minutes East, 483.95 feet to a spike in the roof of an oak tree; thence extending still along the same, South 12 degrees, 31 minutes East, 323.31 feet to a point in said center line of Valley Road; thence extending along the same, South 60 degrees, 35 minutes West, 164.46 feet to the first mentioned point and place of beginning.

CONTAINING 3.805 acres.

TITLE TO SAID PREMISES IS VESTED IN E. Dean Chagan given by Malcolm Pryor and Jacqueline Pryor, husband and wife dated 07/28/2004, and recorded 10/6/2004 in Book 5528, Page 649.

Parcel Number: 40-00-63360-00-5.

Location of property: 1224 Valley Road, Villanova, PA 19085-2124.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **E. Dean Chagan** at the suit of Bank of America, N.A. Debt: \$4,095,196.36.

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.

10-14052

PREMISES "A"

ALL THOSE TWO CERTAIN lots or pieces of ground, lying in **Horsham Township**, County of Montgomery and State of Pennsylvania, being Lots Numbered Six (6) and Eleven (7) of Block twelve (12) as shown on a Plan of Evergreen Terrace, made by Weir and Thieme, Civil Engineer and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 969, Page 600. The aforesaid lots are each twenty-five feet in width and one hundred twenty-five feet in depth.

BEING known and identified as Part of 208 Roberts Avenue, Block 53, Unit 28.

PREMISES "B"

ALL THAT CERTAIN lot of land, situate in **Horsham Township**, County of Montgomery and State of Pennsylvania, being bounded and described according to a survey thereof made by Weir and Thieme, Civil Engineers, as the Parkview Realty Company Plot, as follows, to wit:

BEING Lots Eight (8) and Nine (9) of Section Twelve (12) as shown and laid out on a certain plan Evergreen Terrace, being fifty feet front on Roberts Avenue, by one hundred and twenty-five feet depth, and Lots Twenty-six (26) and Twenty-seven (27) on Section Twelve (12) as shown and laid out on a certain plan Evergreen Terrace, being fifty feet front on Fair Oaks Avenue, by one hundred and twenty-five feet depth, as per plan, which plan is recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book No. Page.

BEING known and identified as remaining part of 208 Roberts Avenue, Block 53, Unit 27.

TITLE TO SAID PREMISES IS VESTED IN John Joseph Tokarchik and Rosemary Tokarchik, his wife, as Tenants by the Entireties by Deeds from John Tokarchik, dated 9/19/97, recorded 10/29/97 in Deed Book 5204, Page 1662.

Parcel Number: 36-00-10117-00-8.

Location of property: 208 Roberts Avenue, Horsham, PA 19044.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **John Joseph Tokarchik and Rosemary Tokarchik** at the suit of Ocwen Loan Servicing, LLC. Debt: \$333,520.94.

Nicole LaBletta, Attorney. I.D. 202194

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

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

10-23921

ALL THAT CERTAIN lot or piece of ground, situate in **West Conshohocken Borough**, County of Montgomery and Commonwealth of PA, bounded and described according to a Master Plan 'Merion Hill' made for Westcon Construction Company, Inc. by Bursich Associates, Inc., Engineers, Planners, Surveyors, Landscape Architects, dated 9/9/94 and last revised on 7/7/97 and recorded in Plan Book A-57, Pages 137 - 142, as follows, to wit:

BEING known as Lot 62 in the above mentioned plan.

UNDER AND SUBJECT to the terms and provisions as contained in a Certain Declaration of Merion Hill dated 1/29/97 and recorded in Deed Book 5175, Page 2045 and as may be amended from time to time.

TITLE TO SAID PREMISES IS VESTED IN Zohrab Derkrikorian and Arlene Derkrikorian, by Deed from Rudolph A. Dubay and Elizabeth A. Dubay, dated 09/22/2006, recorded 12/12/2006 in Book 5627, Page 1019.

Parcel Number: 24-00-00033-54-6.

Location of property: 1100 Riverview Lane, Conshohocken, PA 19428-2964.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Arlene Derkrikorian and Zohrab Derkrikorian** at the suit of HSBC Bank USA, National Association, as Trustee for NAAC Mortgage Pass-Through Certificates, Series 2007-1. Debt: \$717,970.22.

Paul Cressman, Attorney. I.D. #318079

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

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

11-29083

ALL THAT CERTAIN tract or piece of land with the buildings and improvements thereon erected, situate in **Skippack Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey thereof made by Francis W. Wack, Civil Engineers, August 29, 1936, as follows, to wit:

BEGINNING at a marble stone on the East bank of the Northeast branch of the Perkiomen Creek, a corner of this and land of Elsie E. Baeder, and other land of Charles L. and Grace L. Anderson; thence by land of the said Elsie E. Baeder, North Eighty-five degrees West, sixty-one feet to a point a corner in the said Northeast branch of the Perkiomen Creek which it enters the Perkiomen Creek; thence in said Creek the next three following courses a d distances, to wit:

North twenty degrees East, six hundred forty-nine feet to a point, a corner; thence North one degree, forty-five minutes East, four hundred forty feet to a point a corner; thence North sixteen degrees, forty-five minutes East, two hundred sixteen feet to a point a corner; thence South fifty-two degrees, fifteen minutes East, fifty-nine feet to an iron pin a corner of other lands of the said Grantees; thence by the same, South nineteen degrees, fifteen minutes West, one hundred fifty-six and nine-tenths (156.9 feet) feet to a stake a corner; thence by the same South one degree, forty-five minutes West, five hundred eleven and five-tenths (511.5 feet) feet to an iron pin a corner in the middle of the old stone bridge; thence still by said land South ten degrees, forty-five minutes West, four hundred fifty-two and one-tenth (452.1 feet) feet, crossing State Highway Route No. 73, to a stake, a corner; thence still by the same, South forty-eight degrees, forty-five minutes West, one hundred eighty-one and five-tenths (181.5 feet) feet to the place of beginning.

CONTAINING 2.384 acres of land, more or less.

TITLE TO SAID PREMISES IS VESTED IN John Conway, by Deed from Richard Conway, dated 06/18/1996, recorded 08/16/1996 in Book 5158, Page 22.

On January 26, 2014, real owner and mortgagor John E. Conway died, leaving a Will dated April 11, 2012. Letters Testamentary were granted to Roy Baylinson on February 21, 2014 in the Atlantic County Surrogate's Court. Decedent's sole devisee is Eva M. Conway.

Parcel Number: 51-00-03070-00-2.

Location of property: 4991 Skippack Pike, Schwenksville, PA 19473-2006.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Roy Baylinson, in His Capacity as Executor of The Estate of John E. Conway a/k/a John Conway and Eva M. Conway, in Her Capacity as Devisee of The Estate of John E. Conway a/k/a John Conway** at the suit of Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. Debt: \$601,328.03.

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

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

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

12-03428

ALL THOSE FOUR CERTAIN 4 1/2 lots or pieces of ground, with the buildings and improvements thereon erected, situate in **Abington Township**, Montgomery County, Commonwealth of Pennsylvania, being Lots Nos. 404, 405, 406 and 407 and the Westerly one-half of Lot No. 408 on a Plan of Lots of Ardsley which plan is recorded in the Office of the Recorder of Deeds at Norristown, Pennsylvania in Deed Book 527, Page 500, and herein described as one tract of ground according to a survey thereof made by Charles E. Shoemaker, Registered Professional Engineers dated March 6, 1953, as follows:

BEGINNING at a point on the Southeasterly side of Tyson Avenue (79 feet wide) at the distance of 265.04 feet measured Southwestwardly along the said side of Tyson Avenue from its point of intersection with the Westerly side of Edgcomb Avenue (50 feet wide); thence South 21 degrees, 02 minutes, 11 seconds West, 190.18 feet to a point in line of Lot No. 363 on said plan; thence by the rear of Lots 363, 364, 365 and 367, South 68 degrees, 57 minutes, 04 seconds West, 112.5 feet to a point, a corner of Lot No. 403, on said plan; thence along Lot No. 403, North 21 degrees, 02 minutes, 11 seconds West, 174.74 feet to the Southeasterly side of Tyson Avenue aforesaid and along the same along the arc of a circle bearing to the right, having a radius of 1745.85 feet, the arc distance of 113.57 feet to the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Robert A. White, by Deed from Joseph R. Mulholland, dated 06/24/2005, recorded 06/30/2005 in Book 5560, Page 1219.

Parcel Number: 30-00-68540-00-1.

Location of property: 625 North Tyson Avenue a/k/a 625 Tyson Avenue, Glenside, PA 19038-3828.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert A. White** at the suit of Wells Fargo Bank, N.A. Debt: \$222,141.04.

Paul Cressman, Attorney. I.D. #318079

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

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

12-06848

ALL THAT CERTAIN lot or piece of ground, situate in **Horsham Township**, Montgomery County PA, bounded and described according to a Final Subdivision Plan of the Estate at Chestnut Lane, South made for the Cutler Group Inc., by Charles E. Shoemaker, Inc., Engineers and Surveyors dated 3/25/2002 last revised 4/30/2003 and recorded in Plan Book 22, Page 460 and 461, as follows, to wit:

BEGINNING at a point of tangent Southwesterly side of side of Ivy Lane said point being at the arc distance of 39.27 feet measured on the arc of a circle curving to the right having a radius of 25.00 feet from a point of curve on the Southeasterly side of Chestnut Lane; thence extending from said beginning point along Southwesterly side of Ivy Lane, South 50 degrees, 53 minutes, 39 seconds East, 169.00 feet to a point; thence extending South 39 degrees, 06 minutes, 21 seconds West, 296.11 feet to a point; thence extending North 58 degrees, 07 minutes, 53 seconds West, 195.56 feet to a point on the Southeasterly side of Chestnut Lane; thence extending along the said, North 39 degrees, 06 minutes, 21 seconds East, 295.75 feet to a point of curve; thence extending along the same on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 39.27 feet to the point of beginning.

CONTAINING in area 39,701 square feet.

BEING the same premises which the Cutler Group, Inc., a Pennsylvania Corporation by deed dated 6/29/2005 and recorded 8/8/2005 in Montgomery County in Deed Book 05565, Page 1586 granted and conveyed unto Leon J. Kasperski, III and Marie T. Kasperski.

Parcel Number: 36-00-02167-08-3.

Location of property: 1299 Ivy Lane, Horsham Township, PA 19454.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Leon J. Kasperski, III and Marie T. Kasperski** at the suit of Deutsche Bank National Trust Company as Trustee for the Soundview Home Loan Trust 2007-NS1, Asset-Backed Certificates, Series 2007-NS1. Debt: \$836,032.40.

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.

12-11993

ALL THAT CERTAIN unit or parcel of land, situate in **Horsham Township**, County of Montgomery and State of Pennsylvania and designated and shown on Record Plan of Subdivision prepared for Sawmill Valley Section 3, Phase III and IV (Sawyer's Creek) being Sheet 2 of 10 dated 11/15/1983, last revised 1/6/1984 and recorded 7/12/1984 in Plan Book A 54, Pages 375 and designated as Unit No. 35.

TOGETHER with and subject to rights, conditions, provisions and restrictions as set forth in a certain Declaration of Restrictions, Covenants and Easements of Sawyer's Creek.

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

TITLE TO SAID PREMISES IS VESTED IN Bomin Chang and Bo K. Chang, by Deed from Kyubin Han, dated 07/17/2006, recorded 08/21/2006 in Book 5613, Page 805.

Parcel Number: 36-00-04135-34-7.

Location of property: 35 Ember Lane, Horsham, PA 19044-1953.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Bomin Chang and Bo K. Chang** at the suit of Prof-2013-S3 Legal Title Trust, by U.S. Bank National Association, as Legal Title Trustee. Debt: \$242,618.71.

Paul Cressman, Attorney. I.D. #318079

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

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

12-15599

ALL THAT CERTAIN town lot or land, with the messuage thereon erected, situate in **Hatfield Borough**, in the County of Montgomery and State of Pennsylvania being Lot No. 25 in a plan of 76 town lots laid out in said Borough and filed in the Recorder of Deeds Office at Norristown, PA known as Lambert Farm Lots and bounded and described, as follows, to wit:

BEGINNING on the Northwest side of Blaine Street at the distance of 650 feet Southwestward from a stone painted for a corner on the Southwest side of the Cowpath of Hatfield, now Main Street.

CONTAINING in front or breadth on said Blaine Street 90 feet more or less and extending in length of depth Northwestward of that width between parallel lines at right angles to the said Blaine Street 130 feet.

BOUNDED on the Southeast by Blaine Street (40 feet wide) on the Southwest by Wayne Street, Northwest by Dunlap Street (20 feet wide) and Northeast by ground late of Abram Sorver or Lot No. 26.

BEING the same premises which Lisa Morris by Deed dated 2/26/2004 recorded 3/23/2004 in Montgomery County in Deed Book 5500, Page 1734 conveyed unto Phillip S. Christopher, in fee.

TITLE TO SAID PREMISES IS VESTED IN William Hoff and Brian Epp, by Deed from Phillip S. Christopher, dated 01/24/2008, recorded 02/14/2008 in Book 5682, Page 1305.

Parcel Number: 09-00-00046-00-8.

Location of property: 73 Blaine Avenue a/k/a 73 Blaine Street, Hatfield, PA 19440-2902.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **William Hoff and Brian Epp a/k/a Brian M. Epp** at the suit of Bayview Loan Servicing, LLC. Debt: \$284,203.48.

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

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

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

12-16448

ALL THAT CERTAIN brick messuage 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.

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

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

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Gretchen Owheya** at the suit of Pottstown Borough Authority and Borough of Pottstown. Debt: \$1,301.59.

Diane M. Boehret, Attorney.

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

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

12-22127

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lansdale Borough**, County of Montgomery and Commonwealth of Pennsylvania and described according to a certain plan of a portion of "Wedgewood Park" for Mason-McDowell Corporation made by Damon and Foster, C.E., Sharon Hill, Pennsylvania, dated 1/22/1962 and revised 3/16/1962, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Wedgewood Drive (60 feet wide) said point being the seven following courses and distances from a point of curve on the Northwesterly side of the proposed widening of Moyers Road (46.50 feet wide): (1) leaving Moyers Road, on the arc of a circle curving to the right having a radius of 30 feet the arc distance of 47.12 feet to a point of tangent on the Northeasterly side of Wedgewood Drive (80 feet wide); (2) North 43 degrees, 33 minutes, 30 seconds West along the Northeasterly side of Wedgewood Drive (80 feet wide) 149.20 feet to a point of curve connecting the Northeasterly side of Westwood Drive with the Southeasterly side of Andover Road (60 feet wide); (3) on the arc of a circle curving to the right having a radius of 30 feet the arc distance of 37.36 feet to a point, of reverse curve on the Southeasterly side of Andover Road (60 feet wide) and point also being the Southeasterly end of a radial line projected Northwesterly across Andover Road; (4) North 62 degrees, 11 minutes, 55 seconds West along the aforesaid radial line crossing the bed of Andover Road 66 feet to a point on the Northwesterly side of Andover Road; (5) Southwesterly and Northeasterly partly along the Northwesterly side of Andover Road and partly along the Northeasterly side of Wedgewood Drive (60 feet wide) on the arc of a circle curving to the right having a radius of 140 feet the arc distance of 267.23 feet to a point of tangent on the Northeasterly side of Wedgewood Drive; (6) North 42 degrees, 50 minutes West along the Northeasterly side of Wedgewood Drive 242.56 feet to a point of curve on the same; (7) Northwesterly still along the Northeasterly side of Wedgewood Drive, on the arc of a circle curving to the right having a radius of 335 feet the arc distance of 10.89 feet to the point of beginning; thence extending along the said point of beginning Northwesterly along the Northeasterly side of Wedgewood Drive, on the arc of a circle curving to the right having a radius of 335 feet the arc distance of 40.43 feet to a point; thence extending North 55 degrees, 56 minutes, 40 seconds East crossing the Southwesterly side of a certain 15 feet wide driveway which extends Southwesterly into Wedgewood Drive and Northeasterly into Andover Road 144.46 feet to a point in the bed of the first above mentioned driveway; thence extending South 41 degrees, 25 minutes, 20 seconds East through the bed of the first above mentioned driveway 18.18 feet to a point; thence extending South 47 degrees, 10 minutes West recrossing the Southwesterly side of the first above mentioned driveway partly through a wall between these premises and premises adjoining to the Southeast 146.60 feet to the first mentioned point and place of beginning.

BEING Lot No. 127.

TOGETHER with the free and common use, right, liberty, and privilege of the above mentioned driveways and for passageways and water-courses at all times hereafter forever in common with the owners, tenants and occupiers of the other lots of ground bounding and abutting thereon and entitled to the use thereto.

SUBJECT to the proportionate part of the expense of keeping said driveways in good order and repair.

BEING the same premises which Charles S. Zsitkovsky and Angela Zsitkovsky, husband and wife, by Deed dated November 25, 2003 and recorded in the Montgomery County Recorder of Deeds Office on January 18, 2004 in Deed Book 05490, Page 1577, granted and conveyed unto MD Nazim Uddin and Most Nazma Khaton, husband and wife.

Parcel Number: 11-00-18408-00-4.

Location of property: 873 Wedgewood Drive, Lansdale, PA 19446.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **MD Nazim Uddin and Most Nazma Khaton** at the suit of JP Morgan Chase Bank, National Association, Successor by Merger to Chase Home Finance, LLC. Debt: \$220,932.87.

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.

12-24025

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania being known as Lot No. 4 Section AA on a Subdivision Parcel 6 of Roboda on a plan made for Bob-Roy Company, by Meixner, Civil Engineer and Surveyor, dated 3/4/1974, last revised 9/16/1974 and recorded in Plan Book A-34, Page 39.

TITLE TO SAID PREMISES IS VESTED IN Karen L. Adair by Deed from Elizabeth Bradley Connor, Individually and as Trustee of The Herbert C. Bradley Interivos Trust Agreement dated 06/13/2003 and recorded 06/20/2003 in Deed Book 5460, Page 2140.

Parcel Number: 61-00-04469-95-1.

Location of property: 195 Roboda Boulevard, Royersford, PA 19468-2979.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Karen L. Adair** at the suit of MTGLQ Investors, L.P. Debt: \$270,649.98.

Peter Wapner, Attorney. I.D. #318263

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

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

12-25419

ALL THAT CERTAIN tract or parcel of land, situate in **Lower Pottsgrove Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a plan of lots known as "Ringing Hill Gardens" as laid out by Ralph E. Shaner and Son Engineering Company, October 1962 and revised October 1963, as follows, to wit:

BEGINNING at the Northwesterly corner of lands now or formerly of Joseph G. Spacek, said point being on the Easterly property line of North Adams Street and distant along the same from a point marking the intersection of said property line, as projected, with the middle of Buchert Road, North 35 degrees, 31 minutes East, 199.36 feet; thence from said point of beginning continuing along the Easterly side of North Adams Street North 35 degrees, 31 minutes East, 142.00 feet to a corner Lot No. 64; thence along the same South 54 degrees, 29 minutes East, 157.55 feet to a corner; thence South 45 degrees, 21 minutes West, 141.61 feet to a corner of lands now or formerly of Joseph G. Spacek; thence along the same North 54 degrees, 39 minutes West, 133.00 feet to the place of beginning.

BEING ALL of Lot No. 65 of a plan of lots known as "Ringing Hill Gardens".

BEING the same premises which Paragon Relocation Resources, Inc., a Delaware Corporation, by Indenture bearing date the 15th day of September 2006 and as recorded at Norristown in the Office for the Recorder of Deeds in and for the County of Montgomery on the 6th day of November 2006 in Deed Book 5623, Page 554, granted and conveyed unto Angie Cole and Jason Cole, husband and wife, in fee.

Parcel Number: 42-00-00106-00-5.

Location of property: 1232 North Adams Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jason Cole and Angie Cole** at the suit of Partners for Payment Relief DE III, LLC. Debt: \$90,536.72.

Stephen Hladik, Attorney. I.D. 66287

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

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

12-25977

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Ambler Borough**, County of Montgomery and State of Pennsylvania, bounded and described according to a plan thereof made by C. Raymond Weir, Registered Surveyor, Ambler, Pennsylvania on 7/21/1941, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Walnut Lane (40 feet wide) at the distance of 125.14 feet Northeastwardly from a point formed by the intersection of the said side of Walnut Lane with the Northeastly side of School Street (40 feet wide) both lines produced; thence extending North 33 degrees, 19 minutes West, 125.89 feet to a point; thence extending North 03 degrees, 13 minutes West, 32.08 feet to a point; thence extending North 53 degrees, 31 minutes East, 51.44 feet to a point; thence extending South 30 degrees, 37 minutes East, 159.50 feet to a point on the said Northwesterly side of Walnut Lane; thence extending along the same, South 59 degrees, 23 minutes West, 60 feet to the first mentioned point and place of beginning.

BEING all of Lot No. 56 and the Southwesterly 10 feet of Lot No. 55 on Plan of Lots of 'Hart Tract' made by C. Raymond Weir, Registered Surveyor, Ambler on 02/19/1938 and revised 11/29/1938 which said plan is recorded at Norristown, PA in Deed Book No. 1266, Page 600 &c.

BEING the same premises which Stephen J. Smith and Elizabeth Smith, his wife by indenture bearing date the 22nd day of November A.A., 1995 and recorded at Norristown in the Office for the Recording of Deeds, in and for the County of Montgomery on the 28th day of November A.D., 1995 in Deed Book 5132, Page 1873 etc., granted and conveyed unto Michael J. Mcglade and Sarah E. Mcglade, his wife, in fee.

Parcel Number: 01-00-05788-00-7.

Location of property: 135 Walnut Lane, Ambler, PA 19002-4411.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael J. Mcglade, Sarah E. Mcglade and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of Christiana Trust, a Division of Wilmington Savings Fund Society, FSB, Not in Its Individual Capacity but as Trustee of ARLP Trust 2. Debt: \$495,826.00.

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

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

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

13-00260

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

BEGINNING at a point on the Southeasterly side of Arch Street in the middle of the partition wall between this and a house lately described by Harry Heyser, at a distance of 15 feet more or less Southwestwardly from Moore Street; thence by said Heyser's line, at right angles to said Arch Street and through the middle of the partition wall aforesaid, Southeastwardly 91 feet to an alley 3 feet wide, and along the Northwesterly side thereof, Southwestwardly 15 feet to a point a corner of this and land of Guest and Grater; thence by the same, parallel with the first line, and through the middle of the partition wall between this and the adjoining house, Northwestwardly 91 feet to Arch Street aforesaid and along the Southeasterly side thereof, Northwestwardly 15 feet to the place of beginning.

BEING the same premises which Marion A. Lowery (a/k/a Marion Lowery) single person, by Deed dated June 25, 2002 and recorded August 21, 2002 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5420, Page 2155, granted and conveyed unto Marion A. Lowery, Trustee of the Marion A. Lowery Revocable Living Trust Agreement Dated 06/25/2002.

AND THE SAID Marion A. Lowery, having departed this life on August 27, 2011.

WHEREBY on February 7, 2012, Marsha Lowery was granted Letters of Administration and appointed as Administratrix of the Estate of Marion A. Lower, Deceased, as Montgomery County Register of Wills Case No. 2012-X0522.

WHEREBY title to the above-mentioned premises vested with Marsha Lowery, Administratrix of the Estate of Marion A. Lowery, Deceased, by Operation of Law.

Parcel Number: 13-00-01528-00-7.

Location of property: 522 Arch Street, Norristown, PA 19401.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Marsha Lowery, in Her Capacity as Administratrix of the Estate of Marion Lowery Deceased, and in Her Capacity as Trustee of the Marion A. Lowery Revocable Living Trust** at the suit of Ditech Financial, LLC. Debt: \$108,556.67.

Edward J. McKee, Attorney. I.D. 316721

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.

13-04378

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitpain Township**, Montgomery County, Commonwealth of Pennsylvania, as shown on a subdivision plan known as 'Blue Bell Country Club' made by Eastern States Engineering, Inc., dated 3/5/92 and last revised 5/18/92 and recorded in Plan Book A-53, Page 286 described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Augusta Drive (40 feet wide) a corner of Unit 40 on said plan; thence extending along the Southeasterly side of Augusta Drive on the arc of a circle curving to the left having a radius of 770.00 feet the arc distance of 82.25 feet to a point; thence extending along Unit 38 and through sanitary easement on said plan South 44 degrees, 50 minutes, 36 seconds East, 235.05 feet to a point; thence extending along Sanitary Easement #5 on said plan South 22 degrees, 47 minutes, 18 seconds West, 121.76 feet to a point; thence extending along Unit 42, 41 and 40 on said plan North 38 degrees, 51 minutes, 23 seconds West, 287.15 feet to the point and place of beginning.

BEING Unit No. 39 on said plan.

BEING the same premises which Dino A. Nucci a/k/a Dino Nucci and Evelyn S. Nucci a/k/a Ev Strackhouse Nucci, by Deed dated January 26, 2005 and recorded March 3, 2005 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5545, Page 1045, granted and conveyed unto Ev S. Nucci and Dino A. Nucci, husband and wife.

Parcel Number: 66-00-00083-18-4.

Location of property: 324 Augusta Drive, Blue Bell, PA 19422.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Ev S. Nucci, Dino A. Nucci and United States of America** at the suit of Wells Fargo Bank, N.A. Debt: \$570,748.92.

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

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

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

13-04589

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

BEGINNING at a point of tangent of a radius corner (having a radius of 10 feet) formerly by the intersection of the Northeasterly side of Marvin Road (40 feet wide) and the Southeasterly side of Cedar Road (40 feet wide); thence extending South 47 degrees, 10 minutes East along the said Northeasterly side of Marvin Road, 130 feet

to a point; thence extending North 42 degrees, 50 minutes East, 150 feet to a point; thence extending North 47 degrees, 10 minutes West, 140 feet to a point on the said Southeasterly side of Cedar Road; thence extending along the said Southeasterly side of Cedar Road, South 42 degrees, 50 minutes West, 140 feet to a point of curve; thence on a line curving to the left with a radius of 10 feet the arc distance of 15.71 feet to the Northeasterly side of Marvin road, the point and place of beginning.

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

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

TITLE TO SAID PREMISES VESTED IN Robert M. Greenbaum and Amy Blum by Deed from Miles H. Shore and Joan E. Shore dated 10/16/2006 and recorded 11/09/2006 in the Montgomery County Recorder of Deeds in Book 5624, Page 01005.

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

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

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert M. Greenbaum and Amy Blum** at the suit of U.S. Bank, National Association as Trustee for RFMSI 2007-SA1. Debt: \$528,277.17.

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

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

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

13-06307

ALL THAT CERTAIN parcel or tract of land, situate in **Lower Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows:

BEING known and designated as Lot No. 6 as shown and delineated on that certain Record Plan (Sheets 1, 2, 3 and 4) for "The Estates at Huntingdon Valley, Lower Moreland Township, Montgomery County, Pennsylvania," prepared by Boucher and James, Inc., Consulting Engineers, Planners, Land Surveyors, dated September 1, 2000, revised to September 6, 2002 and recorded September 26, 2002 in the Office of the Recorder of Deeds of Montgomery County in Plan Book A-61, Pages 9 through 12.

BEING the same premises which Mike Choi and Sandra Choi by Deed dated 4/16/2008 and recorded 3/5/2009 in Montgomery County in Deed Book 5723, Page 01736 granted and conveyed unto Mike Choi.

Parcel Number: 41-00-08867-07-4.

Location of property: 74 Sunflower Way, Lower Moreland Township, PA 19006.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Mike Choi** at the suit of LSF9 Master Participation Trust. Debt: \$565,649.74.

Crystal Espanol, Attorney. I.D. #315477

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

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

13-15608

ALL THAT CERTAIN lot or piece of land with the meausage or tenement thereon erected and known as 1320 Arch Street, in **Norristown Borough**, Montgomery County, PA bounded and described, as follows, to wit:

BEGINNING at a point on the Southwest side of Arch Street at a distance of 19.06 feet Southwesterly from the Southerly corner of Arch and Polar Streets; being a corner of this and land now or late of Lewis E. Taubel; thence extending along said land., the line for a portion of the distance passing through the middle of the partition wall between the house erected hereon and the one on the adjoining lot, now or late of; thence extending along said land Southwesterly 19.06 feet to a point, a corner of this land now or late of Lewis E. Taubel; thence Northwesterly parallel with Polar Street 100 feet to the Southwest side of Arch Street, aforesaid; and thence along said side of said Arch Street Northeasterly 19.06 feet to the place of beginning.

BEING the same property conveyed to Sabrina Allen who acquired title by virtue of a Deed from Port Realty Group, LLC, dated November 12, 1999, recorded March 6, 2000, at Deed Book 5309, Page 810, Montgomery County, Pennsylvania records.

Parcel Number: 13-00-01820-00-3.

Location of property: 1320 Arch Street, Norristown, PA 19401.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Sabrina Allen** at the suit of Wells Fargo Financial Pennsylvania, Inc. Debt: \$155,412.73.

Meredith H. Wooters, Attorney.

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

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

13-21243

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Cheltenham Township**, in the County of Montgomery and State of Pennsylvania, described according to a survey and plan thereof made by William T. Muldrew, Civil Engineer, Jenkintown, Pennsylvania, as follows, to wit:

BEGINNING at a point in the Southeasterly side of Heacock Lane (formerly called Mather Avenue) Wyncote, at the distance of four hundred and twenty-four feet Southwestwardly from the middle line of Glenside Avenue; thence along the Southeasterly side of Heacock Lane (formerly called Mather Avenue) South seventy-one degrees, twenty minutes West, sixty feet to a point; thence along the Southeasterly side of Heacock Lane (formerly called Mather Avenue) South seventy-one degrees, twenty minutes West, sixty feet to a point; thence by other land of Annie Heacock, South eighteen degrees, forty minutes East, one hundred and forty feet to a point; thence North seventy-one degrees, twenty minutes East, sixty feet to a point; and thence North eighteen degrees, forty minutes West along other land of the said Cecilia K. Herkness one hundred and forty feet to the first mentioned point and place of beginning.

BEING the same property conveyed to George Collette and Diane Collette, his wife who acquired title by virtue of a Deed from George Collette, dated November 7, 2003 and recorded November 18, 2003 in Deed Book 5481, Page 2429, Montgomery County, Pennsylvania records.

Parcel Number: 31-00-13924-00-4.

Location of property: 128 Heacock Lane, Wyncote, PA 19095.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **George Collette and Dianne Collette, his wife and United States of America** at the suit of EMC Mortgage, LLC. Debt: \$163,890.34.

Meredith H. Wooters, Attorney.

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

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

13-22772

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Dublin Township**, County of Montgomery, and Commonwealth of Pennsylvania described according to a Subdivision Plan, 'Dawsfield' Phase II-B and III prepared for Sal Paone, Inc. by Alon Engineering Associates, Inc. dated 3/16/1992 and last revised 7/22/1992 and recorded 9/1/1992 in plan Book A-53, Page 388, as follows, to wit:

BEGINNING at a point of curve on the Northeasterly side of Salt Kettle Circle (50.00 feet wide), said point being a corner of Lot No. 27 on the above mentioned plan and place of beginning; thence extending from said place of beginning and along Lot No. 27 North 84 degrees, 50 minutes, 50 seconds East an easement for detention basin, 384.68 feet to a point in line of land now or late of Paxon William; thence extending along same South 47 degrees, 24 minutes, 30 seconds East crossing a flood plain and wetlands 252.67 feet to a point on the Northwesterly ultimate right-of-way line of Dreshertown Road (41.00 feet more or less from the existing centerline); thence extending along same the two (2) following courses and distances, viz: (1) on the arc of a circle curving to the right, having a radius of 685.00 feet the arc distance of 20.20 feet to a point of tangent; and thence (2) South 43 degrees, 24 minutes, 00 seconds West, 109.23 feet to a point, a corner of Lot No. 29; thence extending along Lot No. 29 and recrossing said wetlands, flood plain and detention basin North 75 degrees, 15 minutes, 56 seconds West thru the bed of a 30.00 feet wide storm sewer easement 503.39 feet to a point on the Southeasterly side of Salt Kettle Circle; thence extending along the Southeasterly and changing over to the Northeasterly side of Salt Kettle Circle the two (2) following courses and distances, viz: (1) North 14 degrees, 44 minutes, 04 seconds East, 15.87 feet to a point of curve; and thence (2) on the arc of a circle curving to the left, having a radius of 250.00 feet the arc distance of 86.77 feet to a point a corner of Lot No. 27, being the first mentioned point and place of beginning.

BEING Lot No. 28 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Michael D. Binder and Donna A. Binder, h/w, by Deed from Dresher Valley Builders, Inc., a Pennsylvania Corporation, dated 01/20/1995, recorded 01/25/1995 in Book 5104, Page 149.

Parcel Number: 54-00-13860-66-6.

Location of property: 1712 Salt Kettle Circle, Dresher, PA 19025-1311.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Michael D. Binder and Donna A. Binder** at the suit of Bank of America, N.A., a Corporation Organized and Existing Under the Laws of The United States. Debt: \$685,678.71.

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

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

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

13-24769

ALL THAT CERTAIN lot or place of ground, with the buildings and improvements thereon erected, situate in **Upper Dublin Township**, County of Montgomery and Commonwealth of Pennsylvania described according to a Plan of Property made by Edmund C. Wray, Registered Engineer, on the 11th day of September, 1946 and revised on the 17th day of October, 1946, as follows, to wit:

SITUATE on the Southwesterly side of Argyle Avenue (forty feet wide) at the distance of three hundred seven and twenty-two one-hundredths feet measuring Northwardly eighty-six degrees, forty minutes, thirty seconds Westwardly

from the intersection of the Southwesterly side of Argyle Avenue and the Northwesterly side of Cedar Road (fifty feet wide); thence extending from said beginning point Southwardly three degrees nineteen minutes, thirty seconds Westwardly, one hundred forty-eight and forty-seven one-hundredths feet to a point; thence extending Northwardly eighty-six degrees, thirty-six minutes, thirty seconds Westwardly, eight and thirteen one-hundredths feet to a point; thence extending Southwardly three degrees, twenty-three minutes, thirty seconds Westwardly, two feet to a point; thence extending Northwardly eighty six degrees, thirty-six minutes, thirty seconds West, forty-two and eighty-seven one-hundredths feet to a point; thence extending Northwardly three degrees, nineteen minutes, thirty seconds Eastwardly, one hundred fifty and forty-two one-hundredths feet to a point on the Southwesterly side of Argyle Avenue; thence extending along the same Southwardly eighty-six degrees, forty minutes, thirty seconds Eastwardly, fifty-one feet to the first mentioned point and place of beginning.

Parcel Number: 54-00-00907-00-2.

Location of property: 627 Argyle Avenue, Upper Dublin, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Bruce E. McQuinn** at the suit of School District of Upper Dublin. Debt: \$5,698.30.

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.

13-25012

ALL THOSE THREE CERTAIN lots or pieces of ground, situate in **Abington Township**, (formerly Upper Dublin) County of Montgomery and State of Pennsylvania, being Lots Nos. 972, 973, 974 on Plan of Lots of Edge Hill Land Association, bounded and described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Ruscombe Avenue at the distance of 225 feet Northeastwardly side of Chestnut Avenue. Containing in front or breadth on the said Ruscombe Avenue 75 feet (each lot having a frontage of 25 feet) and extending in length or depth Southeastwardly between parallel lines at right angles to said Ruscombe Avenue 110 feet.

Parcel Number: 30-00-60776-00-7.

Location of property: 221 Ruscombe Avenue, Abington, PA 19001.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Rochelle Y. Jackson** at the suit of Abington School District. Debt: \$4,223.83.

Diane M. Boehret, Attorney.

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

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

14-00722

ALL THAT CERTAIN lot or piece of ground, with a frame house erected thereon; situate in **Upper Pottsgrove Township**, Montgomery County, PA bounded and described, as follows:

BEGINNING at a corner in the bed of State Highway Traffic Route No. 100; thence along same South 3 degrees, 30 minutes East, 110 feet to a corner in the bed of said Highway and a corner of other lands of grantors (Gresh); thence along the same, South 88 degrees, 30 minutes West, 175 feet to a corner and North 3 degrees, 30 minutes West, 110 feet to a corner of lands of Donald Spayd; thence along the same, North 88 degrees, 30 minutes East, 175 feet to the place of beginning.

BEING the same premises which Mark L. Johnson and Jennifer L. McGoldrick no known as Jennifer L. Johnson by Deed dated 3/7/2005 and recorded 3/18/2005 in Montgomery County Deed Book 6547, Page 860 granted and conveyed unto Mark L. Johnson and Jennifer L. Johnson.

Parcel Number: 60-00-01042-00-5.

Location of property: 1925 Farmington Avenue, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Jennifer L. Johnson and Mark L. Johnson** at the suit of Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, Not Individually but as Trustee for Carlsbad Funding Mortgage Trust. Debt: \$144,349.19.

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

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

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

14-01592

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

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

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

BEING known as Lot 17 on the above mentioned plan.

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

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

Location of property: 1565 Pulaski Drive, Whitpain, PA 19422.

The improvements thereon are: A single family residential dwelling.

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

Crystal Espanol, Attorney, I.D. #315477

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

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

14-03862

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **West Norriton Township**, Montgomery County, State of PA and described according to a certain plan thereof known as "Alandale Glenn" made by Donald H. Schurr, Civil Engineer and Surveyor, dated 10/1/1962 and last revised 9/27/1967 said plan being recorded In the Office of the Recorder of Deeds for Montgomery County at Norristown, PA in Plan Book A-11, Page 14 and also according to an "As Built Survey" of Lots 100, 101, 102 and 103 of Alandale Glenn made by Donald H. Schurr, Civil Engineer and Surveyor, dated 6/13/1965, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Cricket Terrace (50 feet wide) said point being the two following courses and distances from a point of curve on the Southeasterly side of Colonial Avenue (60 feet wide): (1) leaving Colonial Avenue on the arc of a circle curving to the right having a radius of 20 feet the arc distance of 28.04 feet to a point of tangent on the Southwesterly side of Cricket Terrace; and (2) South 48 degrees, 26 minutes East along the Southwesterly side of Cricket Terrace 278.94 feet to the point of beginning.

CONTAINING in front or breadth Southeastwardly along the Southwesterly side of Cricket Terrace 103 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angled to Cricket Terrace 125 feet.

CONTAINING in area 12,875 square feet, more or less.

BEING Lot No. 102 as shown on the above mentioned plan.

Parcel Number: 63-00-01843-00-2.

Location of property: 1638 Cricket Terrace, Norristown, PA.

The improvements thereon are: Single family residential dwelling.

Seized and taken in execution as the property of **Cam Tu Ma** at the suit of West Norriton Township. Debt: \$8,385.15.

Diane M. Boehret, Attorney.

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

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

14-04493

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

BEGINNING at a point on the Northwest side of Norris Street, at the distance of one hundred twenty-four feet, eight inches Northeasterly from Airy Street; thence through the middle of the partition wall, between this and adjoining house late of Samuel Dalhaven, at right angles to said Norris Street, Northwesterly one hundred feet to Palm Alley; thence along the Southeast side of thereof, twelve feet, Northeasterly to land of William P. Cuthbertson; thence by same parallel to first line passing through the middle partition wall between this and adjoining house, southeasterly one hundred feet to Norris Street aforesaid, and along the Northwest side thereof, Southwesterly twelve feet to the place of beginning.

UNDER AND SUBJECT to certain restriction of record the purchaser hereby assumes and agrees to pay the indebtedness and obligations under the mortgage, and further agrees to abide and fulfill the terms, conditions, and promises contained in the mortgage as fully and completely as if the purchaser was a signatory to the mortgage at the time of its execution and delivery.

TITLE TO SAID PREMISES IS VESTED IN Linda Price, by Deed from Denis Lee, dated 12/21/2001, recorded 12/31/2001 in Book 5390, Page 692.

Mortgagor Linda Price died on 06/02/2013, and upon information and belief, Walter Price is the surviving heir of Linda Price.

Parcel Number: 13-00-28300-00-1.

Location of property: 505 Norris Street, Norristown, PA 19401-4753.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Walter Price, in His Capacity as Heir of Linda Price, Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Linda Price a/k/a Linda D. Price a/k/a Linda Dianna Price, Deceased** at the suit of Wells Fargo Bank, N.A. Debt: \$29,290.96.

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

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

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

14-05599

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

BEGINNING at a point in the centerline of Ridge Road as widened to 40 feet from the centerline said point being located 791 feet, more or less, measured Southwestwardly from the centerline of Dietz Mill Road; thence leaving the centerline of Ridge Road and extending through lands of Robert Barboni, of which this tract was a part, the three following courses and distances: (1) South 47 degrees, 16 minutes East, 610.47 feet to a point; (2) South 65 degrees, 18 minutes, 52 seconds West, 391.00 feet to a point; (3) North 31 degrees, 57 minutes, 21 seconds West, 481.15 feet to a point in the centerline of Ridge Road; thence extending along same, North 3 degrees, 19 minutes East, 234.00 feet to the point and place of beginning.

BEING the same premises which Susan H. Davidson, widow, by Deed dated even date herewith and intended to be forthwith recorded, granted and conveyed unto Mark J. Shuster and Elizabeth A. Schuster, husband and wife.

Parcel Number: 44-00-01271-00-8.

Location of property: 464 Ridge Road, Salford Township, Telford, Montgomery County, PA 18969.

The improvements thereon are: A single family residential dwelling with related improvements.

Seized and taken in execution as the property of **Mark J. Schuster and Elizabeth A. Schuster** at the suit of Penn Community Bank f/k/a First Savings Bank of Perkasio. Debt: \$339,508.30.

Jeffrey G. Trauger, 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.

14-07280

PREMISES "A"

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a certain plan of part of Philmont Manor made by George B. Mebus, Registered Professional Engineer, dated September 15, 1953, as follows, to wit:

BEGINNING at a point on the Northwest side of Philmont Road (80 feet wide) at the distance of 186.60 feet measured South 79 degrees, 17 minutes, 20 seconds West, along the said side of Philmont Road (80 feet wide produced) with the Southwest side of Chestnut Street (50 feet wide produced); thence along the said side of Philmont Road South 79 degrees, 17 minutes, 20 seconds West, 70 feet to a point; thence extending North 10 degrees, 42 minutes, 40 seconds West, 132.50 feet to a point; thence extending North 79 degrees, 17 minutes, 20 seconds East, 70 feet to a point in line of Lot No. 18 on said plan; thence extending along the same South 10 degrees, 42 minutes, 40 seconds East, 132.50 feet to the first mentioned point and place of beginning.

BEING Lot No. 17.

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Moreland Township**, County of Montgomery and State of Pennsylvania, situate on the Northwest side of Philmont Road (80 feet wide) at the distance of 256.60 feet measured South 79 degrees, 17 minutes, 20 seconds West along the said side of Philmont Road (80 feet wide produced) with the Southwesterly side of Chestnut Street (50 feet wide produced).

CONTAINING in front or breadth on the said side of Philmont Road, Southwestwardly 70 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angles to the said Philmont Road 132.50 feet.

BEING Lot No. 16, Block "E" on plan of part of Philmont Manor.

TITLE TO SAID PREMISES IS VESTED IN Elizabeth Lanning, a/k/a Elizabeth R Lanning and Robert Paul Lanning, Jr., a/k/a Robert P. Lanning by deed from Muhammad A. Bey a/k/a Michael Stuart Bey and Catherine F. Bey a/k/a Catherine F. By, his wife, dated August 30, 1990 and recorded September 5, 1990 in Deed Book 4956, Page 01846.

Parcel Number: 41-00-06880-00-9.

Location of property: 3260 Philmont Avenue, Huntingdon Valley, PA 19006.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Elizabeth Lanning, a/k/a Elizabeth R. Lanning and Robert Paul Lanning, Jr., a/k/a Robert P. Lanning** at the suit of Wells Fargo Bank, N.A. Debt: \$229,870.88.

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.

14-08760

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements therein erected, situate in **Whitpain Township**, County of Montgomery, and Commonwealth of Pennsylvania, bounded and described according to a Subdivision of "Whitpain Downs", prepared for Whitpain Downs, Inc., by Miller, Reilly, Philip & Wambold Associates, dated June 25, 1987, last revised January 28, 1988, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery at Norristown, PA, in Plan Book A-49, Pages 290 and 291, as follows, to wit:

BEGINNING at point on the Southwesterly side of a certain cul-de-sac (of irregular width) located at the end of Horseshoe Drive (50 feet wide) at a corner of Lot No. 11 as shown on said plan and which point is measured the six (6) following courses and distances from a point of compound curve on the Northwesterly side of Lucy Drive (50 feet wide), viz: (1) leaving the said Northwesterly side of Lucy Drive on the arc of a curve curving to the left having a radius of 13.00 feet the arc distance of 21.58 feet to a point of tangent on the Southwesterly side of Horseshoe Drive, aforesaid; (2) thence extending North 52 degrees, 08 minutes, 50 seconds West along the said Southwesterly side of Horseshoe Drive the distance of 61.94 feet to a point of curve on the same; (3) thence extending Northwesterly along the said side of Horseshoe Drive on the arc of a curve curving to the right having a radius of 20520.00 feet the arc distance of 556.74 feet to a point of tangent on the same; (4) thence extending North 26 degrees, 23 minutes, 41 seconds West along the said Southwesterly side of Horseshoe Drive the distance of 18.03 feet to a point of curve on the same; (5) thence extending Northwestwardly leaving the said Southwesterly side of the aforesaid cul-de-sac on the arc of a curve curving to the left having a radius of 50 feet the arc distance of 36.147 feet to a point of reverse curve on the said side of the aforesaid cul-de-sac; and (6) thence continuing Northwestwardly along the aforesaid cul-de-sac on the arc of a curve curving to the right having a radius of 50 feet the arc distance of 27.84 feet to the point of beginning; thence extending from said point of beginning South 44 degrees, 05 minutes, 55 seconds West along Lot No. 11, aforesaid, the distance of 105.88 feet to a point, a corner of the Northeast Extension of the Pennsylvania Turnpike (of variable widths) as shown on said plan; thence extending North 31 degrees, 28 minutes, 30 seconds West along the said side of the aforesaid extension, the distance of 172.55 feet to a point, a corner Lot No. 13 as shown on said plan; thence extending along Lot No. 13, the two (2) following courses and distances, viz: (1) extending North 58 degrees, 31 minutes, 30 seconds East the distance of 126.51 feet to a point, a corner; and (2) thence extending South thence extending in a Southwestwardly to Southwardly to Southeastwardly direction along the Northwesterly arc of a curve curving to the left having a radius of 50 feet the arc distance of 65.11 feet to the first mentioned point on the said Southwesterly side of the cul-de-sac located at the end of Horseshoe Drive and the place of beginning.

BEING Lot No. 12 on the above mentioned plan.

BEING the same premises which Gary M. Gusoff and Miriam Pryor, as Joint Tenants With Right of Survivorship, by Deed dated 8/5/1999 and recorded 12/7/1999 in Montgomery County in Book 5299 on Page 932, granted and conveyed unto Miriam Pryor.

Parcel Number: 66-00-02812-41-6.

Location of property: 1360 Horseshoe Drive, Blue Bell, PA 19422.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Miriam Pryor** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Benefit of the Certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2007-SD1. Debt: \$673,596.84.

Andrew J. Marley, Attorney.

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

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

14-17483

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, described according to a survey and plan made of County Club Manor Section No. 3 made by C. Raymond Weir, Registered Professional Engineer, Ambler, Pennsylvania in August 1959 and last revised 1959, as follows, to wit:

BEGINNING at a point on the Northwest side of Audubon Drive (fifty feet wide) which point is measured on the arc of a circle curving to the right having a radius of ten feet the arc distance of fifteen and seventy-one one-hundredths feet from the Southwest side of Thrush Drive (fifty feet wide); thence extending along the Northwest side of Audubon Drive South five degrees, fifty-four minutes West, ninety feet to a point; thence extending North eighty-four degrees six minutes West, two hundred feet to a point; thence extending North five degrees, fifty-four minutes East, one hundred one and twenty one hundredths feet to a point on the Southwest side of Thrush Drive (fifty feet wide); thence extending along the Southwest side of Thrush Drive along the arc of a circle curving to the left having a radius of one thousand and fifty-five feet the arc distance of fifty and thirty one-hundredths feet to a point of tangent; thence extending still along the Southeast side of Thrush Drive South eighty-four degrees, six minutes East, one hundred thirty-nine and seventy-two one-hundredths feet to a point of curve; thence extending along the arc of a circle curving to the right having a radius of ten feet the arc distance of fifteen and seventy-one one-hundredths feet to a point on the Northwest side of Audubon Drive, the first mentioned point and place of beginning.

BEING Lot No. 85 Audubon Drive.

TITLE TO SAID PREMISES IS VESTED IN **Thelma R. Beale** by Deed from **Thelma R. Beale**, widow, dated September 13, 1996 and recorded October 11, 1996 in Deed Book 5164, Page 390, The said **Thelma R. Beale** died on April 25, 2010 thereby vesting title in **Deena M. Jimerson**, Administratrix.

Parcel Number: 54-00-01138-00-5.

Location of property: 1950 Audubon Drive, Dresher, PA 19025.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Deena M. Jimerson, Administratrix d.b.n. of the Estate of Thelma R. Beale, Deceased Mortgagor and Real Owner** at the suit of Santander Bank, N.A., formerly known as Sovereign Bank. Debt: \$126,309.32.

Joseph I. Foley, Attorney.

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

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

14-17505

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Skippack Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a Plan of Subdivision made of 'Fair Hills', made by Skippack Village, Inc., by Urviler and Walter, Inc., dated October 29, 1976, last revised April 19, 1973, recorded in the Office of the Recorder of Deeds in and for the County of Montgomery, at Norristown, PA, in Plan Book A-32, Page 53, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Easter Avenue (50 feet wide) at a corner of Lot No. 25, as shown on said plan, which point is at the distance of 271.18 feet, measured South 40 degrees, 38 minutes, 37 seconds West, along the said Southeasterly side of Easter Avenue from a point of tangent on the same and which last mentioned point of tangent is at the arc distance of 47.36 feet measured on the arc of a curve curving to the left having a radius of 30 feet from a point of curve on the Southwesterly side of Township Line Road (as shown on said plan); thence extending from said point of beginning, South 49 degrees, 21 minutes, 23 seconds East, along Lot No. 25, aforesaid and also for a portion of the distance extending through the party wall, as shown on said plan, the distance of 165.92 feet to a point, a corner in line of lands now or late of Chesney, as shown on said plan; thence extending South 43 degrees, 44 minutes, 6 seconds West, along said lands of Chesney, the distance of 35.05 feet to a point, a corner of Lot No. 27, as shown on said plan; thence extending North 49 degrees, 21 minutes, 23 seconds West, along Lot No. 27 and also for a portion of the distance extending through the party wall, as shown on said plan, the distance of 164.03 feet to a point on the said Southeasterly side of Easter Avenue; thence extending North 40 degrees, 38 minutes, 37 seconds East, along the said side of Easter Avenue, the distance of 35 feet to the first mentioned point and place of beginning.

BEING the same premises which Robert A. Day, by Deed dated 02/06/2004 and recorded 07/22/2004 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5518, Page 1089, granted and conveyed unto Robert A. Day and Heather M. Day.

Parcel Number: 51-00-01358-69-7.

Location of property: 2019 Easter Avenue, Harleysville, PA 19438.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert A. Day and Heather M. Day** at the suit of Wells Fargo Bank, N.A. Debt: \$201,734.05.

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.

14-18245

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Upper Gwynedd Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a subdivision plan Gwynedd Farms Section No. 2 made for Joseph R. Corporation by Herbert H. Metz, Inc. Civil Engineers and Surveyors dated 4/1/1971 last revised 7/6/1972 recorded in the Office for the Recording of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book B-22, Page 23, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Supplee Road (forty-one and five-tenths feet wide) said point being measured the 2 following courses and distances from a point of curve on the Southwesterly side of Garfield Avenue (forty-one and five-tenths feet wide at this point) as follows, viz: (1) leaving the aforesaid Southwesterly side of Garfield Avenue on the arc of a curve curving to the right having a radius of twenty feet the arc distance of thirty-one and twenty-two one-hundredths feet to a point of tangent on the aforesaid Northwesterly side of Supplee Road; (2) thence extending South 39 degrees, 22 minutes West along the aforesaid Northwesterly side of Supplee Road the distance of five hundred nine and twenty-eight one-hundredths feet to the point of beginning.

CONTAINING in front or breadth Southwestwardly along the Northwesterly side of Supplee Road one hundred feet and extending of that width in length or depth between parallel lines at right angles to Supplee Road, the distance of one hundred seventy-five feet.

BEING known as Lot No. 107 as shown on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Paul E. Edelman, Jr. and Wendy D. Edelman, his wife, by Deed from Wendy D. Edelman, a/k/a Wendy D. Baccaro and Paul E. Edelman, Jr., dated 09/26/2002, recorded 10/16/2002 in Book 5430, Page 14.

Parcel Number: 56-00-08672-05-6.

Location of property: 1922 Supplee Road, Lansdale, PA 19446-5538.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Paul E. Edelman, Jr. a/k/a Paul Edelman a/k/a Paul E. Edelman, Wendy D. Edelman f/k/a Wendy D. Baccaro a/k/a Wendy Edelman and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of Federal National Mortgage Association. Debt: \$245,060.40.

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

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

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

14-18334

ALL THAT CERTAIN lot or piece of ground, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania and described according to a certain plan of property made for Richard A. Warner by Reeder and Magarity, Professional Engineers, dated November 1959 said plan being recorded in the Office of the Recorder of Deeds for Montgomery County at Norristown, Pennsylvania in Plan Book B-6, Page 5, as follows, to wit:

BEGINNING at a point on the Southeastly side of Walnut Street (40 feet wide) said point being at the distance of 76.45 feet measured South 40 degrees, 40 minutes West along the Southeastly side of Walnut Street from its point of intersection with the Southwesterly side of Basin Street (50 feet wide); thence extending from said point of beginning South 49 degrees, 20 minutes East crossing the bed of a certain 15.00 feet wide driveway (which extends Northeastwardly into Basin Street and Southwestwardly connecting with a certain 20.00 feet wide alley which extends Northwestwardly into Walnut Street) 90.00 feet to a point; thence extending South 40 degrees, 40 minutes West, 16.00 feet to a point; thence extending North 49 degrees, 20 minutes West recrossing the bed of the aforesaid 15.00 feet wide driveway 90.00 feet to a point on the Southeastly side of Walnut Street aforesaid; thence extending North 40 degrees, 4 minutes East along the Southeastly side of Walnut Street 16.00 feet to the first mentioned point and place of beginning.

BEING Lot Number 14 as shown on the above mentioned plan.

TOGETHER with the free and common use, right, liberty and privilege of the above mentioned 15.00 feet wide driveway (across rear of premises) as and for 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 to the proportionate part of the expense of keeping the same in good order and repair.

BEING the same premises which Dan Shelikoff by Deed dated 03/06/2009 and recorded 03/12/2009 at Montgomery County in Deed Book 5724, Page 00393 granted and conveyed unto Ruby L. Wallace and Gina M. Wallace, in fee.

Parcel Number: 13-00-37464-00-8.

Location of property: 1026 Walnut Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Ruby L. Wallace and Gina M. Wallace** at the suit of PNC Bank National Association, Successor by Merger to National City Mortgage, a Division of National City Bank. Debt: \$138,733.40.

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

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

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

14-18940

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvement thereon, situate in **Abington Township**, County of Montgomery and State of Pennsylvania bounded and described according to a survey and plan thereof made by William T. Muldrew, Civil Engineer on the 24th day of March A.D. 1920, as follows, to wit:

BEGINNING at a corner formed by the intersection of the Westerly side of Willow Avenue with the Southerly side of Ogontz Avenue; thence along the said Willow Avenue South twenty-three degrees, eight minutes East, one hundred and fifty feet to a point in line of land now or late of Samuel H. and Marguerit Scott; thence along the same the four following courses and distances, to wit: South sixty-six degrees, fifty-two minutes West, twenty-five feet and fifty-seven hundredths feet to a corner; North twenty-three degrees, eight minutes West, eight-five feet and (eight tenths of a foot to a point North twenty-two degrees, fifty-two minutes West passing through the center of a party wall of a twin dwelling house erected on this and the adjoining lot forty two and twenty hundredths feet and North twenty-three degrees, eight minutes West, twenty-two feet to the aforesaid Southerly side of Ogontz Avenue; thence along the same North sixty six degrees, fifty-two minutes East, twenty-five feet and thirty-seven hundredths of a foot to the place of beginning.

BEING the same premises which Michael Stone, by Deed dated 10-10-08 and record 10-23-08 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5711, Page 2319, granted and conveyed unto Zhabiz Kazeminezhad and Robert E. Alsbrooks, as Tenants by the Entirety.

Parcel Number: 30-00-06192-00-6.

Location of property: 375 Cadwalader Avenue, Abington, PA 19027.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Robert E. Alsbrooks and Zhabiz Kazeminezhad** at the suit of U.S. Bank National Association, Not in its Individual Capacity but Solely as Trustee of SW Remic Trust 2014-2 Without Recourse, Debt: \$276,304.26.

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

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

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

14-19792

ALL THAT CERTAIN tract or parcel of ground, with the buildings and improvements thereon erected, situate at the Southeast corner of Vine Street and Rice Street, in **West Pottsgrove Township**, Montgomery County, Commonwealth of Pennsylvania, bounded and described according to a survey drawn by Francis W. Wack, as follows, to wit:

BEGINNING at an iron pin on the property line at the corner of Vine Street (50 feet wide) and Rice Street (45 feet wide); thence along the Southerly property line of Rice Street South 40 degrees, 32 minutes East, 120 feet to an iron pin on the Westerly side of a certain 20 foot wide alley; thence along the Westerly side of said alley South 41 degrees, 28 minutes West, 44.45 feet to an iron pin; thence along other lands now or formerly of Milton F. Wensel, et ux., North 48 degrees, 32 minutes West, 120 feet extending through a party wall between this premises and the adjoining premises, now or late of Milton P. Wensel, to an iron pin on the Easterly property line of said Vine Street; thence along the existing property line 48 degrees, 28 minutes East, 48.45 feet to an iron pin, the point of place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Matthew D. Myers and Julie M. Miller, single persons, by Deed from Dorothy M. Carter, a/k/a Dorothy M. Watson, dated 03/16/2007, recorded 03/27/2007 in Book 5640, Page 2167.

Parcel Number: 64-00-04969-00-7.

Location of property: 334 East Vine Street, Stowe, PA 19464-6530.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Matthew D. Myers and Julie M. Myers a/k/a Julie M. Miller** at the suit of Wells Fargo Bank, N.A. Debt: \$127,616.96.

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.

14-20057

ALL THAT CERTAIN lot or piece of ground, situate in **New Hanover Township**, Montgomery County, Pennsylvania, and described according to a Plan of Subdivision prepared as part of Marlene Williams Subdivision made by All County and Associates, dated June 29, 2001 and last revised December 2, 2002 and recorded in Montgomery County in Plan Book A-61, Page 120, as follows, to wit:

BEGINNING at a point in the center line of Little Road 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, the two following courses and distances, viz: (1) South 11 degrees, 31 minutes, 10 seconds West, 408.73 feet to a point; and (2) South 46 degrees, 14 minutes, 00 seconds East, 132.52 feet to a point in line of land now or formerly of John J. Picariello, Jr., as shown on said plan; thence extending along the same, South 46 degrees, 23 minutes, 30 seconds West, 155.86 feet to a point in line of land now or late of Peter S. and Olga K. Murianka, as shown on said plan; thence extending along the same, North 46 degrees, 14 minutes, 00 seconds West, 203.40 feet to a point in line of land now or late of Lamar J. and Martha E. Kolb, as shown on said plan; thence extending along the same, North 48 degrees, 00 minutes, 43 seconds West, 279.78 feet to a point in line of land now or late of Helen K. Schonwald, as shown on said plan; thence extending along the same, the two following courses and distances, viz: (1) North 45 degrees, 57 minutes, 51 seconds East, 232.24 feet to a point; and (2) North 12 degrees, 32 minutes, 46 seconds East, 170.00 feet to a point in the centerline of Little Road; thence extending along the centerline thereof, South 77 degrees, 27 minutes, 14 seconds East, 255.85 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 as shown on said plan.

TITLE TO SAID PREMISES IS VESTED IN Darrin Constable and Laura Constable, h/w, by Deed from Marlene L. Williams, dated 09/27/2005, recorded 11/19/2005 in Book 5575, Page 2153.

Parcel Number: 47-00-04712-00-2.

Location of property: 1860 Little Road, Perkiomenville, PA 18074-9652.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Darrin S. Constable a/k/a Darrin Constable and Laura A. Constable a/k/a Laura Constable** at the suit of Green Tree Servicing, LLC. Debt: \$235,925.10.

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

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

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

14-20439

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

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

BEING the same property conveyed to Deborah A. Dukes, who acquired title by virtue of a Deed from Louise Williams, by her agent Kim W. Ford, and Kim Williams-Ford, dated June 24, 2005 and recorded July 8, 2005 in Deed Book 5561, Page 989, Montgomery County, Pennsylvania.

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

Location of property: 1104 Trewellyn Avenue, Blue Bell, PA 19422.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Deborah Dukes a/k/a Deborah A. Dukes** at the suit of U.S. Bank National Association, as Trustee for the Certificateholders of Harborview Mortgage Loan Trust 2005-08, Mortgage Loan Pass-Through Certificates, Series 2005-08. Debt: \$204,360.44.

Meredith H. Wooters, Attorney.

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

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

14-20520

ALL THAT CERTAIN tract of land, situate in **West Norriton Township**, County of Montgomery and State of Pennsylvania, with the buildings thereon erected, bounded and described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Highland Avenue 286-1/7 feet Northeasterly from Ridge Turnpike, it being a corner of this land and conveyed by Frank Shuler to Ursinus Grater and wife; thence Northeasterly along Highland Avenue 104 feet to land conveyed by Frank Shuler to Joseph H. Shuler; thence Southeasterly along said land now or late of Joseph H. Shuler, 189.5 feet to a point in line of land of Cassel, Evans and others; thence along land of Cassel, Evans and others Southwesterly 79 1/7 feet to a point, still in line of Cassel, Evans and other; thence along said land, Southeasterly 50 feet to land now or late of Hannah E. Ferrill; thence along land now or late of Hannah E. Ferrill, Southwesterly 111 feet to land now or late of Frank B. White; thence along land of Frank B. White Northwesterly 50 feet to land conveyed by Frank Schuler to Ursinus Grater and wife, Northeasterly 86 1/7 feet, more or less to a point and still along said Ursinus Grater and wife; thence, Northwesterly 189.50 feet to the first mentioned point and place of beginning excepting thereout and therefrom: all that certain lot or piece of ground, situate in West Norriton, County of Montgomery and Commonwealth of Pennsylvania, described in accordance with a survey and plan thereof made by Donald H. Schurr, Professional Engineers, Norristown, PA dated 11/25/1958, as follows, to wit:

BEGINNING at an iron pin at the distance of 190.07 feet measured on a course of South 49 degrees, 32 minutes East from a point on the Southeast side of Highland Avenue (50 feet wide), which last mentioned point is at the distance of 295 feet measured on a course along the Southeast side of Highland Avenue, North 40 degrees, 28 minutes East from the point of intersection of the Southeast side of Highland Avenue with the Northeast side of Ridge Pike (50 feet wide) thence extending from said point of beginning along other land of Esther M. Tyler, North 40 degrees, 28 minutes East, 86.07 feet to an iron pin; thence by other land of Frank H. Benge of which this was a part, so 49 degrees, 32 minutes East, 50 feet to an iron pin; thence by land of Charles D. Spencer and by land of Wilson, South 40 degrees, 28 minutes West, 86.07 feet to an iron pin; thence by land of the First Presbyterian Church, North 49 degrees, 32 minutes West, 50 feet to the first mentioned point and place of beginning.

Parcel Number: 63-00-03010-00-5.

Location of property: 16 Highland Avenue, Norristown, PA 19403.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Kimberly Armbruster McCartney a/k/a Kimberly McCartney, Daniel W. McCartney and The United States of America, c/o U.S. Attorney for the Eastern District of Pennsylvania** at the suit of Wells Fargo Bank, N.A., as Trustee, for the Certificateholders of the Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset Backed Certificates, Series 2004-HE2. Debt: \$231,617.39.

Robert W. Williams, Attorney.

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

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

14-22339

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Hatfield Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Plan of Subdivision of "The Arbors" for Gambone Development Company, by Schlosser & Claus Consulting Engineers, Inc., dated November 8, 2002, last revised August 5, 2003, recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Plan Book A-61, Pages 392, 393 and 394, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Arbor Circle (a private street) (as laid out on said plan), at a corner of Lot Number 83, as shown on said plan; thence extending from said point of beginning and along the said Northwesterly side of Arbor Circle, the two following courses and distances, viz: (1) extending Southwestwardly on the arc of a curve, curving to the right, having a radius of 125.00 feet, the arc length of 16.24 feet to a point of tangent; and (2) thence extending South 57 degrees, 50 minutes, 43 seconds West, the distance of 5.92 feet to a point, a corner of Lot Number 85, as shown on said plan; thence extending North 41 degrees, 28 minutes, 22 seconds West, along Lot Number 85 and for a portion of the distance through a party wall, as shown on said plan, the distance of 142.35 feet to a point, a corner in line of Open Space "C," as shown on said plan; thence extending North 48 degrees, 31 minutes, 38 seconds East, along Open Space "C," the distance of 22.00 feet to a point, a corner of Lot Number 83, aforesaid; thence extending South 41 degrees, 28 minutes, 22 seconds East, along Lot Number 83 and for a portion of the distance through another party wall as shown on said plan, the distance of 144.89 feet to the first mentioned point on the said Northwesterly side of Arbor Circle and place of beginning.

BEING Lot Number 84, as shown on the above mentioned plan.

TOGETHER WITH AND UNDER AND SUBJECT to the covenants, restrictions, easements, terms, rights, agreements, conditions, exceptions, reservations and exclusions as contained and set forth in that certain Declaration of The Arbors Planned Community, dated September 26, 2003, as recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, at Norristown, Pennsylvania, in Deed Book 5484, Page 274 etc., and any amendments and/or supplements to the aforesaid Declaration, as the same may be duly adopted from time to time.

THE GRANTEE, for and on behalf of the Grantee, its heirs, personal representatives, successors and assigns, by acceptance and recordation of this Indenture acknowledges that this Indenture is subject in every respect to the aforesaid Declaration, and any amendments and/or supplements thereto; the foregoing rules and regulations promulgated thereunder, acknowledges that each and every provision thereof is essential to the successful operation and management of "The Arbors Planned Community" and is in the best interest and for the benefit of all owners of lots thereon, and covenant and agree, as a covenant running with the land, to abide by each and every provision of the aforesaid Declaration, and as the same may be amended and/or supplemented from time to time.

BEING the same premises which Byung Kun Park, by Indenture dated 10/26/2012, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, aforesaid, in Deed Book 5853, Page 00814, granted and conveyed unto Michael J. Urbanski and Ann Marie O'Malley.

Parcel Number: 35-00-00074-38-6.

Location of property: 20 Arbor Circle, Hatfield Township, PA 18915.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Ann Marie O'Malley and Michael J. Urbanski** at the suit of Homebridge Financial Services, Inc. Debt: \$322,795.89.

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

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

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

14-23368

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Dublin Township**, Montgomery County, Pennsylvania, bounded and described according to a Subdivision Plan of "Cedarwood" by C. Raymond Weir Associates, Inc., Civil Engineers and Surveyors, dated January 30, 1976 and last revised December 10, 1976, said plan being recorded in the Office for the Recording of Deeds, etc., in and for Montgomery County in Norristown, Pennsylvania in Plan Book A-27, Page 81, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Meadowbrook Avenue (50 feet wide) said point being the six following courses and distances from a point of intersection which the Southwesterly side of Meadowbrook Avenue makes with the Northwesterly side of Cedar Road 50 feet wide: (1) leaving Cedar Road, aforesaid, on the arc of a circle curving to the left with a radius of 10 feet the arc distance of 15.71 feet to a point of tangent; (2) North 51 degrees, 58 minutes, 30 seconds West, 219.89 feet to a point of curve; (3) Northwesterly on the arc of a circle curving to the left with a radius of 150 feet the arc distance of 74.77 feet to a point of tangent; (4) North 80 degrees, 32 minutes West, 635.3 feet to a point of curve; (5) Northwesterly, Westerly and Southwesterly on the arc of a circle with the radius of 100 feet the arc distance 118.16 feet to a point of tangent; and (6) South 31 degrees, 46 minutes West, 247.25 feet to a point on the Southeasterly side of Meadowbrook Avenue, aforesaid, said point also being a corner of Lot #29 as shown on the above mentioned plan; thence from said point of beginning South 58 degrees, 14 minutes East leaving the Southeasterly side of Meadowbrook Avenue, aforesaid, 150 feet to a point in line of lands now or late of Dr. John W. Mauchly and wife; thence extending along same South 31 degrees, 46 minutes West, 45.16 feet to a point; thence extending North 83 degrees, 11 minutes West partially along lands of Mauchly, aforesaid, partially along lands of Lots 26 and 27, 166.4 feet to a point on the Southeasterly side of Meadowbrook Avenue, aforesaid; thence extending North 3 degrees, 46 minutes East along the Southeasterly side of Meadowbrook Avenue, aforesaid, 114.89 feet to the first mentioned point and place of beginning.

CONTAINING in area 12,003 square feet, more or less.

BEING Lot #28 as shown on the above mentioned plan.

BEING the same premises which Wayne R. Zimmerman and Maura C. Murphy, by Indenture dated 12-19-03 and recorded 01-20-04 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5490, Page 2370, granted and conveyed unto Dominic Merenda and Lisa A. Merenda, as Tenants by the Entirety.

Parcel Number: 54-00-11801-53-8.

Location of property: 647 Meadowbrook Avenue, Ambler, PA 19002.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lisa Merenda and Dominic Merenda** at the suit of Ventures Trust 2013-I-H-R by MCM Capital Partners, LLC. Debt: \$298,059.08.

Michael J. Shavel, Attorney. I.D. #60554

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$29,805.91. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

14-25016

ALL THAT CERTAIN lot or piece of ground, with the improvements thereon erected, hereditaments and appurtenances, situate in Bala Cynwyd, in **Lower Merion Township**, County of Montgomery and State of Pennsylvania and described according to a survey and plan thereof made by James J. Moore, Civil Engineer, dated 4/26/1924, as follows, to wit:

BEGINNING at a point along the center line of Edgehill Road 254.06 feet Northeastward from a point in the center line of said Edgehill Road at its intersection with the center line of Old Lancaster Road (also called Montgomery Pike); thence, extending along said center line of Edgehill Road, North 64 degrees, 50 minutes East, 20 feet to a point; thence, extending Southeastward on a line at right angles to said Edgehill Road 115 feet to the center of a certain 12 feet wide driveway which driveway extends Eastward from Old Lancaster Road parallel with the said Edgehill Road to Oakland Terrace, open for the free and common use of the several owners, tenants and occupiers of the land only abutting thereon; thence, South 64 degrees, 50 minutes West and along the center line of said 12 feet wide driveway 20 feet to a point; thence, extending Northward on a line at right angles to said 12 feet wide driveway 115 feet to the first mentioned point and place of beginning.

BEING the same premises which Lori E. Lisowski now known as Lori E. King, by Deed dated June 25, 2004 and recorded in the Montgomery County Recorder of Deeds Office on August 12, 2004 in Deed Book 5521, Page 2106, granted and conveyed unto Elan Gorbaty.

Parcel Number: 40-00-16412-00-9.

Location of property: 162 Edgehill Road, Bala Cynwyd, PA 19004.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Elan W. Gorbaty** at the suit of First Horizon Home Loans, a Division of First Tennessee Bank National Association, as Successor in Interest by Merger to First Horizon Home Loan Corporation. Debt: \$39,008.69.

Sarah K. McCaffery, Attorney.

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

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

14-27220

ALL THAT CERTAIN lot or piece of ground, with the message or tenement thereon erected, situate in **Abington Township**, County of Montgomery, and State of Pennsylvania, described according to a certain plan thereof made on December 27, 1910, by J. Walter Ruddach Estate, Civil Engineer at Jenkintown, Pennsylvania, as follows, to wit:

BEGINNING at point in the middle of Upland Avenue (formerly called High Street) laid out 50 feet wide at the distance of 111 feet Northwestwardly from the point of intersection of the said middle line of Upland Avenue with the middle of Center Road as laid out 40 feet wide; thence extending North 57 degrees, 27 minutes East, 200 feet to a point; thence extending North 32 degrees, 33 minutes West, 51 feet to a point; thence extending 57 degrees, 27 minutes West, 200 feet to a point in the said middle line of Upland Avenue and thence extending South 32 degrees, 33 minutes East, 41 feet along said middle line of Upland Avenue to the first mentioned point and place of beginning.

BOUNDED Southwestwardly by ground now or late of Mable R Smith, Northeastwardly by ground now or late of Albert H. Mainwaring, Northwestwardly by ground now or late of Hattiet Noble and Southwestwardly by Southeasterly half part of Upland Avenue.

BEING the same premises that Kevin G. Haley by Deed dated July 21, 1995 and recorded on August 31, 1995 in the Office of Recorder of Deeds in and for Montgomery County, at Book 5123 and Page 1808, conveyed unto Kevin G. Haley and Sharon B. Haley, husband and wife, Grantees herein.

Parcel Number: 30-00-69652-00-5.

Location of property: 1609 Upland Avenue, Jenkintown, PA 19046.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Kevin G. Haley and Sharon B. Haley and the United States of America** at the suit of FV-I, Inc. in Trust for Morgan Stanley Mortgage Capital Holdings, LLC. Debt: \$413,317.21.

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.

14-29005

ALL THAT CERTAIN parcel or tract of land, situate in **West Pottsgrove Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a Plan of Lots as prepared for Robert L. Gresh, Inc., dated November 4, 1971 by Ralph E. Shaner & Son Engineering Company, as follows, to wit:

BEGINNING at a corner on the Westerly property line of Howard Street (50 feet wide) a corner other lands of the grantors, Robert L. Gresh, Inc. and being distant along the same from a point marking the Northwest property line intersection of the aforesaid Howard Street and another given road or street known as Third Street otherwise designated as School Lane (50 feet wide), North 41 degrees, 42 minutes East, 115.00 feet; thence from said point of beginning continuing along other lands of the grantor, North 46 degrees, 18 minutes West, 140.00 feet to a corner on the Easterly side of a given 20 foot wide alley (not ordained); thence along the same North 11 degrees, 42 minutes East, 65.00 feet to a corner lands now or formerly owned by West Pottsgrove Township; thence along the same South 48 degrees, 18 minutes East, 140.00 feet to a corner on the Westerly property line on the aforesaid Howard Street; thence along the same South 41 degrees, 42 minutes West, 65.00 feet to a corner and place of beginning.

CONTAINING 9,100 square feet of land.

BEING the same premises which Richard W. Blair and Lana G. Blair, wife, by Deed dated October 6, 1978 and recorded October 11, 1978 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 4350, Page 554, granted and conveyed unto Sharon K. Seaberg, single woman.

Parcel Number: 64-00-02717-00-9.

Location of property: 505 East Howard Street, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Alex Pezeshkian in His Capacity as Heir of Sharon K. Seaberg Deceased and Unknown Heirs, Successors, Assigns and All Persons Firms or Associations Claiming Right, Title or Interest From or Under Sharon K. Seaberg Deceased** at the suit of James B. Nutter & Company. Debt: \$112,416.94.

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

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

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

14-29072

PREMISES "A"

ALL THOSE TWO CERTAIN contiguous lots or pieces of ground, hereditaments and appurtenances, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, described according to a survey thereof made by William J. Muldrew, Surveyor and Regulator of Jenkintown, Pennsylvania on November 21, 1919, as follows:

BEGINNING at a point in the middle line of Harrison Avenue (40 feet wide) at the distance of 140 feet Southwestward from the middle of Woodrow Avenue (40 feet wide).

CONTAINING together front or breadth on the said middle line of Harrison Avenue, 40 feet each lot being 20 feet in width and extending together of that width in length or depth Northwestward between lines at right angles to the said middle line of Harrison Avenue, 140 feet line of Lots No. 449 and 450 on said survey.

BEING Lots Numbered 571 and 572 of or on the said survey.

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground, situate in **Abington Township**, County of Montgomery and State of Pennsylvania, described according to a survey thereof made by William T. Muldrew, Surveyor and Regulator of Jenkintown, Pennsylvania, 1919, as follows:

BEGINNING at a point in the center line of Harrison Avenue (40 feet wide) at the distance of 138 feet measured South 48 degrees, 35 minutes West from the intersection which the said center of Harrison Avenue makes with the center line of Woodrow Avenue (40 feet wide; thence along the said center line of Harrison Avenue, South 46 degrees, 35 minutes West, 2 feet to a point, thence along the Northeasterly line Lot No. 571, North 43 degrees, 25 minutes West, 140 feet to a point; thence along the rear line of Lot No. 448, North 46 degrees, 35 minutes East, 2 feet to a point; thence through Lot No. 570 of which this is a part, South 43 degrees, 25 minutes East, 140 feet to the place beginning.

BEING the same premises which Dominic Gullotti and Elizabeth Sweeney, by Deed dated 6/21/2007 and recorded 6/27/2007 in Montgomery County in Deed Book 5652, Page 1865 granted and conveyed unto Joel Ferris and Prentice Daly, husband and wife.

Parcel Number: 30-00-27336-00-3.

Location of property: 674 Harrison Avenue, Abington, PA 19038.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Prentice Daly and Joel Ferris** at the suit of Green Tree Servicing, LLC. Debt: \$265,734.23.

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.

14-30147

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Providence Township**, County of Montgomery, Commonwealth of Pennsylvania, as shown on a Plan of Laurel Meadows, made by Eustace Engineering & Associates, dated 1-4-89, and last revised 11-27-92 and recorded in Plan Book A-54, Page 237, and bounded and described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Elisabeth Lane (50 feet wide) a corner of Lot 8 on said plan; thence extending along the Southeasterly changing to the Northeasterly side of Elisabeth Lane on the arc of a circle curving to the left having a radius of 50.00 feet the arc distance of 83.99 feet to a point; thence extending along Lot 6 on said plan North 71 degrees, 31 minutes, 32 seconds East, 120.56 feet to a point; thence extending along lands of Pennsylvania Department of Transportation South 38 degrees, 10 minutes, 09 seconds East, 24.14 feet to a point; thence still along the same on the arc of a circle curving to the right having a radius of 3154.05 feet to a point; thence extending South 71 degrees, 31 minutes, 32 seconds West, 181.92 feet to a point; thence extending North 27 degrees, 28 minutes, 28 seconds West, 138.27 feet to a point; thence extending along Lot 8 aforementioned North 28 degrees, 15 minutes, 58 seconds West, 178.47 feet to the point and place of beginning.

BEING Lot #7 on said plan.

BEING the same premises which Kathryn M. Gaudiosi, by Deed dated November 6, 1998 and recorded March 11, 1999 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5263, Page 296, granted and conveyed unto Kathryn M. Gaudiosi and Anthony Gaudiosi, husband and wife.

Parcel Number: 61-00-01707-36-5.

Location of property: 34 Elisabeth Lane, Collegeville, PA 19426.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Anthony Gaudiosi, Kathryn M. Gaudiosi and United States of America** at the suit of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Benefit of the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2004-3. Debt: \$352,741.42.

Sarah K. McCaffery, Attorney.

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

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

14-31328

ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Cheltenham Township**, County of Montgomery and State of Pennsylvania, known and designated as Lot No. 100 on Plan of 'Beecher', recorded in the Office for the Recording of Deeds at Norristown, in Deed Book 330, Page 111 and being bounded and described in accordance with said plan, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Beecher Avenue (50 feet wide) at the distance of 210.92 feet measured Southeastwardly along said side of Beecher Avenue from its intersection with the Southeasterly side of Laurel Avenue (formerly Jenkintown Road).

CONTAINING in front or breadth along said Southwesterly side of Beecher Road 50 feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to the said Beecher Road, 150 feet.

EXCEPTING AND RESERVING THEREFROM AND THEREOUT ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Cheltenham Township**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a plan thereof made by George B. Mebus, Registered Professional Engineer, on July 23, 1947, as follows, to wit:

BEGINNING at a point in line of land of George T. King, et ux., said point being on the line dividing Lot No. 100 and Lot 'H' at the distance of 120.75 feet measured South 38 degrees, 58 minutes West from a point in the Southwest side of Beecher Avenue (50 feet wide), said last mentioned point being at the distance of 260.92 feet measured South 51 degrees, 02 minutes East from the point of intersection of the Southwest side of said Beecher Avenue and the East side of Laurel Avenue (33 feet wide); thence extending along Lot 'H', South 38 degrees, 58 minutes West, 29.25 feet to a point; thence extending along the rear line of Lot No. 85 and along the rear line of land of Harry W. Walters, et al., North 51 degrees, 02 minutes West, 36.49 feet to a point; thence through land of George T. King, et ux., South 89 degrees, 45 minutes East, 46.77 feet to the first mentioned point and place of beginning.

EXCEPTING AND RESERVING THEREFROM AND THEREOUT ALL THAT CERTAIN lot or piece of ground, hereditaments and appurtenances, situate in **Cheltenham Township**, County of Montgomery and State of Pennsylvania, bounded and described in accordance with a plan thereof made by George B. Mebus, Registered Professional Engineer, on July 23, 1947, as follows, to wit:

BEGINNING at a point in line of land of George T. King, et ux., said point being on the line dividing Lot No. 100 and Lot 'H' and being at the distance of 98.45 feet measured South 38 degrees, 58 minutes West from a point in the Southwest side of Beecher Avenue (50 feet wide), said last mentioned point being at the distance of 260.92 feet measured South 51 degrees, 02 minutes East from the point of intersection of the Southwest side of said Beecher Avenue and the East side of Laurel Avenue (33 feet wide); thence extending along Lot 'H', South 38 degrees, 58 minutes West, 22.30 feet to a point; thence extending North 89 degrees, 45 minutes West, 46.77 feet to a point in line of other lands of the Grantees; thence extending along the same, North 51 degrees, 02 minutes West, 13.51 feet to a point, a corner; thence extending still along the same, North 38 degrees, 58 minutes East, 12.2 feet to a point; thence extending through land of George T. King, South 89 degrees, 14 minutes East, 63.62 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Porfirio A. Nunez, by Deed from Juan Marquez, dated 12/21/2007, recorded 01/30/2008 in Book 5680, Page 1909.

Porfirio A. Nunez died on 09/06/2011, and Laura Nunez, Jessica Nunez, and Roque M. Nunez were appointed Co-Administrators of his Estate. Letters of Administration were granted to them on 03/16/2012 by the Register of Wills of Philadelphia County, No. A1194-2012. The Decedent's surviving heirs at law and next-of-kin are Laura Nunez, Jessica Nunez, and Moises Nunez.

Parcel Number: 31-00-02104-00-7.

Location of property: 526 Beecher Avenue, Cheltenham, PA 19012-2006.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Laura Nunez, in Her Capacity as Co-Administrator and Heir of The Estate of Porfirio A. Nunez a/k/a Porfirio Antonio Nunez, Jessica Nunez, in Her Capacity as Co-Administrator and Heir of The Estate of Porfirio A. Nunez a/k/a Porfirio Antonio Nunez, Roque M. Nunez, in Her Capacity as Co-Administrator of The Estate of Porfirio A. Nunez a/k/a Porfirio Antonio Nunez, Moises Nunez, in His Capacity as Heir of The Estate of Porfirio A. Nunez a/k/a Porfirio Antonio Nunez and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Porfirio A. Nunez, Deceased** at the suit of Federal National Mortgage Association ("Fannie Mae"), a Corporation Organized and Existing Under The Laws of The United States of America. Debt: \$365,716.49.

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

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

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

14-32279

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, described according to a survey and plan thereof made by William S. Erwin, Registered Professional Engineer, Fairless Hills, Pennsylvania, on the 15th day of August A.D. 1957 and revised the 20th day of November A.D. 1958, as follows, to wit:

BEGINNING at a point on the Northwestern side of Glenn Valley Drive (50 feet wide which point is at the distance of 84.72 feet measured South 80 degrees, 46 minutes West along said side of Glen Valley Drive from a point of tangent which point of tangent at the distance of 243.70 feet measured along said Glenn Valley Drive on lane curving to the left having a radius of 375 feet from the point of intersection which the Northeastly side of Glenn Valley Drive makes with the Northwestern side of Sycamore Lane (50 feet wide); thence extending from a point along the Northwestern side of Glenn Valley Drive, South 80 degrees, 46 minutes West, 24.50 feet to a point; thence along Lot No. 268 on said plan and passing partly through the party wall of the building erected on the lot adjoining to the Southwest thereof North 9 degrees, 14 minutes West, 118.28 feet to a point in the center line of a certain 15 feet wide driveway which extends in a general Eastwardly direction from North Hills Drive (50 feet wide) into Sycamore Lane; thence along the center line of said 15 feet wide driveway North 80 degrees, 46 minutes East, 24.50 feet to a point; thence along Lot No. 266 on said plan South 9 degrees, 14 minutes East, 118.28 feet to a point on the Northwest side of Glenn Valley Drive being the first mentioned point and place of beginning.

BEING Lot No. 267 on said plan.

FEE SIMPLE TITLE VESTED IN Daniel R. Tuturice and Deborah A. Tuturice as Tenants by the Entirety by Deed from, George Z. Gao, dated 7/31/2006, recorded 8/11/2006, in the Montgomery County Recorder of Deeds in Deed Book 5612, Page 406.

Parcel Number: 13-00-13860-00-5.

Location of property: 537 Glen Valley Drive, Norristown, PA 19401-3149.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Daniel R. Tuturice and Deborah A. Tuturice as Tenants by the Entirety by Deed from George Z. Gao, dated 7/31/2006, recorded 8/11/2006, in the Montgomery County Recorder of Deeds in Deed Book 5612, Page 406** at the suit of HSBC Mortgage Services, Inc. Debt: \$187,072.38.

Andrew J. Marley, Attorney.

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

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

14-32315

ALL THAT CERTAIN tract of land, with the buildings and improvements thereon erected, situate in **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with Subdivision Plan of Property of Roma Giles and Linda Grill made by Ralph E. Shaner & Son Engineering Company, Pottstown, Pennsylvania dated September 20, 1982 and recorded in Plan Book C-16, Page 28, as follows, to wit:

BEGINNING at a point on the South side of Queen Street (50 feet wide) at the distance of 151.37 feet measured South 89 degrees, 15 minutes West from the intersection of the Northwestern side of Keim Street (50 feet wide); thence extending from said point of beginning South 00 degrees, 45 minutes East, 140.00 feet to a point on the Northerly side of a 20 foot wide alley, thence extending along the same South 89 degrees, 15 minutes West, 25 feet to a point; thence extending North 00 degrees, 45 minutes West, 140.00 feet to the aforesaid Southerly line of Queen Street; thence extending along the same North 89 degrees, 15 minutes East, 25 feet to the first mentioned point and place of beginning.

Parcel Number: 16-00-23236-00-4.

Location of property: 948 Queen Street and Rear, Pottstown, PA 19464.

The improvements thereon are: Residential - More than 1 house, detached.

Seized and taken in execution as the property of **Walter N. Wampole and Jean A. Wampole** at the suit of Pottstown Borough Authority and Borough of Pottstown. Debt: \$1,514.50.

Diane M. Boehret, Attorney.

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

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

14-32555

ALL THAT CERTAIN unit designated as Unit 112, being a unit in the Butler Park Condominium, situate in **Upper Dublin Township**, County of Montgomery, Commonwealth of Pennsylvania, as shown on a Plan of Butler Park Condominium made for Butler Park Limited Partnership by Robert A. Gilmour, R.A., St. Davids, Pennsylvania dated March 14, 1986 and recorded with the Declaration of Condominium.

TOGETHER with all right, title and interest being a .66 percentage undivided interest of, in and to the Common Elements as set forth in the Declaration of Condominium, dated March 5, 1986 and recorded March 19, 1986 in Norristown, Pennsylvania in Deed Book 4794, Page 1406. As amended May 16, 1986 in Deed Book 4799, Page 1851.

TITLE TO SAID PREMISES IS VESTED IN Roland G. Bishop, by Deed from Kathleen M. Vargovich, dated 03/24/2001, recorded 05/14/2001 in Book 5360, Page 128.

Parcel Number: 54-00-07716-37-5.

Location of property: 112 Hampstead Drive a/k/a 112 Hampstead Drive Unit 112, Ambler, PA 19002-4954.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Roland G. Bishop** at the suit of Wells Fargo Bank, N.A.
Debt: \$99,130.62.

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

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

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

14-32670

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, to wit:

BEGINNING at a point on Northwestern corner of Arch and Poplar Streets; thence extending along the Northeastly side of said Poplar Street Northeastly 99.5 feet to a point in line in land now or late of Thomas M. Saurman; thence extending along said land Northeastly at right angles to said Poplar Street 20 feet to a point a corner of this and land now or late of Joseph A. Bailey Southeastly the line passing through the middle of a partition wall between the house erected of the lot hereby conveyed and the house on the adjoining 1099.5 feet to a point on the Northwestern side of Arch Street aforesaid; thence extending along said side of said Arch Street Southwestly 20 feet to the place of the beginning.

BEING the same premises that Darrell Scott and Shirley Scott, husband and wife, Deed dated December 9, 2005 and recorded on December 28, 2005 in the Office of Recorder of Deeds in and for Montgomery County, at Book 06684 and Page 1691, and Instrument No. 2005188408 conveyed unto Ralph L. Baker, Grantee herein.

Parcel Number: 13-00-02428-00-7.

Location of property: 1321 Arch Street, Norristown, PA 19401.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Ralph L. Baker** at the suit of LSF9 Master Participation Trust.
Debt: \$130,962.13.

Bradley J. Osborne, Attorney.

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

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

15-00902

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements erected thereon, situate in **Perkiomen Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan Phase 2 Cranberry Pro, prepared for Greenview Estates, Inc. by Pennoni Associates, Inc. dated 7/11/1989 last revised 5/5/1992 and recorded in Plan Book B-41, Page 263, as follows, to wit:

BEGINNING at a point on the Northeastly side of Brandywine Road (40 feet wide) which point is measured along the arc of a circle curving to the right having a radius of 42.00 feet the arc distance of 67.80 feet from a point of curve on the Northwestern side of Cranberry Road (no width given); thence extending from said point of beginning and along the Northeastly side of Brandywine Road aforesaid North 42 degrees, 20 minutes, 33 seconds West, 43.27 feet to a point a corner of Lot No. 199 on said plan; thence extending along the same North 47 degrees, 39 minutes 31 seconds East, 140.50 feet to a point on the Southwestly side of Kagey Road (33 feet wide existing right-of-way) (40 feet wide proposed right-of-way); thence extending along the same South 42 degrees, 20 minutes, 20 seconds East, 42.43 feet to a point of curve therein; thence extending along the arc of a circle curving to the right having a radius of 42.00 feet the arc distance of 65.97 feet to a point of tangent on the Northwestern side of Cranberry Road, aforesaid; thence extending along the same the two following courses and distances, viz: (1) South 47 degrees, 39 minutes, 31 seconds West, 26.13 feet to a point of curve therein; and (2) along the arc of a circle curving to the left having a radius of 510.00 feet the arc distance of 28.56 feet to a point of reverse curve therein; thence extending along the arc of a circle curving to the right having a radius of 42.00 feet the arc distance of 67.80 feet to the first mentioned point and place of beginning.

BEING Lot No. 200 on said plan.

BEING the same premises which Scott S. Logan and Joann Logan, f/k/a Joann M. Gulotta, his wife, by Deed dated 9/24/2002 and recorded 10/7/2002 in Montgomery County in Deed Book 5428, Page 1479 granted and conveyed unto James M. Law and Cindy Law.

Parcel Number: 48-00-00226-31-1.

Location of property: 218 Brandywine Road, Perkiomen Township, PA 19426.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Cindy Law and James M. Law** at the suit of JP Morgan Chase Bank, National Association. Debt: \$248,680.79.

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.

15-01118

ALL THAT CERTAIN unit in the property known, named and identified as "Woodhollow Condominium", located in **Montgomery Township**, County of Montgomery and Commonwealth of Pennsylvania, which has heretofore been submitted to the Provision of the Uniform Condominium Act, by the recording in the Montgomery County Recorder of Deeds, a Declaration dated 7/12/1983 and recorded 7/13/1983 in Deed Book 4712, Page 85 and the Plats and Plans attached thereto, a First Amendment thereto recorded in Deed Book 4718, Page 580, with a Second Amendment

thereto recorded in Deed Book 4719, Page 462, a Third Amendment thereto recorded in Deed Book 4722, Page 791, a Fourth Amendment thereto recorded in Deed Book 4726, Page 2147, a Fifth Amendment thereto recorded in Deed Book 4730, Page 1126, a Sixth Amendment thereto recorded in Deed Book 4741, Page 887, a Seventh Amendment thereto recorded in Deed Book 4746, Page 1389, an Eighth Amendment thereto recorded in Deed Book 4752, Page 338, a Ninth Amendment thereto recorded in Deed Book 4754, Page 512, a Tenth Amendment thereto recorded in Deed Book 4756, Page 1897, an Eleventh Amendment thereto recorded in Deed Book 4763, Page 1614, a Twelfth Amendment thereto recorded in Deed Book 4774, Page 27, and a Fourteenth Amendment thereto recorded in Deed Book 4779, Page 90, being designated as Unit 2310, together with a proportionate, undivided interest in the Common Elements (as defined in such Declaration and Amendments thereto).

TOGETHER with all right, title and interest in and to the common elements as set forth in the aforesaid Declaration of Condominium (18 such undivided may change by Amendments to Declaration of Condominium as provided therein.

TOGETHER with all right, title and interest of, in and to the limited common elements designated for this unit in the Declaration of Condominium and/or plats of plans.

BEING the same premises which Stephen D. Kratz, by Deed dated December 14, 2001 and recorded January 29, 2002 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5393, Page 1813, granted and conveyed unto Charles McGee, Jr.

Parcel Number: 46-00-00002-49-2.

Location of property: 2310 Adams Court, North Wales, PA 19454.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Charles McGee, Jr. a/k/a Charles McGee and The United States of America** at the suit of Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, Not Individually but as Trustee for Pretium Mortgage Acquisition Trust. Debt: \$140,780.65.

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

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

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

15-01712

ALL THAT CERTAIN lot or piece of ground, situate in **Salford Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a plan of subdivision prepared for Wayne and Anne Marie Thomas by Stout, Tacconelli & Associates, Inc., dated 2/20/1989 and recorded in Plan Book A-51, Page 43, as follow, to wit:

BEGINNING at a point on the Southeasterly side ultimate right-of-way line of Barndt Road (to be widened to 41.50 feet), said point being measured the (2) following courses and distances from a point of intersection in the bed of Barndt Road and the center line of Schultz Road (no width given) thence: (1) along the bed of Barndt Road in a Southwestwardly direction 629.95 feet (more or less) to a point; thence (2) South 23 degrees, 33 minutes, 06 seconds East, 25.00 feet to the point and place of beginning; thence extending from said point of beginning and along lands now or formerly of Glen E. Jr. and Kelly C. Harris South 23 degrees, 33 minutes, 06 seconds East and crossing a certain 150 feet wide Pennsylvania Power and Light Company Right-of-Way 1444.57 feet to a point a corner in line of lands now or formerly of A. Harris and Marjorie S. Mosher; thence extending along the same South 44 degrees, 33 minutes, 10 seconds West, 8.10 feet to a point, a corner in line of lands now or formerly of Robert Lynch and Barbara Walter; thence extending partly along the same and partly along lands now or formerly of Edward F. and Lign Keng Knechtel and recrossing the aforesaid 150 feet wide Pennsylvania Power and Light Company Right-of-Way North 45 degrees, 42 minutes, 31 seconds (erroneously referred to in prior deed as 45 degrees, 42 decrees, 31 minutes) West 660.61 feet to a point, a corner in line of Lot No. 2; thence extending along the same North 23 degrees, 33 minutes, 06 seconds West, 835.77 feet to a point, a corner on the Southeasterly side ultimate right-of-way line of Barndt Road; thence extending along the same North 68 degrees, 26 minutes, 54 seconds East, 256.66 feet to the first mentioned point and place of beginning.

BEING the same premises which Patricia A. Duffy known as Patricia A. Desimone, by Deed dated 7/14/2003 and recorded 10/20/2004 in the Recorder's Office of Montgomery County, Pennsylvania, Deed Book 5529, Page 2487 granted and conveyed unto John M. Duffy and Patricia A. Duffy, husband and wife.

Parcel Number: 44-00-00314-40-7.

Location of property: 316 Barndt Road, Telford, PA 18969.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Patricia A. Duffy and John M. Duffy** at the suit of JP Morgan Chase Bank, National Association. Debt: \$286,930.81.

Crystal Espanol, Attorney. I.D. #315477

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

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

15-02526

ALL THAT CERTAIN lot or piece of ground, with the bullrings and improvements thereon erected, situate in **Franconia Township**, Montgomery County, PA, bounded and described according to a Plan of Subdivision made for Garis Enterprises, Inc., made by Urwiler and Walter, Inc., dated 2/15/2002 last revised 4/18/2002 and recorded in Plan Book A-60, Page 379, as follows, to wit:

BEGINNING at a point on the Northwest ultimate right-of-way line of Church Road, said point of beginning being a point a corner of Lot 2 as shown in above plan; thence from said point of beginning and along said side of Church Road South 60 degrees, 55 minutes, 14 seconds West and crossing a certain stone driveway and concrete walk 132.94 feet to a point a corner of lands now or late of Mark E. and Kathy J. Roher; thence along said lands North 46 degrees, 03 minutes, 48 seconds West, 136.96 feet to a point a corner of Lot 2 as shown on above plan; thence along said lot the 2 following courses and distances: (1) North 44 degrees, 30 minutes, 00 seconds East and passing through an existing shed, an existing barn and existing stone driveway (all marked to be removed 12.88 feet to a point; and (2) South 45 degrees, 30 minutes, 00 seconds East and recrossing existing stone driveway 172.72 feet to the first mentioned point and place of beginning.

CONTAINING in area 23,865 square feet (gross).

CONTAINING in area 20 square feet (net).

BEING the same premises which Garis Enterprises, Inc. by Deed dated 3/28/2003 and recorded 4/9/2003 in Montgomery County in Deed Book 5452, Page 1798 granted and conveyed unto James J. Dipadova.

Parcel Number: 34-00-00796-00-7.

Location of property: 65 Church Road, Telford, PA 18969.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **James J. Dipadova** at the suit of The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2004-BC4. Debt: \$280,623.03.

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.

15-04907

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate at Wyncote, in **Cheltenham Township**, County of Montgomery and State of Pennsylvania and described according to a survey thereof made on August 8, 1910, by Walter Ruddach, Civil Engineer, as follows:

BEGINNING at a corner in line of land of H.M. Van Court, formerly Charles S. Onderdonk's land, said beginning point being also the middle line of a forty feet wide road called Accomac Road; thence along the middle of said road North three degrees, twenty-six minutes West, one hundred two and fifty-six one-hundredths feet to the point of intersection of the middle line of Accomac Road with the middle line of Bent Road (forty feet wide); thence along the middle line of Bent Road on a line curving to the right with a radius of two hundred fifteen and sixty-two one-hundredths feet a distance of one hundred seventy-one and fourteen one-hundredths feet; thence along land of Mrs. Charles L. Hubbard, crossing a stone on the side of Bent Road, South fifty degrees, four minutes East, two hundred eighty-four and forty-eight one-hundredths feet to a stone in line of land of H.M. Van Court's; and thence along the same the following three courses and distances: South seventy-four degrees, one minute West, sixty-nine minutes and ninety-three one-hundredths feet; thence South sixteen degrees, fifty-nine minutes East, four and thirty-eight one-hundredths feet to a stone, and South seventy-five degrees, five minutes West, two hundred seven and eighty-nine one-hundredths feet crossing a stone on the side of Accomac Road to the middle line of Accomac Road, the place of beginning.

CONTAINING .881 of an acre.

BEING the same property conveyed to Linda M. Lowe and George Lowe, wife and husband who acquired title by virtue of a Deed from Linda M. Saulino, now by marriage, Linda M. Lowe, dated April 21, 2006 recorded May 12, 2006 at Document ID 2006058308 and recorded in Book 5600, Page 2117, Montgomery County, Pennsylvania records.

Parcel Number: 31-00-02185-00-7.

Location of property: 318 Bent Road, Wyncote, PA 19095.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Linda M. Lowe and George Lowe** at the suit of U.S. Bank National Association, as Trustee for Lehman XS Trust Mortgage Pass-Through Certificates, Series 2006-12N. Debt: \$442,928.78.

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.

15-06900

ALL THAT CERTAIN message and lot of land, situate in **North Wales Borough**, County of Montgomery, and State of Pennsylvania, bounded and described according to a survey thereof made by Francis W. Wack, Registered Surveyor, on the 20th day of October A.D., 1943, as follows, to wit:

BEGINNING at an iron pin in the Northwest side line of Elm Street as now laid out (45 feet in width), said beginning point being a corner of this and land now or late of Asbestos Fibre Spinning Company North 5°, 15' West, 171 feet, 8 inches to an iron pin in line of land of North Wales Park Lane; thence along the same North 39°, 45' East, 28 feet 5/16 of an inch to an iron pin in other land of the said Lester K. Geyer; thence along the same, and passing thru the middle of the partition wall dividing this and the adjoining dwelling South 53°, 15' East, 170 feet, 3 inches to an iron pin in said Northwest side line of Elm Street; thence along the same South 36°, 45' East, 28 feet to an iron pin, the place of beginning.

BEING the same premises which Catherine J. Craig, by Deed dated 12/21/2007 and recorded 1/7/2008 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5677, Page 2672, grant and conveyed unto Mark D. Donohue, Sr. and Kimberly H. Donohue.

Parcel Number: 14-00-00532-00-3.

Location of property: 316 Elm Avenue, North Wales, PA 19454.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Mark D. Donohue, Sr. and Kimberly H. Donohue** at the suit of Green Tree Servicing, LLC. Debt: \$237,338.96.

Gregory Javardian, Attorney. I.D. #55669

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

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

2015-08663

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

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

CONTAINING 5,037 square feet of land.

BEING Lot No. 73 on said Plan.

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

BEING the same premises which Walter Nasielski and Mary Nasielski, his wife, by Deed dated 9/5/1972 and recorded in Montgomery County in Deed Book 3785, page 497, granted and conveyed unto Thomas P. Cahill and Verna M. Cahill, his wife, in fee.

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

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

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

The improvements thereon are: a residential dwelling.

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

Robert W. Williams, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,520. 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.

15-08986

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Salford Township**, County of Montgomery, Commonwealth of Pennsylvania, described in accordance with a subdivision plan made for Anna L. White by David Meixner, Civil Engineer and Surveyor, Collegeville, Pennsylvania, dated August 8, 1969 and revised October 24, 1969, as follows, to wit:

BEGINNING at a point in the title line of Haldeman Road (50 feet wide) a corner of Lot No. 1 on said plan, said point being measured the two following courses and distances along the aforesaid title line of Haldeman Road from its intersection with the title line of Camp Wawa Road: (1) South 55 degrees, 31 minutes, 30 seconds West, 712.45 feet to a bolt, an angle; and (2) South 33 degrees, 30 minutes West, 279.28 feet to a point; thence extending from said point of beginning along Lot No. 1 South 42 degrees, 40 minutes East crossing the Southeasterly side of Haldeman Road, 437.70 feet to a point in line of other lands of Anna L. White of which this was a part; thence extending along said lands South 33 degrees, 30 minutes West, 200 feet to a point, a corner of lands now or late of Ernest Grothe; thence extending along said lands North 42 degrees, 40 minutes West recrossing the aforesaid Southeasterly side of Haldeman Road, 437.70 feet to a spike in the title line of same; thence extending along said title line North 33 degrees, 30 minutes East, 200 feet to the first mentioned point and place of beginning.

BEING known as Lot No. 2 on said plan.

Parcel Number: 50-00-00909-50-8.

Location of property: 820 Haldeman Road, Schwenksville, PA.

The improvements thereon are: Single-family residential dwelling.

Seized and taken in execution as the property of at the suit of **Family Worship Center** at the suit of Souderton Area School District. Debt: \$9,516.24.

Diane M. Boehret, Attorney.

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

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

15-09275

ALL THAT CERTAIN property, situate and being known as Block 003, Unit 062, 366 Chestnut Street, **Pottstown Borough**, County of Montgomery, Commonwealth of Pennsylvania.

Parcel Number: 16-00-05604-00-5.

Location of property: 366 Chestnut Street, Pottstown, PA 19464.

The improvements thereon are: Residential-Duplex.

Seized and taken in execution as the property of at the suit of **Del Mar Vista, L.L.C.** at the suit of Pottstown Borough Authority and Borough of Pottstown. Debt: \$2,404.56.

Diane M. Boehret, Attorney.

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

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

15-09858

ALL THAT CERTAIN unit designated as Unit No. 902 being a unit in Bethel Grant, a Condominium located at the intersection of Morris Road, North Wales and Bethel Road in **Worcester Township**, County of Montgomery and Commonwealth of Pennsylvania as designated in the Declaration of Condominium dated October 24, 1977, and recorded October 26, 1977, in the Office for the Recording of Deeds of Montgomery County in Deed Book 4251, Page 172, with Amendment to Declaration of Condominium of Bethel Grant dated March 5, 1982 and recorded March 12, 1982, in the Office aforesaid in Deed Book 4680, Page 1994, and also designated on the Declaration Plan dated May, 1975, and recorded in the office aforesaid in Condominium Plan Book No. 5, Page 32.

TOGETHER with a 0080% undivided interest in and to the Common Elements as fully set forth in the aforesaid Declaration of Condominium, as amended.

UNDER AND SUBJECT to all agreements, conditions and restrictions of record and the provisions, easements, covenants and provisions as contained in the above mentioned Declaration of Condominium and Declaration and Declaration Plan, as well as the Code of Regulations of Bethel Grant dated October 24, 1977 and recorded October 26, 1971, in the Office for the Recording of Deeds of Montgomery County in Deed Book 4251, Page 204, with First Amendment to Code of Regulations dated October 6, 1986, and recorded in the Office aforesaid in Deed Book 4816, Page 696.

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

BEING the same premises which Alvaro Hernandez and Celia Hernandez, by Deed dated 7/8/05 and recorded 7/25/05 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5563, Page 1524, granted and conveyed unto Gregory R. Reilley and Beth A. Reilley, in fee.

Parcel Number: 67-00-00582-07-1.

Location of property: 902 Cherry Circle, Lansdale, PA 19446.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Gregory R. Reilley and Beth A. Reilley** at the suit of JP Morgan Chase Bank, National Association. Debt: \$137,121.93.

Sarah K. McCaffery, Attorney.

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

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

15-10258

ALL THAT CERTAIN land situated in the State of Pennsylvania, County of Montgomery, City of Royersford, described, as follows:

ALL THAT CERTAIN lot or parcel of ground, with the buildings and improvements, hereditaments, and appurtenances, situate in **Limerick Township**, County of Montgomery and State of Pennsylvania bounded and described according to a final subdivision plan of the Herr Tract made for the Cutler Group, Inc. by J. Staats Brokaw Associates, Inc., Land Planners and Civil Engineers, Lebanon, N.J. dated 11/4/88, last revised 5/16/89 and recorded 8/25/89 as Plan No. A-51, Page 181 and 182, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Wisteria Drive (50 feet wide), said point being a corner of Lot No. 33 (as shown on said plan); thence from said point of beginning along Wisteria Drive North 44 degrees, 02 minutes, 04 seconds West, 80.00 feet to a point, said point being a corner of Lot No. 135 North 45 degrees, 57 minutes, 56 seconds East, 125.00 feet to a point, said point being a common corner of Lots 135, 139 and 140; thence extending along Lot No. 140 South 44 degrees, 02 minutes, 04 seconds East, 80.00 feet to a point, said point being a common corner of Lots No. 133, 140 and 141; thence extending along Lot No. 133 South 45 degrees, 57 minutes, 56 seconds West, 125.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 134 on above mentioned plan. APN #: 70005350126.

BEING the same premises which Richard G. Hoffman and Debra L. Hoffman, husband and wife, by Deed dated March 29, 2002 and recorded April 8, 2002 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5402, Page 1078, granted and conveyed unto John G. DiFrancesco and Carol Lynn DiFrancesco.

Parcel Number: 37-00-05350-12-6.

Location of property: 208 Wisteria Drive, Royersford, PA 19468.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **John G. DiFrancesco and Carol Lynn DiFrancesco** at the suit of Nationstar Mortgage, LLC. Debt: \$258,662.42.

Sarah K. McCaffery, Attorney.

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

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

15-12280

ALL THAT CERTAIN Units in the property known, named and identified as Chelbourne Plaza Condominium, located in **Cheltenham Township**, County of Montgomery, and State of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA. C.S. 3101 et seq. by the recording in the Montgomery County Recorder of Deeds Office, Department of Records of a Declaration dated July 18, 1988 and recorded on July 29, 1988 in Deed Book 4881, Page 817 and the By-Laws for said Condominium dated July 18, 1988 recorded July 29, 1988 in Deed Book 4881, Page 888, and First Amendment to Declaration of Condominium dated 2/25/1993 and recorded 3/9/1993 in Deed Book 5035, Page 1634 and the Declaration Plan dated July 18, 1988 and as recorded as part of said Declaration, being and designated as:

BEING Unit No. 214.

Together with a proportionate undivided interest in the Common Elements (as defined in such Declaration), as amended.

BEING the same premises which Ronald H. Roecker, by Deed dated 11/10/2003 and recorded 2/4/2004 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5493, Page 2289, granted and conveyed unto Eunice Nayoung Sin.

Parcel Number: 31-00-26564-02-7.

Location of property: 46 Township Line Road, Apt. 214, Elkins Park, PA 19027.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of at the suit of **Eunice Nayoung Sin** at the suit of Green Tree Servicing, LLC. Debt: \$24,604.15.

Gregory Javardian, Attorney. I.D. #55669

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

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

15-12919

ALL THAT CERTAIN lot or tract of land, situate in **Lower Pottsgrove Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a plan of lots known as Randy Run as laid out for Robert L. Gresh, Inc. by Ralph E. Shaner & Son Engineering Co. as of July 3, 1967 and revised December 14, 1971 and more fully described, as follows, to wit:

BEGINNING at the Southwesterly corner of Lot No. 60 said point being on the Easterly property line of Randy Run Drive (50 feet wide) and distant along the same from a point marking the Southeasterly property line intersection, as projected, of the aforesaid Randy Drive and another public road or street known as Doris Drive (50 feet wide), South 38 degrees, 40 minutes West, 360.00 feet; thence from said point of beginning continuing along the Southerly side of Lot No. 60, South 51 degrees, 20 minutes East, 200.00 feet to a corner on line of other lands of the grantor; thence along the latter lands South 38 degrees, 40 minutes West, 31.13 feet to a corner of Lot No. 62; thence along the latter, North 81 degrees, 20 minutes West, 207.74 feet to a corner on the Easterly property line of aforesaid Randy Drive and being a point of tangency; thence by a curve curving to the right having a radius of 150.00 feet an arc length of 78.54 feet to a point of curvature and continuing along said property line, North 38 degrees, 40 minutes East, 60.00 feet to a corner of Lot No. 60 and place of beginning.

BEING all of Lot No. 61 of a plan of lots known as Randy Run and containing 0.3941 acres of land.

TITLE TO SAID PREMISES VESTED IN Linda L. Moore by Deed from Christine A. Rivers dated January 18, 2004 and recorded on February 1, 2005 in the Montgomery County Recorder of Deeds in Book 5542, Page 742.

Parcel Number: 42-00-03981-92-7.

Location of property: 1204 Randy Drive, Pottstown, PA 19464.

The improvements thereon are: a residential dwelling.

Seized and taken in execution as the property of at the suit of **Linda L. Moore** at the suit of Wilmington Savings Fund Society, FSB, Not in its Individual Capacity, but Solely as Trustee for the PrimeStar-H Fund I Trust. Debt: \$279,715.57.
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.

15-13196

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected, situate partly in **Trappe Borough** and partly in Perkiomen Township, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a Subdivision Plan made for Hugh E. Gallagher by Meixner Civil Engineers and Surveyors dated 1/17/1983 and revised 3/25/1983 and recorded in Plan Book A-44 page 412, as follows, to wit:

BEGINNING at a point on the Northerly side of 7th Avenue (46.50 feet wide) said point of beginning being a corner of this lot and Lot No. 2 on the above mentioned plan; thence extending from said point and along the Northerly side of 7th Avenue South 72 degrees, 38 minutes, 30 seconds West, 58.76 feet to a point on the dividing line dividing the Township of Perkiomen and the Borough of Trappe; thence extending along the same and crossing the Northerly side of 7th Avenue South 47 degrees, 31 minutes, 34 seconds East, 33.06 feet to a point on the title line in the bed of 7th Avenue, thence extending from said point in the bed of 7th Avenue, the two (2) following courses and distances: (1) South 71 degrees, 52 minutes, 31 second West, 378.33 feet to a point; thence (2) South 42 degrees, 15 minutes, 43 seconds West, 33.50 feet to a point; thence extending from said point and recrossing the Northerly side of 7th Avenue, North 09 degrees 47 minutes 39 seconds East 63.04 feet to a point of corner in line of lands now or late of Benjamin Maliken; thence extending along the same North 46 degrees, 57 minutes, 07 seconds West, 320.14 feet to a point in line of lands now or late of Jonas Lehman, thence extending along the same the following two (2) courses and distances: (1) North 42 degrees, 24 minutes, 10 seconds East, 263.27 feet to a point; thence (2) North 47 degrees, 54 minutes, 18 seconds West, 203.78 feet to a point a corner in the line of lands now or late of Charles W. Sherlock, et al.; thence extending along same North 67 degrees, 26 minutes, 17 seconds East, 249.67 feet to a point of Lot No. 2 on the above mentioned plan; thence extending along the same South 31 degrees, 31 minutes, 33 seconds East, 633.86 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 on the above mentioned plan.

Parcel Number: 23-00-01057-00-9.

Location of property: 395 E. Seventh Avenue, Trappe, PA.

The improvements thereon are: Single-family residential dwelling.

Seized and taken in execution as the property of at the suit of **Donna Unger** at the suit of Perkiomen Valley School District. Debt: \$7,132.77.

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.

15-13702

ALL THAT CERTAIN lot or piece of land, situate in **New Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, according to a survey and plan thereof made by Oliver M. Mest, Registered Surveyor, as follows, to wit:

BEGINNING at a point in the center line of the public road leading from Pennsburg to Pottstown known as Traffic Route #663; thence along the same South thirty-two degrees, fifteen minutes West, eighty feet to a corner and still along said road by land now or late of Laverne Keyser North fifty-three degrees, West six hundred fifty-five feet to a corner in line of land now or late of Kermit Fries; thence along the same North forty-three degrees, forty-five minutes East, two hundred sixteen feet to a corner of land now or late of Leroy Mathias; thence along the same South forty-nine degrees, East six hundred twenty feet to the first mentioned point and place of beginning.

CONTAINING two acres and one hundred twelve perches of land.

BEING the same property conveyed to Peter Lockard and Linda Barlow Lockard, as Tenants by the Entirety who acquired title by virtue of a deed from Richard Fedyk, Power of Attorney for Josephine Fedyk, dated April 22, 2009, recorded June 12, 2009, at Deed Book 5733, Page 1200, Montgomery County, Pennsylvania records.

Parcel Number: 47-00-03740-00-2.

Location of property: 431 North Layfield Road a/k/a 431 Layfield Road, Perkiomenville, PA 18074.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of at the suit of **Peter A. Lockard, a/k/a Peter Lockard** at the suit of Wells Fargo Bank, N.A. Debt: \$211,823.59.

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.

15-13752

ALL THAT CERTAIN lot, situate in **Lower Providence Township**, County of Montgomery and State of Pennsylvania being known as Unit 8 of Building G on a certain plan known as The Eagle made by Yerkes Associates, Inc. Bryn Mawr, PA dated 7/15/1975 and last revised 2/18/1976 recorded in the Office for Recording of Deeds in Plan Book A-28, Page 51.

BEING the same property or a portion of the same property conveyed to Paul M. Esposito by Instrument dated March 30, 2006 from Coley O. Reynolds and Lisa Reynolds, his wife filed on April 12, 2006 in Book 5596 at Page 2824 in the Montgomery County records.

TITLE TO SAID PREMISES IS VESTED IN Paul M. Esposito and Erin E. Esposito, h/w, by Deed from Paul M. Esposito, a married person, spouse not in title, dated 06/16/2008, recorded 07/01/2008 in Book 5698, Page 1228.

Parcel Number: 43-00-01342-84-7.

Location of property: 1106 Bayless Place a/k/a 1106 Bayless Place, Building 9, Condominium G-8, Norristown, PA 19403-1437.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Paul M. Esposito and Erin E. Esposito** at the suit of Wells Fargo Bank, N.A. Debt: \$178,350.78.

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

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

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

15-15361

ALL THAT CERTAIN property consisting of the land and all the buildings and structures on the land, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Survey and Plan thereof made by William T. Muldrew, Civil Engineer, of Jenkintown, PA, on July 22, 1926, as follows, to wit:

SITUATE on the West side of Montgomery Avenue (50 feet wide), at the distance of 133.15 feet Southward of the South side of Ashbourne Road (41 feet wide).

CONTAINING in frontage or breadth, Southeastwardly, along the said side of Montgomery Avenue, 16.18 feet and extending of that width in length of depth, Southwestwardly, 59.65 feet on the North line thereof and 59.62 feet on the South line thereof.

Parcel Number: 31-00-19342-00-4.

Location of property: 7774 Montgomery Avenue, Cheltenham, PA.

The improvements thereon are: Commercial-Retail, Office, Apartments-Multi-use.

Seized and taken in execution as the property of at the suit of **BLR Associates, Ltd.** at the suit of School District of Cheltenham Township. Debt: \$5,322.77.

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.

15-21782

ALL THAT CERTAIN lot, piece or parcel of land, situate in the 9th Ward of **Pottstown Borough**, Montgomery County, Pennsylvania, bounded and described according to a survey made thereof by George F. Shaner, R.E., as follows, to wit:

BEGINNING at a point on the East side of Manatawny Street, at a corner of the lands about to be conveyed to Ernest W. Anderson at ux.; thence along said land North 75 degrees, 22 minutes East, a distance of 140 feet; thence North 22 degrees, 58 minutes West, a distance of 71.4 feet; thence North 39 degrees, 14 minutes West, 68.6 feet to lands of N. Jonkovski; thence along said land South 50 degrees, 46 minutes West, 140 feet to Manatawny Street; thence South 39 degrees, 14 minutes East, 48 feet to a point; thence still along Manatawny Street South 22 degrees, 58 minutes East, 51 feet, 4 inches to the point or place of beginning.

BEING the same premises which Russell Hartranft, John Russell Hartranft and Janet Hartranft, by Deed dated January 22, 1993, granted and conveyed to John Russell Hartranft and Janet Hartranft, his wife, which Deed was recorded in the Office of the Recorder of Deeds of Montgomery County on January 28, 1993 in Book 5032, Page 122 et seq.

TITLE TO SAID PREMISES IS VESTED IN John Russell Hartranft and Janet Hartranft, his wife, as Tenants by the Entireties by Deed from Russell Hartranft, widower and John Russell Hartranft and Janet Hartranft, his wife dated 01/22/1993 and recorded 01/28/1993 in Deed Book 5032, Page 122.

BY VIRTUE of John Hartranft a/k/a John Russell Hartranft's death on or about 04/29/2012, her ownership interest was automatically vested in the Surviving Tenant by The entirety. Janet Hartranft a/k/a Janet M. Hartranft died on 04/18/2013, leaving a will dated 05/26/11. Letters Testamentary were granted to Jennifer Lynn Hartranft a/k/a Jennifer L. Hartranft on 05/16/2013 in Sussex County, Delaware. Decedent's surviving devisee(s) are Jennifer Lynn Hartranft a/k/a Jennifer L. Hartranft and Tina Hartranft.

Parcel Number: 16-00-19928-00-9.

Location of property: 484 Manatawny Street, Pottstown, PA 19464-5171.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Jennifer Lynn Hartranft, in Her Capacity as Executrix and Devisee of The Estate of Janet Hartranft and Tina M. Hartranft, in Her Capacity as Devisee of The Estate of Janet Hartranft** at the suit of Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-OPT2, Asset Backed Certificates, Series 2006-OPT6. Debt: \$114,206.11.

Paul Cressman, Attorney. I.D. #318079

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

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

15-21850

ALL THAT CERTAIN tract or parcel of land, situate in **Lower Pottsgrove Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described in accordance with a Plan of Lots known as "Ringing Hill Gardens" laid out by Ralph E. Shaner and Son Engineering Company for Robert L. Gresh dated October 19, 1962 and last revised October 5, 1963 said Plan being recorded in the Office of the Recorder of Deeds of Montgomery County at Norristown, in Plan Book A-7, Page 105, as follows, to wit:

BEGINNING at the northwesterly corner Lot No. 57, said point being on the Easterly property line of North Adams Street (50 feet wide) and distant along the same from a point marking the center line intersection of Wendy Drive (50 feet wide) as projected with the Easterly property line of North Adams Street North 49 degrees, 30 minutes East, 185.06 feet; thence from said point of beginning continuing along the Easterly side of North Adams Street North 49 degrees, 30 minutes East, 100.00 feet to a corner Lot No. 55; thence along the same South 40 degrees, 40 minutes East, 208.54 feet to a corner on line lands R. C. Cemetery; thence along the same South 45 degrees, 31 minutes West, 100.26 feet to a corner Lot No. 57; thence along the same North 40 degrees, 30 minutes West, 215.80 feet to the place of beginning.

BEING the same premises which David Cantu and Madeline A. Cantu, by Deed dated 06/29/2007 and recorded 07/13/2007 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5655, Page 1342, granted and conveyed unto Norman R. Buchert and Jennifer L. Buchert.

Parcel Number: 42-00-00079-00-5.

Location of property: 1392 N. Adams Street a/k/a 1392 North Adams Street, Pottstown, PA 19464.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of at the suit of **Norman R. Buchert and Jennifer L. Buchert** at the suit of Federal National Mortgage Association. Debt: \$215,940.56.

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.

15-22056

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in **Rockledge Borough**, County of Montgomery and State of Pennsylvania, described according to a survey thereof made by William T. Muldrew, Esquire, Borough Surveyor of Jenkintown, PA, on the 11th day of October, A.D., 1934 and recorded at Norristown, County of Montgomery and State of Pennsylvania, in Plan Book No. ____ Page ____ Situate on the Northeast side of Loney Street (60 feet wide), as follows:

BEGINNING at a point 44.26 feet from the Southeast side of Church Road (50 feet wide); thence along the laid Northeast side of Loney Street, South 50 degrees, 15 minutes East, 35 feet to a point; thence extending North 30 degrees, 14 minutes East, 121.78 feet to a point; thence extending North 50 degrees, 15 minutes West, 36 feet to a point; thence extending South 39 degrees, 14 minutes West, 122.78 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN John C. Garlanger and Nancy V. Garlanger a/k/a Nancy V. Lumpe a/k/a Nancy Garlanger by Deed from Lawrence J. Montrella dated June 2, 1987 and recorded June 3, 1987 in Deed Book 4839, Page 1189.

Parcel Number: 18-00-01600-00-2.

Location of property: 109 Loney Street, Rockledge, PA 19046.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of at the suit of **John C. Garlanger and Nancy V. Garlanger a/k/a Nancy V. Lumpe a/k/a Nancy Garlanger** at the suit of LSF9 Master Participation Trust. Debt: \$162,620.02.

Jacob M. Otley, 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.

15-22880

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements to be erected thereon, situate in **Limerick Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Master Subdivision Plan entitled "Bradford Woods", Phase III-B only, drawn by Richard C. Mast Associates, P.C., Consulting Engineers, dated 3/9/1998, last revised 7/10/2000 and recorded in Plan Book A-59, Pages 343-346, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Devonshire Circle (50 feet wide), a corner of this and Lot No. 127 on said plan; thence extending from said point of beginning and along the Northwesterly side of Devonshire Circle, aforesaid, the 3 following courses and distances, viz: (1) South 07 degrees, 03 minutes, 23 seconds West, 12.65 feet to a point of curve therein; (2) along the arc of a circle curving to the right having a radius of 125.00 feet the arc distance of 160.84 feet to a point of tangent therein; and (3) South 80 degrees, 46 minutes, 45 seconds West, 28.82 feet to a point, a corner of Lot No. 130 on said plan; thence extending along the same, North 09 degrees, 13 minutes, 15 seconds West, 106.22 feet to a point, a corner of Lot No. 129 on said plan; thence extending along the same, North 03 degrees, 28 minutes, 37 seconds East, 38.83 feet to a point, a corner of Lot No. 127, aforesaid; thence extending along the same, South 82 degrees 56 minutes 37 seconds East 149.83 feet to the first mentioned point and place of beginning.

BEING Lot No. 126 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Steven John Roccio and Teresa Regina Dunn, by Deed from Heritage-Bradford Woods, L.P., a Pennsylvania Limited Partnership, dated 11/16/2002, recorded 12/10/2002 in Book 5388, Page 581.

Parcel Number: 37-00-00663-71-3.

Location of property: 10 Devonshire Circle, Schwenksville, PA 19473-2615.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Steven John Roccio a/k/a Steven J. Roccio and Teresa Regina Dunn a/k/a Teresa R. Dunn** at the suit of Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$158,582.90.

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

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

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

15-22912

ALL THOSE FOUR CERTAIN continuous lots or pieces of ground situate in **Horsham Township**, County of Montgomery, State of Pennsylvania and described according to the above mentioned plan as follows:

BEGINNING at a point in middle line of Summer Avenue (40 feet wide) at the distance of 480.77 feet Southwestward from the middle line of Cedar Avenue (40 feet wide) containing in front or breadth on the said middle line of Summer Avenue 80 feet (each lot being 20 feet in front) and extending together of that width in length or depth Northwestward between parallel lines at right angles to the said middle line of Summer Avenue 132.00 feet.

TITLE TO SAID PREMISES VESTED IN Nadia L. Newkirk and Ciara Newkirk and Shirley Hill, Joint Tenants With The Rights of Survivorship by Deed from Nadia L. Newkirk dated January 24, 2006 and recorded on February 3, 2006 in Deed Book 5589, Page 677.

Parcel Number: 36-00-10798-00-2.

Location of property: 228 Summer Avenue, Horsham, PA 19044.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Shirley Hill, Ciara Newkirk and Nadia L. Newkirk** at the suit of U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates Series 2006-EMX3. Debt: \$353,527.02.

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.

15-22984

PREMISES "A"

ALL THAT CERTAIN message and lot or piece of land, situate upon the Northwesterly side of the public road leading from the Borough of Royersford to U.S. Route No. 422 commonly known as Minro Road, in **Limerick Township**, County of Montgomery and Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point in the centerline of said public road at the distance of three hundred feet on a course South 42 degrees, 30 minutes West from a corner of lands of Laura B. Johnson, being a corner of this and other lands of the said Grantor of which this formed a part; thence by the other lands of the said Grantors, the 3 following courses and distances to wit: No. 47 degrees, 45 minutes West, two hundred feet to a point South 42 degrees, 30 minutes West, one hundred feet to a point and South 47 degrees, 45 minutes East, two hundred feet to a point in the centerline of the aforesaid public road; thence on the centerline of said public road, North 42 degrees, 30 minutes East, one hundred feet to the place of beginning.

PREMISES "B"

ALL THAT CERTAIN lot or tract of land, situate in **Limerick Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey by Earl R. Ewing, Registered Surveyor, dated August 21, 1961, as follows, to wit:

BEGINNING at an iron pin, the Northeast corner of lands of the Grantors and the Southern corner of the land herein conveyed; thence along land recently conveyed to Curtis Q. Miller and Betty L. Miller his wife, Grantors herein, North 47 degrees, 30 minutes West, three hundred twenty-six and twenty-four one-hundredths feet to a point still along lands of the Grantors herein and land of the Spring-Ford Country Club; thence along the lands of the said Spring-Ford Country Club, South 59 degrees, 03 minutes East three hundred thirty-two and ninety-eight one-hundredths feet to an iron pin, a corner of lands of the Grantees herein; thence by the same, South 2 degrees, 30 minutes West, sixty-six and sixty-seven one-hundredths feet to the place of beginning.

BEING the same premises which Wanda R. Ciabattani, Executrix, Estate of Augustine A. Ciabattani, Deceased, by Deed dated 03/30/2012 and recorded 4/2/2012 in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book 5831, Page 1455 granted and conveyed unto Drew M. Batman and Allison Batman.

Parcel Number: 37-00-04342-00-4.

Location of property: 241 Royersford Road, Royersford, PA 19468.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Drew M. Batman, Allison Batman a/k/a Allison M. Batman** at the suit of CU Members Mortgage, a Division of Colonial Savings, F.A. Debt: \$173,928.35.

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.

15-24171

ALL THAT CERTAIN brick dwelling No. 401 Walnut Street, in **Royersford Borough**, Montgomery County, Pennsylvania, being the Southwesterly one-half of a double brick dwelling and lot or piece of land thereunto belonging, situate upon the Northerly corner of Walnut Street and Fourth Avenue bounded and described, as follows, viz:

BEGINNING at the point of intersection of the curb lines of said street at the Northerly corner thereof, being sixteen and one-half feet from the centre line of Fourth Avenue; thence on the curb line of Walnut Street North forty-nine degrees, East thirty-four feet, four inches to a point; thence North forty-one degrees, West by a line running along through the centre of the middle or party wall dividing said double brick dwelling the distance of one hundred twenty-four and one-half feet to a stake; thence by lands of E. Sumner Brownback South forty-nine degrees, West thirty-four feet, four inches to a point in the curb line of Fourth Avenue; thence on the curb line of Fourth Avenue, South forty-one degrees, East one hundred and twenty-four and one-half feet to the place of beginning.

BEING the same premises which Ralph L. Linsinbigler and Barbara M., his wife, by Indenture bearing date the 16th day of February A.D. 1977 and recorded in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania, in Deed Book 4180, Page 114, granted and conveyed unto Christopher R. Collopy, in fee.

Grantees herein jointly and severally hereby assume and covenant to perform all the terms and conditions of the obligations set forth in that certain promissory note executed by Christopher R. Collopy and delivered Dennis F. Dempsey, III in the amount of \$27,850.00 dated February 16, 1977 and that certain Deed of trust securing said promissory note of even date therewith, upon the property conveyed in the Deed, which Deed of Trust is recorded in Deed Book 4180, Page 114 in the Montgomery County Register of Deeds Office, including, but not limited to, the obligation to repay the debt.

UNDER AND SUBJECT to a certain mortgage, as follows: Christopher R. Collopy to Bogley, Hartin, Mahoney & Lebling, Inc. dated 2/18/1977 and recorded 2/17/1977 in Mortgage Book, 4412, Page 225 and Assigned to Federal National Mortgage Association dated 2/22/1977 and recorded 3/16/1977 in Mortgage Book 4419, Page 586 in the amount of \$27,850.00 which has since been reduced to \$26,339.40.

TITLE TO SAID PREMISES IS VESTED IN Dennis F. Dempsey, III, by Deed from Christopher R. Collopy, dated 02/25/1981, recorded 02/27/1981 in Book 4608, Page 18.

Parcel Number: 19-00-04624-00-1, Map #19029 016.

Location of property: 401 Walnut Street, Royersford, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Lorraine Dempsey, in Her Capacity as Executrix of the Estate of Dennis F. Dempsey, III, Deceased, Dennis F. Dempsey, IV and Aaron D. Detwiler, in Their Capacities as Heirs-at-Law of Dennis F. Dempsey, III, Deceased** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$83,843.68 plus interest to sale date.

Jeniece D. Davis, Attorney. I.D. #208967

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.

15-24196

ALL THAT CERTAIN lot or piece of ground, with the buildings thereon erected, situate in **Abington Township**, County of Montgomery, and State of Pennsylvania described according to a survey and plan thereof made by George B. Mebus, Registered Engineer of Glenside, Pennsylvania, on the 21st day of November 1940, as follows, to wit:

SITUATE on the Northwestern side of Cedar Road at the distance of 216.49 feet Northeastwardly from the Northeastly side of Montgomery Avenue (50 feet wide).

CONTAINING in front or breadth on the said Northwestern side of Cedar Road 50 feet and extending of that width in length or depth Northwestwardly between parallel lines at right angle to the said Cedar Road 125 feet.

BEING Lot No. 423 on Plan of Fox Chase Manor recorded at Norristown, Pennsylvania, in Deed Book 953, Page 600 and House No. 818 Cedar Road.

BEING the same premises in which Frank J. Depalma, by his Attorney-in-Fact, Emylou R. Doehne and Rita E. Depalma by Deed dated August 4, 2000 and recorded September 25, 2000 in the Office of Recorder of Deeds in and for Montgomery County at Book Number 5332, Page 2481, conveyed unto Frank T. Cummings, Grantee herein.

Parcel Number: 30-00-07036-00-8.

Location of property: 818 Cedar Road, Jenkintown, PA 19046.

The improvements thereon are: Single family dwelling.

Seized and taken in execution as the property of **Frank T. Cummings, United States of America and The United States of America c/o The United States District Court for the Eastern District** at the suit of LSF9 Master Participation Trust. Debt: \$269,892.57.

Bradley J. Osborne, Attorney.

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

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

15-24213

ALL THAT CERTAIN tract or parcel of land, situate in **Lower Frederick Township**, Montgomery County and State of PA, bounded and described in accordance with a composite draft of several tracts to be conveyed to Alfred Paul and Hester Louise Zacharias, made by Ralph E. Shaner & Son, Engineering Company dated 1/15/1973, as follows, to wit:

BEGINNING at the Southwesterly corner lands now or late of Daniel Pellechio, said corner being on the Northerly side of Mary Jane Drive (50 feet wide) an distance along the same from a point marking the Northwesterly property line intersection, as projected, of the aforesaid Mary Jane Drive and another given road or street known as Perkiomen Avenue (50 feet wide) South 62 degrees, 46 minutes West, 100 feet; thence from said point of beginning continuing along the Northerly side of Mary Jane Drive South 62 degrees, 46 minutes West, 100 feet to a corner of lands now or late of Ralph P. and Barbara Jean Hill; thence along the same North 27 degrees, 14 minutes West, 233.60 feet to a corner on line of rear lands now or late of William James; thence along the latter lands and on the Southerly side of an existing 10 feet wide private driveway easement of North 61 degrees, 54 minutes East, 73.01 feet to a corner of lands now or late of Louis Heintz; thence along the same South 5 degrees, 29 minutes East, 31.75 feet and South 27 degrees, 41 minutes East, 8 feet to a corner of lands now or late of Daniel Pellechio; thence along the latter lands, South 27 degrees, 14 minutes East, 200 feet to a corner and place of beginning.

BEING the same premises which Greg Barndt and Lisa Kreglow a/k/a Lisa Barndt, husband and wife, by Indenture bearing date 4/21/1998 and recorded 4/10/1998 in the Office of the Recorder of Deeds, in and for the County of Montgomery in-Deed Book 5222, Page 2349 etc., granted and conveyed unto Greg N. Barndt, in fee.

TITLE TO SAID PREMISES IS VESTED IN Amy Fisher and Anthony Jonello, by Deed from Greg N. Barndt, dated 11/22/2004, recorded 12/06/2004 in Book 5535, Page 1599.

Parcel Number: 38-00-01501-00-9, Map #38015 096.

Location of property: 3 Mary Jane Street a/k/a 3 Mary Jane Road, Schwenksville, PA 19473.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Amy Fisher and Anthony Jonello** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$145,685.22 plus interest to sale date.

Heather Riloff, Attorney.

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

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

15-24487

ALL THAT CERTAIN lot or piece of ground, situate in **Lansdale Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to the Proposed Subdivision Plan made for Pennbrook Homes, Section 5, by David Meixner, Registered Professional Engineer, dated July 30, 1963, and last revised August 5, 1966, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Cherry Street (fifty-two feet wide) the four following courses and distances from a point of curve on the Southwesterly side of Clay Avenue (fifty feet wide): (1) leaving said side of Clay Avenue on the arc of a circle curving to the left having a radius of twenty feet the arc distance of thirty-one and forty-two one-hundredths feet to a point of tangent on the Southwesterly side of Pennbrook Avenue (fifty feet wide); (2) South forty-two degrees, thirty-one minutes West along the said side of Pennbrook Avenue three hundred and sixty feet to a point on the Southerly Terminus of Cherry Street as shown on the above mentioned plan; (3) South eighty-four degrees, twenty-two minutes West along said Southerly Terminus of Cherry Street, forty-one and sixty-two one-hundredths feet to a point on the said Southwesterly side of Cherry Street; and (4) North five degrees, thirty-eight minutes West along said side of Cherry Street one hundred and fifty and thirty-seven one-hundredths feet.

CONTAINING in front or breadth Northwestwardly on said side of Cherry Street thirty-seven and fifty one-hundredths feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to said side of Cherry Street, the Northwesterly line passing through the middle of the party wall of the premises erected on this lot and the premises erected on the lot adjoining to the Northwest one hundred and twenty-three and fifty-two one-hundredths feet to land of the Reading Company.

BEING Lot No. 28 on the above mentioned plan.

TITLE TO SAID PREMISES IS VESTED IN Janice L. Brown, by Deed from Earl S. Seeker, dated 12/11/2009, recorded 12/14/2009 in Book 5753, Page 02118.

Janie L. Brown, Sole Owner, departed this life on or around 02/07/2014., vesting interest of property to heirs, Rodney H. Simkins and Rosalie Hamilton and Unknown Heirs, Successors and Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Janice L. Brown, deceased.

Parcel Number: 11-00-01800-00-7.

Location of property: 844 Cherry Street, Lansdale, PA 19446-3910.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Rodney H. Simpkins, in His Capacity as Administrator and Heir of The Estate of Janice L. Brown, Rosalie Hamilton, in Her Capacity as Heir of The Estate of Janice L. Brown and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Janice L. Brown, Deceased** at the suit of Wells Fargo Bank, N.A. Debt: \$194,401.35.

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

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

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

15-25787

ALL THAT CERTAIN unit in the property known, named and identified' as 'Lafayette Greene' located in **Whitemarsh Township**, Montgomery County, Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act 68 PA C.S. 3101 by the recording in Montgomery County Recorder of Deeds Office of a Declaration of Condominium dated November 26, 1984 and recorded November 29, 1984 in Deed Book 4753, Page 1700 being designated as Unit C-52 together with a proportionate undivided in the Common Elements as defined in such Declaration of .83%.

BEING the same premises which Mario Paul Pary and Ana Maria Pary, by Deed dated 6/17/2004 and recorded 7/9/2004 in the Office of the Recorder of Deeds in and or Montgomery County in Deed Book 5516, Page 1402, granted and conveyed unto Thomas Stokes.

Parcel Number: 65-00-09977-96-5.

Location of property: 250 Ridge Pike, Unit 52-C, Lafayette Hill, PA 19444.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Thomas Stokes** at the suit of Green Tree Servicing, LLC. Debt: \$87,084.38.

Gregory Javardian, Attorney. I.D. #55669

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

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

15-25860

ALL THAT CERTAIN property, situated in **Hatboro Borough**, in the County of Montgomery and Commonwealth of Pennsylvania, being more fully described in a Deed dated 07129/1996, and recorded 08/02/1996, among the land records of the County and Commonwealth set forth above, in the Deed Volume 5156 and Page 778.

BEING the same premises which Jane E. Allen, widow, by Deed dated July 29, 1996, and recorded August 2, 1996, in the Office of the Recorder of Deeds in and for the County of Montgomery, Deed Book 5156, Page 778, granted and conveyed unto Brian Spicer and Sandra Spicer, in fee.

Parcel Number: 08-00-03896-00-2.

Location of property: 220 East Montgomery Avenue, Hatboro, PA 19040.

The improvements thereon are: A dwelling.

Seized and taken in execution as the property of **Brian Spicer and Sandra Spicer** at the suit of LSF8 Master Participation Trust. Debt: \$270,688.73.

Keri P. Ebeck, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$3,500. 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.

15-26486

ALL THAT CERTAIN lot or parcel of land known as Lot #33 of Woodgate II Development, situate in **Lower Pottsgrove Township**, Montgomery County, Pennsylvania, as shown on a Subdivision Plan of Woodgate II, prepared by Serdy, Bursich and Huth, Inc., of Pottstown, PA, drawing #005 - x- 0190 dated May 14, 1974, last revised November 30, 1977 said lot being more fully bounded and described, as follows:

BEGINNING at a point in the Westerly side of Sommerset Drive (50 feet wide) and a corner of Lot #34 said point being situate the two following courses and distances from the intersection of the center line of Sommerset Drive with the center line of Woodmere Drive (50 feet wide): (1) South 02 degrees, 00 minutes, 00 seconds East, 205 feet; (2) South 88 degrees, 00 minutes, 00 seconds East, 25 feet; thence from said point of beginning and extending along the Westerly side of Sommerset Drive the two following courses and distances: (1) South 02 degrees, 00 minutes, 00 seconds East, 51 feet; (2) along a curve concave Westerly having a radius of 125 feet and an arc distance of 40 feet to a corner of Lot #42; thence along the same North 87 degrees, 43 minutes, 41 seconds West, 265.44 feet to a corner of Lot #36; thence along the same North 17 degrees, 00 minutes, 04 seconds East, 74.73 feet to a corner of Lot #35; thence along the same and also along Lot #34 North 88 degrees, 00 minutes, 00 seconds East, 246.72 feet to the first mentioned point and place of beginning.

CONTAINING 20,952 square feet of land, be the same more or less.

BEING Lot #33 Woodgate II Development, Lower Pottsgrove Township, Montgomery County, Pennsylvania.

BEING the same premises which Franklin M. Staurowsky, Jr. and Donna M. Staurowsky formerly Donna M. Barainyak, by Deed dated 4/25/1994 and recorded 5/5/1994 in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book 5076, Page 1813 granted and conveyed unto Franklin M. Staurowsky, Jr. and Donna M. Staurowsky, husband and wife.

Parcel Number: 42-00-04625-36-4.

Location of property: 3063 Duckworth Court a/k/a 3063 Duckworth Drive, Pottstown, PA 19464.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Donna M. Staurowsky and Franklin M. Staurowsky, Jr.** at the suit of PNC Bank, National Association Successor in Interest to National City Real Estate Services, LLC, Successor by Merger to National City Mortgage, Inc., Formerly Known as National City Mortgage Company. Debt: \$66,213.84.

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.

15-26703

ALL THAT CERTAIN unit in the property known, named and identified as Havorford Walk Condominium, a Condominium located in **Lower Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, which has heretofore been submitted to the Provisions of the Uniform Condominium Act, 68 PA C.S. 3101, et seq., by the recording in the Montgomery County Recorder of Deeds Office of a Declaration dated 4/19/1995 and recorded 5/19/1995 in Deed Book 5112, Page 2255 and First Amendment and Restated Condominium Agreement in Deed Book 5162, Page 1711 being and designated Unit No. 6, together with the proportionate undivided interest in the Common Elements (as defined in such Declaration).

TITLE TO SAID PREMISES IS VESTED IN Stuart Dessner, as sole-owner by Deed from Eugene M. Smolens, by his attorney in fact, Thomas P. Muldoon, Jr. by power of attorney recorded herewith dated 07/31/2014 recorded 08/04/2014 in Deed Book 5922, Page 1865.

Parcel Number: 40-00-30744-11-3.

Location of property: 415 West Lancaster Avenue, Unit #6, Haverford, PA 19041.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Stuart Dessner** at the suit of Eugene M. Smolens. Debt: \$445,925.48. **Elizabeth L. Wassall**, Attorney. I.D. #77788

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

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

15-26712

ALL THAT CERTAIN two (2) tracts or parcels of land and premises, situate, lying and being in **West Pottsgrove Township**, in the County of Montgomery and Commonwealth of Pennsylvania, more particularly described, as follows:

BEGINNING at a stake the Southwest corner of Race and Linden Streets; thence along said Linden Street West 140 feet to a 20 feet wide alley; thence by said alley South 60 feet to a corner of this and Lot No. 133; thence along said Lot No. 133 East, 140 feet to Race Street; thence along said Race Street, North 60 feet to the place of beginning.

BEING Lots Nos. 134 and 135 in Samuel Hartline's plan of Town Lots.

TITLE TO SAID PREMISE IS VESTED IN Mary Ann Cooney, by Deed from Patrick and Timothy Cooney dated May 14, 1996 and recorded August 12, 1966 in Deed Book 5157, Page 01531. The said Mary Ann Cooney died on May 7, 2015 thereby vesting title in Christopher Heidenreich, William Heidenreich, Michael Heidenreich, and Unknown Surviving Heirs of Mary Ann Cooney.

Parcel Number: 64-00-04147-00-1.

Location of property: 637 East Race Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Christopher Heidenreich, Known Surviving Heir of Mary Ann Cooney, Unknown Surviving Heirs of Mary Ann Cooney, William Heidenreich, Known Surviving Heir of Mary Ann Cooney and Michael Heidenreich, Known Surviving Heir of Mary Ann Cooney** at the suit of CIT Bank, N.A. Debt: \$146,872.68.

Joseph F. Riga, Attorney.

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

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

15-26919

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Merion Township**, with the messuage or tenement thereon erected, (being the larger part, of Lot Numbered, 212 on a Certain Plan of Lots surveyed and laid out by J. Streeper, August 28, 1890 for The Estate of Davis Jones, Deceased).

SITUATE on the Northeasterly side of Price Street (40 feet wide), at the distance of 188 feet, 10 1/4 inches Southeastwardly from the Southeasterly side of Jefferson Street (40 feet wide), in West Manayunk, in the Township of Lower Merion, County of Montgomery.

CONTAINING in front or breadth on the said Northeasterly side of Price Street, 25 feet and extending in length or depth Northeastwardly of that width between parallel lines at right angles to said Price Street 100 feet.

TITLE TO SAID PREMISES IS VESTED IN Veronica McGrath, by Deed from David Alan Kreppel and Shirley C. Kreppel, h/w, dated 02/28/1996, recorded 03/08/1996 in Book 5142, Page 57.

Parcel Number: 40-00-47684-00-3.

Location of property: 99 Price Street, Bala Cynwyd, PA 19004-1832.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Veronica McGrath, Deceased** at the suit of Wells Fargo Bank, N.A. Debt: \$158,237.75.

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

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

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

15-28112

ALL THAT CERTAIN lot or piece of ground, with the building thereon erected, situate in **Whitemarsh Township**, County of Montgomery and State of Pennsylvania, more particularly described, as follows:

BEGINNING at a point on the Westerly side of Ridge Pike at the distance of 191.6 feet from the Southerly side of Harts Lane (formerly Spring Mill Road); thence along the said Westerly side of Ridge Pike South 22 degrees, 47 minutes East, 36.94 feet to a point; thence South 68 degrees, 18 minutes West, 100.5 feet to a point; thence South 67 degrees, 15 minutes West, 65.89 feet to a point; thence North 22 degrees, 0 minutes West 26 feet; thence North 67 degrees, 54 minute East, 165.89 feet to the point and place of beginning.

BEING the same premises which Thomas E. Peuser and Lisa Peuser, husband and wife by Deed dated 7-8-93 and recorded 7-21-93 in Montgomery County in Deed Book 5048, Page 54 conveyed unto Nicholas H. Putsch and Jennifer A. Swiggard, in fee.

TITLE TO SAID PREMISES IS VESTED IN Nicholas Putsch and Jennifer Putsch h/w, by Deed from Nicholas H. Putsch and Jennifer A. Swiggard, n/k/a, Jennifer A. Putsch, dated 01/22/2002, recorded 03/15/2002 in Book 5399, Page 2431.

Parcel Number: 65-00-09853-00-9, Map #65040 009.

Location of property: 666 Ridge Pike, Lafayette Hill, PA 19444.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Jennifer Putsch and Nicholas Putsch** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$147,031.51 plus interest to sale date.

Heather Riloff, Attorney.

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

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

15-28456

ALL THAT CERTAIN lot or piece of ground, with the two story brick message or tenement thereon erected, and described according to a survey made thereof by William T. Muldrew, Civil Engineer, of Jenkintown, Pennsylvania on the Third Day of May, A.D. 1922, as follows, to wit:

SITUATE on the Southwest side of New Street (forty feet wide) in the Village of Wyndmoor, in **Springfield Township**, County of Montgomery and State of Pennsylvania.

COMMENCING on the said side of New Street a distance of one hundred fifty-five feet and eighty-four one-hundredths feet Southeastwardly from the Southeast side of Pleasant Street (forty feet wide); thence extending along the said side of New Street South fifty degrees, five minutes, thirty seconds East, thirteen and eighty-nine one-hundredths feet; thence South thirty-nine degrees, fifty-four minutes, thirty seconds West, ninety feet to a street or lane of the width of twenty-five feet; thence along the same North fifty degrees, five minutes, thirty seconds West, fourteen and sixty one-hundredths feet; thence North thirty-nine degrees, fifty-four minutes and thirty seconds East, twenty-eight and three one-hundredths feet to a point in the rear wall of the building hereinafter mentioned and that adjoining the same to the Northwestward thereof; thence North forty degrees, forty-eight minutes East and passing through the party wall between the said two buildings forty-five and forty one-hundredths feet to a point in the line of the front wall of the said two buildings; thence North thirty-nine degrees, fifty-four minutes, thirty seconds East, sixteen and fifty-eight one-hundredths feet to the Southwest side of the said- New Street and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Alfred F. Curcio single man, by Deed from Alfred F. Curcio, also known as Alfred J. Curcio and Elizabeth J. Curcio, dated 09/21/2006, recorded 10/27/2006 in Book 5621, Page 2293.

Parcel Number: 52-00-12226-00-7, Map #52028 031.

Location of property: 7822 New Street, Wyndmoor, PA 19038.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Alfred F. Curcio a/k/a Alfred J. Curcio** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$180,914.07 plus interest to sale date.

Martha E. Von Rosenstiel, Attorney.

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

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

15-28616

ALL THAT CERTAIN brick message and two tracts of land, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania bounded and described, as follows:

TRACT NO. 1: BEING a part of Lot No. 29 in a plan of lots sold February 3, 1953 by Thomas P. Knox.

BEGINNING at a stake on the Northwest side of Franklin Avenue (now known as Haws Avenue) (laid out 60.00 feet wide) at the distance of 130.00 feet Northeastwardly from Lafayette Street.

CONTAINING in frontage on said Haws Avenue 10.00 feet and extending of that width Northwestwardly between parallel lines 150.00 feet to an alley.

TRACT NO. 2: BEING Lot No. 28 in the plan aforesaid.

BEGINNING at a stake on the Northwest side of Franklin Avenue (now known as Haws Avenue) (laid out 60.00 feet wide), at the distance of 140.00 feet Northeastwardly from Lafayette Street, a corner of this and Tract No. 1.

CONTAINING in frontage or breadth on said Haws Avenue 20.00 feet and extending of that width between parallel lines to Lafayette Street, Northwestwardly 150.00 feet to an alley.

BEING the same premises which Frederick Glick and James A. Garrison by Deed dated 10/19/92 recorded 10/21/92 in Montgomery County in Book 5022, Page 737 then granted and conveyed to Leroy Patterson and Charmaine Thompson, in fee.

Parcel Number: 13-00-16352-00-6.

Location of property: 213 Haws Avenue, Norristown, PA 19401.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Leroy Patterson and Charmaine Patterson** at the suit of HMC Assets, LLC. Debt: \$227,857.36.

Michael J. Shavel, Attorney. I.D. #60554

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$22,785.74 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.

15-28667

ALL THAT CERTAIN lot or piece of land, with one dwelling erected thereon, situate in **Norristown Borough**, County of Montgomery and State of Pennsylvania, designated as 330 Buttonwood Street, described, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Buttonwood Street at the distance of 120.69 feet Southwestwardly from the Southwesterly side of Main Street; thence along the Southwesterly side of a 4 foot wide alley running at right angles to said Buttonwood Street, South 47 degrees, 20 minutes East, 80 feet to a point; thence along the Northwesterly side of another 4 foot wide alley South 42 degrees, 40 minutes West, 15.30 feet to a point a corner of this and land of Pasquale Bondi and Frances C. Bondi, his wife; thence along the land of the said Bondi North 47 degrees, 20 minutes East, the line for a portion of the distance passing through middle of a partition wall between this and the adjoining premises the distance of 80 feet to a point on the Southeasterly side of Buttonwood Street aforesaid; thence along said side of Buttonwood Street North 42 degrees, 40 minutes East, 15.30 feet to the place of beginning.

TITLE TO SAID PREMISES VESTED IN Diahann Irby, a married woman by Deed from Diahann Irby and Eric Irby husband and wife dated August 13, 2008 and recorded on September 5, 2008 in the Montgomery County Recorder of Deeds in Book 5706, Page 1759.

Parcel Number: 13-00-05232-00-2.

Location of property: 330 Buttonwood Street, Norristown, PA 19401.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Diahann Irby and Eric Irby** at the suit of Nationstar Mortgage, LLC. Debt: \$90,699.49.

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 \$3,520. 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.

15-29175

ALL THAT CERTAIN lot or piece of ground, situate in **Perkiomen Township**, Montgomery County, Commonwealth of Pennsylvania, described according to a plan made of the Maple Hill Development and, recorded in the Montgomery County Courthouse in Plan Book Volume A-23, Page 87 on January 3, 1975, more fully bounded and described, as follows:

BEGINNING at a point, the Southwesterly corner of Lot No. 54, being measured North 64 degrees, 38 minutes, 44 seconds West, 148.60 feet from the intersection of the center lines of Salem Road and Lexington Road (both 50 feet wide); thence from the point of beginning North 6 degrees, 43 minutes, 01 second West, 69.88 feet (the depth of lot) to a point; thence extending North 83 degrees, 16 minutes, 59 seconds East, 25.17 feet to a point (the breadth or front of the lot); thence along land of Lot No. 165 and through the party wall (the depth of the lot) the five following courses and distances: (1) South 6 degrees, 43 minutes, 01 second East, 10.45 feet to a point (the front of the unit); (2) South 6 degrees, 43 minutes, 01 second East, 34.43 feet to a point; (3) South 83 degrees, 16 minutes, 59 seconds West, 0.11 feet to a point; (4) South 6 degrees, 43 minutes, 01 second East, 8.00 feet to a point (the back of the unit); (5) South 6 degrees, 43 minutes, 01 second East, 17.00 feet to a point; thence extending South 83 degrees, 16 minutes, 59 seconds West, 25.00 feet to a point (the breadth of back or the lot) and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Jeffrey Besnick, by Deed from Lynne M. Custer, dated 10/24/2005, recorded 11/28/2005 in Book 5580, Page 1920.

Parcel Number: 48-00-01417-81-2.

Location of property: 198 Lexington Road, Schwenksville, PA 19473-1203.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Aliscia A. Miller a/k/a Aliscia Miller** at the suit of Wells Fargo Bank, N.A. Debt: \$145,292.70.

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

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

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

15-29731

ALL THAT CERTAIN lot or piece of land, with the new story building thereon erected, hereditaments and appurtenances, situate in the Village of Abington and **Abington Township**, being bounded and described according to a survey thereof made by William T. Muldrew, Civil Engineer dated April 8, 1921, as follows, to wit:

BEGINNING at a point in the center of Old York Road at the distance of 59.45 feet Northeast of the intersection of the center line of Old York Road with the Northeasterly side of Susquehanna Road (33 feet wide); thence on a line between this and the property of Cecelia Gottlieb and passing through the center of a party wall between this and the adjoining building, North 51 degrees, 19 minutes West, 83.44 feet crossing the bed of a 10 feet wide alley in the rear of this property, which alley, however is by agreement of the parties to be hereafter closed; thence along the Westerly line thereof, North 38 degrees, 50 minutes East, 24.11 feet more or less, to a corner in line of land of Frank D. Clifford and Viola, his wife; thence along same South 56 degrees, 48 minutes, 30 seconds East, 76.53 feet to a corner in the center line of Old York Road; thence along the said center line of Old York Road, South 25 degrees, 36 minutes West, 31.77 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN William J. Broderick and Maureen Broderick, husband and wife, as Tenants by the Entireties by Deed from Don Walter Kannangara and Yogeswary Kannangara, husband and wife dated 08/10/2001 recorded 08/20/2001 in Deed Book 5372, Page 0282.

Parcel Number: 30-00-49360-00-2.

Location of property: 1106 Old York Road, Abington, PA 19001.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Maureen Broderick a/k/a Maureen C. Broderick, William Broderick a/k/a William J. Broderick and United States of America** at the suit of HSBC Bank USA, N.A., as Indenture Trustee for the Registered Noteholders of Renaissance Home Equity Loan Trust 2006-2. Debt: \$170,752.71.

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.

15-30253

ALL THAT CERTAIN unit in the property known, named and identified in the Declaration Plan referred to below as Green Willow Run, located in **Upper Moreland Township**, in the County of Montgomery, in Pennsylvania, which has heretofore been submitted to the Provisions of the Unit Property Act of Pennsylvania, Act of July 3, 1963, PL 196 by the recording in the Office of the Recording of Deeds of Montgomery County, Declaration dated August 1, 1979, and recorded on August 2, 1979, in Deed Book 4437, Page 310, and Declaration Plan dated May 9, 1979, last revised July 16, 1979, and recorded on August 2, 1979, in Condominium Plan Book 6, Page 52 and 53, and a Code of Regulations dated August 1, 1979, and recorded August 2, 1979, in Deed Book 4437, Page 332, being and designated on Declaration Plan as Unit 10-E, as more fully described in such Declaration Plan and Declaration, together with a proportionate undivided interest in the common elements (as defined in such Declaration) of 1.35 17%.

BEING the same premises which Valton A. Lamb by Deed dated February 24, 2006 and recorded March 6, 2006 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book DE 05592, Page 1097, granted and conveyed unto Michael Lamb.

Parcel Number: 59-00-19898-91-4.

Location of property: 515 North York Road, Unit 10B, Willow Grove, PA 19090.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Michael Lamb** at the suit of U.S. Bank National Association, as Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-5 c/o Ocwen Loan Servicing, LLC. Debt: \$84,844.84.

Jessica N. Manis, Attorney.

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

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

15-30933

ALL THAT CERTAIN lot or piece of land, with the buildings and improvements thereon erected, situate in **Plymouth Township**, County of Montgomery and State of Pennsylvania, being Lot #45 on a revised Plan of Lots of Country Club Terrace, recorded at Norristown, recorded in Deed Book 1963, Page 601 and bounded and described in accordance therewith, as follows, to wit:

BEGINNING at a point on the Southwest side of Terrace Road, 50 feet wide, a corner of Lot #44 on said plan; thence along Lot #44 South 38 degrees, 58 minutes, 20 seconds West, 139.60 feet to a point in line of Lot #53; thence extending along Lot #53, North 60 degrees 58 minutes, 13 seconds West, 76.14 feet to a point a corner of Lot #46; thence extending along Lot #46, North 38 degrees, 58 minutes, 20 seconds East, 152.74 feet to a point on the Southwest side of Terrace Road aforesaid; and thence extending along the Southwest side of Terrace Road, South 51 degrees, 01 minutes, 40 seconds East, 75 feet to the place of beginning.

BEING Lot No. 45 Terrace Road.

BEING known as 11 Terrace Road: Block 12 G, Unit 30.

TITLE TO SAID PREMISES IS VESTED IN Robert L. Meszaros and Helene G. Meszaros, his wife, by Deed from Alice M. Cronin, widow, dated 06/12/1974, recorded 06/17/1974 in Book 3950, Page 352.

Parcel Number: 49-00-11887-00-7.

Location of property: 11 Terrace Road, Plymouth Meeting, PA 19462-2617.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Robert L. Meszaros and Helena G. Meszaros** at the suit of Wells Fargo Bank, N.A., s/b/m Wells Fargo Home Mortgage, Inc. Debt: \$26,808.05.

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

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

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

15-31559

ALL THAT CERTAIN house, situate in **Pottstown Borough**, Montgomery County, Pennsylvania, in the 8th Ward, bounded, limited and described, as follows, to wit in accordance with a survey made by George F. Shaner, dated May 17, 1951.

BEGINNING at a point on the East side of Charlotte Street (50 feet wide) distant from the Northeast property line intersection of Charlotte Street and East Street (50 feet wide) at a corner of other lands now or late of J. Elmer Porter; thence along said land South 50 degrees, 29 minutes East, 140 feet to a corner on the Westerly side of a 20 feet wide alley; thence along the same North 39 degrees, 31 minutes East, 21.54 feet to a point a corner of other lands now or late of J. Elmer Porter; thence along the same North 50 degrees, 16 minutes, 30 seconds West, 140 feet, said course and distance passing thru the middle of a joint partition wall to a corner on the Easterly side of the aforesaid Charlotte Street; thence along the same South 39 degrees, 31 minutes West, 22.05 feet to the point and place of beginning.

BEING the same premises that Michael J. Heimbach and Kandy M. Heimbach, his wife, by Deed dated October 26, 1953, and recorded November 2, 1983, in the Office of the Recorder of Deeds of Montgomery County, Pennsylvania, in Book 4721, Page 2394, granted and conveyed unto Lena A. Lupacchini, in fee.

TITLE TO SAID PREMISES IS VESTED IN Larry L. Bender and Carol A. Bender, h/w, as Tenants by the Entirety, by Deed from Lena A. Winegar, f/k/a, Lena A. Lupacchini, dated 07/28/2006, recorded 08/16/2006 in Book 5612, Page 1796.

Parcel Number: 16-00-03552-00-5.

Location of property: 608 North Charlotte Street, Pottstown, PA 19464-4605.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Carol A. Bender a/k/a Carol Bender and Larry L. Bender a/k/a Larry Bender** at the suit of Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association. Debt: \$88,457.16.

Lauren L. Schuler, Attorney. I.D. #321536

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

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

15-31758

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

BEGINNING at a stake on the South side of May Street 210 feet from the Southwest corner of Washington and May Streets, a corner of this and Lot #29 in a plan, of lots laid out by Alice M. Engle; thence Southwardly along said Lot #29, 138 feet, 8 inches to a corner; thence Westwardly and parallel to said May Street 30 feet to Lot #31; thence by the same Northwardly 138 feet, 4 inches to said May Street; thence by the same Eastwardly 30 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Robert B. Rhoads and Joan A. Rhoads by Deed from William N. Richards and Glenna E. Richards, dated September 28, 1967 and recorded September 29, 1967 in Deed Book 3486, Page 837. The said Robert B. Rhoads died on May 15, 1995 thereby vesting title in Joan A. Rhoads. The said Joan A. Rhoads died on June 28, 2015 thereby vesting title in Unknown Surviving Heirs of Joan A. Rhoads and David Rhoads.

Parcel Number: 16-00-20844-00-2.

Location of property: 418 May Street, Pottstown, PA 19464.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Unknown Surviving Heirs of Joan A. Rhoads, David Rhoads, Known Surviving Heir of Joan A. Rhoads** at the suit of CIT Bank, N.A. Debt: \$88,363.14.

Joseph F. Riga, Attorney.

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

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

15-31774

ALL THAT CERTAIN unit, designated as Unit No. 15-D, being a unit in Cheltenham Village of Towamencin Condominium, situate in **Towamencin Township**, County of Montgomery and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of Chatham Village of Towamencin Condominium, including the plan attached thereto as an exhibit, being dated the 15th day of June, A.D., 1981 and recorded in the Office for the recording of Deeds, in and for the County of Montgomery at Norristown, Pennsylvania on the 22nd day of June, 1981 in Deed Book 4634, Page 170, etc.

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

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

TITLE TO SAID PREMISES IS VESTED IN Ann Marie Kline, as sole owner by Deed from The Estate of Jane Croak-Kruse by its Executor, Charles Kline, and Charles Kline and David Straka as Direct Devises Under Will #46-04-2053 in Montgomery County dated 10/13/2005 recorded 11/28/2005 in Deed Book 05580, Page 2046.

Parcel Number: 53-00-05754-29-5.

Location of property: 160 Oberlin Terrace #15-D, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Charles Kline, Co-Personal Representative of The Estate of Ann Marie Kline, James Kline, Jr., Co-Personal Representative of The Estate of Ann Marie Kline, Estate of Ann Marie Kline and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Ann Marie Kline** at the suit of Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-M2. Debt: \$86,860.23.

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

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

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

15-31894

ALL THAT CERTAIN lot or piece of ground, together with the buildings and improvements thereon erected, situate on **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania being the greater portion of Lot No. 6 and a smaller portion of Lots Nos. 2, 3, 4 and 5 as shown on plan of property at Melrose Park, Section 2, made for Stratford Development Company, by George B. Mebus, Registered Professional Engineer, dated February 6, 1952 and recorded April 2, 1953 in the Office for the Recorder of Deeds at Norristown, Pennsylvania in Deed Book 2340, Page 601 and being more fully bounded and described according to a Plan of Lots 4, 5, and 6 on plan of Stratford Development Company, made for Jules Segal by George B. Mebus, Registered Professional Engineer, dated September 2, 1954, as follows, to wit:

BEGINNING at a point on the Southeastly side of Lycoming Avenue (50 feet wide) at the arc distance of 32.13 feet measured in a Northeastly direction along the Southeastly side of Lycoming Avenue on the arc of a curve deflecting to the left having a radius of 1025 feet a point of curve in the Southeastly side of Lycoming Avenue, said point of curve being at the distance of 87.87 feet measured North 54 degrees, 20 minutes East along the Southeastly side of Lycoming Avenue from its intersection with the Northeastly side of Lenape Avenue (formerly Towanda Avenue) (50 feet wide) (both lines produced); thence from the point of beginning an extending in a Northeastly direction along the Southeastly side of Lycoming Avenue on the arc of a curve deflecting to the left having a radius of 1025 feet the arc distance of 95.07 feet to a point; thence thorough Lot No. 6 and partly through Lot No. 2 as shown on the plan of property at Melrose Park, Section 2 of Stratford Development Company as recorded in the Office for the Recording of Deeds, at Norristown, Pennsylvania, in Deed Book 2340, Page 601, on April 2, 1953, South 42 degrees, 46 minutes, 38 seconds East a distance of 122.98 feet to a point; thence still partly through Lot No. 2 and though Lot No. 3 and partly though Lot No. 4 on the aforementioned plan of lots, South 59 degrees, 5 minutes, 20 seconds West a distance of 110.30 feet to a point; thence through Lot No. 5 as show on the aforementioned plan, North 35 degrees, 40 minutes West to a distance of 05.5 feet to the first to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Nam Thanth Tran by Deed from Dorisann Davies Miller dated March 15, 2000 and recorded March 23, 2000 in Deed Book 5311, Page 00523.

Parcel Number: 31-00-18031-00-1.

Location of property: 7609 Lycoming Avenue, Elkins Park, PA 19027.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Nam Thanth Tran** at the suit of HSBC Bank USA, N.A. Debt: \$186,432.56.

Joseph F. Riga, Attorney.

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

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

15-32009

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, and described according to a certain plan thereof known as 'Whitehall Village' made by Damon and Foster, Civil Engineers, dated 12/20/1954 and revised 12/27/1954, as follows, to wit:

BEGINNING at a point on the Northwestly side of Highland Avenue (50 00 feet wide), at the distance of 69.13 feet, measured on a bearing of South 41 degrees, 00 minute, 00 second West, along the said side of Highland Avenue from a point, an angle on the same, said point or angle being at the distance of 430.87 feet measured on a bearing of South 43 degrees, 00 minute, 00 second West, along the said side of Highland Avenue from the Southwestly side of Stengere Street (60 00 feet wide); thence extending from said point beginning, South 41 degrees, 00 minute, 00 second West, along the said side of Highland Avenue, the distance of 100.00 feet to a point on the centerline of a certain 8.00 feet wide joint driveway land out partly on these premises and partly on the premises adjoining to the Southwest; thence extending, North 47 degrees, 00 minute, 00 second West, partly along the center line of the aforesaid 8.00 feet wide joint driveway, the distance of 101.71 feet to a point, a corner; thence extending, North 41 degrees, 00 minute, 00 second East, the distance of 30.04 feet to a point, a corner; thence extending, North 47 degrees, 00 minute, 00 second West, the distance of 33.50 feet to a point, a corner; thence extending, North 41 degrees, 00 minute, 00 second East, the distance of 69.96 feet to a point, a corner; thence extending, South 47 degrees, 00 minute, 00 second East, the distance of 135.21 feet to the first mentioned point and place of beginning.

BEING Lot No. 39 as shown on the above mentioned of beginning.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid 8.00 feet wide joint driveway, as and for a driveway, passageway, and watercourse at all times hereafter, forever, in common with the property adjoining to the Southwest.

BEING the same parcel conveyed to Anthony J. Melle from David A. Stranix, by virtue of a Deed dated 3/31/2006, recorded 4/17/2006, in Deed Book 05597, Page 1080, as Instrument No. 2006044268 County of Montgomery, State of Pennsylvania.

TITLE TO SAID PREMISES IS VESTED IN Anthony J. Melle, a single person, by Deed from David A. Stranix, dated 03/31/2006, recorded 04/17/2006 in Book 5597, Page 1080.

Parcel Number: 63-00-03037-00-5.

Location of property: 175 North Highland Avenue a/k/a 175 Highland Avenue, Norristown, PA 19403-2908.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Anthony J. Melle** at the suit of Wells Fargo Bank, N.A. Debt: \$192,316.23.

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

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

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

15-32023

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.

BOUNDED and described in accordance with a Subdivision Plan made for George W. Clarke and Barbara W. Clarke, dated October 5, 1995 and recorded in Montgomery County in Plan Book A-56, Page 87, as follows, to wit:

BEGINNING at a point on the Northwesterly proposed right-of-way line of Township Line Road (50 feet wide) said point being a corner of Lot No. 3 as shown on the above mentioned plan; thence extending from said beginning point and along Lot No. 3 as shown on the above mentioned plan; thence extending from said beginning point and along Lot No. 3 and through the bed of Lodal Creek, the six following courses and distances: (1) North 60 degrees, 06 minutes, 49 seconds West, 34.35 feet to a point; (2) North 77 degrees, 06 minutes, 49 seconds West, 95.00 feet to a point; (3) North 42 degrees, 06 minutes, 49 seconds West, 50.00 feet to a point; (4) North 76 degrees, 06 minutes, 49 seconds West, 85.00 feet to a point; (5) North 58 degrees, 06 minutes, 49 seconds West, 90.00 feet to a point; and (6) North 83 degrees, 53 minutes, 11 seconds West, 37.14 feet to a point a corner of lands now or late of William G. and Dorothy C. Singer; thence extending along the same the two following courses and distances: (1) South 23 degrees, 15 minutes, 00 seconds West, 107.79 feet to a point; and (2) South 15 degrees, 45 minutes, 00 seconds West, 120 feet to a point a corner of Lot No. 1 as shown on the above mentioned plan; thence extending along the same South 48 degrees, 31 minutes, 22 seconds East, 268.68 feet to a point on the Northwesterly proposed right-of-way line of Township Line Road; thence extending along the same North 41 degrees, 43 minutes, 17 seconds East, 334.37 feet to the first mentioned point and place of beginning.

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

TITLE TO SAID PREMISES IS VESTED IN Diane Romero, Individually, by Deed from Jennie C. Chiodo, by the Right of Survivorship, dated 06/13/2007, recorded 06/21/2007 in Book 5651, Page 2169.

Parcel Number: 37-00-05236-00-1.

Location of property: 209 North Township Line Road, Schwenksville, PA 19473-1605.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Diane Romero** at the suit of Wells Fargo Bank, N.A. s/b/m Wachovia Mortgage, FSB f/k/a World Savings Bank, FSB. Debt: \$255,542.04.

Lauren L. Schuler, Attorney. I.D. #321536

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

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

15-32458

ALL THAT CERTAIN brick message and lot or piece of ground, situate in **Lansdale Borough** (formerly Upper Gwynedd Township), County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by Herbert H. Metz, Civil Engineer of Lansdale, Pennsylvania, on January 2, 1923, as follows, to wit:

BEGINNING at an iron pin set for a corner at the intersection of the Southeasterly side line of Mount Vernon Street (forty-eight feet wide) with the Southeasterly side line of Green-Street (forty feet wide); thence extending along said Mount Vernon Street South forty-seven degrees, fifty-nine minutes East, seventeen feet and sixty-four one-hundredths feet to an iron pin set for a corner of this land now or late of Harvey D. and Susan M. Reichley, thence along the same South forty-four degrees, forty-eight minutes West, and passing through the middle of the partition walls dividing this and the adjoining message now or late of the said Harvey D. and Susan M. Reichley, one hundred twenty-eight feet and twenty one-hundredths feet to an iron pin set in the Northeasterly side line of Blaine Street (forty feet wide); thence along said Blaine Street, North forty-five degrees, four minutes West, seventeen and sixty-two one-hundredths feet to an iron pin set at the intersection of the said Northeasterly side line of Blaine Street with the Southeasterly side line of Green Street aforesaid; thence along said Green Street, North forty-four degrees, forty-eight minutes East, one hundred twenty-seven feet and thirty one-hundredths feet to an iron pin, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Lindsey M. Bowie and James Kier, Jr., as Joint Tenants, and not as Tenants in Common, their assigns, the survivor of them and the survivor's personal representatives and assigns their heirs and assigns by Deed from Lindsey M. Bowie dated 11/14/2005 recorded 01/13/2006 in Deed Book 05586, Page 2443.

Parcel Number: 11-00-11140-00-9.

Location of property: 54 West Mount Vernon Street, Lansdale, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Lindsey M. Bowie and James J. Kier, Jr. a/k/a James Kier, Jr.** at the suit of Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Home Equity Loan Trust 2006-2. Debt: \$184,192.67.

Nicole LaBletta, Attorney. I.D. #202194

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

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

15-32510

ALL THAT CERTAIN lot or piece of ground, situate in **Cheltenham Township**, County of Montgomery and Commonwealth of Pennsylvania, being bounded and described, as follows, to wit:

BEGINNING at a point on the Southwesterly side of Sunnybrook Avenue (40 feet wide) with said point being at the distance of two hundred forty-four and ten one-hundredths (244.10) feet measured on a course of North twenty-two (22) degrees, thirty (30) minutes West from a point of intersection which the said Southwesterly side of Sunnybrook Avenue produced makes with the center line of Oaklane Road (33 feet wide); thence, from said place of beginning and extending South sixty-seven (67) degrees, thirty (30) minutes West a distance of one hundred fifty-four and twenty-one one-hundredths (154.21) feet to a point; thence, turning and extending North twenty-two (22) degrees, forty (40) minutes West a distance of one hundred and thirty-seven (100.37) feet to a point; thence, turning and extending North sixty-seven (67) degrees, thirty (30) minutes East a distance of one hundred fifty-four and fifty one-hundredths (154.50) feet to a point on the Southwesterly side of Sunnybrook Avenue; thence, turning and extending along the said Southwesterly side of Sunnybrook Avenue South twenty-two (22) degrees, thirty (30) minutes East a distance of one hundred and thirty-seven one-hundredths (100.37) feet to a point at the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Peter Laing, by Deed from Bank of America, N.A., as s/b/m, to LaSalle Bank, N.A., as Trustee for Under the Pooling and Servicing Agreement dated as of March 1, 2007, GSAMP Trust 2007-HE2, Mortgage Pass-Through Certificates, series 2007-HE2, by its Attorney in Fact Litton Loan Servicing, L.P., by Power of Attorney recorded 8/28/09 in Montgomery County Book 232, Page 1414, dated 08/13/2009, recorded 08/31/2009 in Book 5742, Page 969. Mortgagor Peter Laing a/k/a Stanley W. Laing a/k/a Stanley Winston Laing died on 03/07/2015, and upon information and belief, his surviving heirs are Taylor Laing and Madison Laing.

Parcel Number: 31-00-25660-00-4.

Location of property: 220 Sunnybrook Avenue, Elkins Park, PA 19027-3428.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Taylor Laing, in Her Capacity as Heir of Peter Laing a/k/a Stanley W. Laing a/k/a Stanley Winston Laing, Deceased, Madison Laing, in Her Capacity as Heir of Peter Laing a/k/a Stanley W. Laing a/k/a Stanley Winston Laing, Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Peter Laing a/k/a Stanley W. Laing a/k/a Stanley Winston Laing, Deceased** at the suit of Wells Fargo Bank, N.A. Debt: \$129,520.64.

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.

15-32604

ALL THAT CERTAIN lot or parcel of ground, situate in **Towamencin Township**, Montgomery County, Pennsylvania, being Lot #52 on a Subdivision Plan of "Green Valley" by Herbert H. Metz, Inc., dated September 7, 1971 in Plan Book A18, Page 63A and being more fully described, as follows:

BEGINNING at a point on the Southeast side of Yeakel Way (50 feet wide), said point beginning being located the following courses and distance from a point of curvature on the Southeast side of Morgan Way (50 feet wide); leaving said point of curvature and extending in a Northeast direction along the arc of a circle, curving to the right, having a radius or 20 feet, the arc distance of 27.72 feet to a point of tangent on the Southeast side of Yeakel Way; thence extending along said side of Yeakel Way, the following 3 courses and distances: (1) North 82 degrees, 21 minutes, no seconds East, 11.49 feet to a point of curvature; (2) extending in a Northeast direction along the arc of a circle, curving to the left, having a radius of 175 feet, the arc distance of 125.23 feet to a point of tangent; (3) North 41 degrees, 21 minutes, no seconds East, 52.60 feet to the point of beginning; thence from said point of beginning and extending along Lot #53 on said plan, South 48 degrees, 39 minutes East the line passing for a portion of the distance through a partition wall dividing this premises from the adjoining premises on Lot #53, for a total distance of 100 feet to a point, a corner of this and Lot #53 and being in line of lands now or late of Willis R. and Eleanor M. Kulp; thence along the same, North 41 degrees, 21 minutes East, 67.50 feet to a point, a corner of this and Lot #51; thence along the same, North 48 degrees, 39 minutes West, 100 feet to a point on the said Southeast side of Yeakel Way; thence along, said side of Yeakel Way, South 41 degrees, 21 minutes, no seconds West, 67.50 feet to a point of beginning.

BEING the same premises which Kevin J. Bauder and Jennifer Bauder, by Deed dated 4/26/2010 and recorded 5/5/2010, in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5765, Page 2788, granted and conveyed unto Anthony A. Ruggia and Robyn D. Ruggia.

Parcel Number: 53-00-10232-00-2.

Location of property: 1575 Yeakel Way, Lansdale, PA 19446.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Anthony A. Ruggia and Robyn D. Ruggia** at the suit of JP Morgan Chase Bank, National Association. Debt: \$209,305.08.

Sarah K. McCaffery, Attorney.

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

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

15-32701

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Gwynedd Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a certain plan thereof known as 'Plan of Lots made for Valley Gardens, Inc.' made by Herbert H. Metz, Registered Engineer, dated 5/7/53 and revised 5/15/53, said plan being recorded in the Office of the Recorder of Deeds for Montgomery County, at Norristown, Pennsylvania, in Deed Book 2367, Page 601, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Garfield Avenue (41.50 feet wide) at the distance of 109.99 feet measured on a bearing of South 46 degrees, 45 minutes East along the said side of Garfield Avenue from a point of tangent in the same, said point of tangent being at the distance of 31.43 feet measured on the arc of a circle curving to the left having a radius of 20 feet from a point of curve on the Southeasterly side of Valley Forge Road (55 feet wide).

CONTAINING in front or breadth on the said side of Garfield Avenue 115 feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to Garfield Avenue, 155 feet.

TITLE TO SAID PREMISES IS VESTED IN Timothy Schaffer, by Deed from Timothy S. Schaffer, Executor of the Estate of F. Alberta Whitby, dated 11/21/2003, recorded 12/01/2003, in Book 05497, Page 0214.

Parcel Number: 56-00-02728-00-6.

Location of property: 965 Garfield Avenue, Lansdale, PA 19446-5572.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Timothy Schaffer a/k/a Timothy S. Schaffer** at the suit of Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I, Inc. Trust 2007-NC1 Mortgage Pass-Through Certificates, Series 2007-NC1. Debt: \$319,317.06.

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

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

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

15-32954

ALL THAT CERTAIN unit designated as Unit 57-A, being a unit in Northridge Estates, a Condominium, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania as designated in Declaration of Condominium of Northridge Estates, a Condominium, including Plats and Plans bearing date of January 28, 1987 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery on February 3, 1987 in Deed Book 4828, Page 1172 a First Supplementary Declaration of Condominium dated February 26, 1987 and recorded March 3, 1987 in Deed Book 4830, Page 1406, a Second Supplementary Declaration of Condominium dated April 8, 1987 and recorded April 10, 1987 in Deed Book 4834, Page 1169, a Third Supplementary Declaration of Condominium dated May 20, 1987 and recorded June 9, 1987 in Deed Book 4840, Page 877 a Fourth Supplementary Declaration of Condominium dated July 14, 1987 and recorded July 21, 1987 in Deed Book 4845, Page 106, a Fifth Supplementary Declaration of Condominium dated July 28, 1987 and recorded August 19, 1987 in Deed Book 4848, Page 936, a Sixth Supplementary Declaration of Condominium dated October 7, 1987 and recorded October 13, 1987 in Deed Book 4853, Page 2336, a Seventh Supplementary Declaration of Condominium dated November 25, 1987 and recorded January 5, 1988 in Deed Book 4862, Page 427, an Eighth Supplementary Declaration of Condominium dated February 1, 1988 and recorded February 17, 1988 in Deed Book 4865, Page 938, a Ninth Supplementary Declaration of Condominium dated April 6, 1988 and recorded April 15, 1988 in Deed Book 4870, Page 399, a Tenth Supplementary Declaration of Condominium dated May 10, 1988 and recorded May 16, 1988 in Deed Book 4873, Page 485, an Eleventh Supplementary Declaration of Condominium dated June 10, 1988 and recorded June 15, 1988 in Deed Book 4876, Page 424, a Twelfth Supplementary Declaration of Condominium dated July 5, 1988 and recorded August 9, 1988 in Deed Book 4882, Page 2066, a Thirteenth Supplementary Declaration of Condominium dated November 7, 1988 and recorded November 10, 1988 in Deed Book 4893, Page 864 and a Fourteenth Supplementary Declaration of Condominium dated December 1, 1988 and recorded December 15, 1988 in Deed Book 4896, Page 1964 along with the unrecorded By-Laws of Northridge Estates Condominium Owners Association.

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

Parcel Number: 63-00-02664-14-4.

Location of property: 614 Glen Lane a/k/a 614 Glen Lane, Unit 57A a/k/a 614 Glen Ln, Unit 57A, Jeffersonville, PA 19403-2986.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Richard Skoczylas, in His Capacity as Co-Administrator and Heir of The Estate of Richard A. Skoczylas, Catherine M. Skoczylas, in Her Capacity as Co-Administrator and Heir of The Estate of Richard A. Skoczylas and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Richard A. Skoczylas, Deceased** at the suit of Wells Fargo Bank, N.A. Debt: \$110,574.43.

Paul Cressman, Attorney. I.D. #318079

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

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

16-00277

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Royersford Borough**, County of Montgomery and Commonwealth of Pennsylvania described according to a plan of Subdivision made for John R. Romer by William L. Conner, Registered Land Surveyor, Spring City, PA dated 7/15/82, last revised 8/2/82 and recorded in Plan Book A-44, Page 255 bounded and described, as follows, to wit:

BEGINNING at a point in the centerline of Second Avenue (57.00 feet wide) a corner of this and No. 133 Second Avenue, said point being measured along the said centerline of Second Avenue South 20 degrees, 52 minutes, 00 seconds East, 319.63 feet from its point of intersection with the centerline of Walnut Street; thence extending along the same South 20 degrees, 52 minutes, 00 seconds East, 31.81 feet to a point, a corner in line of lands now or late of Geza and Eva Hornyik; thence extending along said lands South 69 degrees, 34 minutes, 11 seconds West, 210.00 feet to a point on the Northeasterly side of lands now or late of the Reading Railroad Company; thence extending along the same along the arc of a circle curving to the right having a radius of 5729.65 feet, the arc distance of 29.97 feet to a point, a corner of this and No. 133 Second Avenue; thence extending along the same North 69 degrees, 01 minute, 25 seconds East through the centerline of a partition wall 213.29 feet to the centerline of Second Avenue, the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Joseph B. Makins, III and Melissa M. Makins, h/w, by Deed from Dorothy Alexander, dated 10/27/2005, recorded 11/03/2005 in Book 5578, Page 281.

Parcel Number: 19-00-03176-03-6.

Location of property: 135 Second Avenue, Royersford, PA 19468-2204.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Joseph B. Makins, III and Melissa M. Makins** at the suit of Wells Fargo Bank, N.A. Debt: \$150,242.49.

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

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

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

16-00499

ALL THAT CERTAIN lot or parcel of land, situated in **Upper Providence Township**, County of Montgomery and Commonwealth of Pennsylvania, being Lot No. 1 as shown on plans entitled, 'Final Record Plan, ReverCrest Phase II', Sheets No. 1 through 7 of 7 dated June 25, 2003 last revised August 05, 2004, prepared by Eastern States Engineering, Horsham, PA, 19006 more particularly described, as follows:

BEGINNING at a common corner of Lots No. 1 and No. 2 on the Easterly side of Goldfinch Circle (Various Width R.O.W.); thence 1. Along the Northeasterly side of Goldfinch Circle 50 feet wide at this location, North 08 degrees, 35 minutes, 38 seconds West, a distance of 106.39 feet to a point of curvature; thence 2. Continuing along the easterly side, passing along an arc of a circle curving to the right, having a radius of 125.00 feet, an arc distance of 73.46 feet to a point of tangency on the Southeasterly side; thence 3. Along the Southeasterly side of Goldfinch Circle, 70 feet wide at this location, North 25 degrees, 04 minutes, 43 seconds East, a distance of 93.31 feet to a corner of Open Space Lot No. 98; thence 4. along Open Space Lot No. 98, South 44 degrees, 35 minutes, 18 seconds East, a distance of 261.55 feet to a corner of Lot No. 3; thence 5. along Lot No. 3, South 28 degrees, 25 minutes, 39 seconds West, a distance of 52.28 feet to a corner of Lot No. 2; thence 6. along Lot No. 2, South 81 degrees, 24 minutes, 22 seconds West, a distance of 194.94 feet to the first mentioned point and place of beginning.

CONTAINING 36,339 square feet or 0.83 acres of land.

SUBJECT TO a 25 feet Wide Drainage Easement as shown on said referenced Final Record Plan.

SUBJECT TO a 50 feet Wide Landscape Easement as shown on said referenced Final Record Plan.

TITLE TO SAID PREMISES IS VESTED IN Sheree Johnson given by Toll PA VI, L.P. dated April 4, 2006 recorded May 3, 2006 in Book 5599 and Page 0644.

Parcel Number: 61-00-02187-00-2.

Location of property: 2 Goldfinch Circle, Phoenixville, PA 19460-1061.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Sheree Johnson** at the suit of Deutsche Bank National Trust Company as Trustee for Indymac Indx Mortgage Loan Trust 2005-AR23, Mortgage Pass-Through Certificates Series 2005-AR23. Debt: \$598,355.77.

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

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

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

16-00761

ALL THAT CERTAIN lot or-piece of ground, situate in **Upper Gwynedd Township**, County of Montgomery, Pennsylvania, bounded and described according to a Final Plan of Subdivision of Gwynedale prepared for the Cutler Group, Inc., made by Urwiler & Walter, Inc. dated December 8, 1986, last revised March 30, 1987, said plan being recorded in Plan Book A-48, Page 363, as, follows, to wit:

BEGINNING at a point on the Northeasterly side of Keats Court, said point beginning being a corner of Lot No. 164 as shown on the above mentioned plan; thence extending from said point of beginning along the Northeasterly side of Keats Court North 52 degrees, 33 minutes, 37 seconds West, 28.00 feet to a point, a corner of Lot No. 162 as shown on the above mentioned plan; thence extending along the same North 37 degrees, 36 minutes, 23 seconds East, 09.00 feet to a point; thence extending South 52 degrees, 33 minutes, 37 seconds East, 28.00 feet to a point a corner of Lot No. 164; thence extending along the same South 37 degrees, 26 minutes, 23 seconds West, 109.00 feet to the first mentioned point and place of beginning.

BEING Lot No. 163 as shown on the above mentioned plan.

BEING the same premises which Ann D.S. Bray, by Deed dated June 17, 2003 and recorded in the Recorder of Deeds Office in and for Montgomery County, Pennsylvania on June 18, 2003 in Book 5460, Page 1209 granted and conveyed unto Tej Brahmhatt and Mahfuza I. Brahmhatt, in fee.

Parcel Number: 56-00-04495-42-6.

Location of property: 1136 Keats Court, Upper Gwynedd, PA 19446.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Tej Brahmhatt and Mahfuza I. Brahmhatt** at the suit of Aspen G, LLC. Debt: \$116,304.46.

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

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$11,630.44. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

16-00940

ALL THAT CERTAIN brick dwelling house and lot or piece of land thereunto belonging, designated as Lot No. 22 on a survey made by Boyle Irwin, Registered Professional Engineer October 10, 1930, situate upon the Southwesterly side of Second Avenue in the Second Ward of **Royersford Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point in the center line of Second Avenue at the Southeasterly corner of Lot No. 227; thence by the center line of Second Avenue South 21 degrees, 50 minutes East, 17 feet to a point, a corner of other land or land now of formerly of Mary P. Heinly; thence by said Mary P. Heinly's Land South 68 degrees, 10 minutes West, 160 feet to a point at the side of the right-of-way of The Reading Railway and about 37 feet from the center line thereof; thence by the said right-of-way North 33 degrees, 50 minutes West, 17.18 feet to the corner of Lot No. 227; thence by Lot No. 227 and along the center line of the division wall between two brick houses North 68 degrees, 10 minutes East, 162.48 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Fay A. Metz and James D. Metz by Deed from James D. Metz dated November 8, 2006 and recorded November 22, 2006 in Deed Book 5625, Page 00596.

Parcel Number: 19-00-03240-00-8.

Location of property: 237 Second Avenue, Royersford, PA 19468.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Fay A. Metz and James D. Metz** at the suit of HSBC Bank USA, N.A. Debt: \$150,840.85.

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.

16-01110

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

BEGINNING at a point on the Southwesterly side of Brown Street at the distance of eighty and forty-nine one-hundredths feet Northwesterly from the West corner of Brown and Willow Streets; thence Northwesterly along said side of said street twenty and eight one-hundredths feet to a point in other land now or late of Frank Sutcliff; thence Southwesterly the line passing through the center of the partition wall dividing this property from the property on the adjoining lot of lots and along said land now or late of Frank Sutcliff for a distance of ninety-five and five one-hundredths feet to the Northeasterly side of a ten feet wide alley laid out and to be kept open for use in common with the occupiers of the property abutting thereon; thence Southeasterly along said side of said alley twenty and eight one-hundredths feet to a point in land now or late of Frank Sutcliff; thence by and along said Sutcliff's land Northeasterly ninety five and five one-hundredths feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Marianne Carney and Christine Hayes, by Deed from Marianne Carney, as Sole Owner, dated 02/07/2006, recorded 02/17/2006 in Book 5590, Page 2349.

Parcel Number: 13-00-04812-00-8.

Location of property: 18 East Brown Street, Norristown, PA 19401-3002.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Marianne Carney and Christine Hayes** at the suit of JP Morgan Chase Bank, National Association. Debt: \$147,994.53.

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.

16-01713

ALL THAT CERTAIN lot or piece of ground, with the message or tenement thereon erected known as No. 221 Ryers Avenue, situate in the Village of Cheltenham and **Cheltenham Township**, County of Montgomery, Commonwealth of Pennsylvania and described according to a certain plan or survey thereof made by Albright & Mebus C.E. and dated 10/15/1918, as follows, to wit:

BEGINNING at point on the Southeasterly side of Ryers Avenue (fifty feet wide) at the distance of twenty-four and eighteen one-hundredths feet Northeastwardly on the Northeastly side of Franklin Avenue (fifty feet wide); thence extending along the Southeasterly side of Ryers Avenue North thirty-nine degrees, forty-three minutes East, twenty-five and eighty-two one-hundredths feet to a point; thence extending South fifty degrees, fifty-nine minutes East, one hundred fifty feet to a point; thence extending South thirty-nine degrees, forty-three minutes West, twenty-five and eighty-two one-hundredths feet to a point; thence extending North fifty degrees, fifty-nine minutes East, part of the line passing through the middle of a party wall between this and the adjoining message to the Southwest one hundred fifty feet to the first mentioned point and place of beginning.

BEING the same premises which Eileen Doucette, by Deed dated October 4, 2000, and recorded November 3, 2000, in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania. in Deed Book 5337, Page 1077 granted and conveyed unto Cindy Novick, in fee.

Parcel Number: 31-00-23929-00-7.

Location of property: 221 Ryers Avenue, Cheltenham Township, PA.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Cynthia Novick, a/k/a Cindy Novick** at the suit of Santander Bank, N.A. Debt: \$150,910.52.

Michael S. Bloom, Attorney.

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

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

16-02323

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Skippack Township**, County of Montgomery and Commonwealth of Pennsylvania, described according to a Plan of Subdivision of Fairview Estates made by Ken Purkey, P.E., Consulting Engineer, dated 12/23/1975, last revised 8/3/1976, recorded at Norristown, PA in Plan Book A-28, Page 20, more particularly bounded and described, as follows, to wit:

BEGINNING at the Northwesterly terminus of the radial round corner which connects the Southerly side of Caredean Drive (50 feet wide) with the Northeastly side of Wingate Drive (50 feet wide); thence extending from said beginning point along the said Caredean Drive North 69 degrees, 12 minutes East, 275.04 feet to a corner of Lot No. 30 on the above mentioned plan; thence extending along said lot South 06 degrees, 24 minutes, 25 seconds East, 124.41 feet to a corner of Lot No. 28 on the above mentioned plan; thence extending along said lot South 69 degrees, 12 minutes West, 259.16 feet to a point on the Northeastly side of Wingate Drive; thence extending along the same North 20 degrees, 48 minutes West, 105.31 feet to the Southwestly terminus of the above mentioned radial round corner; thence extending Northwestwardly and Northeastwardly on the arc of a circle curving to the right, having a radius of 15.00 feet, the arc distance of 23.56 feet to the first mentioned point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Lisa Anne Crowe, by Deed from Robert A. Crowe, Sr. and Lisa Anne Crowe, h/w, dated 05/31/2011, recorded 06/07/2011 in Book 5803, Page 891.

Parcel Number: 51-00-00486-16-5.

Location of property: 460 Caredean Drive, Collegeville, PA 19426-1107.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Lisa Anne Crowe** at the suit of Wells Fargo Bank, N.A. Debt: \$336,458.42.

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

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

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

16-02895

ALL THAT CERTAIN unit designated as Unit No. 207F-I also known as B-7, being a unit in 'International Village' a Condominium located on Fitzwatertown Road and Moreland Road, situate in **Upper Moreland Township**, County of Montgomery, Commonwealth of Pennsylvania as being designated in the Declaration of Condominium of 'International Village' under the Unit Property Act, dated September 1, 1978 and recorded in the Office of the Recording of Deeds in and for the County of Montgomery, at Norristown, Pennsylvania in Deed Book 4351, Page 79 & C, and also being designated on the Declaration Plan of 'International Village' dated May 10, 1978 and recorded in the aforesaid Recorder of Deeds Office in Condominium Plan Book 6, Page 21 &c.

TOGETHER with a 1.72% undivided interest in and to the Common Elements as fully set forth in the aforesaid Declaration of Condominium of 'International Village'.

THE GRANTEE, for and on behalf of the grantee and the grantees heirs, personal representatives, successors and assigns by the acceptance of this Deed covenants and agrees to pay such charges for the maintenance of, repairs to, replacement of and expenses in connection with the Common Elements as may be assessed from time to time by the council in accordance with the Unit Property Act of Pennsylvania and further covenants and agrees that the unit conveyed by this deed shall be subject to the charges for all amounts as assessed and that except in so far as Sections 705 and 706 of said Unit Property Act may relieve a subsequent unit owner of liability for prior unpaid assessments, this covenant shall run with and bind the land or unit hereby conveyed and all subsequent owners thereof.

BEING the same premises which Robert A Mintzes and Helen S. Mintzes, husband and wife by Indenture bearing date May 18, 2004 and recorded June 10, 2004 in the Office of the Recorder of Deeds in and for the County of Montgomery, State of Pennsylvania in Deed Book 5511, Page 973 granted and conveyed unto Christina Serratore, in fee.

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

TITLE TO SAID PREMISES IS VESTED IN Julio C. Navarro and Maria E. Navarro, h/w, by Deed from Christina Serratore, dated 01/30/2006, recorded 02/02/2006 in Book 5589, Page 420.

Parcel Number: 59-00-07492-17-1.

Location of property: 22 Fitzwatertown Road a/k/a 22 Fitzwatertown Road Condominium, Unit B-7, Willow Grove, PA 19090.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Julio C. Navarro and Maria E. Navarro** at the suit of Deutsche Bank National Trust Company as Trustee for GSAA Home Equity Trust 2006-7. Debt: \$130,946.37.

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

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

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

16-02954

ALL THAT CERTAIN unit, named and identified in Valley Glen Condominium, situate in **Abington Township**, Montgomery County, Pennsylvania, which has heretofore been submitted under the provisions of the Pennsylvania Uniform Condominium Act, 68 Pa C.S. 3101 et seq. as designated in the Declaration of Condominium of Valley Glen, dated April 10, 1984 and recorded in the Office for the Recording of Deeds in and for Montgomery County on April 19, 1984 in Deed Book 4734, Page 732; a Curative and Corrective Amendment thereto, dated June 21, 1984 and recorded July 19, 1984 in Deed Book 4742, Page 1209; a First Amendment thereto dated June 28, 1984 and recorded July 19, 1984 in Deed Book 4742, Page 1224; a Second Curative and Corrective Amendment thereto dated August 20, 1984 and recorded August 28, 1984 and recorded in Deed Book 4746, Page 776; and a Second Amendment thereto dated August 29, 1984 and recorded October 12, 1984 in Deed Book 4750, Page 241; a Third Amendment thereto dated March 24, 1985 and recorded April 11, 1985 in Deed Book 4763, Page 2040; a Fourth Amendment thereto dated October 25, 1985 and recorded October 28, 1985 in Deed Book 4782, Page 1772, and a Fifth Amendment thereto dated March 3, 1986 and recorded March 8, 1986 in Deed Book 4793, Page 1712; and Sixth Amendment thereto dated June 2, 1986 and recorded June 10, 1986 in Deed Book 4801, Page 2201; and Plan for Declaration dated November 29, 1983 and listed as Exhibit 'D' on said Declaration.

BEING and designated as Building 3 Unit No. 338, as more fully described in said Declaration as Building 3 Unit No. 338, as more fully described in said Declaration Plan and Declaration, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of .5319%.

TITLE TO SAID PREMISES IS VESTED IN Belinda Turner by Meyer H. Silverman and Sylvia G. Silverman in Deed dated June 28, 2005, recorded July 21, 2005 in Instrument 2005101010.

Parcel Number: 30-00-23977-95-9.

Location of property: 304 Glen Lane a/k/a 304 Glen Lane, Unit 338, Elkins Park, PA 19027-1763.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Belinda Turner** at the suit of Deutsche Bank National Trust Company, as Trustee for GMACM Mortgage Loan Trust 2005-AR5. Debt: \$177,371.64.

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

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

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

16-03147

ALL THOSE TWO CERTAIN brick messuages and lot of land, the one message fronting on King Street and the other on Buttonwood Alley, situate on the Southside of King Street, between Franklin and Washington Streets, in **Pottstown Borough**, Montgomery County, Pennsylvania, being known as No. 422 King Street, bounded and described as follows, to wit:

BEGINNING at a point on the South side of King Street East of Franklin Street at a corner of this and land now or late of George H. Potts; thence by the South side of said King Street Eastwardly sixty-six feet more or less to land of; thence by the same Southwardly one hundred forty feet, more or less, to the North side of Buttonwood Alley; thence by the North side of said Buttonwood Alley Eastwardly sixty-six feet, more or less, to land now or late of George H. Potts; thence by the same, Northwardly one hundred forty feet, more or less, to the place of beginning.

EXCEPTING THEREOUT AND THEREFROM ALL THAT CERTAIN tract of land, situate to the East of Franklin Street and on the North side of Buttonwood Alley in **Pottstown Borough**, County of Montgomery, and Commonwealth of Pennsylvania, being more fully bounded and described, as follows, to wit:

BEGINNING at an iron pin in the Northern edge of Buttonwood Alley, a corner of land of the Stichter Lodge F. and A.M.; thence along lands of the same, North 15 degrees, 57 minutes East, 40.00 feet to an iron pin; thence along residue property now or formerly of Mark F. Quinn, Jr. and Charity G. Quinn, his wife, the two following courses and distances: (1) South 74 degrees, 03 minutes East, 56.00 feet to an iron pin; (2) South 15 degrees, 57 minutes West, 40.00 feet to an iron pin in the Northern edge of Buttonwood Alley, North 74 degrees, 03 minutes West, 56.00 feet to an iron pin, the place of beginning.

CONTAINING 2,240.00 square feet.

BEING the same premises which Charity G. Quinn, widow by Deed dated June 7, 2011 and recorded January 30, 2009 in the Office of the Recorder of Deeds in and for Montgomery County in Deed Book 5721, Page 223, granted and conveyed unto Richard R. Fitzgerald.

Parcel Number: 16-00-17364-00-8.

Location of property: 422 King Street, Pottstown, PA 19464.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Richard R. Fitzgerald** at the suit of Ocwen Loan Servicing, LLC. Debt: \$100,742.46.

Andrew J. Marley, Attorney.

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

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

16-03302

ALL THAT CERTAIN lot or piece of ground, situate in **Lower Salford Township**, County of Montgomery and State of Pennsylvania, bounded and described according to a survey thereof made by Francis W. Wack, Registered Surveyor, Schwenksville, Pennsylvania, dated October 27, 1953, as follows, to wit:

BEGINNING at an iron pin set in the bed of School Road thirty-three feet wide at the distance of and Ruth Hartley and marking a corner of land of Abram Gargea; thence extending along land of Abram Gargea and crossing an iron pin set on the Southwest side of said School Road South forty-five degrees, West the distance of two hundred five feet to an iron pin; thence extending along land of Jacob D. Detwiler and Lizzie N. Detwiler of which this was formerly a part of the following two courses and distances: (1) North forty-seven degrees, forty-five minutes West, one hundred feet to an iron pin; (2) North forty-eight degrees, forty-one minutes East crossing an iron pin set on the Southwest side of School Road one hundred sixty-five and five-tenths feet to an iron pin set in the bed of School Road at the distance of five feet Northeast of the center line thereof; thence extending through the bed of School Road partly along land of Ernest S. Detwiler and Florence K. Detwiler and partly along land of Wilmer S. Hartley and Ruth Hanley South seven degrees, fifteen minutes East, one hundred feet to the first mentioned point and place of beginning.

BEING the same premises which Sara D. Hendricks, singlewoman and Iva D. Hendricks, singlewoman by Indenture dated 12/06/1963, and recorded in the Office for the Recording of Deeds, in and for the County of Montgomery, aforesaid, in Deed Book and Page 3312/606, granted and conveyed unto Richard D. Musselman and Mildred P. Musselman, his wife, as Tenants by the Entireties, in fee.

AND THE SAID Richard D. Musselman departed this life on 12/31/2006 and title vested in the said Mildred P. Musselman by due operation of law.

UNDER AND SUBJECT to certain agreements of record.

BEING the same premises which Mildred Musselman (a/k/a Mildred P. Musselman) widow and a single person, by Deed dated 10/04/2010 and recorded 10/13/2010 in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book 5782, Page 462 granted and conveyed unto Mildred Musselman, Trustee of the Mildred Musselman Revocable Living Trust.

Parcel Number: 50-00-02956-00-9.

Location of property: 340 Oak Drive, Harleysville, PA 19438.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Mildred Musselman, Trustee of The Mildred Musselman Revocable Living Trust** at the suit of Nationstar Mortgage, LLC d/b/a Champion Mortgage Company. Debt: \$217,297.84.

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.

16-03409

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Merion Township**, County of Montgomery, Commonwealth of Pennsylvania described according to a certain plan thereof known as "Map of Property of Belfort Corporation" made by Yerkes Engineering Company dated December 30, 1955 and revised May 31, 1956, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Longview Road (50 feet wide) said point being the four following courses and distances from a point of curve on the Southeasterly side of Gypsy Lane (45 feet wide): (1) leaving Gypsy Lane

on the arc of a circle curving to the right having a radius of 13 feet the arc distance of 19.40 feet to a point of tangent on the Southwesterly side of Longview Road; (2) South 31 degrees, 16 minutes East along the Southwesterly side of Longview Road 268 feet to a point of curve in same; (3) Southeastwardly and Northeastwardly partly along the Southwesterly and partly along the Southeasterly sides of Longview Road on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 274.89 feet to a point of tangent on the Southeasterly side of Longview Road; and (4) North 54 degrees, 44 minutes East along the Southeasterly side of Longview Road 450 feet to the place of beginning, said point of beginning being the center line of a certain 20 feet wide Drainage Easement; thence extending from said point of beginning North 58 degrees, 44 minutes East along the Southeasterly side of Longview Road 60.39 feet to a point of curve in the same; thence extending Northeastwardly still along the Southeasterly side of Longview Road on the arc of a circle curving to the right having a radius of 200 feet the arc distance of 90.80 feet to a point; thence extending South 13 degrees, 21 minutes, 10 seconds East, 188.89 feet to a point on the center line of a certain 10 feet wide Utility Easement; thence extending South 58 degrees, 44 minutes West along the center line of said Utility Easement 90 feet line of said Utility Easement 90 feet to a point on aforesaid 20 feet wide Drainage Easement; thence extending North 31 degrees, 16 minutes West along the center line of said Drainage Easement 200 feet to the first mentioned point and place of beginning.

BEING Lot 44 on the above mentioned plan.

BEING the same premises which Blanche S. Williams by her Attorney in fact, Phillip C. Ward, by Deed dated 3/22/2004 and recorded 5/7/2004 in the Recorder of Deeds Office of Montgomery County in Deed Book 5506, Page 914 granted and conveyed unto Scott Alexaki.

Parcel Number: 58-00-12895-00-7.

Location of property: 958 Longview Road, Upper Merion Township, PA 19406.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Scott Alexaki** at the suit of JP Morgan Chase Bank, National Association. Debt: \$286,641.24.

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.

16-03437

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, as shown on Plan of Subdivision prepared for Thornhill (Phase I) by Ürwiler & Walter, Inc., dated February 15, 1988, last revised December 12, 1991 and recorded in Plan Book A-53, Pages 226 and 227, described, as follows:

BEGINNING at a point on the Southeasterly side of Victoria Circle (of variable width) a corner of Lot No. 129 on said plan; thence extending from said point of beginning along Victoria Circle the following two (2) courses and distances: (1) on the arc of a circle curving to the left having a radius of 93.31 feet the arc distance of 20.66 feet to a point of tangent; and (2) North 43 degrees, 46 minutes, 00 seconds East, 3.51 feet to a corner of Lot No. 127 on said plan; thence extending from Victoria Circle and along said Lot, South 46 degrees, 14 minutes, 00 seconds East, 95.00 feet to a point of Open Space Area; thence extending along the same, South 43 degrees, 46 minutes, 00 seconds West, 24.00 feet to a corner of Lot No. 129 on said plan; thence along the same, North 46 degrees, 14 minutes, 00 seconds West, 97.28 feet to a point of curve on the Southeasterly side of Victoria Circle and being the first mentioned point and place of beginning.

BEING Lot No. 128 on said plan.

BEING the same property conveyed to Bruno Petrillo from Marianina Petrillo a/k/a Mariannina Petrillo and Bruno Petrillo, by Deed dated June 23, 2010, and recorded on June 29, 2010, in Book 5771, Page 01563, as Instrument No. 2010053272, among the Land Records of Montgomery County, Pennsylvania.

Parcel Number: 61-00-05310-02-9.

Location of property: 3 Victoria Circle, Upper Providence, PA 19426.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Bruno Petrillo** at the suit of Nationstar Mortgage, LLC d/b/a Champion Mortgage Company. Debt: \$235,268.33.

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.

16-03452

ALL THAT CERTAIN lot or piece of land, situate in **East Norriton Township**, County of Montgomery and State of Pennsylvania and described according to a subdivision plan known as "Norriton Gardens" made by Donald H. Schurr, Registered Professional Engineer dated February 25, 1955 and revised March 6, 1956 said plan being recorded in the Office of the Recorder of Deeds in and for the County of Montgomery at Norristown, Pennsylvania in Plan Book A-2 on March 25, 1955, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Michele Drive (50 feet wide) at the distance of one hundred fifty-four and twenty-four one-hundredths of a foot measured on a bearing of North 23 degrees, 10 minutes East along the said side of Michele Drive from a point of tangent in the same, said point of tangent being at the distance of twenty-four feet and thirty-one one-hundredths of a foot measured on the arc of a circle curving to the right having a radius of 15 feet from a point of curve on the Northeasterly side of Barbara Drive (50 feet wide).

CONTAINING in front or breadth on the said side of Michele Drive 75 feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to Michele Drive 125 feet.

BEING Lot No. 3.

BEING the same premises John David Lenker and Jean Mary Cheever, Executors Under the Will of Adelaide A. Lenker, deceased, which by Deed dated 4/26/2007 and recorded 5/9/2007 in Montgomery County in Deed Book 5646, Page 1180 conveyed unto Sean W. Elverson and Leslie K. Elverson, in fee.

Parcel Number: 33-00-05572-00-2.

Location of property: 2916 Michele Drive, East Norriton, PA 19403.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Leslie K. Elverson and Sean W. Elverson** at the suit of Quicken Loans, Inc. Debt: \$240,698.99.

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

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

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

16-03503

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

BEGINNING at a point on the Southwesterly side of Marshall Street at the distance of 12 feet, 7 inches measured Northwestwardly from the West corner of Orange Alley and Marshall Street.

CONTAINING in front or breadth on said Marshall Street 12 feet, 1 inch and extending back of that width in length or depth between parallel lines at right angles to said Marshall Street.

BOUNDED on the Southeast by a house and lot belonging now or late of John F. Gillinger the line extending through the middle of the partition wall between said houses on the Southwest by Rose Alley on the Northwest by a house and lot now or late of John F. Gillinger, the line extending through the middle of the partition wall between said houses and on the Northeast by Marshall Street, aforesaid.

BEING the same premises which Lisa F. Drotar, by Deed dated 1/27/2005 and recorded 2/17/2005 in the Office for the Recording of Deeds, in and for the County of Montgomery, in Deed Book 5544, Page 649 granted and conveyed unto Benjamin M. Grisafi, in fee.

Parcel Number: 13-00-24944-00-9.

Location of property: 114 West Marshall Street, Norristown, PA 19401.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Benjamin M. Grisafi** at the suit of Ditech Financial, LLC f/k/a Green Tree Servicing, LLC. Debt: \$75,941.96.

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

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

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

16-03535

ALL THAT CERTAIN message and lots or pieces of land, situate in the Village of Perkiomenville, in **Marlborough Township**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING No. 1 at a point in the middle of the Perkiomen Turnpike Road a corner of a lot of land of Samuel Shaner; thence along the same North 48-1/2 degrees, West 124 feet to a point in the Perkiomen Creek; thence up said creek North 49 degrees, East 60-1/2 feet to a point in said creek a corner of land of said Isaac Rahn; thence along the same South 48 degrees and a half East 115-1/2 feet to the middle of the aforesaid Turnpike Road; thence down the middle of the same South 41-1/2 degrees, West 60 feet to the place of beginning.

CONTAINING 7,165 square feet of land.

ALSO ALL THAT CERTAIN Lot or piece of ground, situate in the Village of Perkiomenville in **Marlborough Township**, County of Montgomery and State of Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a stone a corner of another lot of land of said Daniel K. Keyser in the middle of the Perkiomen Turnpike Road; thence along the said land North 48 degrees and a half West, 115-1/2 feet to a point in the Perkiomen Creek; thence up the said creek North 49 degrees, West 3 feet to another point in said creek; thence by, land of said Isaac Rahn South 48-1/2 degrees, West 3 feet to the place of beginning.

CONTAINING 346 square feet of land.

BEING the same premises which Erma Yambor (Estate of Erma Yambor) by Deed dated 8/1/1992 and recorded 12/14/1992 in Deed book 5027, Page 1614 in and for the County of Montgomery at Norristown, Pennsylvania granted and conveyed unto William Yambor.

Parcel Number: 45-00-01120-00-5.

Location of property: 4810 Gravel Pike a/k/a 4810 Perkiomen Turnpike Road, Marlborough, PA 18074.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **William Yambor** at the suit of First Niagara Bank, N.A. s/b/m Harleysville National Bank and Trust Company. Debt: \$15,549.15.

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

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

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

16-03568

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements to be thereon erected, situate in **Lower Salford Township**, Montgomery County, Pennsylvania bounded and described according to a final plan of subdivision made for E. Thomas Flood, II, made by Urwiler and Walter, Inc., dated June 1, 1978 last revised January 10, 1980 said plan recorded in the Office of the Recorder of Deeds at Norristown, Montgomery County, Pennsylvania in Plan Book A-40, Page 44, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Walker Circle (no width given) said point being measured the two following courses and distances from a point of curve on the Northwesterly side of Harper Lane (no width given): (1) leaving Harper Lane on the arc of a circle curving to the right having a radius of 25.00 feet the arc distance of 35.69 feet to a point of tangent on the Northeasterly side of Walker Circle; and (2) North 83 degrees, 30 minutes, 00 seconds West along said side of Walker Circle 111.00 feet to the point of beginning, said point of beginning also being a point a corner of Lot No. 36, as shown on the above mentioned plan; thence extending from said point of beginning, North 83 degrees, 30 minutes, 00 seconds West along the Northeasterly side of Walker Circle 37.00 feet to a point, the corner of Lot No. 38 as shown on the above mentioned plan; thence extending along Lot No. 38 as shown on the above mentioned plan North 06 degrees, 30 minutes, 00 seconds East, 132.90 feet to a point, a corner of land marked open space area; thence extending along the aforesaid lands South 83 degrees, 30 minutes, 00 seconds East, 37.00 feet to a point, a corner of Lot No. 36 as shown on the above mentioned plan; thence extending along Lot No. 36 as shown on the above mentioned plan South 06 degrees, 30 minutes, 00 seconds West, 132.90 feet to the first mentioned point and place of beginning.

CONTAINING in area 4,917 square feet.

BEING Lot No. 37 as shown on the above mentioned plan.

BEING the same premises which Martin F. Urban and Wendy J. Urban, his wife, by Indenture dated 9/15/87 and recorded 9/18/87, in Montgomery County, in Deed Book 4851 and Page 119, conveyed unto C. Alan Luckey and Judith G. Luckey, in fee.

TITLE TO SAID PREMISES IS VESTED IN Alan Hilton and Donna M. Hilton, by Deed from C. Alan Luckey and Judith G. Luckey, dated 06/08/2005, recorded 07/07/2005 in Book 5561, Page 448.

Parcel Number: 50-00-04550-02-6, Map #50012A037.

Location of property: 529 Walker Circle, Harleysville, PA 19438.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Donna M. Hilton and Alan Hilton** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$242,320.29 plus interest to sale date.

Jeniece D. Davis, Attorney.

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

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

16-04073

ALL THOSE two certain lots or pieces of land, with the buildings and improvements thereon erected, situate in **Norristown Borough**, County of Montgomery and Commonwealth of Pennsylvania, known as Lots #287 and 288 on a certain plan of lots laid out by Amos W. Barnes, bounded and described together as one tract, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Markley Street at the distance of one hundred twenty-six and seventy-five one hundredths of a foot Northeasterly from the Northerly corner of Fornance and Markley Streets, a corner of this and Lot #286 on said plan; thence Northwestwardly along the line of Lot #286 on said plan and at right angles to Markley Street one hundred twenty-seven feet to a line of Lot #381 as shown on said plan; thence along the line of said Lot #281 and parallel to Markley Street, fifty feet Northeastwardly to the line of Lot #289 as shown on said plan; and thence along the line of Lot #289 and parallel to the first line, Southeastwardly one hundred twenty-seven feet to the Northwesterly side of Markley Street; and thence along the said side of Markley Street Southwestwardly fifty feet to the place of beginning.

BEING the same property as conveyed from Sybil A. Lanozi now by marriage, Sybil A. Venezia and Samuel J. Venezia, her husband to Sybil A. Venezia and Samuel J. Venezia, her husband, as described in Book 5433, Page 797, dated 10/18/2002, recorded 11/07/2002 in Montgomery County records.

TITLE TO SAID PREMISES IS VESTED IN Sybil A. Venezia and Samuel J. Venezia, her husband by Deed from Sybil A. Lanozi now by marriage, Sybil A. Venezia and Samuel J. Venezia, her husband dated 10/18/2002 recorded 11/07/2002 in Deed Book 5433, Page 797.

Parcel Number: 13-00-23892-00-8.

Location of property: 1411 Markley Street, Norristown, PA 19401.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Sybil A. Venezia a/k/a Sybil A. Lanozi and Samuel J. Venezia** at the suit of PNC Bank, National Association. Debt: \$118,905.18.

David Neeren, Attorney, I.D. #204252

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

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

16-04095

ALL THAT CERTAIN unit designated as Unit 118-B, being a Unit in Northridge Estates, a Condominium, situate in **West Norriton Township**, County of Montgomery and Commonwealth of Pennsylvania, as designated in Declaration of Condominium of Northridge Estates, a Condominium, including Plats and Plans, bearing a date January 28, 1987 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery on February 3, 1987 in Deed Book 4828, Page 1172, a First Supplementary Declaration of Condominium dated 2/26/1987 and recorded 3/3/1987 in Deed Book 4830, Page 1406, a Second Supplementary Declaration of Condominium dated 4/8/1987 and recorded 4/10/1987 in Deed Book 4834, Page 1169, a Third Supplementary Declaration of Condominium dated 5/20/1987 and recorded 6/9/1987 in Deed Book, 4840, Page 877, a Fourth Supplementary Declaration of Condominium dated 7/14/1987 and recorded 7/21/1987 in Deed Book 4845, Page 106, a Fifth Supplementary Declaration of Condominium dated 7/28/1987 and recorded 8/19/1987 in Deed Book 4848, Page 936, a Sixth Supplementary Declaration of Condominium dated 10/7/1987 and recorded 10/13/1987 in Deed Book 4853, Page 2336, a Seventh Supplementary Declaration of Condominium dated 11/25/1987 recorded 1/5/1998 in Deed Book 4882, Page 47, an Eighth Supplementary Declaration of Condominium dated 2/1/1988 and recorded 2/17/1988 in Deed Book 4865, Page 938, a Ninth Supplementary Declaration of Condominium dated 4/6/1988 and recorded 4/15/1988 in Deed Book 4870, Page 399, a Tenth Supplementary Declaration of Condominium dated 5/10/1988 and recorded 5/16/1988 in Deed Book 4873, Page 485, an Eleventh Supplementary Declaration of Condominium dated 6/10/1988 and recorded 6/15/1988 in Deed Book 4876, Page 424, and a Twelfth Supplementary Declaration recorded 8/9/1988 and recorded in Deed Book 4882, Page 2066, and a Thirteenth Supplementary Declaration recorded 11/10/1988 in Deed Book 4893, Page 864, and a Fourteenth Supplementary Declaration recorded 12/15/1988 in Deed Book 4896, Page 1864.

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

UNDER AND SUBJECT to the burdens and together with the applicable benefits of Declaration of Condominium of Forest Park, a Condominium, together with Plats and Plans dated November 27, 1985 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery on November 27, 1985 in Deed Book 4785, Page 1772, with Declaration and Plats and Plans have since been amended by Amendment to Declaration of Forest Park, a Condominium, dated July 25, 1986 and recorded August 26, 1986 in Deed Book 4810, Page 1664 and Second Amendment dated October 22, 1986 and recorded November 21, 1986 in Deed Book 4820, Page 770.

BEING the same premises which Gerald Nicholas Claffone and Nicole M. Claffone by Deed dated 6/28/2006 and recorded in Montgomery County on 7/13/2006 in Deed Book 5607, Page 2814 granted and conveyed unto Christina M Parlapiano, in fee.

Parcel Number: 63-00-09092-65-5.

Location of property: 405 Wendover Drive, Condominium 118-B, Norristown, PA 19403.

The improvements thereon are: A single family residential dwelling.

Seized and taken in execution as the property of **Christina M. Parlapiano a/k/a Christina Parlapiano** at the suit of Ditech Financial Servicing, LLC f/k/a Green Tree Servicing. Debt: \$156,898.36.

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

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

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

16-04736

ALL THAT CERTAIN lot or piece of ground, situate in **Upper Hanover Township**, County of Montgomery and Commonwealth of Pennsylvania described according to a plan of subdivision 'Kistler Tract' made for Heritage Building Group/Heritage Macoby Woods, L.P. by Van Cleef Engineering Associates dated 8/13/2003 and last revised 7/21/2004 and recorded in Plan Book 23, Page 427 bounded and described, as follows, to wit:

BEING Lot No. 44.

BEING part of the same premises which Atlantic Macoby Woods, L.P., a Pennsylvania Limited Partnership by Deed dated the 30th day of October, 2007 and recorded December 17, 2007 in the Office of the Recorder of Deeds, in and for the County of Montgomery in Deed Book 5675, Page 01171 granted and conveyed unto NVR, Inc., a Virginia Corporation trading as Ryan Homes in fee.

TITLE TO SAID PREMISES IS VESTED IN Hien Nguyen and Thanh Ngo, h/w, by Deed from NVR, Inc., a Virginia Corporation, trading as Ryan Homes, dated 03/20/2008, recorded 04/03/2008 in Book 5687, Page 01982.

Parcel Number: 57-00-02127-39-9.

Location of property: 1043 Runaway Drive, Pennsburg, PA 18073-1650.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Hien Nguyen and Thanh Ngo** at the suit of Wells Fargo Bank, N.A. s/b/m to Wells Fargo Home Mortgage Inc. Debt: \$410,052.47.

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

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

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

16-05419

ALL THOSE TWO CERTAIN lots or pieces of ground, with the buildings and improvements erected thereon, situate in **Abington Township**, Montgomery County, Pennsylvania, and described according to a Certain Lot Location Plan, Lots Nos. 8, 9, part of Lot 10, on Plan of Cedar Manor, made for Edward Weiss and Renee Weiss, made by George B. Mebus, Inc., Engineers, dated May 8, 1973, and revised November 8, 1973, as follows, to wit:

BEGINNING at a point on the Southeasterly side of Martin Road (40 feet wide), said point being the three following courses and distances from a point of curve on the Northeastly side of Township Line Road (60 feet wide): (1) leaving Township Line Road, on the arc of a circle curving to the right, having a radius of 20.00 feet, the arc distance of 31.42 feet, to a point of tangent on the Southeasterly side of Martin Road; (2) North 37 degrees, 24 minutes East, along the Southeasterly side of Martin Road, 19.36 feet, to a point of curve; and (3) Northeastwardly, still along the Southeasterly side of Martin Road, on the arc distance of 55.45 feet, to the point of beginning; thence extending from said point of beginning, Northeastwardly and Northwestwardly, partly along the Southeasterly and partly along the Northeastly sides of Martin Road, on the arc of a circle, curving to the left, having a radius of 135.00 feet, the arc distance of 93.28 feet, to a point of tangent on the Northeastly side of Martin Road; thence extending North 25 degrees, 43 minutes, 25 seconds West, along the Northeastly side of Martin Road, 20.50 feet, to a point; thence extending North 64 degrees, 16 minutes, 35 seconds East, 176.29 feet, to a point; thence extending South 30 degrees, 44 minutes East, 98.23 feet to a point; thence extending North 83 degrees, 28 minutes, 25 seconds East, 22.67 feet, to a point; thence extending South 15 degrees, 05 minutes East, 56.94 feet, to a point; thence extending South 37 degrees, 25 minutes West, 101.76 feet, to a point, a corner of lands now or late of Weiss, to be acquired by Culton, as shown on the above mentioned plan; thence extending along same, North 79 degrees, 11 minutes, 35 seconds West, 169.18 feet, to the first mentioned pint and place of beginning.

Leopold A. Blythe and Arlene E. Blythe a 1/2 undivided interest as Tenants by Entireties, and Joseph Augustus Blythe a 1/2 undivided interest as the whole, as Joint Tenants with the Right of Survivorship and not as Tenants in Common by Deed from Leopold Blythe and Arlene Blythe, husband and wife, dated October 15, 2003, recorded January 9, 2004 in Deed Book 5489, Page 1469 in the Montgomery County Office of the Recorder of Deeds.

TITLE TO SAID PREMISES IS VESTED IN Leopold Blythe and Arlene Blythe, h/w and Joseph Augustus Blythe, by Deed from Leopold Blythe and Arlene Blythe, h/w, dated 10/15/2003, recorded 01/09/2004 in Book 5489, Page 1469. Parcel Number: 30-00-42072-00-9.

Location of property: 711 Martin Road, Elkins Park, PA 19027-1709.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Leopold A. Blythe a/k/a Leopold Blythe, Arlene E. Blythe a/k/a Arlene Blythe, Joseph Augustus Blythe and The United States of America c/o The United States Attorney for The Eastern District of PA** at the suit of Wells Fargo Bank, N.A. s/b/m Wachovia Mortgage FSB f/k/a World Savings Bank FSB. Debt: \$385,608.54.

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.

16-05503

ALL THAT CERTAIN lot or piece of ground, situate in **Perkiomen Township**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Final Subdivision Plan, Cranberry PRD, Phase VIII, prepared for Fortress, Pa., LLC by Bursich Associates, Inc., dated 9/28/1998 last revised 9/8/1999 and recorded in Plan Book A-58, Page 471, as follows, to wit:

BEGINNING at a point on the Southerly side of Buyers Road (50 feet wide), a corner of this and Lot No. 50 on said plan; thence extending from said point of beginning and along the Southerly Southwesterly and Westerly side of Buyers Road, the two (2) following courses and distances, viz: (1) along the arc of a circle curving to the right having a radius of 125.58 feet, the arc distance of 137.04 feet to a point of tangent therein; and (2) South 23 degrees, 17 minutes, 58 seconds West, 97.80 feet to a point, a corner of Lot No. 48 on said plan; thence extending along the same, North 66 degrees, 42 minutes, 02 seconds West, 141.71 feet to a point, a corner of Lot 50, aforesaid; thence extending along the same, North 45 degrees, 47 minutes, 11 seconds East, 160.85 feet to the first mentioned point and place of beginning.

BEING Lot No. 49 on said plan.

TITLE TO SAID PREMISES IS VESTED IN Kurt Mattes and Marci Mattes, h/w, by Deed from Fortress Pennsylvania, LLC, a Delaware Limited Liability Company, dated 01/24/2001, recorded 01/31/2001 in Book 5348, Page 2215.

Parcel Number: 48-00-00299-40-9, Map #48019A049.

Location of property: 626 Buyers Road, Collegeville, PA 19426.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Kurt Mattes and Marci Mattes** at the suit of Federal National Mortgage Association ("Fannie Mae"). Debt: \$28,747.68 plus interest to sale date.

Heather Riloff, Attorney.

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

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

16-05929

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

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

BEING Lot Number 88 on the abovementioned plan.

CONTAINING 19,665 square feet.

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

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

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

The improvements thereon are: Residential property.

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

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

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

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

16-05994

ALL THAT CERTAIN lot or tract of land, situate in **Lower Moreland Township**, County of Montgomery and Commonwealth of Pennsylvania bounded and described according to a lot line adjustment plan dated July 30, 2003 and last revised November 24, 2003, as prepared as in Plan Book 26, Page 469 and recorded 5/16/2006 by Charles E. Shoemaker, Inc., Engineers and Surveyors of Abington, Pennsylvania, as follows:

BEGINNING at a point on the Southeasterly ultimate right-of-way line of Philmont Avenue SR 0063 (85' wide at this point as widened by the addition of 35' on the Southeasterly side from its former width of 50'), said point also being at a distance of two. hundred twenty-five and seventy-eight one-hundredths feet (225.78') measured South seventy-six degrees, thirty-nine minutes, nine seconds West (South 76 degrees, 39 minutes, 0 seconds West) from a point on line of lands now or formerly of 2507 Philmont Associates, L.P., said point also being at a distance of thirty-five and no one-hundredths feet (35.00') measured South twelve degrees, fifty-nine minutes, zero. seconds East (South 12 degrees, 59 minutes, 00 seconds East) from a point on the Southeasterly PennDot legal right-of-way line of Philmont Avenue (50' wide at this point), said point being at a distance of eight hundred ninety-nine and thirty-eight one-hundredths feet (899.38') measured South seventy-six degrees, forty-seven minutes, zero seconds West (South 76 degrees, 47 minutes, 00 seconds West) from a point formed by the intersection which the Southeasterly PennDot legal right-of-way line of Philmont Avenue makes with the Southwesterly PennDot legal right-of-way line of Red Lion Road (SR 2013) (50' wide); thence along the proposed line dividing Lot No. 1 from Lot No. 2 as shown on the above referenced plan, South thirteen degrees, twenty minutes, fifty-one seconds East (South 13 degrees, 20 minutes, 51 seconds East) four hundred ninety-one and twenty-eight one-hundredths feet (41.28') to a point on line of lands now or formerly of Conrail; thence along said lands, South seventy-seven degrees, two minutes, two seconds West (South 77 degrees, 02 minutes, 02 seconds West) six hundred ninety-one and seventy-four one-hundredths feet (691.74') to a point, a corner of lands now or formerly of Philmont Avenue, L.P.; thence long said lands the four following courses and distances: (1) North twelve degrees, fifty-four minutes, twenty-one seconds West (North 12 degrees, 54 minutes, 21 seconds West) ninety-three and no one-hundredths feet (93.00'); (2) North sixty-five degrees, six minutes, one second West (North 65 degrees, 06 minutes, 01 second West) one hundred twelve and eighty-seven one-hundredths feet (112.87'); (3) North twelve degrees, thirty-seven minutes, fifty-one seconds West (North 12 degrees, 37 minutes, 51 seconds West) one hundred eighty and no one-hundredths feet (180.00'); (4) North fifty degrees, two minutes, twenty-one seconds West (North 50 degrees, 02 minutes, 21 seconds West) one hundred seventy-nine and thirty-five one-hundredths feet (179.35') to a point on the aforementioned Southeasterly ultimate right-of-way line of Philmont Avenue; thence along and right-of-way line North seventy-six degrees, thirty-nine minutes, nine seconds East (North 76 degrees, 39 minutes, 09 seconds East) eight hundred eighty-four and fifty-six one-hundredths feet (884.56') to the first mentioned point and place of beginning.

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

Parcel Number: 41-00-06952-00-9.

Location of property: 2381 Philmont Avenue, Huntingdon Valley, Lower Moreland Township, PA 19006.

The improvements thereon are: Multi-Use Office.

Seized and taken in execution as the property of **Philmont Avenue, Lower Moreland, LP** at the suit of Fox Chase Bank. Debt: \$6,430,768.13.

Mark J. Dorval, Attorney.

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

DOWN MONEY: A deposit of ten (10%) percent of the Price Bid or \$4,500. dollars whichever amount is greater, shall be required to be paid in cash or by certified check to the Sheriff as down money on each property purchased.

16-06663

ALL THAT CERTAIN tenement, tract or piece of land, with the buildings thereon erected, situate on the Southeasterly side of Astor Street in **Norristown Borough**, Montgomery County, Pennsylvania, bounded and described, as follows, to wit:

BEGINNING at a point a corner on the Southeasterly side of said Astor Street at a distance of one hundred eighty-six and fifty-four one hundredths feet measured North forty-eight degrees, East from the intersection of the Northeasterly side line of Oak Street with the Southeasterly side line of Astor Street; thence along the Southeasterly side of Astor Street on a course North forty-eight degrees, no minutes East a distance of twenty-one and seventy-three one-hundredths feet to a point a corner; thence through the middle of a partition wall between this and the adjoining house South forty-two degrees, no minutes East, eighty-two and fifty one-hundredths feet to a point on the Northwesterly side of a twelve foot wide private alley; thence along said side of said alley and a thirteen inch stone masonry wall South forty-eight degrees, no minutes West, twenty-one and seventy-three one-hundredths feet to a point a corner; thence North forty-two degrees, no minutes West, eighty-two and fifty one-hundredths feet to a point on the Southeasterly side of Astor Street the point and place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Bonnie L. Alexander, by Deed from Community Housing Service, Inc., dated 10/15/1998, recorded 11/06/1998 in Book 5247, Page 2243.

Parcel Number: 13-00-02832-00-8.

Location of property: 720 Astor Street, Norristown, PA 19401-3710.

The improvements thereon are: Residential property.

Seized and taken in execution as the property of **Bonnie L. Alexander** at the suit of LSF9 Master Participation Trust. Debt: \$99,575.63.

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

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

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

16-06672

ALL THAT CERTAIN message and tract of land, situate in the Tenth (10th) Ward, **Pottstown Borough**, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a survey made by George F. Shaner, R.E., as follows, to wit:

BEGINNING at the Southwest corner House #940 North Hale Street, said point being on the easterly property line of North Hale Street (50 feet wide) and distant along the same from a point marking the Southeasterly property line intersection, as produced of the aforesaid North Hale Street and another ordained Street known as Grace (Mulberry) Street (50 feet wide) South 44 degrees, 56 minutes West, 178.16 feet; thence from said point beginning continuing along the Southerly property line of #940 North Hale Street South 45 degrees, 04 minutes East, 140.00 feet to a corner on the Westerly side of a given 20 feet wide alley; thence along the same South 44 degrees, 56 minutes West, 55.00 feet to a corner of other lands of the Grantor; thence along the same North 45 degrees, 04 minutes West, 140.00 feet to a corner on the Easterly property line of North Hale Street; thence along the same North 44 degrees, 56 minutes East, 55.00 feet to the place of beginning.

BEING the same premises which Juanita Lee Zumerling, n/b/m Juanita L. Capo-Eppheimer, by Deed dated 2/9/2006 and recorded 2/17/2006 in the Office of the Recorder of Deeds in and for the County of Montgomery, in Deed Book 5590, Page 2580, granted and conveyed unto Juanita L. Capo-Eppheimer.

Parcel Number: 16-00-12220-00-4.

Location of property: 936 Hale Street, Pottstown, PA 19464.

The improvements thereon are: A residential dwelling.

Seized and taken in execution as the property of **Juanita L. Capo-Eppheimer** at the suit of JP Morgan Chase Bank, National Association. Debt: \$107,810.92.

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.

16-07305

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Lower Merion Township**, County of Montgomery, Commonwealth of Pennsylvania, described according to a certain Plan thereof made by Milton R. Yerkes, C.S., dated February 17, 1925, and revised October 15, 1925, as follows, to wit:

BEGINNING at a point in a line dividing land now or late of Donald M. Love from land now or late of Aubrey R. Bunting, which point is North 53 degrees, 23 minutes West 45 feet from a point in the Northerly side of Wister Road; thence extending North 50 degrees 23 minutes West, one hundred thirty-one and fifty one-hundredths feet to a point; thence extending North 46 degrees, 11 minutes East, one hundred twenty-one and eighty one-hundredths feet to a point in the bed of Love Lane (40 feet wide); thence along same North 41 degrees, 38 minutes East, 26 feet and South 46 degrees, 13 minutes East, eighty-four and forty-eight one-hundredths feet to a point; thence extending South 35 degrees, 31 minutes West, one hundred four and twenty-eight one-hundredths feet to the first mentioned point and place of beginning.

BEING the same premises as Bruce I. Blatt and Susan G. Blat, by Deed dated November 9, 2007, and recorded on November 20, 2007, by the Montgomery County Recorder of Deeds in Deed Book 5672, at Page 2464, Instrument No. 2007138494, granted and conveyed unto Stuart D. Naiberg and Steffanie Naiberg, as Tenants by the Entireties.

Parcel Number: 40-00-33720-00-8.

Location of property: 608 Loves Lane, Lower Merion Township, Wynnewood, PA 19096.

The improvements thereon are: Residential real estate.

Seized and taken in execution as the property of **Steffanie Naiberg and Stuart D. Naiberg** at the suit of UMB Bank, National Association. Not in its Individual Capacity but Solely as Legal Title Trustee of MART Legal Title Trust 2015-NPL1 . Debt: \$683,575.79.

M. Troy Freedman, Attorney. I.D. #85165

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.

16-07397

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in **Whitpain Township**, County of Montgomery, Commonwealth of Pennsylvania, bounded and described according to a site plan made for Whitpain Hills, Home Owners Association, dated 06/05/1976 and recorded in Plan Book A-27, Page 42, as follows, to wit:

BEING Building No. 16 East Side Drive, being Unit No.6 East Side Drive.

TOGETHER with the free and common use, right, liberty and privilege of a certain 86 feet wide right-of-way extending in a Southwesterly direction from a point on the title line in the bed of Pennsylvania Route 73, known as "Skippack Pike" said center line of said right-of-way is measure the two following courses and distances from a point a corner of lands now or late of David M. Law: (1) along the line in the bed of Skippack Pike, North 49 degrees, 50 minute West, a distance of 353.45 feet to a point; (2) North 48 degrees, 52 minutes West, 112.50 feet to the point of beginning; thence extending along the center line of said 86 feet wide right-of-way and through the property now or late of Thomas Meehan Estate, South 46 degrees, 47 minutes, 56 seconds West, 730;04 feet to a point.

SUBJECT to the proportionate part of the expense of maintaining said 86 feet wide right-of- way.

UNDER AND SUBJECT to agreements and conditions of record. Being the same property as conveyed from John P. Pryor to Amanda Schambon, as Sole Owner, as described in Book 5808, Page 2685, dated 07/2/2011, recorded 08/02/2011 in Montgomery County records.

TITLE TO SAID PREMISES IS VESTED IN Amanda Schambon, as Sole Owner by Deed from John P. Pryor dated 07/28/2011 recorded 08/02/2011 in Deed Book 5808, Page 2685.

Parcel Number: 66-00-06408-61-8.

Location of property: 1606 Whitpain Hills (Township of Whitpain), Blue Bell, PA 19422.

The improvements thereon are: Residential dwelling.

Seized and taken in execution as the property of **Amanda Schambon** at the suit of PNC Bank, National Association. Debt: \$120,312.99.

Morris Scott, 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.

To all parties in interest and claimants:

Notice is hereby given the schedules of distribution by the Sheriff on September 28, 2016 and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

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

ARTICLES OF INCORPORATION

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

NOTICE is hereby given that Articles of Incorporation - For Profit, were filed on July 20, 2016, with the Pennsylvania Department of State for **JMD Investments Corp.**, a Domestic Business Corporation organized under the Pennsylvania Business Corporation Law of 1988, as amended.

Fox Rothschild, LLP, Solicitors

2700 Kelly Road, Suite 300

Warrington, PA 18976

NOTICE is hereby given that Articles of Incorporation - For Profit, were filed on July 20, 2016, with the Pennsylvania Department of State for **Mid-Atlantic Strategic Advisory Group, Inc.**, a Domestic Business Corporation organized under the Pennsylvania Business Corporation Law of 1988, as amended.

Fox Rothschild, LLP, Solicitors

2700 Kelly Road, Suite 300

Warrington, PA 18976

The Gardens at Wedgewood, Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988 on June 23, 2016.

R. Wayne Clemens, Esquire

510 E. Broad Street, P.O. Box 64439

Souderton, PA 18964-0439

215-723-5533

ARTICLES OF INCORPORATION NONPROFIT

THE GARRETT SNIDER FOUNDATION has been incorporated under the provisions of the PA Nonprofit Corporation Law of 1988 on June 29, 2016 to raise money for tax exempt organizations.

CERTIFICATE OF ORGANIZATION

Notice is hereby given that a Certificate of Organization has been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania for **Bergen Estates LLC**, pursuant to the provisions of the Pennsylvania Limited Liability Company Act of 1994.

The Certificate of Organization for a Domestic Limited Liability Company has been filed on July 27, 2016.

CHANGE OF NAME

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2016-14292

NOTICE IS HEREBY GIVEN that on July 14, 2016, the Petition of Danielle Hope Chinworth, on behalf of minor daughter, Karly Jade Zenchyk, was filed in the above named Court, praying for a Decree to change her name to KARLY JADE CHINWORTH.

The Court has fixed September 7, 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.

Daniel A. Armstrong, Esquire

334 W. Front Street

Media, PA 19063

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2016-10879

NOTICE IS HEREBY GIVEN that on May 31, 2016, the Petition of Jodie Smith-Cannon, on behalf of Reilly Anna McNemar, a minor child, was filed in the above named Court, praying for a Decree to change her name to REILLY ANNA McNEMAR CANNON.

The Court has fixed September 14, 2016, at 9:30 AM in Courtroom "13" of the Montgomery County Courthouse, Norristown, Pennsylvania, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

David I. Dubin, Esquire

The Pavilion, Suite 502

261 Old York Road

Jenkintown, PA 19046

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2016-14578

NOTICE IS HEREBY GIVEN that on July 17, 2016, the Petition of John J. Kenney was filed in the above named Court, praying for a Decree to change his name to JACK KENNEY.

The Court has fixed September 14, 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. 2016-14086

NOTICE IS HEREBY GIVEN that the Petition for a Change of Name has been filed in the above named Court, praying for a decree to change the name of JULIAN TIMOTHY BUGG, a minor, to MAX JULIAN TIMOTHY BUGG, by Amy Hill and Stephen Hill, Sr., as maternal grandparents who were awarded legal custody on 8/5/2015. The Court has fixed 7th day of September, 2016, at 9:30 a.m., in Courtroom 13, 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 the said Petition should not be granted. Elizabeth K. Bitterman, Atty. for Petitioners Kolodner Law Offices 100 S. Broad St., Ste. 1519 Phila., PA 19110 215-563-1730

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2016-13998

NOTICE IS HEREBY GIVEN that on July 11, 2016, the Petition of Kenia Arellano Cortez, on behalf of minor child, Kevin Anorve Arellano, was filed in the above named Court, praying for a Decree to change his name to KEVIN RIVERA ARELLANO.

The Court has fixed September 7, 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. 2016-14615

NOTICE IS HEREBY GIVEN that on July 18, 2016, the Petition of Nicole Alyse Mastnjak was filed in the above named Court, praying for a Decree to change her name to NICOLE ALYSE ROOME.

The Court has fixed September 14, 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.

Francis C. Miller, Esquire
21 W. Washington Street, Suite D
West Chester, PA 19380

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2016-14865

NOTICE IS HEREBY GIVEN that on July 22, 2016, the Petition of Sarah Elizabeth Yaure was filed in the above named Court, praying for a Decree to change the name to RICHARD WILLIAM YAURE.

The Court has fixed September 21, 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.

Kenneth J. Roebeg, Esquire
589 Skippack Pike, Suite 300
Blue Bell, PA 19422

CIVIL ACTION

IN THE COURT OF COMMON PLEAS OF
MONTGOMERY COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 2016-11296

NOTICE OF ACTION
IN MORTGAGE FORECLOSURE

SANTANDER BANK, N.A.,
Plaintiff

vs.

**ROBERT A. DEVER, in his capacity as Administrator
and Heir of the Estate of PHYLLIS M. DEVER**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST FROM
OR UNDER PHYLLIS M. DEVER, DECEASED,**
Defendants

**NOTICE TO: UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER PHYLLIS M. DEVER,
DECEASED**

You are hereby notified that on June 6, 2016, Plaintiff, SANTANDER 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. 2016-11296. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 122 BONNET LANE, HATBORO, PA 19040-4521 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 West Airy Street
Norristown, PA 19401
610-279-9660, ext. 201

ESTATE NOTICES

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

First Publication

ARSENICH, MARY, dec'd.

Late of Borough of Norristown.
Co-Administrators: GEORGE ARSENICH, JR.,
907 Capitol Road,
Norristown, PA 19403,
MARYANN SERAFINE,
1108 W. Airy Street,
Norristown, PA 19401.

BARALT, PATRICIA, dec'd.

Late of Borough of Pottstown.
Executor: KYLE PERRI,
2835 Hauck Road,
Green Lane, PA 18054.

BEST, BETTY M. also known as ELIZABETH M. BEST, dec'd.

Late of Borough of Norristown.
Executrix: NANCY PALM,
807 Holly Drive,
Green Lane, PA 18054.

BRUNI, PETER L., JR. also known as PETER BRUNI and

PETER LOUIS BRUNI, JR., dec'd.
Late of Lower Providence Township.
Executor: MICHELE BRUNI,
3139 Middle School Drive,
Audubon, PA 19403.
ATTORNEY: MICHAEL E. FUREY,
FUREY & BALDASSARI, P.C.,
1043 S. Park Avenue,
Audubon, PA 19403

COSENZA, FRANCES, dec'd.

Late of Upper Moreland Township.
Executrix: ELIZABETH K. NEWMILLER,
207 Brookdale Court,
Dresher, PA 19025.
ATTORNEY: STEPHEN M. PORTER,
1117 Bridge Road, Suite A,
P.O. Box 268,
Creamery, PA 19430

CRAWFORD, ROBERT D. also known as ROBERT CRAWFORD, dec'd.

Late of East Norriton Township.
Executrix: PAMELA L. GETTY,
c/o James W. Flood, Esquire,
1 E. Airy Street,
Norristown, PA 19401.
ATTORNEY: JAMES W. FLOOD,
1 E. Airy Street,
Norristown, PA 19401

ELLIOTT, JEAN C., dec'd.

Late of Whitmarsh Township.
Executrix: ANNA C. GENTHE,
c/o Beeghley and Beeghley,
314 S. Henderson Road, Suite G #339,
King of Prussia, PA 19406.

GEIGER, JOHN MORTON, dec'd.

Late of West Norriton Township.
Administratrix: SUSAN M. SIMPSON,
587 Park Ridge Drive,
Wayne, PA 19087.

HACKMAN, LYNN C., dec'd.

Late of Franconia Township.
Executor: BRETT J. THOMAS,
417 Wexford Way,
Telford, PA 18969.
ATTORNEY: DOROTHY K. WEIK,
BRICKER, LANDIS, HUNSBERGER &
GINGRICH, LLP,
114 E. Broad Street, P.O. Box 64769,
Souderton, PA 18964

HAGER, ANNA CATHERINE, dec'd.

Late of Borough of Norristown.
Administratrix CTA: DIANE SAUNDRA
TOSTA, ESQUIRE,
1521 W. Main Street,
Norristown, PA 19403.

HEFFELFINGER, EDITH M., dec'd.

Late of Towamencin Township.
Executor: HARRY L. HEFFELFINGER,
178 Wiltroft Road,
Kutztown, PA 19530.
ATTORNEY: CHARLOTTE A. HUNSBERGER,
BRICKER, LANDIS, HUNSBERGER &
GINGRICH, LLP,
114 E. Broad Street, P.O. Box 64769,
Souderton, PA 18964

HODGES, DR. DEAN ROOSEVELT, dec'd.

Late of Lower Merion Township.
Executor: DR. ERIC N. HODGES,
1365 Fenimore Lane,
Gladwyne, PA 19035.

KELLER, MARGARET M., dec'd.

Late of Whitpain Township.
Executrix: DIANE E. COX,
c/o Beeghley and Beeghley,
314 S. Henderson Road, Suite G #339,
King of Prussia, PA 19406.

LAUGHLIN, PHILLIP F., III, dec'd.

Late of Borough of East Greenville.
Executrix: TAMI H. LAUGHLIN,
c/o Young & Young,
Rebecca M. Young, Esquire,
Lia K. Snyder, Esquire,
119 E. Main Street,
Macungie, PA 18062.
ATTORNEY: REBECCA M. YOUNG,
LIA K. SNYDER, ESQUIRE,
YOUNG & YOUNG,
119 East Main Street,
Macungie, PA 18062

LONG, JOHN A., dec'd.

Late of Montgomery Township.
 Executrix: SUSAN M. LONG,
 c/o John H. Filice, Esquire,
 Rubin, Glickman, Steinberg & Gifford,
 2605 N. Broad Street, P.O. Box 1277,
 Lansdale, PA 19446.
 ATTORNEY: JOHN H. FILICE,
 RUBIN, GLICKMAN, STEINBERG & GIFFORD,
 2605 N. Broad Street, P.O. Box 1277,
 Lansdale, PA 19446

MOLHOLT, BRUCE, dec'd.

Late of Montgomery Township.
 Executor: GEORGE M. NIKOLAOU, ESQUIRE,
 166 Allendale Road,
 King of Prussia, PA 19406.

REBER, BETTY L. also known as**BETTY REBER, dec'd.**

Late of Upper Gwynedd Township.
 Executor: RICHARD E. KRICK,
 c/o Christopher A. Spang, Esquire,
 115 Victoria Lane,
 Wyomissing, PA 19610.
 ATTORNEY: CHRISTOPHER A. SPANG,
 115 Victoria Lane,
 Wyomissing, PA 19610

REGAN, JAMES J., JR. also known as**JIM REGAN, dec'd.**

Late of Worcester Township.
 Executor: LAWRENCE G. PETRO,
 2938 Clyston Road,
 Eagleville, PA 19403.

SCATARIGE, MARY A., dec'd.

Late of Whitpain Township.
 Executor: LEE C. VIGHETTI, SR.,
 710 Harrison Avenue,
 Ardley, PA 19038.

SNYDER, GLENN STEVEN, dec'd.

Late of Upper Merion Township.
 Executrix: HELEN R. SNYDER,
 169 Gulph Lane,
 Conshohocken, PA 19428.

WHITE, ROBERT J., dec'd.

Late of Whitpain Township.
 Executrix: BARBARA A. WHITE,
 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

WILLIAMSON, CATHERINE A., dec'd.

Late of Cheltenham Township.
 Executor: BRUCE A. WILLIAMSON,
 145 West Avenue,
 Elkins Park, PA 19027.

Second Publication**ADAMS, GERALD M., dec'd.**

Late of Lower Providence Township.
 Executrix: FAYETTA GAIL SIMPSON,
 c/o Keenan, Ciccitto & Associates, LLP,
 376 E. Main Street,
 Collegeville, PA 19426.
 ATTORNEY: ROWAN KEENAN,
 KEENAN, CICCITTO & ASSOCIATES, LLP,
 376 E. Main Street,
 Collegeville, PA 19426,
 610-489-6170

BELZER, JOSEPH F., dec'd.

Late of Borough of Pottstown.
 Executor: JAMES LUTZ,
 c/o Paul R. Cohen, Esquire,
 2005 S. Easton Road,
 Doylestown, PA 18901.
 ATTORNEY: PAUL R. COHEN,
 CURTIN & HEEFNER, LLP,
 2005 S. Easton Road,
 Doylestown, PA 18901

BROWN, THOMAS W., JR., dec'd.

Late of Plymouth Township.
 Administratrix: HOLLY BROWN,
 735 Clover Lane,
 Plymouth Meeting, PA 19462.
 ATTORNEY: FRANK L. CAIOLA,
 2500 DeKalb Pike, Suite 100,
 East Norriton, PA 19401

CARFAGNO, CHARLES D., JR. also known as**CHARLES CARFAGNO, JR., dec'd.**

Late of Borough of Norristown.
 Executor: JOSEPH ARENA,
 c/o Peter E. Bort, Esquire,
 P.O. Box 311,
 Valley Forge, PA 19481.
 ATTORNEY: PETER E. BORT,
 BORT LAW,
 P.O. Box 311,
 Valley Forge, PA 19481

CARMINATI, VINCENT ANTHONY, dec'd.

Late of Abington Township.
 Executor: JOHN T. CARMINATI,
 308 Harrison Avenue,
 Glenside, PA 19038.

CHADWICK, DOUGLAS PAUL, dec'd.

Late of Borough of North Wales.
 Executrix: CAROL L. CHADWICK,
 919 Herman Road,
 Horsham, PA 19044.

CLAYTON, THERESA R. also known as**TESS CLAYTON and****THERESA REED CLAYTON, dec'd.**

Late of Lower Moreland Township.
 Executor: GEORGE H. REED,
 P.O. Box 332,
 Southampton, PA 18966.

DeJOSEPH, GLORIA also known as**GLORIA J. DeJOSEPH and****GLORIA DeGIUSEPPE, dec'd.**

Late of Lower Providence Township.
 Executor: RICHARD N. SACCHETTI, JR.,
 c/o Thomas I. Puleo, Esquire,
 701 Market Street, Suite 500,
 Philadelphia, PA 19106.
 ATTORNEY: THOMAS I. PULEO,
 KML LAW GROUP, P.C.,
 701 Market Street, Suite 500,
 Philadelphia, PA 19106

FAZIO, ELIZABETH T., dec'd.

Late of Plymouth Township.
 Co-Executors: CHARLES FAZIO,
 4 Harvard Road,
 Plymouth Meeting, PA 19462,
 VINCENT FAZIO,
 2031 Leigh Pky. North,
 Allentown, PA 18103.

FIELD, RITA T., dec'd.

Late of Hatfield Township.
Executrix: BARBARA J. KRIEBEL,
c/o John H. Filice, Esquire,
Rubin, Glickman, Steinberg & Gifford,
2605 N. Broad Street, P.O. Box 1277,
Lansdale, PA 19446.
ATTORNEY: JOHN H. FILICE,
RUBIN, GLICKMAN, STEINBERG & GIFFORD,
2605 N. Broad Street, P.O. Box 1277,
Lansdale, PA 19446

**GAGNE, HALI MICHELE also known as
HALI MICHELE STOKES GAGNE, dec'd.**

Late of Cheltenham Township.
Administrator: W. RODERICK GAGNE,
3000 Two Logan Square,
Philadelphia, PA 19103-2799.
ATTORNEY: W. RODERICK GAGNE,
PEPPER HAMILTON LLP,
3000 Two Logan Square,
Philadelphia, PA 19103-2799

**GAMBONE, MICHAEL R. also known as
MICHAEL GAMBONE, dec'd.**

Late of Lower Providence Township.
Executor: CHARLES NABER,
c/o 1236 E. High Street,
Pottstown, PA 19464.
ATTORNEY: LISA J. CAPPOLELLA,
1236 E. High Street,
Pottstown, PA 19464

GINDHART, BARBARA, dec'd.

Late of Borough of Ambler.
Executrix: BERNICE GINDHART,
c/o 807 Bethlehem Pike,
Erdenheim, PA 19038.
ATTORNEY: BERNARD J. McLAFFERTY, JR.,
McLAFFERTY & KROBERGER, P.C.,
807 Bethlehem Pike,
Erdenheim, PA 19038

**GOLDBERG, ROSALIE A. also known as
ROSALIE GOLDBERG and
ROSALIE BURNS, dec'd.**

Late of Lower Merion Township.
Executrix: LAURA RAAB,
c/o Michael E. Markovitz, Esquire,
P.O. Box 43187,
Philadelphia, PA 19129.
ATTORNEY: MICHAEL E. MARKOVITZ,
P.O. Box 43187,
Philadelphia, PA 19129

GOLDBLUM, JUDITH F., dec'd.

Late of Plymouth Township.
Administrator: JAY GOLDBLUM,
3125 Methacton Avenue,
Eagleville, PA 19403.
ATTORNEY: JODI L. GRIFFIS,
1495 Alan Wood Road, Suite 7,
Conshohocken, PA 19428

JOHNSON, CHRISTINA M., dec'd.

Late of Borough of Pottstown.
Administrator: JAMES JOHNSON, JR.,
447 N. York Street,
Pottstown, PA 19464.
ATTORNEY: JOSEPH L. QUINN,
152 E. High Street, Suite 100,
Pottstown, PA 19464

KRASLEY, HAROLD R., dec'd.

Late of Upper Providence Township.
Executor: LARRY W. KRASLEY,
710 Wisteria Drive,
Warrington, PA 18976.

MERZ, GLORIA J., dec'd.

Late of Lower Moreland Township.
Executor: WILLIAM F. MERZ,
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

MUNDT, RAY B., dec'd.

Late of Lower Merion Township.
Executor: ROBERT MUNDT,
c/o M. Howard Vigderman, Esquire,
Avenue of the Arts,
123 S. Broad Street,
Philadelphia, PA 19109.
ATTORNEY: M. HOWARD VIGDERMAN,
MONTGOMERY McCRACKEN WALKER
RHOADS LLP,
Avenue of the Arts,
123 S. Broad Street,
Philadelphia, PA 19109

OPPELT, GENE M., dec'd.

Late of Douglass Township.
Administrator: RUSSELL H. STROUSE,
1005 Cherry Treet Xing,
Breinigsville, PA 18031.
ATTORNEY: JEFFREY C. KARVER,
7 E. Philadelphia Avenue,
Boyertown, PA 19512

PALTIN, ISRAEL, dec'd.

Late of Upper Merion Township.
Executor: YOCHI PALTIN,
715 Champlain Street,
King of Prussia, PA 19406.
ATTORNEY: MELISSA B. PASZAMANT,
ROYER COOPER COHEN BRAUNFELD, LLC,
Two Logan Square, Suite 710,
100 N. 18th Street,
Philadelphia, PA 19103

**PEKORA, RUTH N. also known as
RUTH PEKORA, dec'd.**

Late of Horsham Township.
Executrix: KATHLEEN M. SIBRE,
27 Galena Court,
Churchville, PA 18966.

**PILIERO, CHARLES FRANK, SR. also known as
CHARLES F. PILIERO, SR. and
CHARLES F. PILIERO, dec'd.**

Late of Lower Moreland Township.
Executors: DIANE L. WALLS AND
CHARLES F. PILIERO, JR.,
c/o Robert A. Bacine, Esquire,
Friedman, Schuman, PC,
101 Greenwood Avenue, Fifth Floor,
Jenkintown, PA 19046.
ATTORNEY: ROBERT A. BACINE,
FRIEDMAN, SCHUMAN, PC,
101 Greenwood Avenue, Fifth Floor,
Jenkintown, PA 19046

PYOTT, JOANNE G., dec'd.

Late of Borough of Lansdale.
 Executrix: SONJA PYOTT,
 372 N. Lewis Road, P.O. Box 575,
 Royersford, PA 19468.
 ATTORNEY: GARY P. LEWIS,
 32 N. Lewis Road, P.O. Box 575,
 Royersford, PA 19468

QUINN, JOHN A., dec'd.

Late of Lower Merion Township.
 Executrix: FRANCES D. QUINN,
 c/o Kim D. Fetrow, Esquire,
 100 Four Falls, Suite 300,
 West Conshohocken, PA 19428.
 ATTORNEY: KIM D. FETROW,
 HECKSCHER, TEILLON, TERRILL & SAGER, P.C.,
 100 Four Falls, Suite 300,
 West Conshohocken, PA 19428

ROSSITER, EDNA DOROTHY also known as

EDNA ROSSITER, dec'd.
 Late of Borough of Hatboro.
 Executor: WILLIAM J. ROSSITER,
 982 Mearns Road,
 Warminster, PA 18974.

SHAPIRO, AMIRAM, dec'd.

Late of Lower Merion Township.
 Executor: RONNY SHAPIRO,
 c/o Lawrence F. Gilberti, Esquire,
 Three Logan Square, Suite 3100,
 1717 Arch Street,
 Philadelphia, PA 19103.
 ATTORNEY: LAWRENCE F. GILBERTI,
 REED SMITH, LLP,
 Three Logan Square, Suite 3100,
 1717 Arch Street,
 Philadelphia, PA 19103

TALLON, THEODORA M., dec'd.

Late of Montgomery County, PA.
 Executor: GREGORY DOWLATOW, JR.,
 2451 Hoffmansville Road,
 Frederick, PA 19435.

WOOD, RICHARD SEDGWICK also known as

**RICHARD S. WOOD and
 RICHARD WOOD, dec'd.**
 Late of Lower Merion Township.
 Administrator: SEDGWICK S. WOOD,
 6519 Cutler Street,
 Philadelphia, PA 19126.

Third and Final Publication**ASH, HARRY W. also known as**

HARRY W. ASH, JR., dec'd.
 Late of Whitpain Township.
 Executors: CAROL A. POKORNY AND
 RICHARD C. ASH,
 400 Lenox Road,
 Havertown, PA 19083.

BACAK, FRANCES T. also known as

FRANCES BACAK, dec'd.
 Late of Borough of Lansdale.
 Executor: PAUL G. BACAK,
 c/o Whitney Patience O'Reilly, Esquire,
 Unruh, Turner, Burke & Frees, P.C.,
 120 Gay Street, P.O. Box 289,
 Phoenixville, PA 19460.
 ATTORNEY: WHITNEY PATIENCE O'REILLY,
 UNRUH, TURNER, BURKE & FREES, P.C.,
 120 Gay Street, P.O. Box 289,
 Phoenixville, PA 19460

BAIRD, JOHN A., JR., dec'd.

Late of Lower Merion Township.
 Executrix: BARBARA B. ROGERS,
 c/o F. Scott Donahue, Esquire,
 1515 Market Street, Suite 1540,
 Philadelphia, PA 19102.
 ATTORNEY: F. SCOTT DONAHUE,
 DONAHUE, BATTLE & DONAHUE,
 1515 Market Street, Suite 1540,
 Philadelphia, PA 19102

BECHTEL, DAVID F., JR., dec'd.

Late of Borough of Gilbertsville.
 Administratrix: ANNETTE F. BECHTEL,
 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

BULLINGTON, FRANK WILLIAM also known as

**FRANK W. BULLINGTON and
 BILL BULLINGTON, dec'd.**
 Late of Lower Pottsgrove Township.
 Executor: ROBERT BULLINGTON,
 95 Tanglewood Drive,
 Milford, DE 19963.

BUZBY, GEORGE C., JR., dec'd.

Late of Blue Bell, PA.
 Executor: JUDY W. BUZBY.
 ATTORNEY: A. VICTOR MEITNER, JR.,
 A. VICTOR MEITNER, JR., P.C.,
 564 Skippack Pike,
 Blue Bell, PA 19422,
 215-540-0575

CAMPFIELD, CELIA M., dec'd.

Late of Borough of Hatboro.
 Administratrix: AMANDA CAMPFIELD,
 c/o David V. Bogdan, Esquire,
 100 S. Broad Street, Suite 910,
 Philadelphia, PA 19110.
 ATTORNEY: DAVID V. BOGDAN,
 100 S. Broad Street, Suite 910,
 Philadelphia, PA 19110

CONARD, WARREN WAYNE, dec'd.

Late of Abington Township.
 Executrix: CATHERINE MIKUS,
 1026 Claire Avenue,
 Huntingdon Valley, PA 19006.

CURTIS, INEZ DELORES, dec'd.

Late of Cheltenham Township.
 Administratrix: CATANA T. MONTAGUE,
 301 Old Farm Road,
 Wyncote, PA 19095.

DAMIANI CELLUCCI, LAURA also known as

**LAURA R. DAMIANI-CELLUCCI and
 LAURA CELLUCCI, dec'd.**
 Late of Lower Merion Township.
 Executor: MARC DEASY,
 3897 Gaymen Road,
 Doylestown, PA 18901.
 ATTORNEY: ANDREW W. YOUNG,
 70 W. Oakland Avenue, Suite 314,
 Doylestown, PA 18901

DAVIES, DOROTHEA R., dec'd.

Late of Borough of Trappe.
 Executor: WALTER A. DAVIES, JR.,
 c/o King Laird, P.C.,
 360 W. Main Street,
 Trappe, PA 19426.
 ATTORNEY: THOMAS C. RENTSCHLER,
 KING LAIRD, P.C.,
 360 W. Main Street,
 Trappe, PA 19426

DAVIES, MARK WAYNE also known as

MARK W. DAVIES, dec'd.
 Late of Worcester Township.
 Executrix: KIMBERLY ANN DAVIES,
 2957 Defford Road, P.O. Box 633,
 Worcester, PA 19490.

FOSCO, ALBERT D., dec'd.

Late of Whitpain Township.
 Executrix: SUSAN FALCONE,
 2016 Sterigere Street,
 West Norriton, PA 19403.
 ATTORNEY: JOSEPH J. PIZONKA,
 PIZONKA, REILLEY, BELLO & McGRORY, P.C.,
 144 E. DeKalb Pike, Suite 200,
 King of Prussia, PA 19406

GIBERSON, ELIZABETH H., dec'd.

Late of Borough of Hatboro.
 Executrix: PHYLLIS ANN SIRINE,
 123 S. Broad Street, Suite 2102,
 Philadelphia, PA 19109-1090.
 ATTORNEY: EUGENE H. GILLIN,
 123 S. Broad Street, Suite 2102,
 Philadelphia, PA 19109-1090

GOEPEL, GRACE also known as

GRACE F. GOEPEL, dec'd.
 Late of West Norriton Township.
 Executrix: ANNA J. BERT,
 3113 Sycamore Lane,
 Norristown, PA 19401.

HANSON, MARTHA ANN, dec'd.

Late of Lower Merion Township.
 Executor: PETER H. HANSON,
 c/o Theodore S. Cox, Jr., Esquire,
 919 Conestoga Road,
 Building Two, Suite 309,
 Rosemont, PA 19010-1353.
 ATTORNEY: THEODORE S. COXE, JR.,
 919 Conestoga Road,
 Building Two, Suite 309,
 Rosemont, PA 19010-1353

HOWARD, PAMELA LESLIE also known as

PAMELA HOWARD, dec'd.
 Late of Lower Merion Township.
 Administrator: JOHN J. HOWARD,
 73 Watson Road,
 Norway, ME 04268.

HUBER, MARY E., dec'd.

Late of Lower Pottsgrove Township.
 Executor: ROBERT L. HUBER,
 c/o King Laird, P.C.,
 360 W. Main Street,
 Trappe, PA 19426.
 ATTORNEY: THOMAS C. RENTSCHLER,
 KING LAIRD, P.C.,
 360 W. Main Street,
 Trappe, PA 19426

KELLY, JAMES F., dec'd.

Late of Lower Gwynedd Township.
 Executrix: MAUREEN A. KROENER,
 1429 W. Lamplighter Avenue,
 Gwynedd, PA 19454.

KRAUSS, BETTY E., dec'd.

Late of Upper Hanover Township.
 Co-Executrices: DIANE L. DUNN AND
 NANCY J. MENIO,
 c/o Tomlinson & Gerhart,
 414 Main Street, P.O. Box 14,
 East Greenville, PA 18041.
 ATTORNEY: ALLEN K. TOMLINSON,
 TOMLINSON & GERHART,
 414 Main Street, P.O. Box 14,
 East Greenville, PA 18041

LEONARD, RICHARD F., dec'd.

Late of Whitmarsh Township.
 Executrix: LYNN S. LEONARD,
 c/o Patrick G. Murphy, Esquire,
 640 Sentry Parkway, Suite 100,
 Blue Bell, PA 19422.
 ATTORNEY: PATRICK G. MURPHY,
 640 Sentry Parkway, Suite 100,
 Blue Bell, PA 19422

NESBITT, RICHARD, dec'd.

Late of Flourtown, PA.
 Administratrix: LINDA S. NESBITT,
 5 Jones Avenue,
 Flourtown, PA 19031.

O'DONNELL, BONNIE J. also known as

**BONNIE JEAN O'DONNELL and
 BONNIE O'DONNELL, dec'd.**
 Late of Upper Moreland Township.
 Co-Executors: JOSEPH J. O'DONNELL AND
 MICHAEL D. O'DONNELL,
 123 S. Broad Street, Suite 2102,
 Philadelphia, PA 19109-1090.
 ATTORNEY: EUGENE H. GILLIN,
 123 S. Broad Street, Suite 2102,
 Philadelphia, PA 19109-1090

PAUL, ELEANOR, dec'd.

Late of Borough of Hatboro.
 Co-Executors: BRUCE PAWLOSKI AND
 KAREN PAUL,
 c/o 225 Oak Hill Drive,
 Hatboro, PA 19040.

PAULUS, DANIEL BRIAN, dec'd.

Late of Horsham Township.
 Administrator: JAMES PAULUS,
 c/o Anthony L. Loscalzo, Esquire,
 Floral Vale Professional Park,
 410 Floral Vale Blvd.,
 Yardley, PA 19067-5526.
 ATTORNEY: ANTHONY L. LOSCALZO,
 Floral Vale Professional Park,
 410 Floral Vale Blvd.,
 Yardley, PA 19067-5526

PIERSON, ELEANOR A. also known as

ELEANOR ABBOT PIERSON, dec'd.
 Late of Lower Merion Township.
 Executors: JANE W. PIERSON AND
 DANIEL B. PIERSON,
 c/o Stephen D. Potts, Esquire,
 Strafford Office Building #2, Suite 106,
 200 Eagle Road,
 Wayne, PA 19087-3115.
 ATTORNEY: STEPHEN D. POTTS,
 HERR, POTTS & POTTS,
 Strafford Office Building #2, Suite 106,
 200 Eagle Road,
 Wayne, PA 19087-3115

PIETRO, ELLEN M., dec'd.

Late of Borough of Collegeville.
 Executor: DAVID NAWROCKI,
 96 Fenwick Circle,
 Collegeville, PA 19426.
 ATTORNEY: SUZANNE BENDER,
 216 Bridge Street,
 Phoenixville, PA 19460

PRESLOID, RALPH JOSEPH, dec'd.

Late of Oaks, PA.
 Executor: DAVID V. PRESLOID,
 126 Lake Drive,
 Downingtown, PA 19335.

RAMOS, MILA ALDEMA also known as MILA RAMOS, dec'd.

Late of Borough of Souderton.
 Administrator: ROONEY F. RAMOS,
 c/o William B. Cooper, III, Esquire,
 P.O. Box 673,
 Exton, PA 19341-0673.
 ATTORNEY: WILLIAM B. COOPER, III,
 FOX ROTHSCHILD, LLP,
 P.O. Box 673,
 Exton, PA 19341-0673

ROSENBERG, DEAN L. also known as DEAN ROSENBERG, dec'd.

Late of Lower Moreland Township.
 Executor: JOEY R. ROSENBERG,
 c/o Kenneth F. Cohen, Esquire,
 1515 Market Street, Suite 1200,
 Philadelphia, PA 19102.
 ATTORNEY: KENNETH F. COHEN,
 1515 Market Street, Suite 1200,
 Philadelphia, PA 19102

SCHMIDT, MARY R., dec'd.

Late of Abington Township.
 Executors: BRUCE E. SCHMIDT AND
 ROBERT E. SCHMIDT,
 c/o George P. O'Connell, Esquire,
 2444 Huntingdon Pike,
 Huntingdon Valley, PA 19006.
 ATTORNEY: GEORGE P. O'CONNELL,
 HOWLAND, HESS, GUINAN, TORPEY,
 CASSIDY & O'CONNELL, LLP,
 2444 Huntingdon Pike,
 Huntingdon Valley, PA 19006

SKILTON, EDWARD S. also known as EDWARD SKILTON, dec'd.

Late of Abington Township.
 Executors: MARY LOU SKILTON AND
 WALTER FRANK SKILTON,
 c/o Kenneth F. Cohen, Esquire,
 1515 Market Street, Suite 1200,
 Philadelphia, PA 19102.
 ATTORNEY: KENNETH F. COHEN,
 1515 Market Street, Suite 1200,
 Philadelphia, PA 19102

SMALLWOOD, KATHLEEN L. also known as KATHLEEN SMALLWOOD, dec'd.

Late of Upper Merion Township.
 Executor: JEFFREY K. KIPP,
 c/o 342 E. Main Street, Suite 205,
 Leola, PA 17540.
 ATTORNEY: NEAL A. RICE,
 342 E. Main Street, Suite 205,
 Leola, PA 17540

STROHM, PATRICIA A., dec'd.

Late of Marlborough Township.
 Administrator: ERIC G. STROHM,
 c/o Keenan, Ciccitto & Associates, LLP,
 376 E. Main Street,
 Collegeville, PA 19426.
 ATTORNEY: THOMAS M. KEENAN,
 KEENAN, CICCITTO & ASSOCIATES, LLP,
 376 E. Main Street, P.O. Box 26460,
 Collegeville, PA 19426,
 610-489-6170

SZTUBINSKI, THEODORE STANLEY, SR., dec'd.

Late of East Norriton Township.
 Administrators: ROBERT SZTUBINSKI,
 T.S. SZTUBINSKI, SR. AND
 CHRISTINE SAWYCKY,
 c/o John I. Gordon, Esquire,
 632 Germantown Pike,
 Lafayette Hill, PA 19444.
 ATTORNEY: JOHN I. GORDON,
 LAW OFFICE OF JOHN I. GORDON,
 632 Germantown Pike,
 Lafayette Hill, PA 19444

TAIT, JOSEPH M., dec'd.

Late of Maple Glen, PA.
 Executor: JOAN E. TAIT,
 c/o 7535 Windsor Drive, Suite 200,
 Allentown, PA 18195.
 ATTORNEY: EDWARD H. BUTZ,
 LESAVOY BUTZ & SEITZ LLC,
 7535 Windsor Drive, Suite 200,
 Allentown, PA 18195

THOM, SHARON M. also known as SHARON THOM, dec'd.

Late of Borough of Royersford.
 Administrator: BRETT J. THOM,
 314 Tavistock Drive,
 Royersford, PA 19468.

WERNER, SYLVIA, dec'd.

Late of Willow Grove, PA.
 Executor: JEFFREY S. WERNER,
 7224 Chestnut Avenue,
 Melrose Park, PA 19027.

WHITE, WILLIAM also known as WILLIAM GLENN WHITE and WILLIAM G. WHITE, dec'd.

Late of Borough of Lansdale.
 Executor: DANIEL GOLUB,
 919 Cedar Grove Road,
 Wynnewood, PA 19096.

ZIEMBA, EUGENE P., SR., dec'd.

Late of Upper Gwynedd Township.
 Executrix: SYLVIA M. ZIEMBA,
 c/o Andrew P. Grau, Esquire,
 375 Morris Road, P.O. Box 1479,
 Lansdale, PA 19446-0773.
 ATTORNEY: ANDREW P. GRAU,
 HAMBURG, RUBIN, MULLIN, MAXWELL &
 LUPIN, P.C.,
 375 Morris Road, P.O. Box 1479,
 Lansdale, PA 19446-0773

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

Universal Veterinary Holdings, LLC with its principal place of business at 239 Oberholtzer Road, Gilbertsville, PA 19525.

The names and addresses of all persons owning or interested in said business are: Holly L. Connolly, VMD, 14 Longwood Drive, Wayne, PA 19087 and Lori L.B. Ferdock, 32 Weaver Road, Zionsville, PA 18092.

The application was filed on July 21, 2016.

FOREIGN REGISTRATION STATEMENT

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about July 18, 2016, for a foreign corporation with a registered address in the State of Pennsylvania as follows:

Accent Control Systems, Inc.
2101 Potshop Lane
Norristown, PA 19403

This corporation is incorporated under the law of Delaware. The address of its principal office is 2101 Potshop Lane, Norristown, PA 19403.

The corporation has been qualified in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended.

NOTICE IS HEREBY GIVEN that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA on or about July 18, 2016, for a foreign corporation with a registered address in the State of Pennsylvania as follows:

PDIR Instruments, Inc.
2101 Potshop Lane
Norristown, PA 19403

This corporation is incorporated under the law of Delaware. The address of its principal office is 2101 Potshop Lane, Norristown, PA 19403.

The corporation has been qualified in Pennsylvania under the provisions of the Business Corporation Law of 1988, as amended.

Sasha Films (US) Ltd., filed a Foreign Registration Statement with the Commonwealth of Pennsylvania. The address of its principal office under the laws of its jurisdiction is c/o Marks Paneth LLP, 685 Third Avenue, New York, NY 10017. The Commercial Registered Office address is 261 Old York Road, Suite 900, Jenkintown, PA 19046 in the County of Montgomery. The Corporation is filed in compliance with the requirements of the applicable provision of 15 Pa. C.S. 412.

MISCELLANEOUS

NOTICE OF AVAILABILITY OF ANNUAL RETURN OF ELIZABETH B. ELLIS FOUNDATION TRUST

TAKE NOTICE that the annual return of Elizabeth B. Ellis Foundation Trust for the tax year ending May 31, 2016 as required by Section 6033 of the Internal Revenue Code is available for inspection at the principal office of:

Elizabeth Ellis Foundation Trust
 540 Swede Street
 Norristown, PA 19401
 (610) 279-8700

during regular business hours by a citizen who requests it within 180 days after Publication of this notice of its availability. Requests should be made to the undersigned Trustees of the Elizabeth B. Ellis Foundation Trust at its principal office as above stated.

Dated: July 6, 2016

Amy W. Sosnov, Sergei Tsvetkov, Lynn Tsvetkov
 and William C. Allen, Co-trustees of the Elizabeth B.
 Ellis Foundation Trust

TRUST NOTICES

First Publication

GRACE H. LANDIS TRUST
TRUST UNDER AGREEMENT
DATED MAY 27, 1998

GRACE H. LANDIS, DECEASED, JULY 1, 2016
LATE OF FRANCONIA TOWNSHIP,
MONTGOMERY COUNTY, PA

All persons having claims or demands against said Trust are requested to make known the same and all persons indebted to the decedent to make payment without delay to:

Trustee: Univest Bank and Trust Co.
 14 N. Main Street, P.O. Box 64197
 Souderton, PA 18964

Trustee's Attorney: JEFFREY K. LANDIS
BRICKER, LANDIS, HUNSBERGER &
GINGRICH, LLP

114 E. Broad Street, P.O. Box 64769
 Souderton, PA 18964
 215-723-4350

Third and Final Publication

THE DANIEL R. DARRIGO AND EMMA DARRIGO
REVOCABLE LIVING TRUST AGREEMENT
DATED MARCH 15, 2006
AS AMENDED MARCH 25, 2011, APRIL 1, 2011
AND APRIL 9, 2011

Emma Darrigo, Deceased
Late of Abington Twp., Montgomery County, PA

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to:

Trustees: Frances Marchesani and Francis Oppman, Jr.
c/o Lyn E. Eisner, Esq.
261 Old York Rd., Ste. 200
Jenkintown, PA 19046

**Or to their Atty.: Lyn E. Eisner
Plotnick & Ellis, P.C.**
261 Old York Rd., Ste. 200
Jenkintown, PA 19046

JANE B. GREEN TRUST

Notice is hereby given of the death of JANE BARTMAN GREEN, late of LOWER POTTS GROVE, Montgomery County, Pennsylvania. All persons having claims or demands against said decedent or the JANE B. GREEN Trust, are requested to make known the same to the Trustees or the Trust's attorney and all persons indebted to said decedent or her Trust are requested to make payment without delay to the Trustees named below.

Trustee: Richard E. Green
229 Appian Way
Myrtle Beach, SC 29588

Trustee: Donald H. Green
677 Woodland Avenue
Pottstown, PA 19464

Trustee's Attorney: Richard E. Wells
635 E. High Street, P.O. Box 657
Pottstown, PA 19464

THE EARL J. SCHAEFFER REVOCABLE LIVING TRUST

Notice is hereby given of the death of **Earl J. Schaeffer**, late of Pottstown Borough, Montgomery County, PA. All persons having claims or demands against the Trust of Earl J. Schaeffer, deceased, to make known the same and all persons indebted to the decedent to make payment without delay to:

Trustee: Charles F. Schaeffer
c/o David A. Peckman, Esquire
29 Mainland Road
Harleysville, PA 19438

Trustee's Attorney: David A. Peckman
29 Mainland Road
Harleysville, PA 19438

EXECUTIONS ISSUED

Week Ending July 26, 2016

**The Defendant's Name Appears
First in Capital Letters**

1301 VIRGINIA DRIVE, LLC - Us Bank
National Association; 201606751; \$11,081,401.20.
AHMED, SHAMIM - Federal National
Mortgage Association, et al.; 201604917;
\$220,731.98.
ALIFF, MARK: BANK OF AMERICA, GRNSH. -
Lvnv Funding, LLC; 201614770; \$4,857.39.
ALLEN SALES AND SERVICE LTD: UNIVEST
NATIONAL BANK AND TRUST CO, GRNSH. -
Tpi Corporation; 201523777; WRIT/EXEC.

AMERICAN GUTTER GUARDS, LLC: TD BANK,
GRNSH. - Valerio, William, et al.; 201614597;
\$12,176.85.

AUST, RICHARD: RICHARD - Freedom Mortgage
Corporation, et al.; 201502674; ORDER/IN REM
JDMT152,290.74.

BETZ, MICHAEL: MONICA - Abington Township;
201334725; WRIT/EXEC.

CAPERS, WILLIAM: FIRST NIAGRA BANK,
GRNSH. - Grace Evangelical Lutheran Church;
201611118; \$12,194.17.

CARLBERG, JOSEPH: WELLS FARGO BANK,
GRNSH. - Capital One Bank; 200729974; \$1,294.79.

CIVELLO, JAMES: KARRIANNE - Sabr Mortgage
Loan 2008-1 Reo Subsidiary -1, LLC; 201131557;
IN REM ORDER/327,781.59.

CLIFFORD, CHARLES: MARGUERITE -
Pottstown Borough; 201216761; WRIT/EXEC.

CORCORAN, JAMES: MARY - Lower Pottsgrove
Township Authority; 201325923; WRIT/EXEC.

CROSS, CYRUS - Evans, Lisa, et al.; 201613184;
WRIT/EXEC.

CUT FLOWER EXCHANGE OF PA, LLC:

WELLS FARGO BANK, GRNSH. -
Melody Farms, LLC; 201608935.

EDINGER, GLORIA: UNKNOWN HEIRS
SUCCESSORS ASSIGNS UNDER MICHAEL T
EDINGER: EDINGER, MICHAEL - New Penn
Financial, LLC Dba Shellpoint Mortgage Servicing;
201527827.

ELLIOTT, MARK - Wells Fargo Bank Na; 201410529;
IN REM ORDER/117,325.16.

EPLETT, JAMES: ERIN - Wells Fargo Bank; 201607743;
\$70,773.23.

EVERLY, STEVEN: EVERY, CRYSTAL -
Upper Pottsgrove Township; 201426038;
WRIT/EXEC.

GEORGIEV, VIKTOR: TD BANK, GRNSH. -
Grose, Paula; 201614635; WRIT/EXEC.

GROFF, STEVEN - Green Tree Servicing, LLC;
201512216.

HERBST, SCOTT: CHRISTINE - Mortgage America, Inc.;
201610867; \$35,634.65.

HINKS, EDWARD: JUNE: ARCHITECTURAL
STEEL AND ASSOCIATED PRODUCTS, INC.,
ET AL. - Santander Bank Na, et al.; 201532743;
WRIT/EXEC.

HOLMES, WALTER: MARY - West Norriton Township;
201122842; WRIT/EXEC.

HOOPE, RALSTON - Pottstown School District;
201333584; WRIT/EXEC.

INTEGRATED MECHANICAL & FIRE SYSTEMS, INC.:
INTEGRATED MECHANICAL & FIRE
SYSTEMS, INC., GRNSH. - Erin Contracting, LLC;
201609455.

JACKSON, ANDREA: DAVID - Christina Trust
A Division Of Wilmington Savings Fund; 201600408.

KIBBLEHOUSE, DOREEN: ESTATE OF
JEAN MOSER: ESTATE OF JEAN H MOSER -
Nationstar Mortgage, LLC; 201513063.

LASKEY, DANIEL: TD BANK, GRNSH. -
Cavalry Spvi, LLC, et al.; 201213549; WRIT/EXEC.

LEVANDOWSKI, EDWARD: FIRST NIAGRA BANK,
GRNSH. - Cavalry Portfolio Services, LLC, et al.;
201228503; \$2,114.72.

LULU COUNTRY CLUB - Jera, Inc. Parties And More;
201502591; \$2,321.44.

MARTINO, ROCCO - Citizens Bank Of Pennsylvania; 201605550.

MARUGHU, SALISU - Wells Fargo Bank Na; 201608044; \$178,438.09.

MARY JO THOMAS OD, LLC - Covenant Bank, et al.; 201613362; \$375,962.30.

MCGINTY, BERNARD: PNC BANK, GRNSH. - Cavalry Spv I, LLC, et al.; 201325192; WRIT/EXEC.

MCGOVERN, GERALD: UNIVEST BANK AND TRUST, GRNSH. - Cavalry Portfolio Services, LLC; 201430197; \$3,697.01.

MICKLETZ, FARON: LUCY - Santander Bank Na; 201603807; \$97,233.09.

OCHOA LANDSCAPING, LLC: WELLS FARGO BANK, GRNSH. - Pennsylvania Unemployment Compensation Fund; 201460538; \$16,254.95.

PAUL, ATIYA: NAVY FEDERAL CREDIT UNION, GRNSH. - Capital One Bank Usa Na; 201602761; \$2,342.11.

REICHERT, STEPHEN: EICHERT, DEBORAH R. - Pottstown Borough Authority, et al.; 201301849; WRIT/EXEC.

REYNOLDS-WILLS, HELEN: JOHNSON, SIMONE - Norristown Municipal Waste Authority; 201209104; WRIT/EXEC.

SCHAFER, JOHN - Pnc Bank National Association; 201607550.

SCOTT, MARION: MARC - Cheltenham Township School District; 201407412; WRIT/EXEC.

SIMBO, ALAN: ALAN: KATERINA - Citimortgage, Inc., et al.; 200814762; ORDER/AMEND IN REM 132,905.22.

SMITH, BRIAN: CONTINENTAL BANK, GRNSH. - Cavalry Portfolio Services, LLC, et al.; 201201970; \$5,059.56.

UNKNOWN HEIRS SUCCESSORS ASSIGNS AND ALL PERSONS FIRMS OR A: MULLER, STEFAN: NEUMAYER, FRANK, ET AL. - Deutsche Bank Trust Company Americas; 201528083.

UPDEGROVE, TINA - Lower Pottsgrove Township Authority; 201316024; WRIT/EXEC.

VINCE HEE ROOFING, LLC: FIRST NIAGRA BANK, GRNSH. - Grater, Stephen; 201613377; \$6,800.15.

WILKINSON, KASSANDRA - Us Bank National Association, et al.; 201506085; \$99,782.32.

YOUNG, REBECCA: MESSING, RICHARD - Lsf8 Master Participation Trust; 201512241.

DIMEO, GIUSEPPE - Scotti, Antonio; 201614595; Certification of Judgment; \$139329.11.

EBERLY, DAWN - Capital One Bank; 201614237; Judgment fr. District Justice; \$1858.33.

FITZGERALD, KIMBERLY - New Century Financial Services Inc; 201614453; Judgment fr. District Justice; \$898.78.

FRAKES, ROBERT - Capital One Bank; 201614255; Judgment fr. District Justice; \$2257.74.

FRANKLIN THOMAS, SHEENA - Comenity Capital Bank; 201614501; Judgment fr. District Justice; \$2748.14.

GEORGIEV, VIKTOR - Grose, Paula; 201614635; Judgment fr. District Justice; \$WRIT/EXEC.

GLEBA INC - Tri-State Auto Auction Inc; 201613334; Complaint In Confession of Judgment; \$POSSESSION.

GLENN, ALICE - Midland Funding Llc; 201614605; Judgment fr. District Justice; \$2654.43.

GOLDEN, RITA - Midland Funding Llc; 201614275; Judgment fr. District Justice; \$7551.59.

GOLDEN, RITA - Midland Funding Llc; 201614280; Judgment fr. District Justice; \$8538.54.

HAMMER, AVRAM - Midland Funding Llc; 201614604; Judgment fr. District Justice; \$1262.74.

HAYGOOD, CYNTHIA - Four Season Investments Llc; 201614623; Judgment fr. District Justice; \$3352.11.

HE, MING - Midland Funding Llc; 201614608; Judgment fr. District Justice; \$2711.27.

INMAN, MICHAEL - Discover Bank; 201614479; Judgment fr. District Justice; \$3104.52.

JONES, PHILIP - Midland Funding Llc; 201614606; Judgment fr. District Justice; \$1430.52.

KOMOROWSKI, MIKE: SKOWRONSKI, BROOKE - McCormick, Carrie; 201614614; Judgment fr. District Justice; \$4,369.25.

KUNKEL, KATHY - Midland Funding Llc; 201614607; Judgment fr. District Justice; \$1175.41.

LENNON, THOMAS - Pratt Brett And Luce Pc; 201613966; Certification of Judgment; \$12,883.69.

LICWINKO, BEN - Discover Bank; 201614469; Judgment fr. District Justice; \$5795.97.

MARY JO THOMAS OD LLC - Covenant Bank; 201613369; Complaint In Confession of Judgment; \$28,968.18.

MATT AND JIMS LAND COMPANY LLC: VALUE DRY BASEMENT TECHNOLOGIES INC - Culinary Depot Inc; 201614101; Mechanics Lien Claim; \$30,821.20.

MCELWEE, JOHN - New Century Financial Services Inc; 201614459; Judgment fr. District Justice; \$8114.64.

MONCRIEFFE, NOREEN - Four Season Investments Llc; 201614188; Judgment fr. District Justice; \$879.44.

MORRISSY, KAVEN: YOUGH, DORTHI - Boules, Ferial; 201614618; Judgment fr. District Justice; \$1,424.95.

NELSON, INGRID - Midland Funding Llc; 201614279; Judgment fr. District Justice; \$1254.77.

OSTRANDER, ALETA - Midland Funding Llc; 201614276; Judgment fr. District Justice; \$873.30.

OSTRANDER, ALETA - Midland Funding Llc; 201614609; Judgment fr. District Justice; \$1283.19.

PATTERSON, DESMOND: SONJA - Toth, Richard; 201614592; Judgment fr. District Justice; \$9511.75.

PENROSE, CHARMAIN - Four Season Investments Llc; 201614190; Judgment fr. District Justice; \$1986.68.

JUDGMENTS AND LIENS ENTERED

Week Ending July 26, 2016

**The Defendant's Name Appears
First in Capital Letters**

AQUA DOCS: AQUA DOCS INC: AQUA DOCS LLC, ET.AL. - Sills Family Campground; 201614283; Certification of Judgment; \$32233.05.

BERRY, TERRY - Midland Funding Llc; 201614603; Judgment fr. District Justice; \$986.88.

BURKEY, JASON - Worlds Foremost Bank; 201614546; Judgment fr. District Justice; \$4387.95.

BUSY BEAVER REAL ESTATE LLC - Davidson Electric; 201614460; Mechanics Lien Claim; \$10079.50.

CRANGLE, TIMOTHY - Chhs Hospital Company Llc; 201614549; Judgment fr. District Justice; \$2660.71.

PHILLIPS, ROBIN - Cavalry Spv I Llc; 201614063;
Judgment fr. District Justice; \$2735.80.
PIERSON, ROBERT - Aarons Inc; 201613920;
Judgment fr. District Justice; \$793.00.
PRICE, CHRIS - Midland Funding Llc; 201614082;
Judgment fr. District Justice; \$2298.87.
RUFFIN, CRAIG - Barclays Bank Delaware;
201614181; Judgment fr. District Justice; \$8075.81.
SANDOVAL, CRISTINA - Midland Funding Llc;
201614601; Judgment fr. District Justice; \$1182.67.
SCHAFFER, KRISTIN - Captial One Bank;
201614251; Judgment fr. District Justice; \$2442.99.
SELVIN, EMILY - Midland Credit Management Inc;
201614095; Judgment fr. District Justice; \$1216.35.
SYED, KASHIFULLAH - Discover Bank; 201614480;
Judgment fr. District Justice; \$6166.58.
TADROS, YOSTENA - Discover Bank; 201614500;
Judgment fr. District Justice; \$4144.53.
WRIGHT, AMBER - Discover Bank; 201614451;
Judgment fr. District Justice; \$1986.54.

**ABINGTON TWP. -
entered municipal claims against:**

Fisher, Christine; 201614273; \$224.50.
Hyman, Leroy; Patricia; 201614269; \$119.50.
Markevitch, Alexei; Shirokova, Yulia; 201614271;
\$154.50.
Meinel Associates Llc; 201614272; \$159.50.
Reilly, Kathleen; Durham, Chris; 201614270; \$119.50.

**CHELTENHAM TWP. -
entered municipal claims against:**

Brutus, Simone; 201614558; \$2040.84.
Jones, Jazmin; 201614134; \$1910.62.
Sbar, Marshall; Suzanne; 201614274; \$444.40.

**CHELTENHAM TWP. SCHOOL DIST. -
entered municipal claims against:**

Jones, Jazmin; 201614131; \$8481.62.
Scott, Marc; Marion; 201614133; \$4268.84.

**EAST NORRITON TWP. -
entered municipal claims against:**

Smith, Charles; 201614584; \$229.50.

**LOWER MORELAND TWP. SCHOOL DIST. -
entered municipal claims against:**

Rhyu, Dong; 201614299; \$7176.77.

**LOWER POTTS GROVE TWP. -
entered municipal claims against:**

Brown, Timothy; Christine; 201614557; \$852.24.
Tedor, Kathleen; 201614444; \$747.74.

**LOWER POTTS GROVE TWP. MUN. AUTH. -
entered municipal claims against:**

Tedor, Kathleen; 201614445; \$1121.57.

**PERKIOMEN VALLEY SCHOOL DIST. -
entered municipal claims against:**

Baum, Heather; Egan, Patrick; 201614293; \$6127.12.
Jefferies, Kristina; 201614448; \$3379.50.
Sasse, Eleanor; 201614450; \$1562.84.

**POTTS GROVE SCHOOL DIST. -
entered municipal claims against:**

Beauchamp, Anthony; Kathryn; 201614129; \$3520.84.
Deblase, David; 201614554; \$491.74.

**POTTSTOWN BORO. AUTH. -
entered municipal claims against:**

Emmett, Nikki; Albertson, John; 201614555; \$649.23.
Kaja Holdings 2 Llc; 201614285; \$1843.14.
Kissinger, Kathleen; 201614303; \$987.92.
Linsinbigler, Marie; 201614290; \$1406.52.
Long, Ronald; 201614556; \$1593.39.
Randazzo, Sylvia; 201614302; \$196.72.
Unknown Heirs Successors Assigns Of Doris P Grebe:
Associations Claiming Right Title Or Interest
From Or Under; 201614288; \$827.54.

**POTTSTOWN BORO. -
entered municipal claims against:**

Corra, Kristy; Joseph; 201614440; \$615.61.

**POTTSTOWN SCHOOL DIST. -
entered municipal claims against:**

Adamski, George; Stephanie; 201614291; \$3286.05.
Egolf, Nancy; Rodney; 201614483; \$3308.51.
Kab Loan Services Llc; 201614441; \$2619.21.
Murphy, Charles; David; 201614482; \$2819.13.
Peters, Guy; 201614127; \$3402.77.
Providence, Jonathan; 201614289; \$1259.31.
Roberts, Raymond; Henley, Andrea; 201614128;
\$2873.71.
Schiavo, Michael; 201614295; \$2715.86.
Twardowski, Kevin; 201614125; \$5982.73.

**ROCKLEDGE BORO. -
entered municipal claims against:**

Longstreth, Robert; 201614282; \$595.84.

**SOUDERTON AREA SCHOOL DIST. -
entered municipal claims against:**

Kulp, Ronald; Roseann; 201614123; \$4575.79.

**UNITED STATES INTERNAL REV. -
entered claims against:**

American Waste Digest Corporation; 201670596;
\$3051.43.
Bree, Paulette; 201670593; \$16330.87.
Charles H Sacks Dmd P C; 201670602; \$613703.48.
Chieffo Enterprises Inc: Colonial Personnel Service;
201670608; \$126456.16.
Herzstein, James; 201670595; \$19508.99.
Itpbiz Llc; 201670599; \$37104.42.
Ividix; 201670604; \$12204.51.
Jones, Debra; Daniel; 201670600; \$44793.82.
Lam, Louis; Madelena; 201670601; \$168042.44.
Leabman, Sidney; Ilene; 201670592; \$72618.06.
Learn Through Play Child Care Inc; 201670594;
\$11748.25.
Mymyia Broadband Auctions Llc: Wayne Arena Mbr;
201670598; \$4746.92.
Precision Balancing Inc; 201670597; \$48757.77.
Rosato, Gerard; Danielle; 201670603; \$51038.99.
Snyder, Jacob; 201670606; \$95447.15.
Warrior Diamond Inc; 201670605; \$13788.03.
Woollens, Eric; Diane; 201670607; \$26488.65.

**UPPER MORELAND TWP./HATBORO BORO.
JOINT SEWER AUTH. -
entered municipal claims against:**

Chalmers, Richard; 201614180; \$665.10.
Curnell, David; 201614179; \$577.67.
Hoorfar Realty Group- Willow Grove; 201614177;
\$894.56.
Jones, Susan; 201614176; \$688.19.
Muehlberger, William; Joanne; 201614175; \$601.07.
Smith, Althea; 201614174; \$548.94.

**UPPER PERKIOMEN SCHOOL DIST. -
entered municipal claims against:**

Frantz, Matthew; 201614305; \$2007.31.

LETTERS OF ADMINISTRATION

Granted Week Ending July 26, 2016

**Decedent's Name Appears First,
Then Residence at Death, and
Name and Address of Administrators**

GEIGER, JOHN M. - West Norriton Township;
Simpson, Susan M., 587 Park Ridge Drive
Wayne, PA 19087.
HACKMAN, LYNN C. - Franconia Township;
Thomas, Brett J., 417 Wexford Way
Telford, PA 18969.
HARDY, BEVERLY D. - Limerick Township;
Peters, Jason, 165 W. Ridge Pike Limerick, PA 19468.
HARTMAN, FLOYD G. - Franconia Township;
Shafer, Jacqueline J., 21 East Lincoln Avenue
Hatfield, PA 19440.
HOFFMAN, ROSS C. IV - Norristown Borough;
Hoffman, Ross C., Box 1262 Spring Mountain, PA 19478;
Velazquez, Lori A., 907 Park Springs Blvd
Spring City, PA 19475.
MARELLO, KEVIN - West Norriton Township;
Marello, Jessica L., 775 Hazle Street
Hanover Twp, PA 18706; Marello, Matthew,
653 Barrington Road Collegeville, PA 19426.
MARQUIS, BETTY C. - Lansdale Borough;
Marquis, Sylvio J., 1032 Birch St
Lansdale, PA 19446.
MORSCHING, DOROTHY M. - Lower Salford Township;
Coulson, Patricia L., 6162 Upper Ridge Rd
Green Lane, PA 18054.
NAUGHTON, ROBERT A. - East Norriton Township;
Naughton, James F., 4204 State Road
Drexel Hill, PA 19026; Naughton, Suzanne Y.,
4204 State Road Drexel Hill, PA 19026.
OPPELT, GENE M. - Douglass Township;
Strouse, Russell H., 1005 Cherry Tree Crossing
Breinigsville, PA 18031.
PHILIPANICS, JOSEPH - Upper Providence Township;
Semisch, Scot W., 408 N. Easton Road
Willow Grove, PA 19090.
ROBERTSON, ALLISON - Norristown Borough;
Robertson-Brown, Tiffany, 309 E Logan St
Norristown, PA 19401.
SANTA, ANNE M. - Upper Gwynedd Township;
Damiani, Frank J., 322 Chuckwagon Road
Jacksboro, TX 76458; Drews, Kim, P.O. Box 272
Richlandtown, PA 18955.

SOJKOWSKI, LINDA A. - Royersford Borough;
Eberle, John, 28 Crooked Lane
King Of Prussia, PA 19406.
WILLIAMS, SCOTT D. - Hatboro Borough;
Williams, Maureen, 112 Meadowbrook Ave
Hatboro, PA 19040.
ZACHARY, MYRNA A. - Lower Merion Township;
Smith, Carol Z., 200 Standish Road
Merion Station, PA 19066.

SUITS BROUGHT

Week Ending July 26, 2016

**The Defendant's Name Appears
First in Capital Letters**

123 KING STREET TRUST - Montgomery County
Tax Claim Bureau; 201614360; Petition;
Glassman, Alexander M.
31 STANBRIDGE ST TRUST - Montgomery County
Tax Claim Bureau; 201614371; Petition;
Glassman, Alexander M.
367 NORTH CHARLOTTE STREET TRUST -
Montgomery County Tax Claim Bureau;
201614352; Petition; Glassman, Alexander M.
ALLIANCE PARTNERS HSP LLC: COLLIERS
INTERNATIONAL: LANARD AND
AXILBUND LLC, ET.AL. - Deloach-Tillery, Annetee;
201614219; Civil Action; Hauptman, Theodore.
ANDERSON, WILLIE - Howard, Naimah;
201614342; Support/Exceptions; Tana, Kathleen M.
BABADZHANO, BEN - Montgomery County
Tax Claim Bureau; 201614364; Petition;
Glassman, Alexander M.
BALABANOVIC, JOVAN: LILIANA -
Montgomery County Tax Claim Bureau; 201614373;
Petition; Glassman, Alexander M.
BARNDT, SHANA: DOREMUS, JARED -
Barndt, Scott; 201614421; Complaint for
Custody/Visitation.
BARNDT, SHANA: SCHMITZ, NATHANIEL -
Brandt, Scott; 201614420; Complaint for
Custody/Visitation.
BASURTO, NATALIE - Basurto-Rosero, Carlos;
201613953; Complaint for Custody/Visitation.
BAYERISHE MOTOREN WERKE AG -
Gramling, Karen; 201614481; Foreign Subpoena.
BEGOR, KENNETH - Begor, Donna; 201614363;
Complaint Divorce.
BLR ASSOCIATES LTD - Montgomery County
Tax Claim Bureau; 201614374; Petition;
Glassman, Alexander M.
BOLTZ, MARISSA - Castle, Elizabeth; 201614446;
Civil Action; Conrad, Erik J.
BORTNER, BRIAN: LAURA - Wells Fargo Bank Na;
201614610; Complaint In Mortgage Foreclosure;
Wapner, Peter.
BOWEN, EMILY - Montgomery County
Tax Claim Bureau; 201614322; Petition;
Glassman, Alexander M.
BOYD, THEODORA: TERRY - Montgomery County
Tax Claim Bureau; 201614409; Petition;
Glassman, Alexander M.
BOYER, HAROLD: GLORIA - Montgomery County
Tax Claim Bureau; 201614368; Petition;
Glassman, Alexander M.

- BOYKINS, GLORIA: OCCUPANTS - Us Bank National Association; 201614522; Complaint in Ejectment; Wapner, Peter.
- BRACKEN, ALLEN - Bracken, Jennifer; 201614354; Complaint for Custody/Visitation.
- BROWN, JOANNE - Montgomery County Tax Claim Bureau; 201614367; Petition; Glassman, Alexander M.
- BROWN, NAOMI: HENRY - Montgomery County Tax Claim Bureau; 201614388; Petition; Glassman, Alexander M.
- BUTTERWORTH, JOHN - Kasper, Taylor; 201614416; Complaint for Custody/Visitation.
- CARDILLO, MICHAEL - Wells Fargo Bank Na; 201614612; Complaint In Mortgage Foreclosure; Dobaria, Vishal.
- CASELLA, CARRIE - Peregrina, Jesus; 201614284; Complaint for Custody/Visitation; Vangrossi, Paul E.
- CHASE, TATIANA - Nalley, Justin; 201613790; Complaint for Custody/Visitation.
- CHENDORAIN, JOAN: BARRY - Montgomery County Tax Claim Bureau; 201614335; Petition; Glassman, Alexander M.
- CIANCIUILLI & SONS INVESTMENT LLC - Montgomery County Tax Claim Bureau; 201614393; Petition; Glassman, Alexander M.
- CLIFFORD, GARY - Montgomery County Tax Claim Bureau; 201614341; Petition; Glassman, Alexander M.
- COATES ST LAND TRUST - Montgomery County Tax Claim Bureau; 201614320; Petition; Glassman, Alexander M.
- COLEMAN, CHRISTOPHER - Citibank Na; 201614081; Civil Action; Miller, Kami S.
- COLETTA-HARING, CHELSEA: PRICE, DAMIEN - Roberts, Michelle; 201614436; Complaint for Custody/Visitation.
- COMMERCE CORNER LP - Montgomery County Tax Claim Bureau; 201614321; Petition; Glassman, Alexander M.
- COMMONWEALTH OF PENNSYLVANIA - Min, Hyun; 201614221; Petition; Lefebber, Hope C.
- CONNOR, ROBERT - Montgomery County Tax Claim Bureau; 201614372; Petition; Glassman, Alexander M.
- CONSENZI, JEFF: BORGATTI AUTO SALES - Schaper, Eric; 201613932; Petition to Appeal Nunc Pro Tunc; Green, Matthew A.
- CONWAY, ANDREW - Godoy, Kristy; 201614497; Complaint for Custody/Visitation.
- COOK, CAROL - Citibank Na; 201614087; Civil Action; Miller, Kami S.
- COX, LORENZO - Garcia, Patrice; 201614552; Complaint Divorce; Rodriguez, Gabriela.
- CUNNINGHAM, CHRISTOPHER: SHEILA - Costello, James; 201614184; Defendants Appeal from District Justice.
- DALEY, LAWRENCE: CAROL - Montgomery County Tax Claim Bureau; 201614323; Petition; Glassman, Alexander M.
- DELISSER, LAWTON - Montgomery County Tax Claim Bureau; 201614402; Petition; Glassman, Alexander M.
- DERR, CYNTHIA - Citibank Na; 201614089; Civil Action; Miller, Kami S.
- DEWEES, DARLENE - Montgomery County Tax Claim Bureau; 201614336; Petition; Glassman, Alexander M.
- DILLON, STEPHEN - Progressive Advanced Insurance Company; 201614593; Civil Action; Lawrence, Benjamin W.
- DUREN, ANDREW - Montgomery County Tax Claim Bureau; 201614380; Petition; Glassman, Alexander M.
- EAD PROPERTIES INC - Montgomery County Tax Claim Bureau; 201614343; Petition; Glassman, Alexander M.
- ETHEL, OSCAR: LUE: RIGGINS, ASKERS - Montgomery County Tax Claim Bureau; 201614348; Petition; Glassman, Alexander M.
- F & R PARTNERS - Montgomery County Tax Claim Bureau; 201614345; Petition; Glassman, Alexander M.
- FARLEY, ALEXIS: ESTATE OF VIRGINIA L MARCHUK; ESTATE OF VIRGINIA L MARCHUK, ET.AL. - Citimortgage Inc; 201614633; Complaint In Mortgage Foreclosure; Dobaria, Vishal.
- FAVORS, SHERRY - Montgomery County Tax Claim Bureau; 201614370; Petition; Glassman, Alexander M.
- FERRIER, BRIAN - Ferrier, Tarah; 201614414; Complaint Divorce.
- FISHER, DAVID - Its All Wireless Inc; 201614517; Foreign Subpoena.
- FISHER, GEORJEAN - Montgomery County Tax Claim Bureau; 201614355; Petition; Glassman, Alexander M.
- FJP SERVICES INC: PELLEGRINO, FRANK - Gorecon Inc; 201614230; Defendants Appeal from District Justice.
- FLEMING, ROBERT - Montgomery County Tax Claim Bureau; 201614328; Petition; Glassman, Alexander M.
- FLEMING, ROBERT - Montgomery County Tax Claim Bureau; 201614328; Petition; Glassman, Alexander M.
- FOGEL, FRANK: PERTUSCH, ALICIA - Paciello, Renee; 201614214; Petition to Appeal Nunc Pro Tunc.
- GANNON, ROBERT - Schaeffer, Jack; 201614300; Petition to Appeal Nunc Pro Tunc.
- GEISINGER, JENNIFER - Geisinger, Jennifer; 201614377; Support/Exceptions.
- GIBSON, ROCHELLE: DELANCEY, ANTHONY - Eckenrode, Jessica; 201614530; Complaint for Custody/Visitation.
- GRAHAM, JASON: CLARK, STEPHANIE - Rhg Properties Llc; 201614088; Petition to Appeal Nunc Pro Tunc; Lee, Yun.
- GRANAHAAN, JOHN: EVELYN - Montgomery County Tax Claim Bureau; 201614400; Petition; Glassman, Alexander M.
- GRANAHAAN, JOHN: EVELYN - Montgomery County Tax Claim Bureau; 201614397; Petition; Glassman, Alexander M.
- GRANAHAAN, JOHN: EVELYN - Montgomery County Tax Claim Bureau; 201614400; Petition; Glassman, Alexander M.
- GRANGER, ROBERT - Montgomery County Tax Claim Bureau; 201614324; Petition; Glassman, Alexander M.
- GREATER NORRISTOWN SOCIETY OF ARTS - Montgomery County Tax Claim Bureau; 201614394; Petition; Glassman, Alexander M.

- HALL, DEMETRIUS - Aksut, Jaren; 201614240; Petition to Appeal Nunc Pro Tunc; Rothstein, Wendy G.
- HALVORSEN, ANDREW - Halvorsen, Michele; 201614168; Complaint Divorce; Hoffman, Mark A.
- HARLAN, JOHN - Harlan, Lori; 201614126; Complaint Divorce.
- HAZZARD, YVONNE - Montgomery County Tax Claim Bureau; 201614338; Petition; Glassman, Alexander M.
- HESSLER, NICALE - Hessler, John; 201614541; Complaint Divorce.
- HK PARTNERS - Montgomery County Tax Claim Bureau; 201614325; Petition; Glassman, Alexander M.
- HOLLENBACH, MAXIMILIAN - Hollenbach, Natalie; 201614628; Complaint Divorce.
- HOLLIDAY, ROBERT: ELLIS - Montgomery County Tax Claim Bureau; 201614385; Petition; Glassman, Alexander M.
- HOWARD, RUTH: ALVIN - Montgomery County Tax Claim Bureau; 201614351; Petition; Glassman, Alexander M.
- HOYCHUCK, CAITLIN - Hogan, Steven; 201614422; Petition.
- HUSK, LINDA - Montgomery County Tax Claim Bureau; 201614337; Petition; Glassman, Alexander M.
- HWANG, SAM: FAY: KYUNG - Wells Fargo Financial Pennsylvania Inc; 201614632; Complaint In Mortgage Foreclosure; Dobaria, Vishal.
- JACQUILLINE, MARIE - Gupta, Sangita; 201614454; Plaintiffs Appeal from District Justice.
- JANSEN, MICHAEL: MICHAEL: REGINA - Wells Fargo Financial Pennsylvania Inc; 201614629; Complaint In Mortgage Foreclosure; Dobaria, Vishal.
- JOHNSON, RICHARD - Montgomery County Tax Claim Bureau; 201614382; Petition; Glassman, Alexander M.
- JOHNSON, RICHELLE - Montgomery County Tax Claim Bureau; 201614386; Petition; Glassman, Alexander M.
- JOHNSON, RICHELLE - Montgomery County Tax Claim Bureau; 201614387; Petition; Glassman, Alexander M.
- JOHNSON, RON - Johnson, Monique; 201614430; Complaint for Custody/Visitation.
- JUGLER, JOANN - Montgomery County Tax Claim Bureau; 201614347; Petition; Glassman, Alexander M.
- KARPEL, LINDA: LINDA: OCCUPANTS, ET.AL. - Wilmington Savings Fund Society Fsb; 201614079; Complaint in Ejectment; Wapner, Peter.
- KIM, KYUNG - Citibank Na; 201614093; Civil Action; Miller, Kami S.
- KIM, WOOSUN - Citibank Na; 201614085; Civil Action; Miller, Kami S.
- KOCHER, DENISE: JEFFREY - Montgomery County Tax Claim Bureau; 201614332; Petition; Glassman, Alexander M.
- KRASausky, SHELBY - Diliberto, David; 201614438; Complaint for Custody/Visitation; Ronca, Daniel G.
- LAFFERTY, MAUREEN: BURCH, MATTHEW - Lafferty, Theresa; 201614493; Complaint for Custody/Visitation.
- LEBOLD HOLDINGS - Montgomery County Tax Claim Bureau; 201614376; Petition; Glassman, Alexander M.
- LEIS, INGE - Neafcy, William; 201614452; Complaint for Custody/Visitation.
- LEVIN, JONAH - Montgomery County Tax Claim Bureau; 201614326; Petition; Glassman, Alexander M.
- LING, VINCENT - Ling, Erin; 201614442; Complaint Divorce.
- LINSINBIGLER, MARIE: ROBERT - Montgomery County Tax Claim Bureau; 201614358; Petition; Glassman, Alexander M.
- LIVERS, KELLY - Montgomery County Tax Claim Bureau; 201614378; Petition; Glassman, Alexander M.
- LOUISJEUNE, WILKINGSTON - Sphirin, Wislaine; 201614523; Complaint Divorce.
- MACK, JALEEL - Clinkscales, Charnae; 201614025; Complaint for Custody/Visitation.
- MANGUM, WILL - Montgomery County Tax Claim Bureau; 201614340; Petition; Glassman, Alexander M.
- MARJER INC - Montgomery County Tax Claim Bureau; 201614361; Petition; Glassman, Alexander M.
- MARRA, EDWARD: LYNDEN - Wells Fargo Financial Pennsylvania Inc; 201614625; Complaint In Mortgage Foreclosure; Dobaria, Vishal.
- MARTELLO, CATHERINE: CARLANTONIO - Montgomery County Tax Claim Bureau; 201614407; Petition; Glassman, Alexander M.
- MASSI, MARK - Johnson, Rusheedah; 201614494; Civil Action; Birch, Robert J.
- MCCARTY, JEFFREY - Mccarty, Anne-Marie; 201614435; Complaint Divorce.
- MCCEE, JOSEPH: VICTORIA: VICTORIA - Wells Fargo Bank National Association; 201614527; Complaint In Mortgage Foreclosure; Dobaria, Vishal.
- MITCHELL, DARNELL - Montgomery County Tax Claim Bureau; 201614390; Petition; Glassman, Alexander M.
- MONTALBANO, SARAH - Montalbano, Michael; 201614585; Complaint Divorce.
- MORROW, RICHARD: RICHARD - American Express Centurion Bank; 201614083; Civil Action; Felzer, Jordan W.
- NEIGHBORHOOD SOLUTIONS LLC - Montgomery County Tax Claim Bureau; 201614410; Petition; Glassman, Alexander M.
- NEIGHBORHOOD SOLUTIONS LLC - Montgomery County Tax Claim Bureau; 201614384; Petition; Glassman, Alexander M.
- NEILSON, MUREIL - Montgomery County Tax Claim Bureau; 201614344; Petition; Glassman, Alexander M.
- NESHAMINY HOLDING CORP - Montgomery County Tax Claim Bureau; 201614319; Petition; Glassman, Alexander M.
- NORRISTOWN HOLDING TRUST - Montgomery County Tax Claim Bureau; 201614391; Petition; Glassman, Alexander M.
- OBRIEN, DANIEL: LAUREN: DANIEL, ET.AL. - Bayview Loan Servicing Llc; 201614528; Complaint In Mortgage Foreclosure; Dobaria, Vishal.
- OWHEYA, GRETCHEN: JOSHUA - Montgomery County Tax Claim Bureau; 201614346; Petition; Glassman, Alexander M.

- PATEL, AMITA: RAGESH - Montgomery County Tax Claim Bureau; 201614357; Petition; Glassman, Alexander M.
- PAWLINGS ROAD LAND ASSOCIATES - Montgomery County Tax Claim Bureau; 201614334; Petition; Glassman, Alexander M.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Suscavage, Sheila; 201614189; Appeal from Suspension/Registration/Insp; Petersen, Vincent E.
- PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - Gallagher, Eric; 201614167; Appeal from Suspension/Registration/Insp.
- POTTSTOWN LAND CORP - Montgomery County Tax Claim Bureau; 201614330; Petition; Glassman, Alexander M.
- PRICE, DONALD - Montgomery County Tax Claim Bureau; 201614401; Petition; Glassman, Alexander M.
- PURNELL, LAYRUTH - Montgomery County Tax Claim Bureau; 201614350; Petition; Glassman, Alexander M.
- REUBEN, JAMES - Montgomery County Tax Claim Bureau; 201614369; Petition; Glassman, Alexander M.
- REUBEN, JAMES - Montgomery County Tax Claim Bureau; 201614327; Petition; Glassman, Alexander M.
- REUBEN, JAMES - Montgomery County Tax Claim Bureau; 201614392; Petition; Glassman, Alexander M.
- ROSE, TILLMAN: HAYES-ROSE, NELL - Wells Fargo Bank Na; 201614096; Complaint In Mortgage Foreclosure; Wapner, Peter.
- RUNDELL, KRISTA - Rundell, Robert; 201614164; Complaint Divorce.
- SANDERS, WENDALL: DANA - Santander Bank Na; 201614526; Complaint In Mortgage Foreclosure; Dobaria, Vishal.
- SATTLER, ALAN - Sattler, Lindsay; 201614287; Complaint Divorce; Bosniak, Hope Susan.
- SCHAFER, JOHN - Pnc Bank National Association; 201614076; Complaint In Mortgage Foreclosure; Solomon, Brett A.
- SHELDON, JOANNE - Sheldon, Brian; 201614233; Complaint Divorce; Walters, Linda G.
- SHREVES, DENNIS: DENNIS - Deutsche Bank National Trust Company; 201614091; Complaint In Mortgage Foreclosure; Denardo, Christopher A.
- SMALLS, CARRIE - Montgomery County Tax Claim Bureau; 201614383; Petition; Glassman, Alexander M.
- SORRELL, JO - Citibank Na; 201614090; Civil Action; Miller, Kami S.
- SOVIA, ANNA - Montgomery County Tax Claim Bureau; 201614353; Petition; Glassman, Alexander M.
- SPAMPINATO, WENDY: MICHAEL - Montgomery County Tax Claim Bureau; 201614318; Petition; Glassman, Alexander M.
- STILLEY, JAMES - Montgomery County Tax Claim Bureau; 201614317; Petition; Glassman, Alexander M.
- STOREY, TIFFANY: FEDERMAN, JOSHUA - Gawronski, John; 201614258; Petition.
- SUBARU OF AMERICA INC: FRED BEANS SUBARU - Vercher, John; 201614627; Civil Action; Silverman, Robert M.
- TANNER, BETTY: DOUGLAS - Montgomery County Tax Claim Bureau; 201614365; Petition; Glassman, Alexander M.
- THEMAN PROPERTIES LLC - Montgomery County Tax Claim Bureau; 201614411; Petition; Glassman, Alexander M.
- THERMAN PROPERTIES LLC - Montgomery County Tax Claim Bureau; 201614412; Petition; Glassman, Alexander M.
- THOMAS, QUINCY - Mazzamuto, Francesca; 201614498; Complaint for Custody/Visitation.
- THOMAS, RACHEL - Wilmington Trust Company; 201614636; Complaint In Mortgage Foreclosure; Denardo, Christopher A.
- TRAGO, LORI - Pezok, Thomas; 201614236; Complaint for Custody/Visitation.
- TUFKO TECHNOLOGIES INC - Ab Value Partners Lp; 201614381; Foreign Subpoena.
- TULIK, PAUL - Tulik, Margaret; 201614423; Complaint Divorce; Fabick, Edward J.
- UNITED CONTINENTAL HOLDINGS INC - John Doe 1-19; 201614484; Foreign Subpoena.
- US BANK NA TRUSTEE - Montgomery County Tax Claim Bureau; 201614396; Petition; Glassman, Alexander M.
- UTTI-HODGE, CRISTINA - Customers Bank; 201614267; Civil Action.
- VENUTO, SANDRA: ANTHONY - Montgomery County Tax Claim Bureau; 201614349; Petition; Glassman, Alexander M.
- WALKER, FERROL - J&L Building Materials Inc; 201614486; Civil Action; Flail, Edward N., Jr.
- WALTON, DOUG - Walton, Lauren; 201614519; Complaint for Custody/Visitation.
- WATSON, SHAWN - Montgomery County Tax Claim Bureau; 201614366; Petition; Glassman, Alexander M.
- WATSON, SHAWN - Montgomery County Tax Claim Bureau; 201614406; Petition; Glassman, Alexander M.
- WAWA INC - Harleysville Worcester Insurance Company; 201614223; Petition; Miller, Fred W.
- WEISER, WILLIAM - Reimel, Rachael; 201614281; Complaint for Custody/Visitation.
- WEISMAN, LIBBY: LEON - Montgomery County Tax Claim Bureau; 201614329; Petition; Glassman, Alexander M.
- WILKERSON, COURTNEY - Garcia, Manuel; 201614548; Complaint for Custody/Visitation.
- WILKINSON, NORMAN - Montgomery County Tax Claim Bureau; 201614375; Petition; Glassman, Alexander M.
- WILLIAMS, TPRING: TPRING - Hsbc Bank Usa Na; 201614529; Complaint In Mortgage Foreclosure; Dobaria, Vishal.
- WILSON, SARAH: MYERS, CLINT - Myers, Clint; 201614278; Complaint for Custody/Visitation.
- YAHNER, MICHAEL - Montgomery County Tax Claim Bureau; 201614403; Petition; Glassman, Alexander M.
- ZAMORA, FLORES: SERAFIN - Montgomery County Tax Claim Bureau; 201614408; Petition; Glassman, Alexander M.
- ZONING HEARING BOARD OF CHELTENHAM TOWNSHIP - Board Of Commissioners Of Cheltenham Township; 201614080; Appeal from Zoning Board Govt; Bagley, Joseph M.

WILLS PROBATED
Granted Week Ending July 26, 2016**Decedent's Name Appears First,
Then Residence at Death, and
Name and Address of Executors**

- ADAMS, MILDRED L. - Springfield Township;
Adams, John L. Jr., 8113 Southampton Avenue
Wyndmoor, PA 19038.
- BACASTOW, LOIS J. - Upper Frederick Township;
Bacastow, Raelynn, 329 Glenn Rose Circle
King Of Prussia, PA 19406; Bacastow, Robert K.,
1402 Ponds Edge Road West Chester, PA 19382.
- BARALT, PATRICIA - Pottstown Borough;
Perri, Kyle, 2835 Hauck Road Green Lane, PA 18054.
- BELL, RONALD H. - Hatfield Township;
Bell, Eleanor, 2610 Diamond Street
Hatfield, PA 19440-2306.
- BENNETT, SHIRLEY A. - Abington Township;
Bennett, Mark S., 1613 Hillcrest Road
Glenside, PA 19038.
- BEYER, JOSEPH C. - Lower Gwynedd Township;
Beyer, Joseph K., 9511 Germantown Avenue
Phila, PA 19118.
- BRECHT, GEORGE K. - East Norriton Township;
Mcgreedy, Mary B., 728 Johns Lane
Ambler, PA 19002.
- BROGAN, BYARD F., JR. - Lower Gwynedd Township;
rogan, Byard F. Iii, 905 Lorien Drive
Gwynedd Valley, PA 19437; Brogan, Katherine E.,
3517 13Th Street Nw Washington, DC 20010.
- BRUNI, PETER L., JR. - Lower Providence Township;
Bruni, Michele, 3139 Middle School Drive
Audubon, PA 19403-1734.
- CARDONE, GILDA R. - Bridgeport Borough;
Cardone, Victor S., 463 Volpe Road
Plymouth Meeting, PA 19462; Sally, Jamie,
1515 North Valley Road Pottstown, PA 19464.
- CHADWICK, DOUGLAS P. - Horsham Township;
Chadwick, Carol L., 919 Herman Road
Horsham Road, PA 19044.
- CLAYTON, THERESA R. - Lower Moreland Township;
Reed, George H., 3900 Sheffield Dr
Huntingdon Valley, PA 19006.
- COSENZA, FRANCES - Upper Moreland Township;
Newmiller, Elizabeth K., 207 Brookdale Ct
Dresher, PA 19025.
- DEMARCO, JOSEPH N. - Bridgeport Borough;
Sugalski, Mary C., 235 North Whitehall Road
Norristown, PA 19403.
- DINUNZIO, CHARLES - Lower Merion Township;
Liberatoscioli, Michele, 1009 Barr Lane
Gladwyne, PA 19035.
- FARB, ELAINE - Horsham Township; Farb, Beth S.,
1712 Glyndon Avenue Venice, CA 90291-2104.
- FAZIO, ELIZABETH T. - Plymouth Township;
Fazio, Charles, 4 Harvard Road
Plymouth Meeting, PA 19462; Fazio, Vincent,
2031 Lehigh Parkway N Allentown, PA 18103.
- FIELD, RITA T. - Hatfield Township;
Kriebel, Barbara J., 1273 Browning Court
Lansdale, PA 19446.
- FINK, NANCY O. - Franconia Township;
Fink, Robert A., 1112 Anthony Wayne Dr
Warminster, PA 18974.
- FREDERICK, JULIA J. - Souderton Borough;
Haak, Diane, 231 Noble Street
Souderton, PA 18964; McHugh, Anita C.,
3202 Patricia Circle Norristown, PA 19401.
- FRIEBEL, RICHARD A. - Cheltenham Township;
Stevens, Richard W., 2074 Susquehanna Road
Abington, PA 19001.
- GALLAGHER, MARY T. - Whitmarsh Township;
Gallagher, Maria, 3121 Midvale Ave
Philadelphia, PA 19129-1010.
- GINGRICH, KATHARINE L. - Upper Frederick
Township; Gingrich, John A., 307 Woodmere Way
Phoenixville, PA 19460.
- GOEPEL, GRACE - West Norriton Township;
Bert, Anna J., 3113 Sycamore Lane
Norristown, PA 19401.
- JENNINGS, THOMAS W. - Whitmarsh Township;
Jennings, Barbara E., 21 Azalea Cir
Lafayette Hill, PA 19444.
- KEELER, MARGARET M. - Whitpain Township;
Cox, Diane E., 24 Sheffield Rd
East Windsor, NJ 08520.
- KLIPFEL, ORA P. - Upper Providence Township;
Hearthway, Julia K., 2163 Wells Road
Pottstown, PA 19465.
- KRASLEY, HAROLD R., JR. - Upper Providence
Township; Krasley, Larry W., 710 Wisteria Drive
Warrington, PA 18976.
- LAUGHLIN, PHILLIP F. III - Upper Hanover Township;
Laughlin, Tami H., 1018 Ziegler Road
East Greenville, PA 18041.
- MARTINO, PIERINA - Lower Moreland Township;
Odonnell, Lucille M., 190 Propert Drive
Huntingdon Valley, PA 19006.
- MCCABE, RAYMOND J. - Abington Township;
McCabe, Raymond, 1425 Schirra Dr
Ambler, PA 19002.
- MESSERE, JOYCE M. - Pottstown Borough;
Hewitt, James, 540 Spruce St Pottstown, PA 19464.
- MOATS, BEATRICE E. - Hatfield Township;
Dice, Penny E., 364 Riverview Drive
Walnutport, PA 18088.
- MYERS, GEORGE W. - Towamencin Township;
Myers, Joyce A., 915 Elm Avenue
Lancaster, PA 17603.
- PAONE, ANTHONY - Montgomery Township;
Paone, Anthony J., 8001 Woodgate Circle
Collegeville, PA 19426.
- PARKE, SCOTT - Upper Providence Township;
Platt, Dale, 614 2Nd Avenue Royersford, PA 19468.
- PICCIRILLI, CARMEN - Plymouth Township;
Bondra, Loretta A., 245 E 12Th Ave
Conshohocken, PA 19428; Marchese, Patricia G.,
440 Brandon Rd Jeffersonville, PA 19403.
- PONCHERI, HENRY J. - Skippack Township;
Poncheri, Renate, 4402 Meadowridge Circle
Collegeville, PA 19426.
- REBER, BETTY L. - Upper Gwynedd Township;
Krick, Richard E., 1019 Trail Road
Hummelstown, PA 17036.
- SHAPIRO, RENEE P. - Cheltenham Township;
Shapiro, Stuart J., 430 West Upsal Street
Philadelphia, PA 19119; Shapiro, Solomon P.,
7834 Old York Road Elkins Park, PA 19027.
- SHRIVER, ELEANOR S. - Hatboro Borough;
Shriver, William C., 7 Sterling Dr
Horsham, PA 19044.

SMITH, ANNA T. - Plymouth Township;
McCormick, Cheryl A., 29 Kratz Road
Perkiomenville, PA 18074.

SMITH, LLOYD S. - Norristown Borough;
Smith, Carrie, 1532 Powell St
Norristown, PA 19401.

SOLOTOFF, RUTH - Lower Merion Township;
Solotoff, Stephen A., 1527 Monticello Dr
Gladwyne, PA 19035.

STECHER, ADOLPH E. - Montgomery Township;
Pinkerton, Christina L., 36 Hidden Valley Road
Mertztown, PA 19539.

SZILI, GENEVIEVE A. - Conshohocken Borough;
Radatti, Julia, 591 Prince Frederick Street
King Of Prussia, PA 19406; Wilson, Leah A.,
3109 Sycamore Lane Norristown, PA 19403.

WEISS, VLADIMIR R. - Lower Providence Township;
Landon, Susan M., 1121 Old Gravel Pike
Schwenksville, PA 19473.

WIENER, FELICE G. - Lower Merion Township;
Wiener, Thomas E., One Belmont Avenue
Bala Cynwyd, PA 19004.

WOLFORD, GLENNA - Towamencin Township;
Huganir, Frederick I., 221 N Old Stonehouse Rd
Carlisle, PA 17013.

YERMISH, LOUISE M. - Lower Merion Township;
Yermish, I. R., 258 Lloyd Lane Wynnewood, PA 19096;
Yermish, Steven N., 15343 Sw 51St Street
Davie, FL 33331.

9. Cheng v. Montgomery County Tax Claim Bureau - Motion to Compel Discovery (Seq. 18 D) - **J. Gross - A. Glassman.**
10. Choi v. Dihn - Defendant's Motion to Compel Plaintiff's Answer to Interrogatories (Seq. 11 D) - **R. Cataldi - J. Godin.**
11. Clay v. Several - Motion to Compel Answer to Interrogatories and Request for Production of Documents (Seq. 3-D) - **H. Levin - J. Thomas.**
12. Commonwealth Financial Systems, Inc. v. Rhoads - Motion for Entry of Judgment of Non Pros (Seq. 18) - **E. Matzkin - W. Shimer.**
13. Corliss v. Tristate HVAC Equipment, LLP - Plaintiff's Motion for Protective Order (Seq. 6 D) - **D. Hollar - F. Espanol.**
14. Dietterich v. Stagg - Motion to Compel Discovery (Seq. 10 D) - **M. Strauss - G. Mondjack.**
15. Eimer v. Danial - Motion to Compel Plaintiff's Responses to Interrogatories, Medical Expense and Insurance Interrogatories, et al. (Seq. 26 D) - **F. Murphy - D. Martz.**
16. Estate of Saanvi Venna v. Metropolitan Properties of America - Plaintiff's Motion to Compel Deposition of Maria Legge (Seq. 95 D) - **J. McMahon - A. Phelan.**
17. Furey v. Adams - Motion to Compel Independent Medical Exam (Seq. 22 D) - **M. Boyce Furey.**
18. Gagliano v. Brandywine Senior Living, LLC - Motion to Compel Plaintiff's Responses to Discovery (Seq. 96 D) - **R. Sachs - M. Granaudo.**
19. Gardner v. Davis - Motion to Compel Answers to Defendants' Request for Production of Documents (Seq. 17 D) - **D. Gould.**
20. Goodwin v. Spall, Rydzewski, Anderson, Lalley & Tunis, P.C. - Motion for Contempt of Subpoena Directed to Amy Malti (Seq. 7-4 D) - **M. Weisberg - J. McCarron.**
21. Hempt Brothers, Inc. v. Allan A. Myers, L.P. - Motion to Compel Plaintiff to Produce More Specific Responses to Request for Production of Documents (Seq. 70 D) - **J. Golden - P. Logan.**
22. Hirsch v. Chaps Tap, Inc. - Motion to Compel Witness Information (Seq. 9 D) - **R. Senker - E. Chalik.**
23. Holliday v. Canavan - Motion to Compel Plaintiff's Answer to Interrogatories and Request for Production of Documents (Seq. 5 D) - **M. Simon - C. Sweeney.**
24. Jackson v. Staples, Inc. - Motion to Compel Discovery (Seq. 4 D) - **J. Groff.**
25. Johnson v. Johnson - Motion to Compel Signed Authorization (Seq. 41 D) - **M. Simon - R. Mennies.**
26. Lavanga v. Foley - Motion to Compel Deposition of Plaintiff (Seq. 43 D) - **J. Silli.**
27. Lee v. Zylberdrut - Motion to Compel Plaintiff's Answers to Discovery (Seq. 16 D) - **N. Perlberger - A. Silverman.**
28. Ma v. The Cutler Group, Inc. - Motion to Compel Discovery Responses (Seq. 84 D) - **D. Makara - J. Deal - J. McCarthy.**
29. Mam v. Risich - Defendant David Mam's Motion to Compel Plaintiff's Answers to Interrogatories and Response to Request for Production of Documents (Seq. 21 D) - **R. Braker - K. Sykes - J. Godin.**
30. Mayo v. Torrissi - Motion to Compel Plaintiff's Answer to Interrogatories and Request for Production of Documents (Seq. 8 D) - **M. Weinberg - K. Tucci.**

RETURN DAY LIST

**August 15, 2016
COURT ADMINISTRATOR**

All motions "respecting discovery" in civil cases are subject to the provisions of Local Rule 4019* - Discovery Master. If such a motion is answered in opposition on or before the rule return date, the matter is automatically listed for argument before the Discovery Master at 9:00 a.m. on the Friday of the week in which the rule was made returnable. Check the MCCCH electronic directory for assigned courtroom.

1. Adonizio v. Gabriel - Motion to Compel Plaintiff's Attendance at IME (Seq. 33 D) - **A. Riemenschneider - K. Blake.**
2. Ally Bank v. Adduci - Motion to Reassess Damages (Seq. 17) - **J. Frechie - J. Solar.**
3. Bank of America, N.A. v. McGlade - Motion to Reassess Damages (Seq. 16) - **J. Ackerman.**
4. Bayview Loan Servicing, LLC v. Gambone - Motion to Amend Complaint (Seq. 5) - **A. Sandoval - D. McGrory.**
5. Becker v. Peco Energy Company - Motion to Compel More Specific Responses (Seq. 47 D) - **T. Young.**
6. Betesh v. Eisenstein - Motion to Amend (Seq. 65) - **K. Chiesa - B. Binder.**
7. Brown v. Latches Lane Condominium Association - Motion to Compel Plaintiffs' Depositions and Discovery Responses (Seq. 78 D) Only 201426271 - **S. Reidenbach - W. Catto.**
8. Cheltenham Township School District v. Montgomery County Board of Assessment Appeals - Motion to Compel Discovery (Seq. 10 D) - **M. Choksi.**

31. McGrath v. Bryant - Motion to Enforce Subpoena (Seq. 1 D) - **M. Simon - J. Eisner.**
32. Mittelman v. Philadelphia Presbytery Homes - Motion to Quash (Seq. 3 D).
33. Moore v. Emerald Green Landscaping, Inc. - Motion for Leave to Join Additional Defendant (Seq. 2) - **W. Averona - J. McCarthy.**
34. Nelson v. Travelers Home and Marine Insurance Company - Motion for Consolidation (Seq. 72) Both Docket Numbers - **R. Quaglia - K. Myers.**
35. Pagan v. Keleher - Defendant's Motion to Compel Plaintiff's Answer to Interrogatories (Seq. 7 D) - **J. Godin.**
36. Perez v. Washington - Petition to Open and/or Strike the Confession of Judgment (Seq. 12).
37. Proudman v. Tran - Motion for Leave (Seq. 94) - **J. Manes - E. Hosmer - D. Camhi.**
38. Robinson v. Hayden Marsh Creek Associates - Motion to Compel (Seq. 31 D) - **T. Hough - K. McNulty.**
39. Russo v. Thomas - Defendant's Motion to Compel Plaintiff's Answers to Interrogatories (Seq. 4-D) - **M. Simon - A. Webb.**
40. Sablosky & Sons Management, L.P. v. Lilliput Farms, Inc. - Motion to Pierce the Corporate Veil by Amending Judgment to Add Additional Judgment Debtors (Seq. 2) - **K. Eberle.**
41. Saldutti v. Clement - Plaintiff's Motion for Protective Order (Seq. 66D) - **V. Vangrossi - J. Weiss.**
42. Solomon v. The School District of Upper Dublin - Motion to Compel Plaintiff's Answers to Discovery (Seq. 25 D) - **M. Bleefeld - J. Connor.**
43. Tiberi v. Linde - Motion to Compel Discovery (Seq. 17 D) - **D. Sherman - H. Froehlich.**
44. Toder v. Epstein - Motion to Rule Upon the Objections to Subpoena Upon a Nonparty Production of Documents (Seq. 9 D) - **D. Banks - P. Yampolsky.**
45. Trevethan v. Indian Valley Family YMCA - Motion to Compel Plaintiff's Responses to Written Discovery (Seq. 44 D) - **C. Srogoncik - M. Boomsma.**
46. Upper Dublin School District v. Montgomery County Board of Assessment Appeals - Motion to Compel Discovery (Seq. 21 D) - **M. Choksi - J. Price.**
47. Vereb v. Stony Creek Condominium Association - Plaintiff's Motion to Compel Answer to Supplemental Request for Production of Documents Directed to Defendant JSG Professionals, et al. (Seq. 106 D) - **J. McMahon - S. Sugarman.**
48. Voss v. Joca Owner, L.P. - Motion to Compel Defendant Joca Owner, L.P. to Answer Discovery (Seq. 20D) - **R. McIlvaine - A. DeLuca - L. Weinraub.**
49. Watson v. Crestview Church Road Operation - Motion for Qualified Protective Order (Seq. 8 D) - **C. Culleton - R. Dillon.**
50. Waverly Custom Homes, LLC v. Smith - Motion to Strike Defendants' Objections and Compel Defendant's Responses to Interrogatories (Set I) and Supplemental (Set II) (Seq. 55d) - **M. Tanner - J. McShea.**
51. Waverly Custom Homes, LLC v. Smith - Motion to Strike Defendants' Objections and Compel Entry and Inspection (Seq. 50 D) - **M. Tanner - J. McShea.**
52. Weston v. Raymond Powell - Motion to Compel Deposition of Defendant (Seq. 14 D) - **J. Parker - A. Zabicki.**
53. Wickham v. Dare - Defendant's Motion to Compel Defendant's Answer to Interrogatories and Response to Request for Production of Documents (Seq. 27 D) - **L. Ettl - E. DeVine.**
54. Wickham v. Dare - Defendant's Motion to Compel Plaintiff's Answer to Interrogatories (Seq. 25 D) - **L. Ettl - E. DeVine.**